



31 July 2025

Ms Tegan Lewis
State Planning Commission
GPO Box 1815 Adelaide SA 5001
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Dear Ms Lewis,

Affordable housing prescribed body referral response for DA 24042402

Application Number	24042402
Applicant	Obenox Pty Ltd
Subject Land	8 Hocking PI Adelaide
Proposed Development	14 level residential flat building containing 36 dwellings, all of which are to be offered as affordable housing (social housing)
Direction	No Conditions Directed

The above application has been referred to the Minister responsible for the administration of the *South Australian Housing Trust Act 1995* as the prescribed body for affordable housing. The powers and functions of the prescribed body have been delegated to the Department of Housing and Urban Development (DHUD) pursuant to section 122 of the *Planning, Development and Infrastructure Act 2016*, Regulation 41 and Schedule 9 Clause 3 Item 20 of the Regulations.

PROPOSAL

The proposed development seeks to construct a 14-level residential flat building containing 36 dwellings, all of which are to be offered as affordable housing.

SITE DESCRIPTION

The subject site of the proposed development is located on Certificate of Title Volume 6052 Folio 749, otherwise known as 8 Hocking PI Adelaide.

Pursuant to the Planning and Design Code, the site is located within the Capital City, City Frame and Affordable Housing Overlay.

Affordable Housing and Market Solutions

Level 13, 1 King William Street, Adelaide SA 5000
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CONSIDERATION

The purpose of the referral is to provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing in accordance with the assessment criteria described by Notice in the Government Gazette (under regulation 4 of the *South Australian Housing Trust Regulations 2010*). A summary of the criteria is detailed below, which defines affordable housing as land or dwellings which are:

1. Offered for sale to an Eligible Home Buyer at or below a nominated affordable price point as updated periodically by notice in the Government Gazette (Greater Adelaide: currently \$517,000 for dwellings including house and land, and apartments, with the potential for an increase up to \$594,550; and \$232,650 for land only); or
2. Provided for affordable lease or rent by an Eligible Rental Provider, defined as the South Australian Housing Trust, or community housing providers that are registered under the *Community Housing Providers (National Laws) (South Australia) Act 2013*, or a person approved under the 'National Rental Affordability Scheme', or a person subject to an affordable housing facilitation agreement with a Minister / instrumentality of the crown in right of the State, or any class of persons, declared by the Minister responsible for administering the *South Australian Housing Trust Regulations 2010 (SA)*; or
3. Determined as affordable housing by the Minister responsible for administering the *South Australian Housing Trust Regulations 2010 (SA)*; and
4. Developer / owner of the land or dwelling has a legally enforceable obligation in place to ensure the above requirements are met.

AFFORDABLE HOUSING ASSESSMENT

DHUD has assessed the proposal and has determined that the delivery of affordable housing can be secured due to the following:

- The applicant and DHUD have executed an Affordable Housing Land Management Agreement (LMA) between Obenox Pty Ltd and the Minister for Planning, requiring 100 per cent affordable housing to be delivered at the subject land.
- An Affordable Housing Plan provided by the applicant to DHUD outlining that the project will deliver 100 per cent of the total number of dwellings as affordable housing.

CONCLUSION

Provided the proposed development is undertaken in accordance with the requirements of the affordable housing LMA and the submitted DA documentation, DHUD considers the delivery of appropriate affordable housing is likely to be achieved.

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DIRECTION

As affordable housing will be secured via an affordable housing LMA, no conditions are directed.

DHUD reserves the right to apply conditions or enter into land management agreements on any future development applications.

Should you have any further enquiries relating to the affordable housing component of this development, please contact DHUD at the below details.

Yours sincerely,



Tracy Nelson

Affordable Housing Officer

Affordable Housing and Market Solutions

Department for Housing and Urban Development

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