



1 May 2026

Joanne Reid
State Planning Commission
GPO Box 1815 ADELAIDE SA 5001
Uploaded via the PlanSA Portal

Dear Joanne,

Affordable housing prescribed body referral response for DA 26000407

Applicant	Beausight Investment Pty Ltd
Subject Land	254-260 Franklin St and 143 -151 Gray St Adelaide
Nature of Development	Thirteen (13) level mixed use building with ground level retail, ten (10) levels of residential dwellings including affordable housing and associated ground and above-ground car parking, communal areas and landscaping
Direction/Advice	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 for Housing and Urban Development (DHUD) pursuant to section 122 of the *Planning, Development and Infrastructure Act 2016* and Regulation 41 and Schedule 9 Clause 3 Item 20 of the regulations.

Affordable Housing Proposal

On the most recent information received by DHUD, the revised development is proposed to comprise a total of 97 dwellings with 15 being allocated for affordable housing.

Purpose of Referral

The purpose of an affordable housing referral is to provide direction on the conditions required to secure the provision of dwellings or allotments for 'affordable housing'.

Affordable housing in the Planning and Design Code is defined as "housing that meets the relevant criteria for 'affordable housing' as determined by the Minister responsible for the *South Australian Housing Trust Act 1995* under Regulation 4 of the South Australian Housing Trust Regulations 2025". The complete affordable housing criteria is published in the Government Gazette, and a copy is available in full on the [HomeSeeker SA website](#).

An application that is subject to these criteria may only fall within the concept of 'affordable housing' where the owner or developer has a **legally enforceable obligation** in place to ensure that affordable housing requirements are met.

Affordable Housing Assessment

DHUD has assessed the application and determined:

- The applicant has confirmed to DHUD that they intend to provide 15 per cent affordable housing as part of this application.
- The applicant has taken on the obligations under the existing Land Management Agreement (AG 12453880) between 260 Franklin Street Pty Ltd and the Minister for Planning. Beausight Investment Pty Ltd have confirmed with DHUD that they understand their obligations under AG 12453880 to deliver a minimum of 15 per cent affordable housing.
- On 20 April 2026, Beausight Investment Pty Ltd submitted an Affordable Housing Plan to DHUD, detailing the project will comprise of a total of 97 dwellings with 15 dwellings being allocated for affordable housing.
- The more recent Affordable Housing Plan data does not align with the Future Urban Planning Report dated 8 January 2026 for this proposed development as uploaded in the PlanSA portal. The applicant advised DHUD in an email dated 22 April 2026 that the discrepancy is due to further design development and feasibility review, resulting in an amended design and apartment mix.

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Provided that the proposed development is undertaken in accordance with the terms of the affordable housing Land Management Agreement, DHUD considers that the delivery of 15 per cent affordable housing, being 15 affordable housing outcomes, in this application is secured.

Direction

As the affordable housing is secured by an affordable housing Land Management Agreement, no conditions are directed.

Should you have any further enquiries relating to this response, please contact Tracy Nelson, Affordable Housing Officer, on 0438 847 426 (during business hours) or via email homeseeker.partners@sa.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Eric Wisgard', is placed over a light grey dotted rectangular background.

Eric Wisgard

Senior Manager

Affordable Housing and Market Solutions

Department for Housing and Urban Development