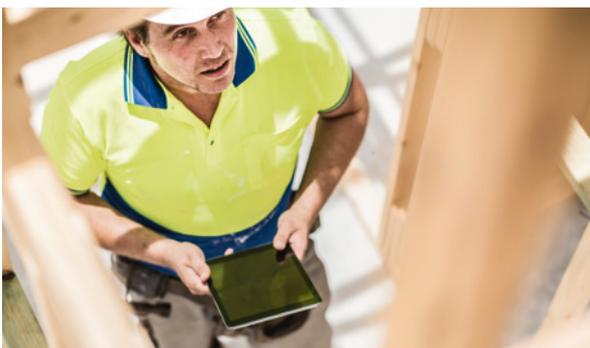




Renmark Paringa Council Residential Land Expansion Incentive 2019–2022

OVERVIEW

Renmark Paringa Council is committed to developing the townships of Renmark, Paringa, Lyrup and surrounding areas by increasing the accessibility of vacant residential land due to availability being outstripped by demand. The incentive outlined seeks to attract and support projects that will alleviate critically low levels of available vacant residential land. This commitment aims to create new opportunities for economic expansion, job creation and growth within our community.



The purpose of these financial incentives is to encourage and bring forward development consistent with the creation of a vibrant 'River Change' destination, this is supported in part by our visitor economy welcoming future investors into the region with readily available options.

Ideally with this incentive, our region will be in a position to offer more flexible residential vacant land choices, including;

- Land overlooking the Renmark Golf Course
- Residential waterfront precincts
- Retirement living options; and
- General residential housing

This incentive supports Council's desire to activate rural living allotments and urban renewal (demolish and rebuild) within the existing town(s) infrastructure.



Renmark Paringa Council

Residential Land Expansion Incentive 2019-2022

QUALIFYING DEVELOPMENTS

The Residential Land Expansion Incentive applies to applications received by Council from 1 July 2019 through to 30 April 2022, for developments within the below zones¹ in the Renmark Paringa Council area;

- Golf Course Country Living Policy Area 6
- Marina Zone
- Residential Zone
- Tourist Accommodation Zone

¹As defined in the Renmark Paringa Council Development Plan 2016.

Applications for consideration under the Residential Land Expansion Incentive are invited from 1 July 2019, with concessions available to eligible projects from 1 July 2020. Subdivision projects with more than five allotments requiring infrastructure inputs must be completed and titles issued before rate rebates can be approved by Council.

To be eligible, projects will need to come within one of the following land uses;

- Retirement Housing
- Tourist Accommodation
- Marina Accommodation
- Residential Land

****All applications will be assessed on a case-by-case basis.***

Note – discretionary rate rebates pursuant to section 166(1) (a) of the Local Government Act 1999 will not be automatic and applicants for the discretionary rate rebate will need to demonstrate activities undertaken to encourage the sale of vacant land to be eligible for a rebate.

REBATE INCENTIVE

Renmark Paringa Council will offer a maximum 75% rebate off of General and Community Waste Management Scheme (CWMS) rates on all unsold rated land parcels within a newly developed subdivision of more than five allotments as at the end of April each year for up to three years.

GENERAL INCENTIVES

The purpose of general incentives is to further support eligible developments. It is recognised the process of obtaining development approvals for significant projects can be complex. Council is committed to facilitating development that meets the requirements of this incentive. Council's facilitation includes;

- Key staff will be available to discuss any proposed developments and will work with developers to assess the eligibility of projects, apply the relevant concessions and provide a streamlined process for obtaining approvals and processes.
- Access to a pre-lodgement meeting to provide advice in preparing the Development and Building Applications with all relevant Council staff. This meeting is to ensure all potential options are discussed prior to lodgement.

EXISTING PROJECTS

Eligibility of projects already under construction at the commencement of the Residential Land Expansion Incentive on 1 July 2019 is at the discretion of the Chief Executive Officer and will be assessed on a case-by-case basis.

FOR MORE INFORMATION

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