



Renmark Paringa Council

Residential Land Expansion Incentive 2022–2025

PURPOSE

The purpose of the Residential Land Expansion Incentive is to encourage and bring forward development consistent with the creation of a vibrant and prosperous community.

It seeks to attract and support projects that will alleviate critically low levels of available vacant residential land whilst creating new opportunities for economic expansion, job creation and population growth.

RATES REBATE INCENTIVE

Renmark Paringa Council is offering a rebate of **75% in relation to General rates and Community Waste Management Scheme (CWMS) rates** on all unsold rated land parcels within a new subdivision of six or more allotments each year for up to three years. CWMS rate rebates only apply to properties that have connection to Council's wastewater system.

The discretionary rate rebate is pursuant to section 166(1) (a) of the Local Government Act 1999.

GENERAL INCENTIVES

Council is committed to facilitating development that meets the requirements of this incentive. In addition to the rates rebate, Council can offer the following incentives:

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

DEVELOPMENT ZONES

The Residential Land Expansion Incentive is focused on developments within the following zones¹ in the Renmark Paringa Council area:

- Neighbourhood
- Rural Neighbourhood
- Golf Course Estate

Other development zones may be considered subject to merit and development assessment.

¹ As defined in the Planning and Design Code

ELIGIBILITY

Eligible development projects will need to fall within one of the following categories:

- Residential housing
- Urban renewal
- Rural living allotments
- Social and affordable housing
- Land overlooking the Renmark Golf Course

Subdivision projects with six or more allotments requiring infrastructure inputs must be completed and titles issued before rate rebates can be approved by Council.

All applicants will need to demonstrate activities undertaken to encourage the sale of vacant land to be eligible for a rebate.

Consideration of all applications, including projects already under construction prior to 1 July 2022 is at the discretion of the Chief Executive Officer and will be assessed on a case-by-case basis.

HOW TO APPLY

The Residential Land Expansion Incentive applies to registered interest received from 1 July 2022 through to 30 April 2025.

To apply for the rate rebate incentive, please email or call Council's Economic Development Officer.