District Council of
Loxton Waikerie

Residential Land Development Assistance Policy

Responsible Officer/s	Manager Environmental Services
Relevant Legislation / Documents	Local Government Act 1999 Planning Development and Infrastructure Act 2016
Adopted	July 2024
Reviewed	
Next Review	July 2028

A. Purpose

The Council has developed a Growth Strategy which encourages growth of our region over the next 30 years. The Growth Strategy envisages residential growth in the townships of Loxton, Waikerie, Kingston on Murray, Loxton North, and Moorook. The Council recognises the importance of local development and is committed to creating temporary incentives to stimulate development and grow the population.

B. Objective

This policy seeks to encourage economic development, new employment opportunities and growth consistent with the objectives of the Growth Strategy, assisting developers with the cost of investigating services, and providing rate rebates, and staged payments for augmentation fees, for the development of new allotments for residential use.

C. Policy

Background

The Council collects monetary contributions for CWMS and stormwater, as part of land division applications provided Development Approval under the provisions of the *Planning Development and Infrastructure Act 2016*. The fees for these contributions are set in the budget process each year as part of the Fees and Charges Register.

Developers are also required to provide a monetary contribution for Open Space, where land is not provided for this purpose, or the Council declines to accept land for open space. Open Space contributions are a statutory fee for development, paid either to the Council (greater than 20 allotments yield) or the State Government (20 or fewer allotments yield). The fee is set by the State Government via Gazette at the beginning of the financial year.

When paid to the Council, the funds are used to provide open space and public realm investment across the District.

General development incentives

The Council recognises that the process of obtaining development approval can be complex and involve significant time commitment from all parties.

The Council will assist all developers in early planning stages, and through the development application process, by providing

- pre-lodgement planning advice, and
- information regarding Council infrastructure, including CWMS and stormwater management and requirements for civil works.

Support for residential land division

Council will also consider assistance for a developer where a land division with a yield of greater than 5 new allotments for residential use is proposed. The new allotments must be located within the:

- Neighbourhood Zone
- Rural Neighbourhood Zone
- Township Zone
- Rural Living Zone
- Golf Course Estate Zone

as provided in the Planning and Design Code.

The Council may provide developers assistance on request in the following manner:

- A contribution towards the cost of engineering investigations for CWMS, and stormwater disposal connected to Council's stormwater infrastructure, or by providing access to the Council's reports and investigations
- A staged approach to the payment of CWMS and stormwater contribution fees
- Where the land division results in a yield of more than 20 allotments, a staged approach to monetary payments in lieu of open space requirements for the development where applicable.

The purpose is to assist with cashflow by allowing charges to be paid at settlement for a residential lot.

In addition, to the above, on the deposit of the plan of division and issue of title:

- 75% rate rebate on General rates and CWMS service charge (where applicable) on all unsold parcels at 31 March each year, for up to 3 years.
  Note:
  1. Landowners must demonstrate activities undertaken to dispose of the vacant land to be eligible for the rebate.
  2. A discretionary rate rebate is at the discretion of the Council considering s166(1)(a) of the *Local Government Act 1999*.

Residential dwelling support

Council will support potential new residential development when a residential dwelling is proposed to be built on residential land that has been vacant for a period of 2 years land within the Neighbourhood and Township Zones.

Council can support new residential development in the following ways:

- Place a freeze on Council rates to that of the minimum for 2 years;
- Reduction of planning and building fees

The fee waiver does not apply to

- the lodgement fee
- third party referral fees and levies
- administration fees including public notification
- inspection fees.

D. Delegation

The Chief Executive Officer is delegated to provide assistance within this policy, with the use of the delegation to be reported to the Council via the Audit and Risk Committee, up to an amount of $5000.

E. Availability

This Policy will be available for inspection at the Council Offices at Loxton or Waikerie during ordinary business hours at no charge.

Copies of this Policy will also be available from Councils website: www.loxtonwaikerie.sa.gov.au or from the Council Office free of charge.

F. Document history and version control

Date	Version	Authorisation	Amendment Details
17/7/2024	1	Council	New policy