



Residential Land Development Incentive Scheme

Responsible Officer	Chief Executive Officer
Relevant Delegations	Nil
Legislation and References	Local Government Act 1999

1. Purpose

Council seeks to increase the amount of housing within the district to support population growth and recognises the importance of residential land supply in providing capacity for housing growth. Council further understands there is currently a lack of residential land on the market for new housing.

Council is seeking to improve the viability of residential subdivision within the Council area at a meaningful scale.

2. Scheme Guidelines

The Scheme seeks to encourage developers to undertake developments at a meaningful scale. It is not seeking to incentivise individual land holders subdividing their residential blocks, e.g. 1 allotment into 2.

The Scheme will provide payments in the following sliding scale:

- 5-10 allotments created - \$2,500 per allotment
- 10-20 allotments created - \$3,500 per allotment

How would this work?

Allotments created by Applicant	Payment to Applicant
0 – 5	\$0
6-10	\$2,500 per allotment – potentially up to \$12,500 for the applicant.
11-20	\$3,500 per allotment – potentially up to \$35,000 for the applicant.

File Path	Last review	Next review	Page
L:\1. Organisational Documents\Council Policies\Council Adopted Policies\Residential Land Development Incentive Scheme 2023 (Include Cwms).Docx	October 2023	October 2028	



Residential Land Development Incentive Scheme

21-30	No additional funding per allotment.
-------	--------------------------------------

Example

Applicant wants to undertake a land division that would create 30 allotments. The applicant would be eligible for the following amounts:

0-5 allotments - \$0

6-10 allotments – 5 x \$2,500 = \$12,500

11-20 allotments – 10 x \$3,500 = \$35,000

21-30 allotments - \$0

Total incentive to applicant - \$12,500 + \$35,000 = \$47,500

3. Limitations

The Scheme is only eligible for the creation of new residential land allotments, not multiple dwellings on a single allotment, e.g. apartment buildings, group dwellings, retirement villages.

The Scheme is not for land use types other than residential, e.g. commercial, industrial, etc.

The Scheme will have a life span of 5 years from the point of approval from Council.

The payment is a once off incentive and cannot be sought multiple times for a land development, for example, a 100 allotment land development cannot provide 5 stages of 20 allotments and seek separate payments for each stage.

4. Payment

The applicant must apply to Council in writing, seeking the incentive.

The payment to the applicant will be provided in the following instalments:

- 50% per eligible allotment once a land division certificate is issued; and
- 50% at point of sale of the allotment.

Evidence must be provided that:

- the land division certificate has been issued;
- the land has been sold.

File Path	Last review	Next review	Page
L:\1. Organisational Documents\Council Policies\Council Adopted Policies\Residential Land Development Incentive Scheme 2023 (Include Cwms).Docx	October 2023	October 2028	



Residential Land Development Incentive Scheme

If an applicant is approved for payment from the Scheme and the Scheme ends, they will be eligible for 100% of the payment but they must provide evidence in accordance with this Scheme before payment is made.

5. Other fees and charges

All other fees and charges associated with land development will not be altered by this scheme including relevant planning, land division, septic, State Government charges, etc.

6. Community Wastewater Management Scheme (CWMS) contribution reduction

In order to further incentivise land development within the Council area, Council removes the \$5,000 CWMS contribution per allotment for development within CMWS townships when developing more than 5 allotments up to a cap of 10 allotments receiving the contribution reduction.

How would this work?

Allotments created by Applicant	CWMS contribution required
0 – 5	\$5,000 contribution per allotment required
6-10	No contribution required by applicant per allotment.
11+	\$5,000 contribution per allotment required

Example

Applicant wants to undertake a land division that would create 15 allotments. The applicant would be required to make the following CWMS contribution per allotment:

0 -5 allotments – 5 x \$5,000 = \$25,000

6-10 allotments – no contribution required for these allotments

11-15 allotments – 5 x \$5,000 = \$25,000

Total contribution from applicant - \$50,000 compared to \$75,000.

File Path	Last review	Next review	Page
L:\1. Organisational Documents\Council Policies\Council Adopted Policies\Residential Land Development Incentive Scheme 2023 (Include Cwms).Docx	October 2023	October 2028	



Residential Land Development Incentive Scheme

7. Review & Availability

This policy will be reviewed every five years

The policy is also available on Council's website www.claregilbertvalleys.sa.gov.au

8. References

Planning, Development and Infrastructure Act 2016

Local Government Act 1999

9. Document History

Approved by	Issue Date	Minute Reference – Details of Review
CGVC	16/08/2023	Adopted by Council
CGVC	18/10/2023	Reviewed by Council to add CWMS contribution reduction

File Path	Last review	Next review	Page
L:\1. Organisational Documents\Council Policies\Council Adopted Policies\Residential Land Development Incentive Scheme 2023 (Include Cwms).Docx	October 2023	October 2028	