



NARACOORTE LUCINDALE COUNCIL

Policy No. C 86
Reviewed: New Policy
Next Review: June 2026
Version No: 1.0

Business & Residential Development Support Policy

Responsible Officers/s: Chief Executive Officer
Relevant Delegations: Nil
Legislation and References: Local Government Act 1999

1. Purpose

This policy acknowledges that Council can be called upon

1. by businesses and potential businesses for support for their business venture/s.
2. by property developers for support in subdividing land and creating new housing allotments.

The Council has limited resources to support businesses in its area but is actively involved in strategies to expand and diversify the economic base of its area and the region.

This Policy should be viewed as a guideline for Council, Business Owners and Developers – and a proposal can be provided to Council for consideration that are additional or different to guidelines within this Policy.

2. Scope

Council will consider support for potential new business development or residential development, which has the following characteristics:

1. The business development is new to the area or represents significant expansion, upgrades or relocation of an existing business.
2. The business development will employ greater than 5 people (additional to owners).
3. The residential development intends to provide more significant and timely opportunities for additional housing, and will involve development of a minimum of 15 additional residential allotments.

A Business owner or Developer will be required to provide a proposal seeking Council assistance prior to any construction commencing. No retrospective applications will be considered by Council.

All proposals will be considered for approval by Elected Council, with no delegated authority to Council Officers to approve.

3. Procedure

Council can consider supporting businesses or development in the following ways.

Development Fees

Reimbursement of planning and/or building fees (as all fees are paid to State Government through on-line planning portal).

In such instances where partial fees are considered appropriate, up to a maximum of 50% reduction of planning and/or building fees will apply. Prior to the authorisation of such reduction of fees the following matters will firstly be applied:

- all costs to Council relating to the assessment of the development application will be recovered;

- all other contributions made by Council to the applicant in relation to the development are added back to the proposed waived fee amount, ensuring that an equitable application of this policy is applied across all development applications brought before Council under this policy.

Advocacy & Support

Advocacy and making representations to other levels of government with or on behalf of the business owners.

Council can provide a letter of support to a business venture, or residential development where government funding is being sought by the business owner or property developer.

Council Rate Rebates

Council can support new businesses or residential developments by way of a discretionary rate rebate, and this could be considered within a context of:

- Business Development
 - a) A rate rebate of up to a two year maximum period; and
 - b) Rate rebate to a maximum of 50% of rates payable; and
 - c) Rate rebate to cease after 12 months of occupation of new business venture or premises (determined on certificate of occupancy)

Example:

Year 1	Up to 50% rebate
Year 2	Up to 25% rebate
Year 3	No rebate

- Residential Development
 - a) Council can support new residential development for a period of up to five years, recognising up-front costs for property development; and
 - b) Rate rebate to a maximum of 100% of rates payable
 - c) Rate rebate to cease over whole of development once there have been sales to third party of two (2) allotments within development; and
 - d) Rate rebate to cease if development is sold prior to any construction occurring;
 - e) Rate rebate to apply once new titles are issued.

Example:

Year 1	Up to 100% rebate
Year 2	Up to 75% rebate
Year 3	Up to 50% rebate
Year 4	Up to 25% rebate
Year 5	No rebate

Infrastructure Assistance or Partnership

Council could consider assistance with civil infrastructure upgrades on Council land adjacent to a new business development ie crossovers, driveways, road verge improvements that will enhance a new business development and the street frontage aesthetics.

This support could include:

- a) Council making improvements to its road verge (footpath) by way of irrigated verge, with business owner to agree to ongoing maintenance and water supply costs.
- b) Undertaking verge upgrades through paving or landscaping, etc that compliments similar work on the business property.
- c) Co-funding or contribution to driveways and/or crossovers.

4. Review

Policy to be reviewed every 4 years.

5. Related Documents

Rate Rebate Policy
Footpaths Policy
Business Innovation Grant Program

6. Availability of Policy

The public may inspect a copy of this policy, without charge, at the Council's Naracoorte and Lucindale offices during office hours.

The Policy is also available on Council's website www.naracoortelucindale.sa.gov.au

7. Adoption History

<i>Date:</i>	<i>Authorised by:</i>	<i>Minute Reference:</i>
22.08.2023	Council	20/24

8. Document History

<i>Version No:</i>	<i>Issue Date:</i>	<i>Description of Change:</i>
1.0		New Document