



# *Cloncurry Shire Council*

**POLICY  
NO.**

CS 0016

## **URBAN RENEWAL AND REVITALISATION POLICY**

### **1. Background and Context**

Cloncurry Shire Council is proactive and instrumental in planning for the long-term future of our Shire. Cloncurry has experienced moderate growth associated with strong agricultural and mining sectors. A response is required to address housing need, amenity and attract investment in the region for the future. Cloncurry Shire Council hope to drive the transformation and revitalisation of the Shire to make it a more attractive place to live, work, visit and invest.

Cloncurry Shire Council has identified a number of areas and precincts suitable for urban renewal to encourage future development and transformation of the urban environment.

### **2. Scope**

Cloncurry Urban Renewal and Revitalisation Program provides framework for the assessment of assistance and/or financial incentives to eligible applicants undertaking urban renewal or revitalisation projects and initiatives.

To be considered for assistance, an applicant must demonstrate that the development will contribute to the urban renewal or revitalisation of the Cloncurry Shire.

### **3. Objectives**

The key objectives of the policy are to encourage urban renewal and revitalisation of the Shire through grants and incentives to support:

- Facade Improvements of commercial and residential properties.
- Signage Improvements of commercial properties.
- Fencing Improvement of commercial and residential properties.
- Demolition of derelict buildings.
- Block splitting (subdivision/reconfiguration) in key urban renewal and revitalisation precincts.
- Construction of commercial and residential properties.
- External renovation of commercial and residential properties.
- Other objectives identified by Council.

The Cloncurry Urban Renewal and Revitalisation Program is a discretionary scheme which seeks to incentivise and support projects that will deliver the greatest benefits to the Cloncurry Shire. The focus of the incentives package is on projects located in key urban renewal and revitalisation precincts as identified by Council. These precincts may change to meet the changing priorities of Council.

The focus of the program is on projects that will:

- Accelerate the delivery of public and private development.
- Overcome commercial and environmental barriers to development.
- Support land supply pipeline to facilitate regional growth.
- Support the reuse and renovation of aged buildings.
- Improve the amenity of the community.
- Support economic growth.
- Reduce crime or opportunity for crime.
- Improve housing stock.
- Preserve history.

#### **4. Roles and Responsibilities**

The policy and administration of the Cloncurry Urban Renewal and Revitalisation Program is the responsibility of the Director of Community and Economic Development.

Incentives offered under the Cloncurry Urban Renewal and Revitalisation Program will be decided by resolution of Council.

#### **5. Urban Renewal and Revitalisation**

This policy provides the framework for Council's Urban Renewal and Revitalisation Program. For the purpose of this policy, Urban Renewal and Revitalisation is the strategic process to improve specific areas of the Shire that are poorly developed, underdeveloped or would benefit from transformation.

Council's Urban Renewal and Revitalisation Program incorporates a number of incentives designed to support, assist and partner with the community by encouraging an environment that drives urban renewal and revitalisation.

Council's support for urban renewal and revitalisation in the region may be provided in a number of ways, both non-financial and financial. These incentives are available for strategically important projects within locations which will support urban renewal and revitalisation of the shire in accordance with Council's priorities.

#### **6. Eligibility Criteria**

To be considered eligible for assistance, for either a non-financial and/or financial support, an applicant must demonstrate that the development will support the urban renewal or revitalisation of the Shire in accordance with the policy objectives.

Applicants who do not meet the requirements or do not provide the relevant documentation will not be considered.

Retrospective assistance for projects that have already commenced is not available.



## **7. Who is eligible to apply?**

Residents, Property Owners, Tenants (with owners' consent) or Businesses who are located or intend to locate within the Council area.

## **8. Who is not eligible to apply?**

- Religious or political organisations.
- Government departments or agencies.
- National retail and hospitality chain outlets and bank branches. (Independently owned franchise businesses may apply).
- Businesses without an ABN.
- Those who are not located in the Council area, or not considering relocation if successful.

## **9. Types of assistance available**

The range of assistance that may be provided by Council may include:

- Rating concessions.
- Fast-tracked development applications.
- Reduced or deferred infrastructure charges.
- Reduced or deferred waste charges.
- One off financial assistance.
- One off in-kind support or works assistance.

## **10. Application Process**

Applications are ongoing and can be submitted at any time. It is highly advisable to schedule a meeting with Council prior to applying.

## **11. Assessment Process**

Each application will be assessed against the objectives outlined in this policy. Conforming applications will be assessed on a competitive and merit basis. All applications will be referred to the Director of Community and Economic Development for assessment and recommendation to Council. All application outcomes are determined by Council resolution.

Any applicant considered eligible for the receipt of financial or non-financial assistance under the program is required to enter into a funding agreement with Council which commits the applicant to agreed targets relating to the benefits to be derived. Prior to incentive payments being provided, the recipient is required to provide evidence that the targets have been met.

Canvassing or lobbying Councillors or employees of the Council in relation to any assistance application is prohibited during the application process. No further consideration will be given to these applications.

All decisions are final. There will be no review or appeal process. However, unsuccessful applicants are eligible to re-apply. On average, applicants will be notified of the assessment outcome six weeks from the lodging of the application.

**References and Related Documents:**

*Urban Renewal and Revitalisation Program Application Form*

**Adopted by Council Resolution**

**POLICY VERSION AND REVISION INFORMATION**

Version No.	Date Adopted	Review Date
1	15 November 2022	November 2024

*Policy Authorised by: Philip Keirle*



*Title: Chief Executive Officer*