LOWER EYRE COUNCIL

Expression of Interest

Developer/ Builder

East Terrace Residential Housing Project | Cummins



November 2026

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Background

Lower Eyre Council is investing more than $4 million to construct 30 allotments in Stage 1 of the East Terrace Residential Land Development, the first stage of a planned 80-allotment development in Cummins.

Nine of the 30 allotments have been taken up between government and private investment, with Council now exploring a funding opportunity to partner with a developer or builder to construct housing on a further six allotments - the East Terrace Residential Housing Project.

The development and this proposed new project respond to an identified shortage of available land and housing in Cummins, helping meet current demand and support the town's expected long-term growth.



Funding Opportunity

Renewal SA's Office for Regional Housing is currently inviting Registrations of Interest to create new housing projects across regional South Australia as part of the Regional Housing Initiatives Program Round 2 (RHIP). The program offers two forms of support including 'acquisition of rights to lease', to accelerate the delivery of new rental housing.

This stream of funding involves Renewal SA purchasing priority rights, on behalf of South Australian Government agencies, to be able to lease up to 50 per cent of the proposed dwellings, capped at three lease rights per project. Renewal SA will pay $100,000 GST exclusive, for each right to lease.

Lower Eyre Council is exploring this opportunity and is looking to establish six houses with a project partner through a $300,000 RHIP application.

Expression of Interest

Council is seeking proposals from developers or builders for the construction of two four-bedroom homes, and four three-bedroom homes within Stage 1 of the East Terrace Residential Land Development.

This EOI is based on the proposal that:

- Council contributes six allotments at no cost to the project partner.
- The project partner prepares the RHIP application for $300,000 (excluding GST), and if successful, manages and funds the builds from concept to completion.

Treatment of properties

In return for Council's land contribution, Council seeks the transfer of one completed three-bedroom home, with the project partner to propose which property, and transfer timing. Council does not propose additional holding, resale or tenure restrictions on the remaining five properties beyond obligations under the RHIP arrangements. This means the project partner may propose retaining or selling those properties, provided the required rental outcomes and government rights are preserved.

More details on the 'rights to lease' stream can be found on page 3.

Proposal Summary

Key project elements and their proposed structure have been summarised below:

Component	Proposed Basis
Land contribution	Council contribute six residential allotments (minimum size 650 square metres) within Stage 1 of the East Terrace Residential Land Development. Allotments to be determined.
RHIP application	Partner to prepare and submit funding application for total of $300,000 excluding GST, (for three rights to lease at $100,000 per property). Council to provide administrative support in preparing application.
Housing delivery	Partner to fund and project manage planning and construction of two four-bedroom and four three-bedroom rental homes, each with two bathrooms and a two-vehicle garage/ enclosed carport.
Council property	In exchange for contributing the six allotments, Council to be granted one of the completed three-bedroom houses. Property and timing to be nominated by the partner.
Remaining five properties	No additional Council holding or resale restriction is proposed beyond RHIP deed obligations on the remaining five properties.

EOI Submission Details

Submissions must include a completed Response Schedule, concept plans and supporting evidence required for a RHIP Stream 2 Registration of Interest (ROI).

Reference:	EOI - East Terrace Residential Housing Project 2026
Release:	10 November 2026
Last Questions:	5pm, 30 November 2026
Closing:	5pm, 7 December 2026
Queries Contact:	Brad-Lee Tolley, Director Infrastructure & Development, Lower Eyre Council Phone: 8676 0400 Email: development@lec.sa.gov.au
Submissions:	To be marked Confidential and addressed to the Chief Executive Officer
Submission Address:	Email: tenders@lec.sa.gov.au

About the Regional Housing Initiatives Program

Key program requirements include:

- Renewal SA may acquire rights to lease up to 50 per cent of the new dwellings, capped at three rights per project, at $100,000 excluding GST per right.
- The maximum contribution requires at least three additional rental dwellings beyond the three subject to government lease rights. All six homes must therefore be proposed as new rental housing.
- A right to lease gives a state agency an option, not an obligation, to lease. If not exercised, the relevant homes may be leased to the private market; the guidelines provide that the agreed contribution remains payable under the agreed arrangements.

Frequently asked questions regarding the rights to lease have been included below, as sourced from the Office for Regional Housing. More information is available on the website, renewalsa.sa.gov.au

Rights to lease

How does the right to lease stream work?	Renewal SA may purchase priority rights, on behalf of South Australian Government agencies, to lease part of the completed rental housing in an eligible project. The purpose is to reduce leasing risk and support rental housing for key workers.
How many lease rights may Renewal SA acquire?	Renewal SA may acquire rights to lease for up to **50 per cent** of the proposed dwellings, capped at **three (3) lease rights** per project.
How much funding is available for each lease right?	Renewal SA will pay **$100,000 GST** exclusive, for each right to lease. The maximum support is **$300,000 GST** exclusive, for **three (3) rights**.
How many additional rental dwellings must be delivered?	To be eligible for the maximum contribution, the proponent must deliver at least three additional rental dwellings beyond the three dwellings subject to Renewal SA lease rights.
Does the South Australian Government have to exercise a lease right?	No. The right gives a South Australian Government agency the right, but not the obligation, to lease the dwelling. If the right is not exercised, then the developer may lease the dwelling to the private market. Renewal SA will still provide the agreed contribution.
Are existing dwellings eligible for a lease right?	No. Only newly constructed dwellings are eligible. Where an existing dwelling is retained and new dwellings are added, the calculation is based only on the new dwellings.

