	<b>COUNCIL POLICY</b>	
	<b>Infrastructure Charges Incentives Council Policy March 2022</b>	
	Policy Number	CP080
	Directorate	Development & Community
	Owner	Planning & Growth
	Last Approved	19/01/2022
	Review Due	19/01/2024

## 1. PURPOSE

This Policy is to provide subsidised infrastructure charges as an incentive for development within the Fraser Coast Regional Council area commencing on 1 March 2022. Upon commencement this policy will replace the *Infrastructure Charges Incentives Policy 2019*.

## 2. SCOPE

This policy outlines the financial incentives that are available to developers and establishes the criteria for eligibility according to the type of development and its location within the Fraser Coast Regional Council area. The policy will ensure consistency in application and provide certainty to applicants.

Development that is ineligible for any subsidies will be subject to Council's Adopted Infrastructure Charges Resolution, pursuant to the *Planning Act 2016*.

## 3. HEAD OF POWER

*Planning Act 2016*  
*State Planning Regulatory Provision (Adopted Charges)*  
*Fraser Coast Planning Scheme 2014*

## 4. DEFINITIONS

To assist in the interpretation of this Policy the following definitions apply:

**“Development Permit”** for the purpose of this policy, refers to a Development Permit for Reconfiguring a Lot; Material Change of Use; or Building Works, for which infrastructure charges are payable.

## 5. POLICY STATEMENT

### 5.1. Applicability

The Policy is applicable to developments that meet one or more of the following Incentives as detailed in Section 5.2 - Assessment Criteria:

Incentives	The maximum amounts of subsidy available for each Incentive are as follows:
<b>Incentive 1</b> – Residential, Commercial and Industrial Delayed Payment	Delayed payment of Reconfigure a Lot infrastructure charges until the sale of the lots created or 2 years whichever is earlier, subject to agreement to the terms and conditions
<b>Incentive 2</b> - Pialba City Centre Master Plan, Maryborough Principal Activity Centre, Urangan Harbour Master Plan area and Commercial zoned land in a Rural or Coastal township	50%
<b>Incentive 3</b> – Development considered to be of Special or significant benefit	50% up to 100%

## 5.2. Assessment Criteria

### 5.2.1 Incentive 1 – Residential, Commercial & Industrial Delayed Payment Option; Subject To Agreement To Terms And Conditions

#### Purpose:

The purpose of this incentive is to provide an incentive for development that reduces the upfront costs of development at sealing of survey plan by delaying the payment of infrastructure charges until such time as the lots provided are on sold or a period of 2 years expires whichever is the sooner.

#### Eligibility Criteria:

- (a) A current development permit to Reconfigure a Lot (RAL) for Residential, Commercial or Industrial allotments must be in place, which includes Building Format Plan and Standard Format Plan Reconfigure Developments.
- (b) Prior to approval of Survey Plan for the RAL, the applicant enters into an Infrastructure Agreement (IA) with Council. The IA will include the following schedule of conditions:
  - Infrastructure Charges are to be applied in accordance with the Adopted Infrastructure Charges Resolution and applicable incentive policy at the time;
  - Upon approval of Survey Plan by Council the Plan of Survey is to be lodged with Department Natural Resources, Mines and Energy (Titles Office) within a period of 2 months, or as otherwise approved by the delegated Council Officer;
  - Upon receipt by Council of the titles notification for each lot created, Council will attach the value of the Infrastructure Charge (IC) to each lot as a rate pursuant to *s144 Planning Act 2016*;

- The Infrastructure Charge attached to the property pursuant to the Infrastructure Agreement shall be paid when the subject lot is transferred in ownership, or within 2 years of the issuance of a title whichever is the sooner;
- Interest on the outstanding Infrastructure Charge will not be applied by Council for the first 2 year period. Interest will however be applied to any outstanding Infrastructure Charge after this period; and
- Should Infrastructure Charges not be paid within a period of 3 years, Council will exercise its rights pursuant to the *Local Government Act 2009* to recover the outstanding infrastructure charges as if the amount constitutes an outstanding rate which levied against the property.

*Note: transferred in ownership includes the transfer of the title to another party and/or transfer by sale of the land.*

- (c) The Applicant must apply in writing on the prescribed form for this Incentive.
- (d) The Operational Works – civil works associated with the RAL must be accepted “on maintenance” prior to the entering into the Infrastructure Agreement. In this regard, no works are to remain outstanding at Plan Approval Stage.

#### **5.2.4 Incentive 2 – Pialba City Centre Master Plan, Maryborough Principal Activity Centre, Urangan Harbour Master Plan area and Commercial zoned land in a Rural or Coastal township**

##### **Purpose:**

The purpose of this incentive is to encourage development within the City centre of Maryborough and Pialba, the Urangan Harbour Master Plan area, and, Commercial zoned land in the rural and coastal townships which will result in realisation of master plan land uses and densities, utilisation of existing infrastructure; help to consolidate development within the centres/nodes; generate employment and increase services and improve lifestyle, and, provide overall community benefits.

##### **Eligible development:**

Eligible development must meet all of the following requirements:

- (a) Development must be on land located within “Maryborough Principal Activity Centre Local Plan Area” (*Attachment 1*) or the “Pialba City Centre Maser plan area (*Attachment 2*) or Urangan Harbour Master Plan Area (*Attachment 3*); or, a Commercial zoned lot in a Rural or Coastal Township.
- (b) Development in the Maryborough Principal Activity Centre, or Pialba City Centre involves either; mixed use short-term or permanent residential accommodation, broad range of retail shop fronts, Commercial activity, Commercial office space, cultural and entertainment activity, food and drink including bars and nightclubs.

Proposals in these locations demonstrate how they:

- Enhance and incorporate master plan design objectives for the precinct;
- Activate the street frontages to promote a vibrant streetscape through the incorporation of cafes, bars, food and drink and restaurants;
- Achieve targeted height and density objectives as set out in the master plan and *Fraser Coast Planning Scheme 2014*;

- Achieve mixed use land use targets for the 'Major Urban renewal Sites;
  - Development Permit has taken effect not before the commencement date and the Development Permit has taken effect when construction has lawfully commenced or sealing of survey plan for RAL.
- (c) Development in the Urangan Harbour Master Plan incorporates either; Marine industry, mixed use short-term or permanent residential accommodation, broad range of retail shop fronts, Commercial activity, Commercial office space, cultural and entertainment activity, food and drink including bars and restaurants.

Proposals at the Urangan Harbour demonstrate how they:

- Incorporates the land uses as detailed in section 6.2.18A of the Mixed use code as well SC 6.6 *Fraser Coast Planning Scheme 2014 Policy* for the Urangan Harbour Master Plan;
- Enhance and incorporate master plan design objectives for the relevant precinct;
- Activate the street frontages to promote a vibrant streetscape through the incorporation of cafes, bars, food and drink and restaurants;
- Achieve at minimum 75% of the targeted height and density objectives as set out in the Urangan Harbour Master Plan and *Fraser Coast Planning Scheme 2014*;
- Residential development on the Esplanade are to incorporate high end retail or food and drink establishments at street level to activate the street frontage.

**Amount of subsidy:**

A 50% subsidy on applicable infrastructure charges pursuant to Council's *Adopted Infrastructure Charges Resolution*. This Incentive is not eligible for delayed payment.

**5.2.6 Incentive 3 – Special or significant benefit**

**Purpose:**

The purpose of this incentive is to promote development that provides special or significant benefit to the region.

**Eligibility Criteria:**

Eligible development may include:

- (a) Development that exhibits innovative or leading-edge design as an example of 'exemplar' development, incorporates high levels of efficiency and/or sustainability, as determined by Council or the Chief Executive Officer or any other development that is considered by Council or the Chief Executive Officer to warrant special consideration; or
- (b) Development that is compliant with Incentives 2 and 3 is of a type or scale that requires extended subsidy deadlines in consideration of the longer lead times.

**Amount of subsidy:**

A 50% subsidy up to 100%. The applicable subsidy and conditions will be determined by Council or the Chief Executive Officer, having regard to the significance of the development to the region as well as, the application of Council's *Adopted Infrastructure Charges Resolution*.

## 6 TIMING AND TRANSITIONAL

The Incentives are not retrospective and Incentives do not apply to any development that has effectively commenced pursuant to the *Planning Act 2016*.

Applications in accordance with this policy shall detail the estimated timeline to deliver the development. The currency for any Incentive 2 & 3 approved by Council under this policy is two (2) years, unless otherwise established under schedule in an Infrastructure Agreement.

Infrastructure charge incentives approved under the Infrastructure Charges Incentives Policy 2019 shall be honoured for the life of the current incentives approval. Any application for extension must be made under and meet the eligibility requirements of this March 2022 policy.

## 7 ASSOCIATED DOCUMENTS

Adopted Infrastructure Charges Resolution March 2022: Docs #3568578  
Adopted Infrastructure Charges - Management Policy: Docs #2461019

## 8 REVIEW

This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than 2 years.

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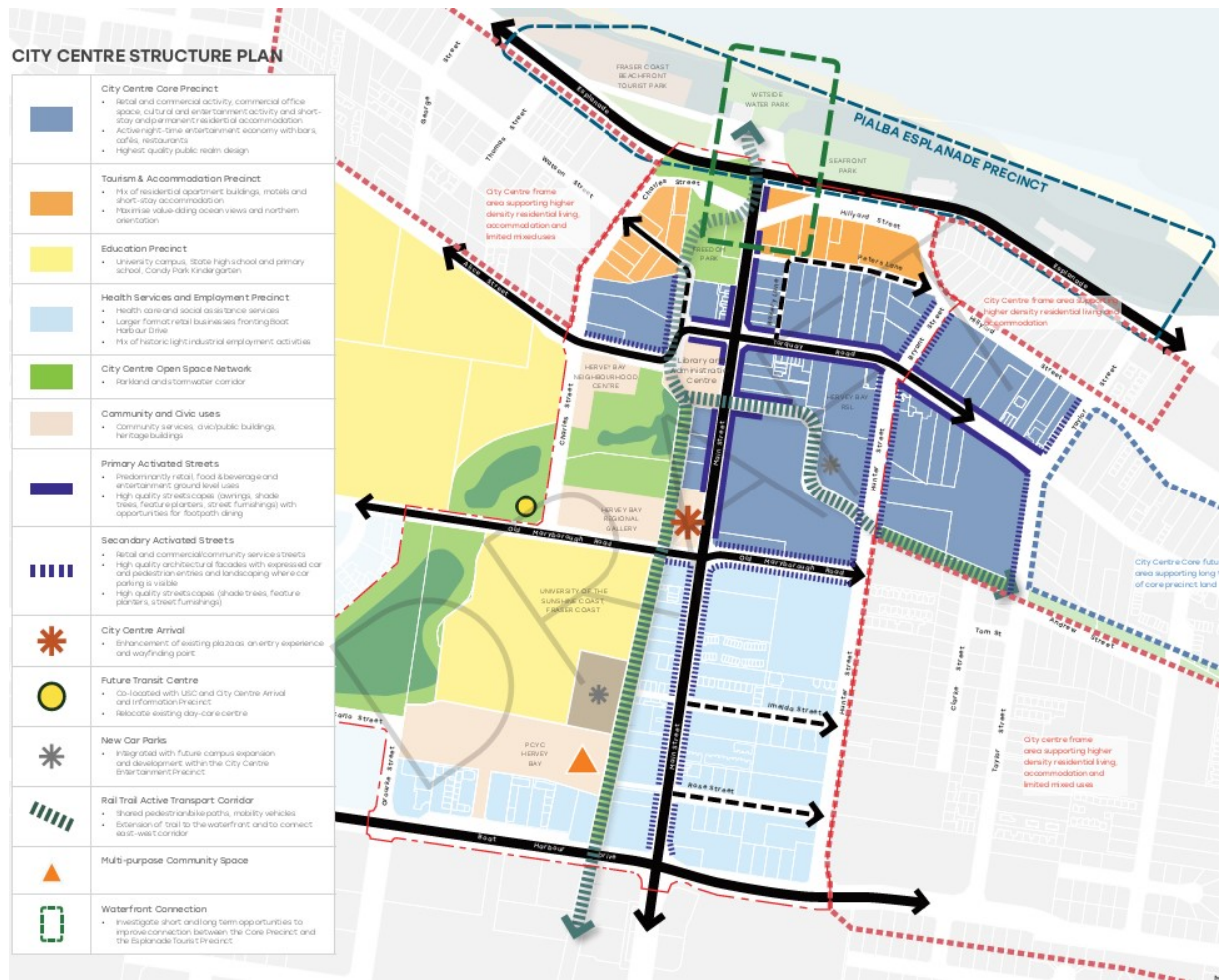
### Version Control

Version Number	Key Changes	Approval Authority	Approval Date	Document Number
1	New Policy	Council	19/01/2022	4474398
2				





# Attachment 2 Pialba city Centre Master Plan



# Attachment 3 Urangan Harbour Master Plan

