



Infrastructure Charges Incentive

Development within Pialba City Centre Master Plan, Maryborough Principal Activity Centre, Urangan Harbour Master Plan area and Commercial zoned land in Rural or Coastal township. (Incentive 2)

Council offers incentives of 50% to encourage development within the City centre of Maryborough and Pialba, the Urangan Harbour Master Plan area and Commercial zoned land in rural and coastal townships.

The offering of these incentives 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 increases services and improve lifestyle, and, provide greater community benefits.

What type of development is eligible?

A subsidy of 50% may apply to developments in the following locations:

- (a) City centre of Maryborough;
- (b) Pialba City Centre Master Plan Area;
- (c) Urangan Harbour Master Plan area; or
- (d) Commercial zoned land in a rural or coastal township.

See attached maps.

Am I eligible?

To be eligible for discounts under the Incentive 2, the new or expanding development must meet all of the following requirements:

- (a) 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 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 pan for RAL.
- (b) 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.



Am I eligible continued

Proposals at the Urangan Harbour demonstrate they:

- Incorporates the land uses as detailed in section 6.2.18A of the Mixed use code as well SC 6.6 of the *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 establishment at street level to activate the street frontage.

How much is the subsidy?

A subsidy of 50% on applicable infrastructure charges under Incentive 2 of the Infrastructure Charges Incentives Policy 2022.

What timeframes must be achieved?

Eligible development permit has taken effect not before the 1 March 2022.

The development permit is considered to have taken effect when construction has lawfully commenced or sealing of survey plan for RAL.

How to apply?

Please refer to Council's Infrastructure Charges Incentives Policy 2022; Adopted Infrastructure Charges Resolution for full details on infrastructure charges and incentives.

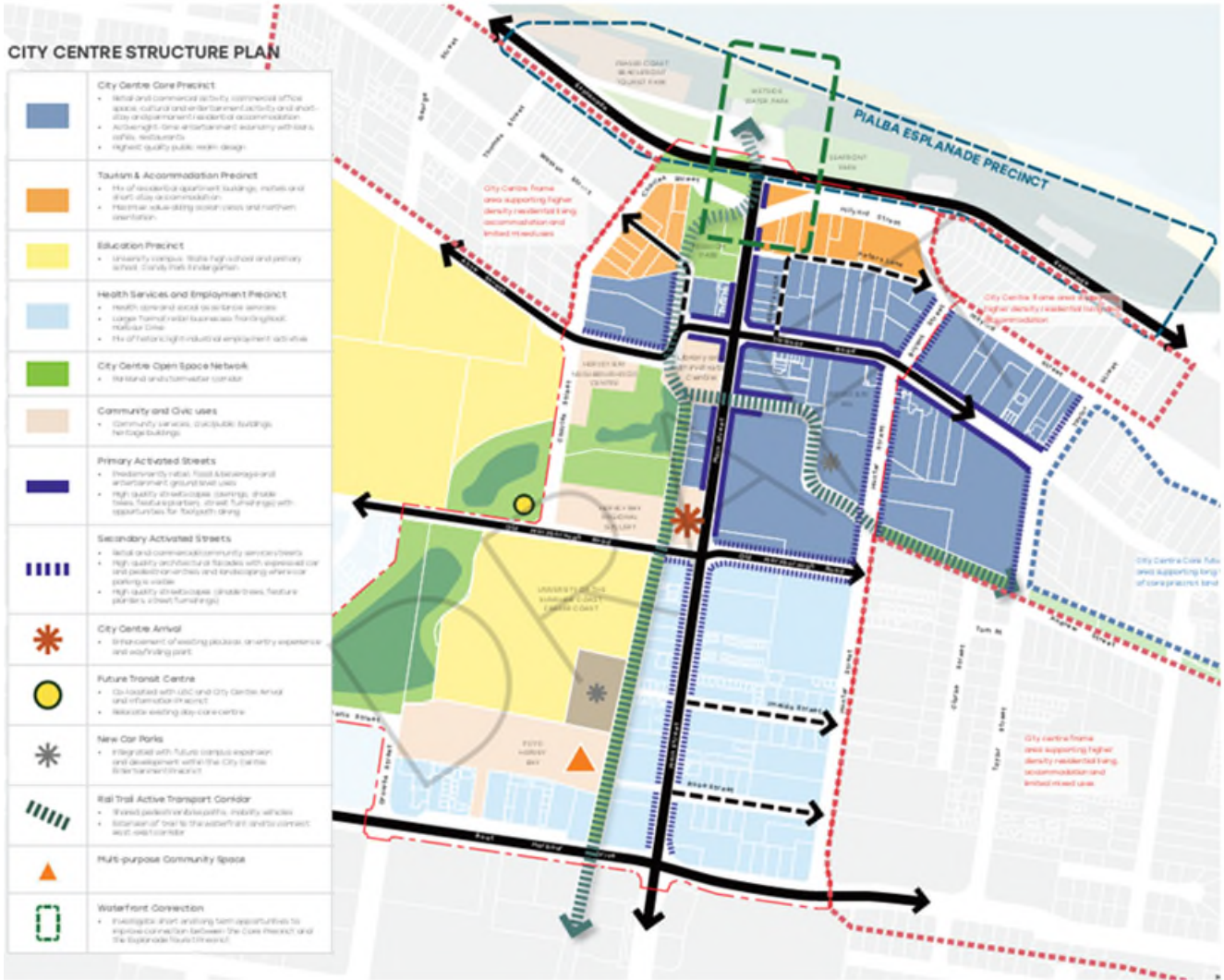
Developers or landowners who wish to determine whether their development is eligible for this subsidy should complete the attached application form and submit to Council.

Disclaimer: This document is for information purposes only and subject to applicable policy at the time of application and assessment.



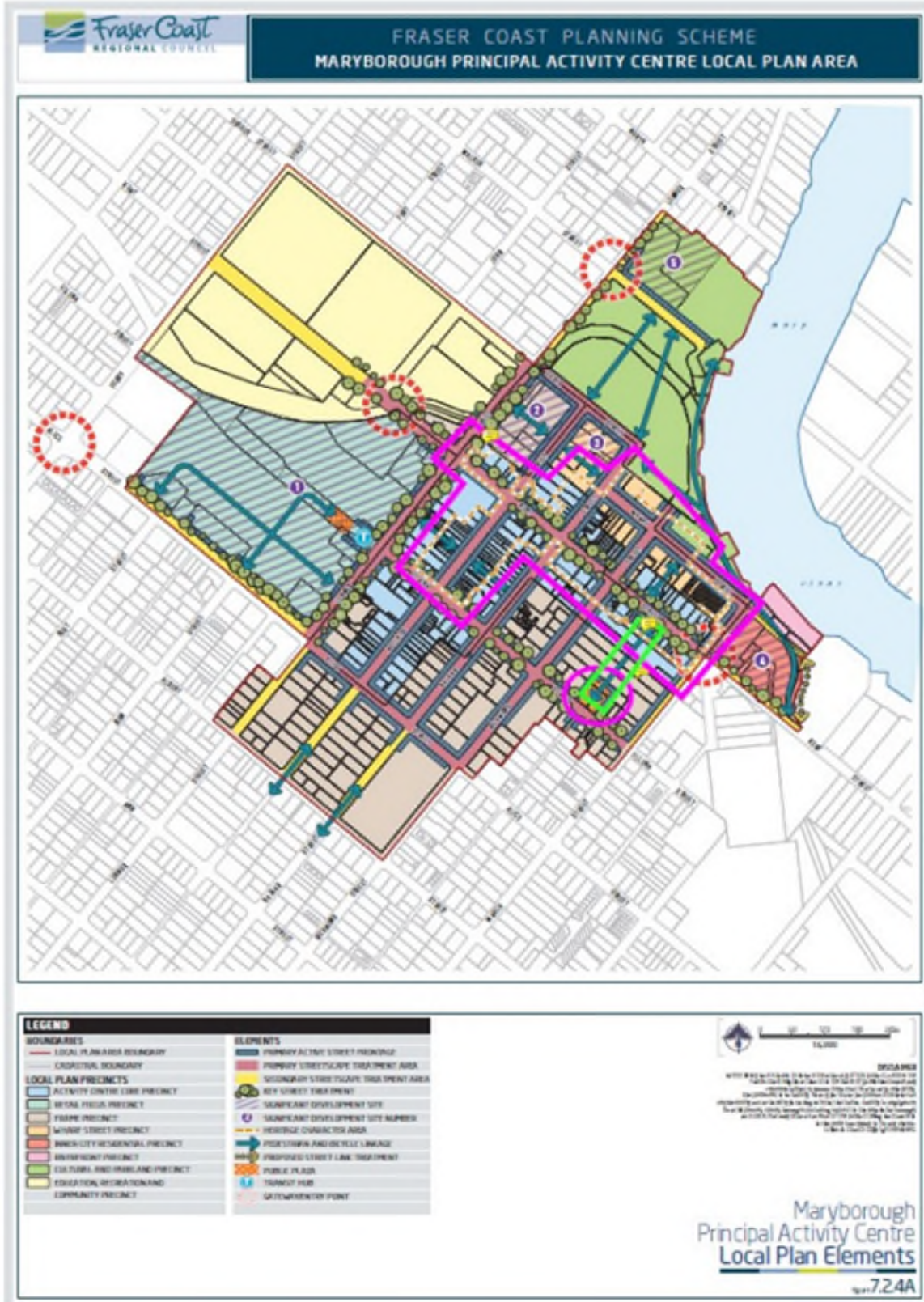


PIALBA CITY CENTRE MASTER PLAN



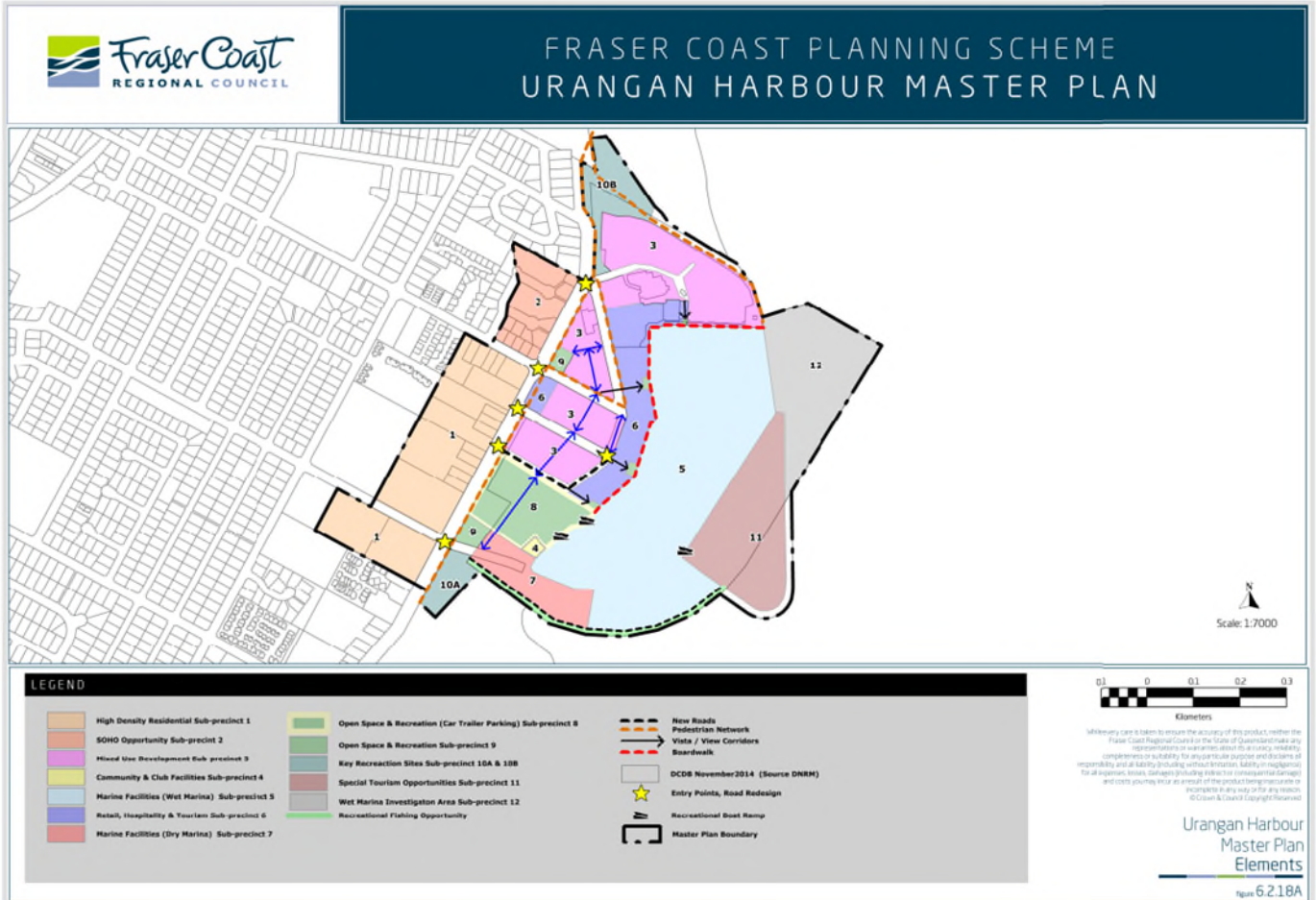


CITY CENTRE OF MARYBOROUGH





URANGAN HARBOUR MASTER PLAN



INCENTIVE APPLICATION FORM
CBD AND MASTER PLAN DEVELOPMENT

INCENTIVE 2

APPLICANT DETAILS	
Name:	
Development Approval Reference Number:	
Site Address:	
Telephone:	
Email:	
Lot/Plan for lots to which incentive is being applied:	

DEVELOPMENT TIMING	
<i>Incentive offers made will be valid for a maximum of two years from the date of approval. Council will use the below information to establish expiry and advise expiry dates for any incentive offer made in formal acceptance correspondence</i>	
Estimated construction commencement date:	
Estimated construction completion date:	
Estimated activity commencement date (commencement of use):	

ELIGIBILITY CRITERIA	
SITE LOCATED IN:	
<input type="checkbox"/> Pialba City Centre Local Plan Area <input type="checkbox"/> Maryborough Principal Activity Centre Local Plan Area <input type="checkbox"/> Urangan Harbour Master Plan area <input type="checkbox"/> Commercial zone within a rural or coastal township.	
Development Permit has taken effect not before 1 March 2022. <input type="checkbox"/>	

I/We the undersigned:	
a) understand that submission of a signed application does not guarantee infrastructure incentive approval for either all, or part of, the incentive being sought.	
b) understand Council's privacy statement and policy on confidentiality and commercial-in-confidence.	
c) authorise Council to undertake any necessary due diligence; and	
d) hereby certify that all details provided in this application are true and correct.	
Name	
Date	
Signature	

Please submit applications to:

Executive Manager Planning and Growth, Fraser Coast Regional Council, PO Box 1943, HERVEY BAY QLD 4655 or via email: development@frasercoast.qld.gov.au