

Strategic policy

Infill Development Incentives

Corporate Plan reference	<i>Our environment and liveability</i> We serve our community by providing this great service S14 – Sustainable growth and network planning – providing land use planning, social policy, infrastructure planning and charges, flood mapping, transportation planning and environmental initiatives.
Endorsed by Council	26 May 2022 (OM22/39)
Manager responsible for policy	Manager Transport and Infrastructure Planning

Policy purpose

The purpose of this policy is to encourage infill development in the target areas.

Policy outcome

The success of the policy will be measured by new or increased development in the Nambour and Caloundra centres in the term of the policy.

Policy scope

Development is eligible for a reduced infrastructure charge if the development meets the criteria outlined below.

Policy statement

Council is committed to encouraging infill development in the centres of Nambour and Caloundra, where spare Council infrastructure network capacity has been identified, and to assist in the delivery of the infill targets outlined in the SEQ Regional Plan.

Guiding principles

The guiding principles for the introduction of an incentives policy are:

- The SEQ Regional Plan includes targets for infill development and Council identified a need to provide incentives for this type of development.
- Nambour and Caloundra would benefit from increased infill development.

Criteria

To be eligible for a reduced infrastructure charge, a development must comply with all of the following criteria (refer explanatory notes below for clarification):

1. Development is within the target areas of the Nambour and Caloundra centres, shown on the maps in Appendix A;
2. Development creates new demand which is at least double the existing demand;
3. Development is for a new building, not the re-purposing of an existing building;
4. The application for an incentive is received by Council between the dates of 1 July, 2022 and 30 June, 2025;
5. The building work for the development is substantially commenced by 30 December 2025.

Explanatory note:

The demand referred to in Criteria 2 above is calculated in accordance with the Adopted Infrastructure Charges Resolution. The following examples would be eligible for an incentive program Infrastructure Charges reduction:

- a. *The existing use of the site is 200 m² GFA, and the new development is a new building creating 500 m² GFA;*
- b. *The existing use of the site is 100 m² GFA, and the new development contains 2 x 2 bedroom apartments (each 120 m²).*

Financial Incentive

Council will reduce the infrastructure charges applicable for complying development by 50%. The amount of reduced charges in Nambour and Caloundra will be lapsed to a total incentives limit. The program is offered to applicants on a first in, first served basis. Applicants can also apply for a staged payment plan, if desired. Refer to Appendix B for details of the staged payment plan policy.

Incentive	Details
Reduction of infrastructure charges	50%
Limit of incentives program	\$10 million over six years: 1 July 2019 - 30 June 2025

How to apply

Application is made by emailing icinfo@sunshinecoast.qld.gov.au outlining:

1. Details of the development application.
2. Eligibility with the incentives criteria.

Review

A three-year extension to the original policy was adopted by Council on 23 May 2019, allowing applications for an incentive to be received by Council from 1 July 2019 to 30 June 2022.

Following this extension to the 30 June 2025 no further extensions to the policy are anticipated.

Roles and responsibilities

Transport and Infrastructure Planning Branch is responsible for the delivery and administration of the Infill Development Incentives Policy.

Measurement of success

The measures of success of the policy will be:

- New buildings creating infill development within the target areas of Nambour and Caloundra.
- Applications for the incentives package.

Related policies and legislation

The *Planning Act 2016* provides the framework for infrastructure charges.

The Council's Adopted Infrastructure Charges Resolution forms the basis of the calculation of infrastructure charges applicable to development.

The policy for rebates for community organisations continues to apply under the separate policy [Infrastructure Charges Rebates for Community Organisations](#)

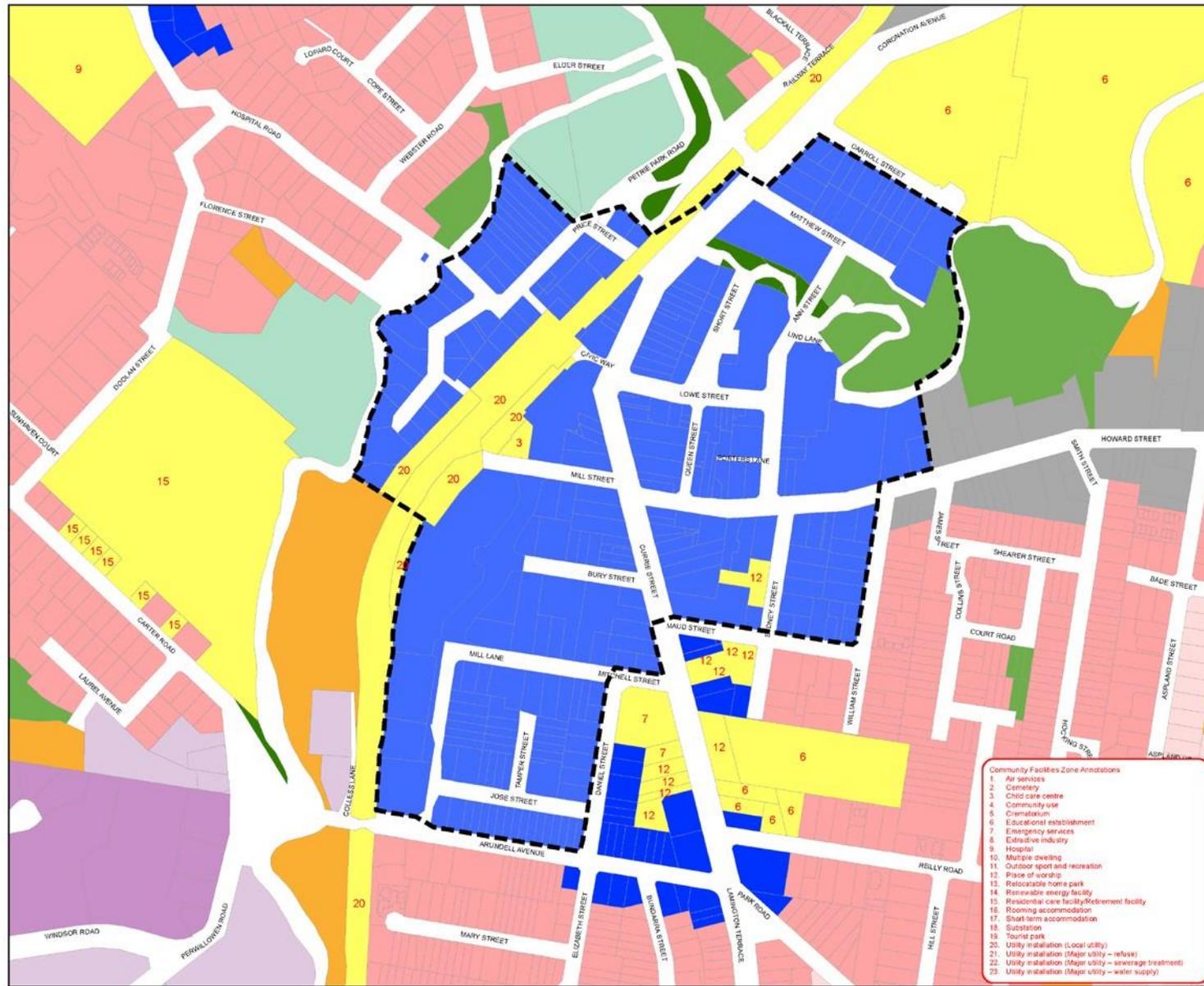
The *Local Government Act 2019*.

Version control:

Version	Reason/ Trigger	Change (Y/N)	Endorsed/ Reviewed by	Date
1.0	Create New	N	Manager, Transport and Infrastructure Planning	08/04/2017
2.0	Amendment	Y	Manager, Transport and Infrastructure Planning	16/05/2017
3.0	Amendment	Y	Manager, Transport and Infrastructure Planning	01/06/2017
4.0	Amendment	Y	Manager, Transport and Infrastructure Planning	30/06/2017
5.0	Amendment	Y	Manager, Transport and Infrastructure Planning	05/07/2017
6.0	Updated New Structure and corporate plan reference	Y	Corporate Governance	20/02/2018
7.0	Extension	Y	Manager, Transport and Infrastructure Planning	23/05/2019
8.0	Extension Updated corporate plan reference	Y	Manager, Transport and Infrastructure Planning	26/05/2022

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Appendix A Target Area Maps



Zone Map

Incentives Area

Residential Zones Category

- Low Density Residential Zone
- Precinct LDR1 (Protected Housing Area)
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone

Centre Zones Category

- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone

Recreation Zones Category

- Sport and Recreation Zone
- Open Space Zone

Environmental Zones Category

- Environmental Management and Conservation Zone

Industry Zones Category

- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Waterfront and Marine Industry Zone

Other Zones Category

- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Precinct RUR1 (Meridan Plains Extractive Resource Area)
- Rural Residential Zone
- Specialised Centre Zone
- Tourism Zone

Other Elements

- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary
- Declared Master Planned Area (see Part 10 - Other Plans)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- Priority Development Area (subject to the Economic Development Act 2012)
- DCDB 22 July 2016 © State Government

Note - Where a zone map provides an annotation for land included in the Community Facilities Zone, the annotation refers to the corresponding use set out in Table SC2.1.1 (Community facilities zone annotations).

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Geocentric Datum of Australia 1994 (GDA94)

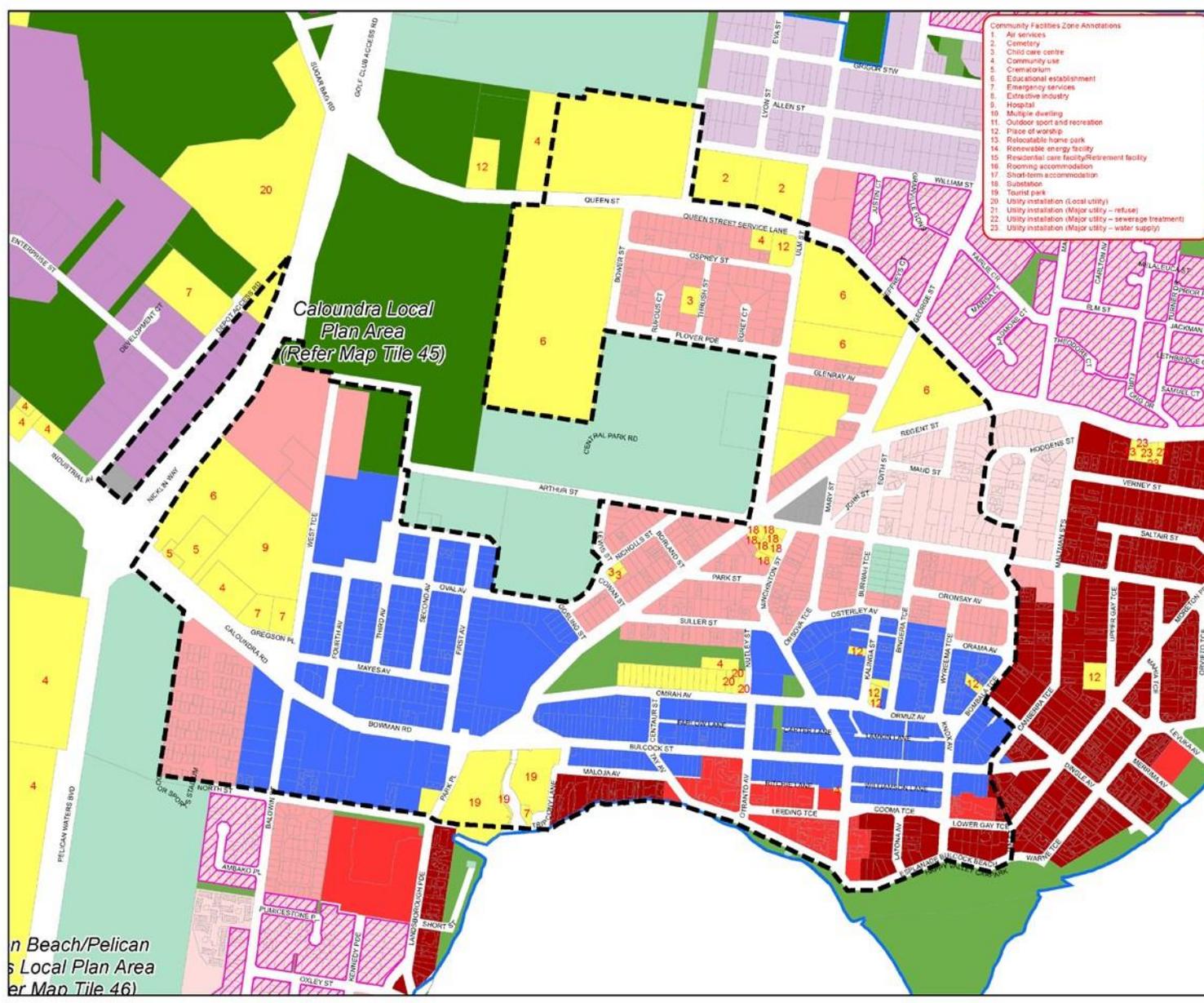
Approx Scale @ A3 1:4,867

0 65 130 260 Metres

Community Facilities Zone Annotations

- Air services
- Cemetery
- Child care centre
- Community use
- Crematorium
- Educational establishment
- Emergency services
- Extractive industry
- Hospital
- Multiple dwelling
- Outdoor sport and recreation
- Place of worship
- Relocatable home park
- Renewable energy facility
- Residential care facility/Retirement facility
- Rooming accommodation
- Short term accommodation
- Substation
- Tourist park
- Utility installation (Local utility)
- Utility installation (Major utility - refuse)
- Utility installation (Major utility - sewerage/treatment)
- Utility installation (Major utility - water supply)

Incentives Area 1



in Beach/Pelican
s Local Plan Area
er Map Tile 46)

- Community Facilities Zone Annotations**
1. Air services
 2. Cemetery
 3. Child care centre
 4. Community use
 5. Crematorium
 6. Educational establishment
 7. Emergency services
 8. Extractive industry
 9. Hospital
 10. Multiple dwelling
 11. Outdoor sport and recreation
 12. Place of worship
 13. Relocatable home park
 14. Renewable energy facility
 15. Residential care facility/Retirement facility
 16. Rooming accommodation
 17. Short-term accommodation
 18. Substation
 19. Tourist park
 20. Utility installation (Local utility)
 21. Utility installation (Major utility - refuse)
 22. Utility installation (Major utility - sewerage treatment)
 23. Utility installation (Major utility - water supply)

Zone Map

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Geocentric Datum of Australia 1984 (GDA84)

Approx Scale @ A3 1:8,610

0 115 230 460 Metres

Incentives Area 2

Amended 15 August 2016 Sunshine Coast Planning Scheme 2014

Path: W:\Common\Geo\Projects_Secure\Strategic Planning\Map\Strategic_Investigation\Proposed Development Incentives Program\Caloundra\20170705.mxd

Appendix B

Staged payments

Payment of infrastructure charges can be staged over time, through a written agreement with Council. The applicant must make a request to Council detailing circumstances and basis for consideration before allowing staged payments of infrastructure charges to be approved.

The total infrastructure charge amount applicable is the issued amount plus variations in indexation from the date of issue to the date when payment of the infrastructure charge becomes payable less the reduction approved under this policy.

A first payment of 25% of the payable amount is to be made at the commencement of the use.

The remaining balance with applied interest is to be paid in four six-monthly instalments until the full payment has been made.

The remaining balance owing, after each payment, will be subject to application of compound interest (currently 3%), calculated daily from the first payment until full payment has been completed.

Staged payments do not apply to any development that will be strata or community titled or reconfiguring a lot approvals.

Sale of any property relating to the charge will require full payment of the balance owing prior to any settlement of the sale of the property.

The applicant must provide a signed written agreement to the staged payment arrangement offered by Council.

Non-compliance with any component of the above arrangement will be deemed as a breach of the agreement for the staged payment arrangement and any balance owing will be transferred to the rates account for the property for the purposes of recovery.