



Organisational policy		
<b>Infill Development Incentives Policy</b>		
Corporate Plan reference	<Insert Corporate Plan Outcomes and Activities>	
Endorsed by Chief Executive Officer	<Insert signature>	<Insert date>
Manager responsible for policy	Nick Cooney, Manager Transport and Infrastructure Policy	

### Policy purpose

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

### 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, in partnership with Unitywater, 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.
- Unitywater indicated there is benefit in additional connections in areas where spare capacity exists in the water supply and/or sewerage networks;
- The Nambour and Caloundra centres 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 area 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 3 July, 2017 and 30 June, 2019;
5. The building work for the development is substantially commenced by 30 December 2019.

#### Explanatory note:

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

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

### 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	Council	Unitywater
Reduction of infrastructure charges	50%	50%
Limit of incentives program	\$10 million over two years: 3 July 2017- 30 June 2019	\$3.8 million over two years: 3 July 2017- 30 June 2019

### How to apply

The applicant is to send a brief email to [icinfo@sunshinecoast.qld.gov.au](mailto:icinfo@sunshinecoast.qld.gov.au) outlining:

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

### Review

This policy currently applies between the dates of 3 July, 2017 and 30 June, 2019, but may be extended for a further three years.

This policy will be reviewed annually or a period to be determined, and may be altered without notice. However, the policy which exists on the incentives application date for a development will apply for the life of the development approval or the life of the staged payment plan, whichever is the greater.

## Roles and responsibilities

The Transport and Infrastructure Policy 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 *Sustainable Planning Act 2009* 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.

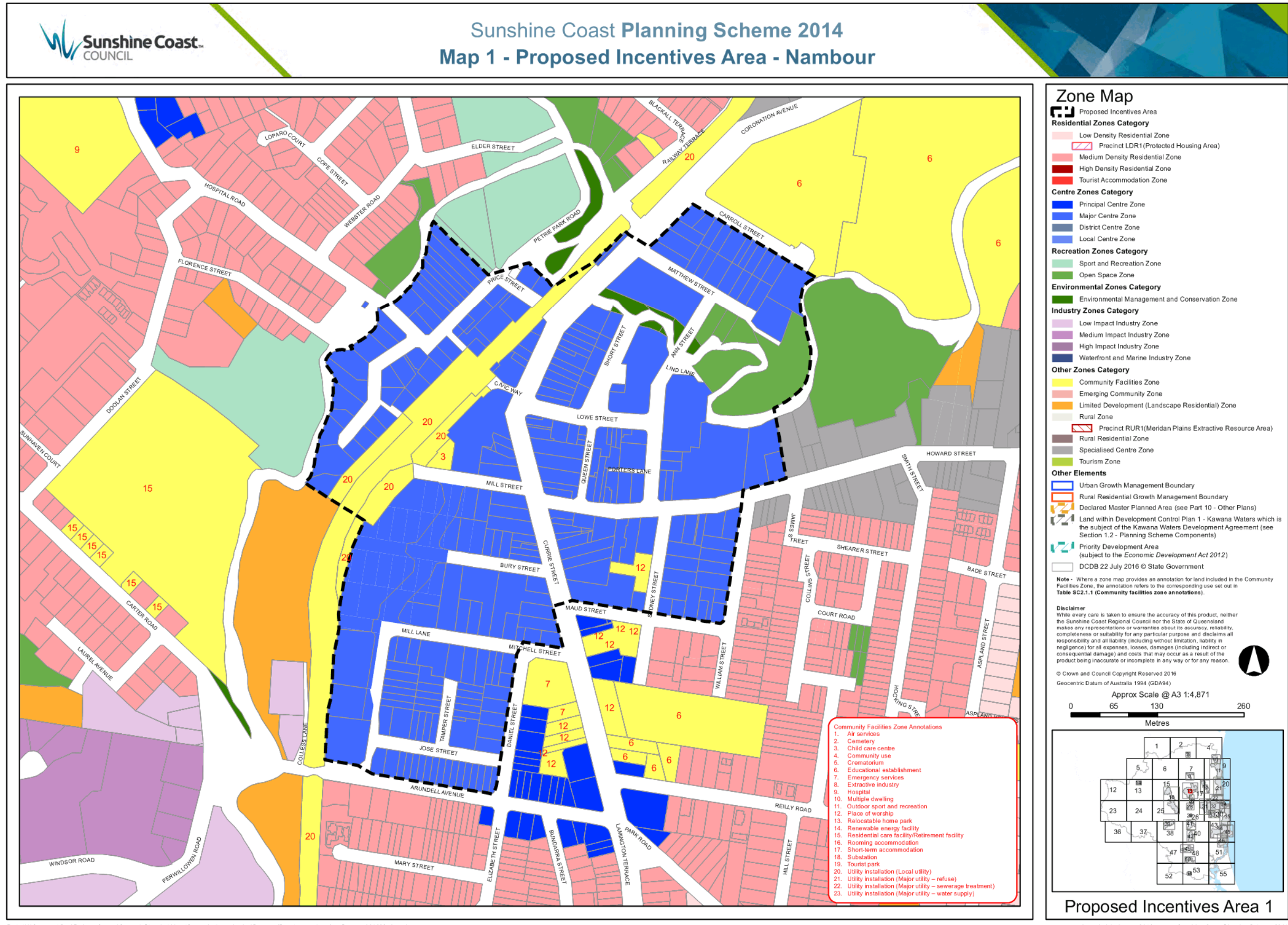
The policy for rebates for community organisations continues to apply under the separate policy Infrastructure Contributions Rebates for Eligible Community Organisations.

Version control:

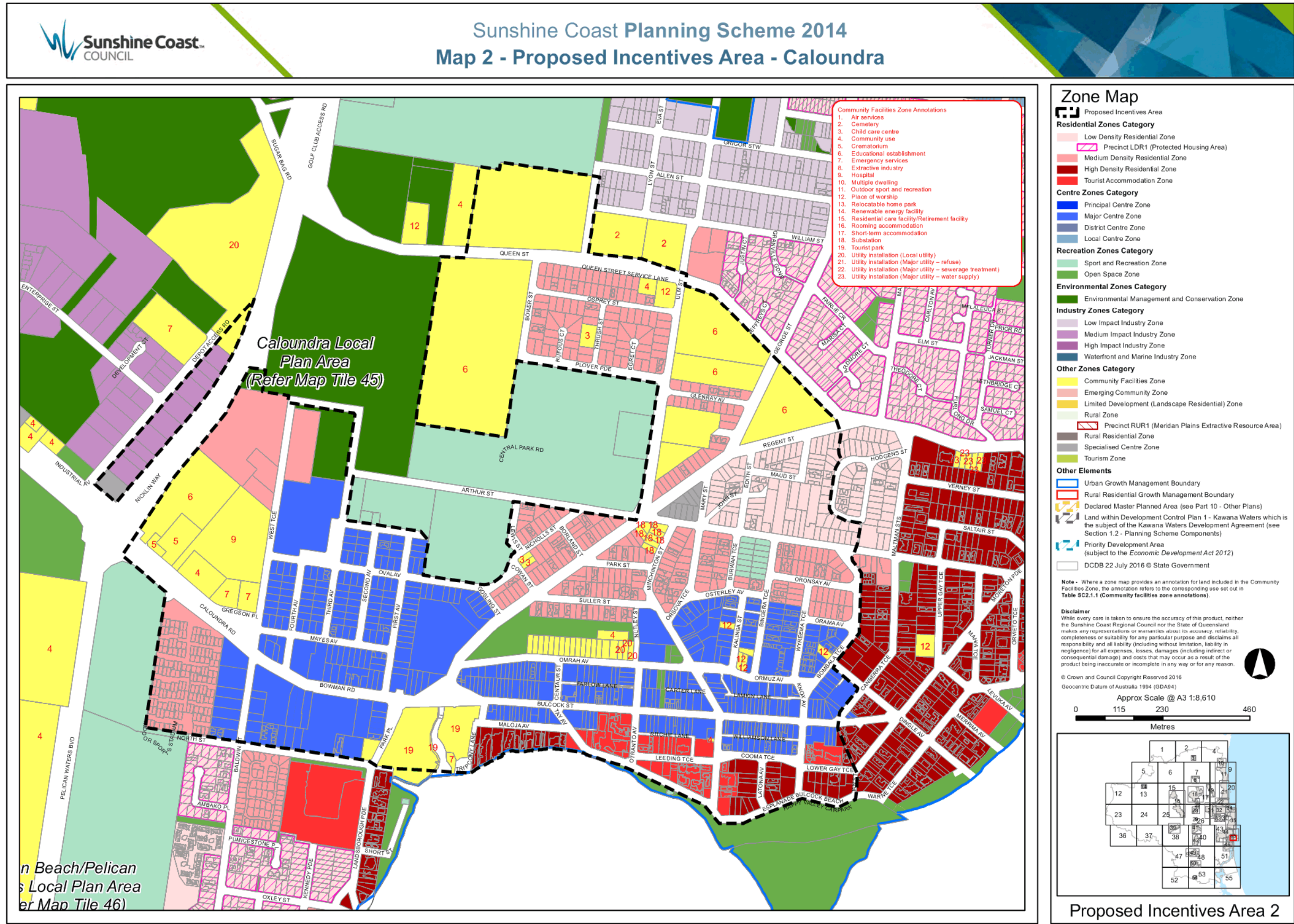
Version	Reason/ Trigger	Change (Y/N)	Endorsed/ Reviewed by	Date
1.0	Create new	N	Nick Cooney	8/4/2017
2.0	Amendment	Y	Nick Cooney	16/5/2017
3.0	Amendment	Y	Nick Cooney	1/6/2017

© Sunshine Coast Regional Council 2009-current. Sunshine Coast Council™ is a registered trademark of Sunshine Coast Regional Council.

*Appendix A Target Area Map*







## Appendix B

### Staged payments

Payment of infrastructure charges can be staged over time, through an agreement with Council. The applicant must make a written 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 current date when payment of the infrastructure charge first becomes due (*Due Date*):

1. for lot reconfiguration – before the approval of the plan of subdivision;
2. for material change of use – before the commencement of use;
3. for building work – before issue of the certificate of classification.

A first payment for an amount not less than 25% of the total current indexed amount is to be made by the Due Date outlined above.

The remaining balance with applied interest is to be paid in no more than 4 six-monthly instalments made in the months of June and December until the full payment has been made completing the staged payment plan and agreement.

The remaining balance owing will be subject to application of compound interest at a reduced rate of 7%p.a. (equivalent to Council's long term debt rate), calculated daily from the Due Date until full payment has been completed.

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, administered via a property note.

The applicant must provide written agreement to the staged payment plan offered by Council.

Non-compliance with any component of the above plan will be deemed as a breach of the agreement for the staged payment plan and will cause the default compound interest rate at 11% to apply immediately to any remaining outstanding balance in accordance with the issued Adopted Infrastructure Charges Notice.