

Infill Development Incentives Policy – 1 July 2019 to 30 June 2022

Introduction

Council [has extended the is-partnering-with Unitywater in a](#) development incentive scheme that aims to encourage infill development in the approved activity areas of Nambour and Caloundra. The scheme provides reductions in infrastructure charges for development within the targeted areas that increases demand and takes advantage of spare capacity in the existing Council infrastructure networks.

Eligibility Criteria

To qualify for a reduction in infrastructure charges, a development must satisfy all of the following criteria:

1. It is located within the designated areas identified on the Infill Incentives Area Maps
2. It involves new building construction that will at least double the gross floor area (gfa) of the premises. (Development that consists mostly of re-purposing an existing building will not be entitled to an incentive.)
3. Construction for new building work is “**substantially commenced**” by 30 December [20192022](#). (“**Substantially commenced**” means foundations are well advanced and over 50% complete.)
4. The application for the incentive is made in writing or by email and received by Council between [1 July 20193-July 2017](#) and 30 June [20192022](#). ([A separate application will have to be made to](#)

[Unitywater to apply for the reduction in their infrastructure charge.](#))

Incentive Offer

Development that complies with the eligibility criteria will qualify for a 50% reduction in the levied Council Infrastructure Charge. The total amount that all incentive approvals can attract is limited to a maximum of a \$10 million collective reduction in charges, with individual incentives granted on a first in, first served basis.

[It should be noted that Unitywater is also providing a complementary incentive, capped at \\$10 million and eligibility and other information is provided in the Unitywater policy.](#)

Examples of the incentive:

1. An existing dwelling with 200m² gfa is to be replaced by 500m² gfa of office. The Council network charge of \$52,000 will reduce by 50% to \$26,000.
2. An existing 3 bedroom duplex dwelling with 400m² gfa is to be replaced by 10 x 2 bedroom multiple dwelling units. The Council network charge of \$78,000 will reduce by 50% to \$39,000.
3. A vacant commercial lot is to be developed with 2,000 m² of retail. The Council network charge of \$336,000 will reduce by 50% to \$168,000.

Additionally, applicants may apply for a staged payment arrangement with a 25% initial payment and the balance paid in no more than four six-monthly instalments. (Note that an interest rate of 7% per annum applies to any unpaid balance for the approved staged payment period.)

How to Apply for the Incentive

Applications are to be made prior to commencing work on site and can be sent by email to icinfo@sunshinecoast.qld.gov.au or posted to:

**Transport and Infrastructure Policy
Planning Branch
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre QLD 4560**

Applications are to provide details of the approved development that demonstrate compliance with each of the eligibility criteria.

Further Information

For further information, please contact Council's Infrastructure Planning and Charges team on (07) 5441 9366 or icinfo@sunshinecoast.qld.gov.au.

Current as at [1 July 2019](#)~~3 July 2017~~.

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