

## Strategic policy

### Draft Infill Development Incentives Policy - Extension

Corporate Plan reference	<b>A smart economy</b> Strong economic leadership, collaboration and identity 1.1.13 – Facilitate local business access to specialist advice, information, services, and assistance.	
Endorsed by Council		23 May 2019 (OM19/xxx)
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, 2019 and 30 June, 2022;
5. The building work for the development is substantially commenced by 30 December 2022.

### 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 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	Details
Reduction of infrastructure charges	50%
Limit of incentives program	\$10 million over three years: 1 July 2019 - 30 June 2022

## 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

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.

This policy will be reviewed annually or at 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 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 Contributions Rebates for Eligible Community Organisations.

The *Local Government Act 2019*.

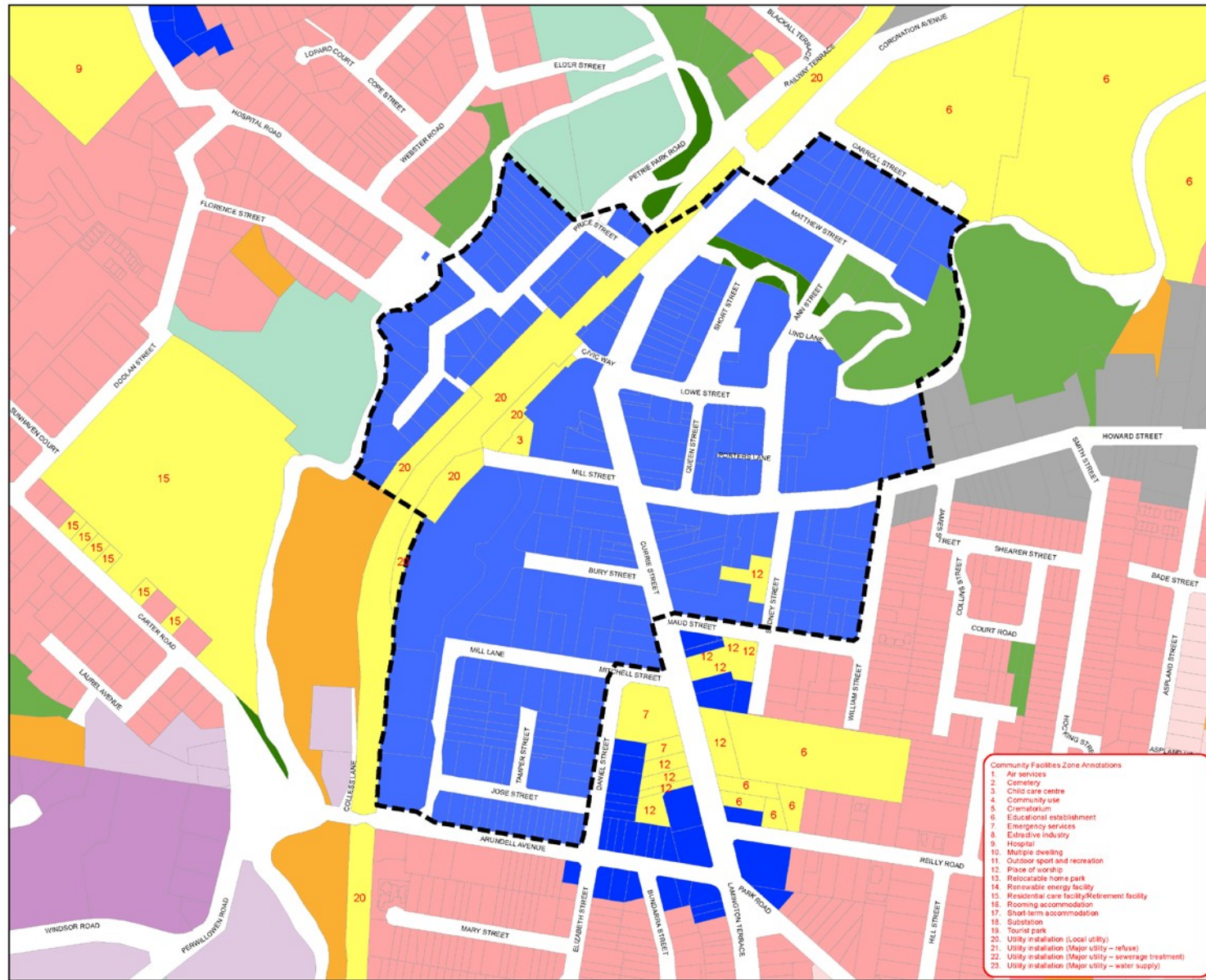
Version control:

Version	Reason/ Trigger	Change (Y/N)	Endorsed/ Reviewed by	Date
1.0	Create New	N	Nick Cooney	23/05/19

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***Appendix A Target Area Maps***

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### 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

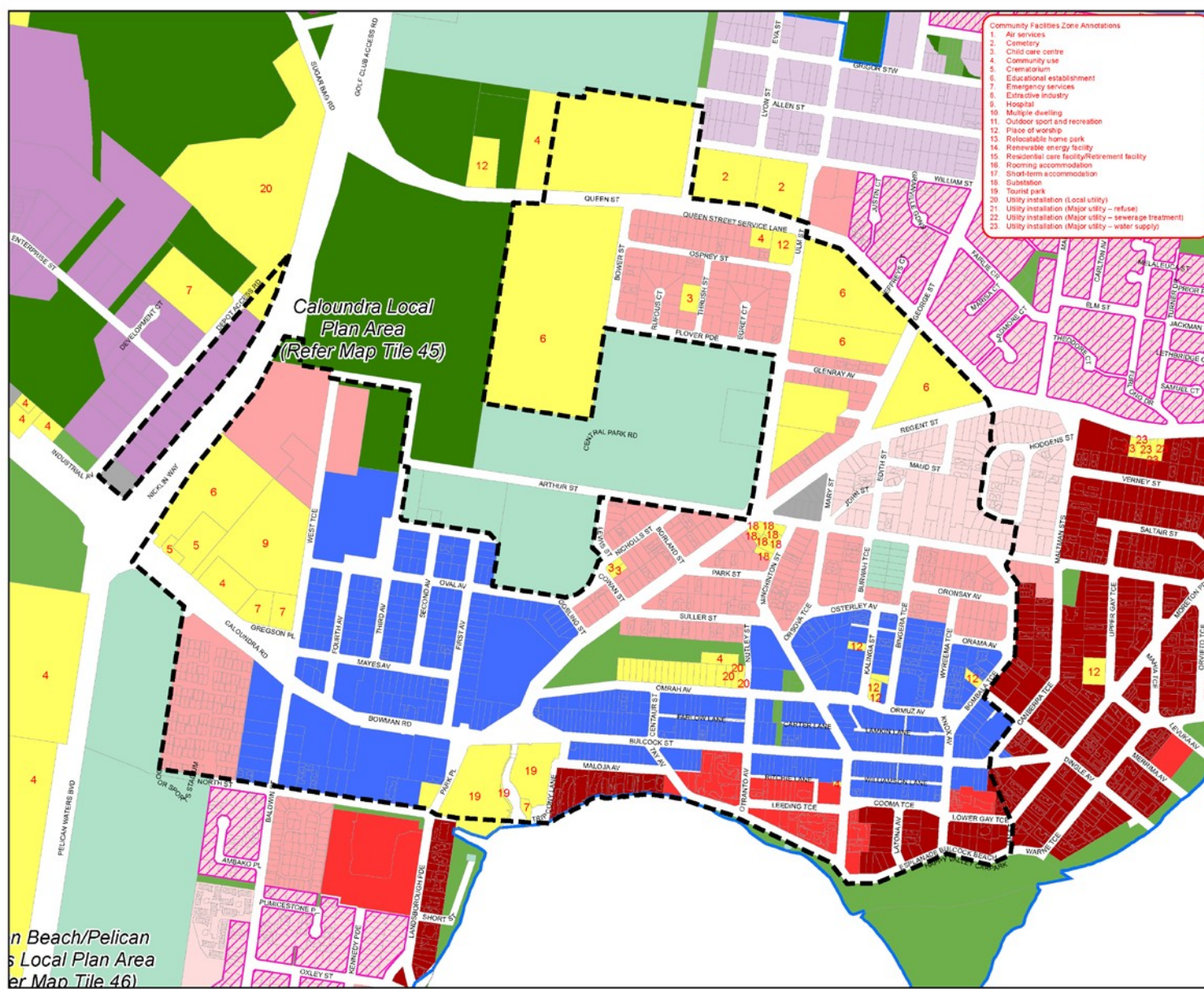
**Community Facilities Zone Annotations**

- 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**

Amended 15 August 2016 Sunshine Coast Planning Scheme 2014





In Beach/Pelican Waters Local Plan Area (Refer 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)

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Geospatial Datum of Australia 1984 (GD84)

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 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 Infrastructure Charges Notice.