



## DEVELOPMENT INCENTIVES GUIDELINE

## Table of Contents

1.	Scope .....	3
2.	Term .....	3
3.	Definitions.....	3
4.	Implementation .....	4
4.1	Application.....	4
4.2	Eligibility Criteria.....	4
4.3	Ineligible Development.....	4
4.4	Preferred Development Types.....	4
4.5	Assessment .....	5
4.6	Decision .....	5
5.	Legal Parameters .....	5
6.	Associated Documents .....	5



## 1. Scope

Council is committed to achieving a sustainable and growing economy by encouraging new development. It recognises however, that the cost of undertaking development in the Shire must be regionally competitive if that investment is to be secured.

One way of enhancing that competitiveness is to reduce the cost of infrastructure charges levied on new development.

Infrastructure charges are levied on a development to pay for the provision of trunk water, sewerage, roads, parks and stormwater infrastructure. Council invested heavily in this infrastructure when population and employment growth in the Shire were strong. More recently, broader economic and societal changes have reduced this growth to the point where the population is now in slow decline.

These changes have left Council with underutilised infrastructure networks within some of its existing towns and villages with little or no need for new trunk infrastructure to be provided.

Council recognises that the underutilised capacity within its existing infrastructure networks is a valuable economic resource. It is also recognised that the uptake of this existing capacity by new development does not increase Council's infrastructure costs.

To encourage new development in the Shire, Council will consider waiving development application fees and infrastructure charges for development that uses capacity within existing trunk infrastructure networks. This Guideline provides direction as to the circumstances when Council may do so.

## 2. Term

This Development Incentive Guideline (DIG) is applicable for a period of two years from Tuesday 1 November 2022 to Tuesday 31 December 2024.

## 3. Definitions

**Adopted Charge** is defined in the *Planning Act 2016*.

**Building work** is defined in the *Planning Act 2016*.

**Council** means the Hinchinbrook Shire Council.

**Extra Trunk Infrastructure** means trunk infrastructure that Council has not identified in its Local Government Infrastructure Plan (LGIP) 2018 or trunk infrastructure which Council has identified in its LGIP 2018 but which is required to be provided earlier than when identified in the LGIP 2018.

**Local Government Infrastructure Plan** means the Hinchinbrook Shire Infrastructure Plan (LGIP) 2018 which is Part 4 of the Hinchinbrook Shire Planning Scheme 2017.

**Material Change of Use** is defined in the *Planning Act 2016*.

**Non-trunk Infrastructure** is defined in the *Planning Act 2016*.

**Planning Scheme** means the Hinchinbrook Shire Planning Scheme 2017.

**Reconfiguration of a Lot** is defined in the *Planning Act 2016*.

**Trunk Infrastructure** is defined in the *Planning Act 2016*.

## 4. Implementation

### 4.1 Application

An application for a waiver of application fees or infrastructure charges must be made to Council in writing and:

- Demonstrate compliance with the eligibility criteria;
- Demonstrate an economic benefit to the Shire in terms of sustained jobs, housing, or construction impact; and
- Identify the applicant/proponent consultant team and provide appropriate plans of development.

The application may be made to Council at the same time as the development application, but not after an application fee has been paid or an infrastructure charge has already been paid.

### 4.2 Eligibility Criteria

To be eligible for a waiver of infrastructure charges, a development must comply with all of the following criteria:

- The development must not require the provision of extra trunk infrastructure at Council's cost;
- The development must be development to which infrastructure charges apply pursuant to Council's infrastructure charges resolution;
- The development must not be development which is included in the ineligible development list included in section 4.3 of this Guideline; and
- The development must be completed or substantially commenced within 12 months of the receipt of a development permit.

### 4.3 Ineligible Development

The following is a list of development which is ineligible for a waiver of infrastructure charges under this Guideline:

- Subdivision of land within the Rural zone to create agricultural lots less than 30 hectares; and
- Development which was approved before the commencement of the Guideline.

### 4.4 Preferred Development Types

The following is a list of development which is preferred development to be assessed on application for the waiver or part waiver of infrastructure charges under this Guideline:

- Subdivision of residential land resulting in additional residential allotments or dwelling units;
- Development that promotes tourism within the Shire;
- Development of retirement accommodation;
- Development which creates employment opportunities for residents of the Shire; and
- Development which reuses existing buildings within the central business districts of Ingham and Halifax.

Council will also consider applications for infrastructure charge waivers under this Guideline where an applicant is able to demonstrate an economic benefit to Council which exceeds the infrastructure charges which would otherwise be payable.

## 4.5 Assessment

It is at the absolute discretion of Council whether a waiver is granted for a particular development and the amount of the fees or charges that are waived, however Council will give preference to development listed in section 4.4 of this Guideline.

There is no right of appeal should Council in its discretion decide not to grant a waiver in whole or in part.

## 4.6 Decision

An applicant who has lodged an application for a waiver of fees or charges will be advised in writing of Council's decision in relation to their request.

If Council agrees to waiver fees or charges, the amount agreed to be waived will be subtracted from the applicable adopted fee or charge for the development in accordance with Council's adopted Fees and Charges or adopted Infrastructure Charges Resolution.

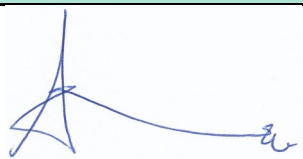
The Chief Executive Officer is delegated to authorise waivers of development application fees before an application is made where demonstrated compliance is achieved by an applicant.

## 5. Legal Parameters

- *Local Government Act 2009*;
- *Local Government Regulation 2012*;
- *Planning Act 2016*; and
- *Planning Regulation 2017*.

## 6. Associated Documents

- Hinchinbrook Shire Planning Scheme 2017; and
- Adopted Infrastructure Charges Resolution CR1-2018.

DOCUMENT HISTORY AND STATUS				
Action	Name	Position	Signed	Date
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