

SOCIAL HOUSING DEVELOPMENT INCENTIVES POLICY

1 MAY 2021 TO 30 APRIL 2027

COMMUNITY POLICY



1 Scope

This policy applies to qualifying social housing developments within the Rockhampton Region. The policy excludes developments by or on the behalf of State or Federal Government Departments, Agencies or Government Owned Corporations.

2 Purpose

The purpose of this policy is to support social housing development in the Rockhampton Region that meets the needs of the community.

3 Related Documents

3.1 Primary

Nil

3.2 Secondary

Housing Act 2003

Planning Act 2016

Planning Regulation 2017

Social Housing Development Incentives Application Form

Rockhampton Region Planning Scheme 2015

Social Housing Development Incentives Procedure

Charges Resolution (No.1) of 2022

4 Definitions

To assist in interpretation, the following definitions apply:

Community Housing Provider	A not-for-profit organisation registered with the National Regulatory System Community Housing that provides housing services within the Region.
Council	Rockhampton Regional Council
Qualifying Development	A development that has made application and been granted a development incentive under this policy.
Region	Rockhampton Regional Area defined by the Local Government Areas of Queensland.
Social Housing	Dwellings managed by a Community Housing Provider or the Queensland Government that provide subsidized rental or emergency accommodation to tenants registered with the Queensland Government Social Housing Register.

LEGAL AND GOVERNANCE USE ONLY

Adopted/Approved:	Adopted, 23 April 2024	Department:	Office of the CEO
Version:	1	Section:	Advance Rockhampton
Reviewed Date:		Page No:	Page 1 of 4

5 Policy Statement

The policy is designed to support qualifying developments in the Region in order to provide a sufficient supply of social housing to meet the needs of the community.

The focus of the policy is on developments that will:

- (a) Meet the demand for social housing in the Region;
- (b) Provide diversity in the Region's social housing;
- (c) Support vulnerable and disadvantaged households; and
- (d) Support the Region's residential development industry.

The policy is a discretionary scheme which seeks to attract and support projects that deliver the greatest community and economic benefits to the Region. It does not replace the function or application of Council's Charges Resolution (No. 1) of 2022 or any representations made against an Infrastructure Charge Notice that may result in a Negotiated Infrastructure Charge Notice.

It is not the purpose of the policy to enhance the viability of marginal and/or speculative development.

Development that is ineligible under this policy will be subject to Council's Charges Resolution (No. 1) of 2022.

5.1 Eligibility Criteria

To apply for an incentive under this policy a Social Housing Development Incentive Application Form must be submitted to Council.

To be eligible for development incentives under this policy, a development must meet all of the following requirements:

5.1.1 Commencement of Policy

This policy applies to properly made development applications received by Council between 1 May 2024 and 30 April 2027. No consideration will be given to the reduction, deferment or repayment of infrastructure charges levied or received prior to 1 May 2024.

5.1.2 Use Category

The policy applies to making a material change of use or carrying out building works consistent with the Rockhampton Region Planning Scheme 2015 for an eligible land use as detailed in paragraph 5.2.1.1.

5.1.3 Location of Development with Respect to Water and Wastewater Infrastructure

Developments must have access to water and wastewater infrastructure, without the need for further water and wastewater infrastructure to be constructed by Council.

5.1.4 Commencement of Use

The development must have a building certificate of classification issued and use of the development has commenced within three years of the properly made development application being approved by Council. For the avoidance of doubt, any approved incentive will be revoked and charges will revert to those notified in the Infrastructure Charges Notice or the Negotiated Infrastructure Charges Notice if the use is not commenced or building certificate of classification is not issued within three years of the properly made development application being approved by Council.

5.1.5 Continued Use

Applicants must provide evidence that the development will provide social housing for a significant amount of time, being in the excess of 20 years.

LEGAL AND GOVERNANCE USE ONLY			
Adopted/Approved:	Adopted, 23 April 2024	Department:	Office of the CEO
Version:	1	Section:	Advance Rockhampton
Reviewed Date:		Page No:	Page 2 of 4

5.1.6 Community Housing Provider

The completed development must be managed by a community housing provider. Applicants must demonstrate that they have undertaken due diligence to ensure the community housing provider responsible for tenancy management has the appropriate capacity/capability and is registered with the National Regulatory System Community Housing.

5.1.7 Non-Government Development

The development is not to be by or on the behalf of State or Federal Government Departments, Agencies or Government Owned Corporations.

5.1.8 Prior Agreements

The policy is not available to applicants who have previously entered into an infrastructure agreement for the development in accordance with Council's Charges Resolution (No. 1) 2022 or have previously been granted a development incentive for the development.

5.1.9 No Outstanding Debts to Council

Developments must not be from a person or entity that has an outstanding debt to Council.

5.2 Infrastructure Charges Incentives

Infrastructure charges incentives provide a concession mechanism for infrastructure charges, at the discretion of Council, as an incentive for developments that will deliver significant and sustainable community and economic benefits in alignment with Council's planning objectives.

5.2.1 Infrastructure Charges Concession

The infrastructure charges concession mechanism provides an immediate and permanent concession on infrastructure charges to be paid in accordance with Council's Charges Resolution (No. 1) of 2022.

5.2.1.1 Eligible Land Use and Concession

A 50% concession on payment of infrastructure charges in accordance with the Adopted Infrastructure Charges Notice may apply to the land uses in the following table.

Eligible Land Use	Definition
Dual Occupancy	As defined in the Rockhampton Planning Scheme 2015, dual occupancy: 1) means a residential use of premises for two households involving: a) two dwellings (whether attached or detached) on a single lot, or two dwellings (whether attached or detached) on separate lots that share a common property; and b) any domestic outbuilding associated with the dwellings; but 2) does not include a residential use of premises that involves a secondary dwelling.
Multiple Dwelling	As defined in the Rockhampton Planning Scheme 2015, multiple dwelling means a residential use of premises involving three or more dwellings, whether attached or detached, for separate households.

5.2.1.2 Application of Concession

The net payable infrastructure charge is calculated, with any applicable credits and offsets applied, as per section 3.1 of Council's Charges Resolution (No. 1) of 2022. The concession will then be applied to the net payable infrastructure charge at the time of payment.

LEGAL AND GOVERNANCE USE ONLY

Adopted/Approved:	Adopted, 23 April 2024	Department:	Office of the CEO
Version:	1	Section:	Advance Rockhampton
Reviewed Date:		Page No:	Page 3 of 4

5.2.2 Ongoing Eligibility

The following will be applied to Infrastructure Charges Incentives:

5.2.2.1 Non-Commencement of Use

In the event that the use is not commenced within three years of the development approval being issued by Council, the infrastructure charges incentive granted will be revoked and payment of the full value of infrastructure charges in accordance with the issued Infrastructure Charges Notice or Negotiated Infrastructure Charges Notice will be applicable.

5.2.2.2 Non-Payment of Infrastructure Charges

In the event that the infrastructure charges for a development are not received in accordance with the times of payment calculated in paragraph 5.2.1.2, the Infrastructure Charges Incentive granted will be revoked and payment in accordance with the issued Infrastructure Charges Notice or Negotiated Infrastructure Charges Notice will be applicable.

5.2.2.3 Continued Compliance with Development Policies

There are no development offences being committed in relation to the development.

5.2.3 Approvals and Non-Approvals

Council adoption is required for the non-approval of development incentive applications or to grant less development incentives than the applicant applied for.

6 Review Timelines

This policy is reviewed when any of the following occur:

- (a) The related information is amended or replaced; or
- (b) Other circumstances as determined from time to time by the Council.

7 Document Management

Sponsor	Chief Executive Officer
Business Owner	Executive Manager Advance Rockhampton
Policy Owner	Executive Manager Advance Rockhampton
Policy Quality Control	Legal and Governance



LEGAL AND GOVERNANCE USE ONLY			
Adopted/Approved:	Adopted, 23 April 2024	Department:	Office of the CEO
Version:	1	Section:	Advance Rockhampton
Reviewed Date:		Page No:	Page 4 of 4