

DEVELOPMENT INCENTIVES POLICY

15 MAY 2018 to 31 DECEMBER 2020

COMMUNITY POLICY



1 Scope

This policy applies to qualifying developments within the Rockhampton Region. The policy scope 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 deliver significant and sustainable economic development and growth outcomes for the Rockhampton Region.

3 Related Documents

3.1 Primary

Nil

3.2 Secondary

Planning Act 2016

Planning Regulation 2017

Development Incentives Policy - 15 May 2018 - 31 December 2020 Application Form

Fees and Charges Schedule

Fitzroy Shire Planning Scheme 2005 (Superseded)

Mt Morgan Shire Planning Scheme 2003 (Superseded)

Rockhampton City Plan 2005 (Superseded)

Rockhampton Region Planning Scheme 2015 (RockePlan)

Rockhampton Regional Council Adopted Infrastructure Charges Resolution (No. 2) 2012

Rockhampton Regional Council Adopted Infrastructure Charges Resolution (No. 3) 2014

Rockhampton Regional Council Adopted Infrastructure Charges Resolution (No. 4) 2014

Rockhampton Regional Council Adopted Infrastructure Charges Resolution (No. 5) 2015

State Planning Regulatory Provision (adopted charges) July 2012

4 Definitions

To assist in interpretation, the following definitions apply:

CEO	Chief Executive Officer A person who holds an appointment under section 194 of the <i>Local Government Act 2009</i> . This includes a person acting in this position.
-----	--

LEGAL & GOVERNANCE USE ONLY			
Adopted/Approved:	Draft	Department:	Advance Rockhampton
Version:	1	Section:	Regional Development and Promotions
Reviewed Date:		Page No:	Page 1 of 6

Council	Rockhampton Regional Council
PIA	Priority infrastructure area
Qualifying Development	A development that has made application and been granted a development incentive under this policy
Region	All areas covered by the Rockhampton Region Planning Scheme (RockePlan), Rockhampton City Plan (superseded), Fitzroy Shire Planning Scheme (superseded) and Mount Morgan Shire Planning Scheme (superseded).
Rockhampton Region	Rockhampton Regional Area defined by the Local Government Areas of Queensland.

5 Policy Statement

The policy is designed to attract investment in qualifying developments in the Region in order to stimulate sustainable growth, diversify and value-add to our regional economy.

The focus of the policy is on developments that will:

- (a) Create new jobs and investment;
- (b) Value-add through enhanced service delivery or supply chains;
- (c) Generate growth within identified strategic sectors; and
- (d) Diversify and make the local economy more sustainable.

The policy is a discretionary scheme which seeks to attract and support projects that will deliver the greatest economic benefits to the Rockhampton Region. It does not replace the function or application of Adopted Infrastructure Charge Resolution (No. 2), Adopted Infrastructure Charges Resolution (No. 3), Adopted Infrastructure Charges Resolution (No. 4) and Adopted Infrastructure Charges Resolution (No. 5) 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 Adopted Infrastructure Charges Resolution (No. 2) 2012 or Council's Adopted Infrastructure Charges Resolution (No. 3) 2014, Council's Adopted Infrastructure Charges Resolution (No. 4) and Council's Adopted Infrastructure Charges Resolution (No. 5).

5.1 Eligibility Criteria

To qualify for the policy there must be a separate application on the prescribed forms, including the Development Incentives Policy – 15 May 2018 - 31 December 2020 Application Form.

To be eligible under Part 1 and Part 2 of the policy, a development must meet all requirements:

5.1.1 Commencement of Policy

This policy will be applied to properly made development applications received by Council between 15 May 2018 and 31 December 2020. No consideration will be given to the reduction, deferment or repayment of infrastructure charges levied or received prior to this date.

5.1.2 Applicable Area

Developments will be located within the PIA as identified in the State Planning Regulatory Provision (adopted charges) July 2012.

LEGAL & GOVERNANCE USE ONLY			
Adopted/Approved:	Draft	Department:	Advance Rockhampton
Version:	1	Section:	Regional Development and Promotions
Reviewed Date:		Page No:	Page 2 of 6

5.1.3 Use Category

The policy applies to making a material change of use or carrying out building works consistent with the RockePlan, Rockhampton City Plan (Superseded), Fitzroy Shire Planning Scheme (Superseded) or the Mount Morgan Planning Scheme (Superseded) for an eligible land use as detailed in paragraph 5.2.1.1.

5.1.4 Commencement of Use

The use must commence within a year 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 on Council's adopted fees and charges schedule or 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 a year of the properly made development application being approved by Council.

5.1.5 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.

5.1.6 Prior Agreements

The policy is not available to applicants who have previously entered into an infrastructure agreement for the development in accordance with clause 5.6 of the Adopted Infrastructure Charges Resolution (No. 2) 2012, clause 5.6 of the Adopted Infrastructure Charges Resolution (No. 3) 2014, clause 5.6 of the Adopted Infrastructure Charges Resolution (No. 4) 2014 and clause 5.6 of the Adopted Infrastructure Charges Resolution (No. 5) 2015 or have previously been granted a development incentive for the development.

5.2 Part 1 – Infrastructure Charges Incentives

Part 1 – infrastructure charges incentives provides a concession mechanism for infrastructure charges, at the discretion of Council, as an incentive for developments that will deliver significant and sustainable economic development and growth outcomes 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 clause 5.5 of the Adopted Infrastructure Charges Resolution (No. 2) 2012, clause 5.5 of the Adopted Infrastructure Charges Resolution (No. 3) 2014, clause 5.5 of the Adopted Infrastructure Charges Resolution (No. 4) 2014 or clause 5.5 of the Adopted Infrastructure Charges Resolution (No. 5) 2015.

5.2.1.1 Eligible Land Use and Concession

A 75% 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
Medical, Health and Community Services	<p>Any development which has the principal purpose of being a medical, health or community service, and which has the scale and standard that would reasonably be expected to:</p> <ul style="list-style-type: none">(a) Significantly increase employment in the Rockhampton Region; and(b) Attract patients or clients from outside the Rockhampton Region. <p>Examples include: Hospitals, including overnight accommodation; medical centres; disability support services; respite centres.</p>

LEGAL & GOVERNANCE USE ONLY

Adopted/Approved:	Draft	Department:	Advance Rockhampton
Version:	1	Section:	Regional Development and Promotions
Reviewed Date:		Page No:	Page 3 of 6

Destination Tourism Facility	<p>Any development which has the principal purpose of being a destination tourism facility establishment, and which has the scale and standard that would reasonably be expected to:</p> <p>(a) Significantly increase employment in the Rockhampton Region; and</p> <p>(b) Attract visitors from outside the Rockhampton Region.</p> <p>Examples include: Recreational fishing infrastructure, including fishing lodges; adventure tourism facility; theme park; driving range; golf course; swimming pool.</p>
Educational and Training Establishment	<p>Any development which has the principal purpose of being a primary, secondary or tertiary educational establishment or training establishment, and which has the scale and standard that would reasonably be expected to:</p> <p>(a) Significantly increase employment in the Rockhampton Region; and</p> <p>(b) Attract students from outside the Rockhampton Region.</p> <p>Examples include: Private and public schools, including student accommodation; universities; training establishments.</p>
Aged Care and Retirement Facility	<p>Any development which has the principal purpose of being an aged and retirement facility, and which has the scale and standard that would reasonably be expected to:</p> <p>(a) Significantly increase employment in the Rockhampton Region; and</p> <p>(b) Attract residents from outside the Rockhampton Region.</p> <p>Examples include: Manager's residence and office; food and drink outlet; amenity buildings, communal facilities; staff accommodation.</p>
Farm Stay Accommodation	<p>Any development which has the principal purpose of providing farm stay accommodation for tourists.</p> <p>Examples include: Farm accommodation; farm camping.</p>
Resources Sector	<p>Any development servicing the resources sector which is of the scale and standard as outlined in paragraph 5.3.1.1.2.</p> <p>Examples include: Minerals processing, maintenance and workshop facilities, transport depots.</p>

5.2.1.2 Application of Concession

The concession will be applied to the adopted infrastructure charge at the time of payment required by clause 5.5 of Council's Adopted Infrastructure Charges Resolution (No. 2) 2012, clause 5.5 of the Adopted Infrastructure Charges Resolution (No. 3) 2014, clause 5.5 of the Adopted Infrastructure Charges Resolution (No.4) 2014 or clause 5.5 of the Adopted Infrastructure Charges Resolution (No. 5) 2015.

5.2.1.3 Treatment of Credits and Offsets

The concession applies to the applicable net infrastructure charges payable, calculated pursuant to the Council's Adopted Infrastructure Charges Resolution (No. 2) 2012, Adopted Infrastructure Charges Resolution (No. 3) 2014, Adopted Infrastructure Charges Resolution (No. 4) 2014 or Adopted Infrastructure Charges Resolution (No. 5) 2015 - that is the infrastructure charges less any applicable credits or offsets.

5.2.1 Ongoing Eligibility

The following will be applied to Part 1 – Infrastructure Charges Incentives:

LEGAL & GOVERNANCE USE ONLY			
Adopted/Approved:	Draft	Department:	Advance Rockhampton
Version:	1	Section:	Regional Development and Promotions
Reviewed Date:		Page No:	Page 4 of 6

5.2.2.1 Non-Commencement of Use

In the event that the use is not commenced within a year 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 pursuant to the issued Adopted Infrastructure Charges Notice or Negotiated Adopted 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 5.2.1.3, the Infrastructure Charges Incentive granted will be revoked and payment pursuant to the issued Adopted Infrastructure Charges Notice or Negotiated Adopted Infrastructure Charges Notice will be applicable.

5.3 Part 2 – General Incentives

Part 2 – General incentives provides for a range of general incentives and concessions, at the discretion of Council, as an incentive for developments that will deliver significant and sustainable economic development and growth outcomes in alignment with Council’s planning objectives.

The aim of the general incentives program is to reduce fees associated with qualifying development and processing times for development applications lodged with Council.

5.3.1 Additional Eligibility Criteria

To be eligible under Part 2 – General Incentives, development must meet **all** of the following requirements in addition to the requirements of paragraph 5.1:

5.3.1.1 Scale

The development must be considered by Council or the approval officer to deliver significant and sustainable economic development and growth outcomes in alignment with Council’s planning objectives.

5.3.1.1.2 Resource Sector

Applications for incentives under the resource sector must include a business plan including forecasted financials and employment. The business plan must be for a three year period from the date the development is expected to deliver the economic development and growth outcomes. Council must be satisfied the development will generate a 10% increase in the number of full time equivalent employees employed by the developer over the three year period.

5.3.2 General Incentives Mechanisms

The general incentives mechanisms are intended to provide a range of incentives and concessions for significant development located within the PIA:

5.3.2.1 Development Facilitation

It is recognised that the process of obtaining development approvals for significant projects can be complex. As such, Council is committed to facilitating development that meets the requirements of this policy.

Council’s facilitation includes:

- (a) Access to Council officers to provide advice on preparing development applications and applicability and incentives available,
- (b) Free of charge pre-lodgement meetings with relevant Council officers; and
- (c) Assistance with identifying and facilitating contact with the State Government agencies with a view to facilitating the development.

LEGAL & GOVERNANCE USE ONLY			
Adopted/Approved:	Draft	Department:	Advance Rockhampton
Version:	1	Section:	Regional Development and Promotions
Reviewed Date:		Page No:	Page 5 of 6

5.4 Ongoing Eligibility

The following will be applied to Part 1 Infrastructure Charges Incentives and Part 2 – General Incentives:

5.4.1 When is Development Completed?

Completion of development will be once the change of the material change of use happens.

5.4.2 Non-Completion of Development

In the event that the development is not completed within three years of the development application being approved by Council, the general incentives granted will be revoked and development application fees, service and connection fees will not be refunded.

5.5 Approvals and Non-Approvals

The CEO, General Manager Advance Rockhampton or Manager Regional Development and Promotions may approve development incentive applications in full under this policy.

Approval 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) Upon adoption of a new planning scheme for the Rockhampton Regional Council planning area;
- (b) The related information is amended or replaced; or
- (c) Other circumstances as determined from time to time by the Council.

7 Document Management

Sponsor	Chief Executive Officer
Business Owner	General Manager Advance Rockhampton
Policy Owner	Manager Regional Development and Promotions
Policy Quality Control	Legal and Governance



LEGAL & GOVERNANCE USE ONLY			
Adopted/Approved:	Draft	Department:	Advance Rockhampton
Version:	1	Section:	Regional Development and Promotions
Reviewed Date:		Page No:	Page 6 of 6