

DEVELOPMENT INCENTIVES POLICY 1 DECEMBER 2013 to 31 JULY 2017 (COMMUNITY POLICY)

1. Scope:

This policy applies to development within the Rockhampton Region.

2. Purpose:

To provide guidance on applying for incentives for developments that will deliver significant and sustainable economic development and growth outcomes for the Region.

3. Related Documents:

Primary

Nil

Secondary

Sustainable Planning Act 2009

Sustainable Planning Regulation 2009

Fitzroy Shire Planning Scheme 2005 (Superseded)

Mt Morgan Shire Planning Scheme 2003 (Superseded)

Rockhampton City Plan 2005 (Superseded)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:

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Region	All areas covered by the Rockhampton Region Planning Scheme (RockePlan), Rockhampton City Plan (Superseded), Fitzroy Shire Planning Scheme (Superseded) and Mount Morgan Shire Planning Scheme (Superseded).

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5. Policy Statement:

The Development Incentives 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 Program is on developments that will:

- Create new jobs and investment;
- Value-add through enhanced service delivery or supply chains;
- Generate growth within identified strategic industrial and commercial locations;
- Diversify and make the local economy more sustainable; and
- Activate the Rockhampton Central Business District.

The Development Incentives Policy is a discretionary scheme which seeks to attract and support projects that will deliver the greatest economic benefits to the 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.

This policy supports key outcomes under the Rockhampton City Plan (Superseded) and RockePlan by maintaining the Central Business District as the central service centre for the Region, including the highest order goods and services and large scale offices. It also supports the purpose of the recent amendment to the Fitzroy Shire Planning Scheme (Superseded) and RockePlan to encourage and provide certainty for industrial development in the Gracemere – Stanwell zone.

It is not the purpose of the Development Incentives Policy to enhance the viability of marginal and/or speculative development. As a discretionary scheme, Council reserves the right to approve or refuse applications made under the Development Incentives Policy at its sole discretion.

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 Development Incentives Policy there must be a separate application on the prescribed forms.

To be eligible under Part 1 and Part 2 of the Development Incentives Policy, a development must meet **all** requirements:

5.1.1 Commencement of Policy

The Development Incentives Policy will only apply to development applications received by Council after 1 December 2013. 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 Priority Infrastructure Area (PIA) as identified in the State Planning Regulatory Provision (adopted charges) July 2012.

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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 Use (as identified in Appendix A and Appendix B).

5.1.4 Commencement of Use

This policy will be applied to properly made development applications received by Council between 1 December 2013 and 31 July 2017. The use must commence 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 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 three years 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 Development Incentives 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.

6 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.

6.1 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.

6.1.1 Maximum Concession

The maximum concession on payment of infrastructure charges in accordance with the Adopted Infrastructure Charges Notice is:

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Location	Maximum Concession
Rockhampton Central Business District – Precinct 1	100%
Rockhampton Central Business District – Precinct 2 (where Gross Floor Area or building footprint remain unchanged)	100%
Precinct 2 (where Gross Floor Area or building footprint remain unchanged)	50%
Rockhampton Central Business District – Precinct 1 – Special Use Precinct, Inner City North Cultural – Residential development	50%
All other areas	50%

6.1.2 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.

6.1.3 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.

6.2 Ongoing Eligibility

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

6.2.1 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 pursuant to the issued Adopted Infrastructure Charges Notice or Negotiated Adopted Infrastructure Charges Notice will be applicable.

6.2.2 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 section 6.1.3, 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.

7 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.

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

7.1 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 section 5.1:

7.1.1 Scale

The development must be considered by Council to deliver significant and sustainable economic development and growth outcomes in alignment with Council's planning objectives.

7.1.2 Scope

Reconfiguring a Lot and Operational Works that is code assessable in relation to an Eligible Use contained in section 5.1 may be considered when assessing applications.

7.2 General Incentives Mechanisms

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

7.2.1 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:

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

7.2.2 Refunding of development application fees

Development application fees associated with developments approved under Part 2 – General Incentives, and has been paid to Council; will be refunded on completion of the development.

7.2.3 Rockhampton CBD Parking Concessions

Council will give consideration to granting appropriate parking concessions for significant projects within the Rockhampton Central Business District Precincts 1 and 2 in particular where the intensity of use or the footprint of the development remains unchanged.

7.2.4 Service and Connection Fees

Council water meter and service connection fees associated with developments eligible under Part 2 – General Incentives will be refunded on completion of the development.

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7.3 Ongoing Eligibility

The following will be applied to Part 2 – General Incentives:

7.3.1 When is Development Completed?

Completion of development will be taken as in the case of:

- A material change of use – once the change happens;
- Building work– once the certificate of classification for the building work is issued;
- Operational works – once the work is placed “on defects”; or
- Reconfiguring a lot – once the survey plan is endorsed with a compliance certificate by Council.

7.3.2 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 and service and connection fees will not be refunded.

8 Review Timelines:

This policy will be reviewed when any of the following occur:

8.2 Upon adoption of a new planning scheme for the Rockhampton Regional Council planning area;

8.3 The related information is amended or replaced; or

8.4 Other circumstances as determined from time to time by Council.

9 Responsibilities:

Sponsor	Chief Executive Officer
Business Owner	General Manager Regional Development and Aviation
Policy Owner	Manager Regional Development and Promotions
Policy Quality Control	Corporate Improvement and Strategy

EVAN PARDON
CHIEF EXECUTIVE OFFICER

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Appendix A

Eligibility Uses – Rockhampton Central Business District

Table 1 - Central Business District – Precincts 1 and 2 - Eligible Uses

Column 1 Use Category	Column 2 Development under the Rockhampton City Plan 2005	Column 3 Development under RockePlan
Residential		
Residential	Multi unit dwelling – except when located at ground level in precinct 1 – retail core	Multiple dwelling
Accommodation (short term)	Accommodation building (motel) – except when located at ground level in precinct 1 – retail core Hotel (accommodation)	Short-term accommodation
Accommodation (long term)	Accommodation building (serviced apartments) – except when located at ground level in precinct 1 – retail core	Rooming accommodation
Non-Residential		
Places of assembly	Club Community facility Restaurant (conference facility)	Club Community use Function facility
Commercial (bulk goods)	Showroom – except where the site does not have frontage to Fitzroy Street in precinct 2 – business services.	Showroom
Commercial (retail)	Commercial premises (personal service) Restaurant (not including conference facility) Shop – except where within precinct 2 – business services, each tenancy of the proposed use, including associated existing use if the proposed use is an extension of an existing use, occupies a total Gross Floor Area within the building or buildings on the site of greater than 250m ² Take-away food store	Shop Food and drink outlet
Commercial (office)	Commercial premises (office activities)	Office
Education facility	Child care centre Educational establishment	Child care centre Educational establishment
Entertainment	Cinema	Hotel

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Column 1 Use Category	Column 2 Development under the Rockhampton City Plan 2005	Column 3 Development under RockePlan
	Hotel (non residential component)	Nightclub entertainment facility
Indoor sport and recreational facility	Indoor sport and recreation	Indoor sport and recreation
Essential services	Commercial premises (health or medical service) Emergency services – when not on flood prone land	Emergency services Health care services
Specialised uses	Car park Commercial premises (tourism service)	Parking station Tourist attraction

Table 2 – Central Business District – Precinct 1 - Special Use Precinct, Inner City North Cultural – Eligible Uses

Column 1 Use Category	Column 2 Development under the Rockhampton City Plan 2005	Column 3 Development under RockePlan
Residential		
Special Use Precinct, Inner City North Cultural	Accommodation building Multi unit dwelling	Multiple dwelling Rooming accommodation Short-term accommodation

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Appendix B

Eligibility Uses – Areas Other Than the Rockhampton Central Business District Precincts 1 and 2

Table 3- All Other Areas – Eligible Uses

Column 1 Use Category	Column 2 Development under the applicable local planning instruments			
	Rockhampton City Plan 2005	Mount Morgan Shire Planning Scheme 2003	Fitzroy Shire Planning Scheme 2005	RockePlan 2015
Non-residential				
Places of assembly	Club, Restaurant (conference facility).	Commercial premises.	Indoor entertainment, Food premises (function centres), Commercial premises (funeral parlour).	Club, Community use, Function facility.
Commercial (bulk goods)	Showroom, Landscape supplies, Nursery/garden centre.	Commercial premises, Horticulture C.	Showroom, Landscape supplies, Plant nursery, Vehicle showroom.	Showroom, Bulk landscape supplies, Garden Centre, Warehouse.
Commercial (retail)	Shop Restaurant (not including conference facility), Take away food store, Service station, Car wash, Major shopping outlet, Commercial premises (personal service).	Commercial premises (retail).	Shop, Food premises (restaurants, cafes), Service station, Retail/commercial complex.	Shop, Shopping centre, Food and drink outlet, Service station.
Commercial (office)	Commercial premises (office activities), Display home/office.	Commercial premises (office).	Commercial premises (professional services).	Office.
Education facility	Child care centre, Educational establishment.		Community purpose (Education Establishments, child care centre).	Child care centre, Educational establishment.

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Column 1 Use Category	Column 2 Development under the applicable local planning instruments			
	Rockhampton City Plan 2005	Mount Morgan Shire Planning Scheme 2003	Fitzroy Shire Planning Scheme 2005	RockePlan 2015
Entertainment	Hotel (non residential component), Nightclub, Cinema.	Commercial premises.	Hotel (non residential component), Indoor entertainment (nightclub).	Hotel, Nightclub entertainment facility, Bar.
Indoor sport and recreational facility	Indoor sport and recreation.		Indoor entertainment (indoor sports centre).	Indoor sport and recreation.
Industry	Low impact industry, Medium impact industry, Warehouse, Bulk store, Vehicle depot.	Industrial premises.	Low impact industry, Medium impact industry, Warehouse, Bulk store, Vehicle depot.	Low impact industry, Medium impact industry, Marine industry, Research and technology industry, Service industry, Special industry, Warehouse.
High impact industry	High impact industry.	Industry B.	High impact industry.	High impact industry.
Essential services	Public facility, Emergency services, Health care, Commercial premises (health or medical service), Special needs accommodation (non residential component), Aged care accommodation (non residential component), veterinary clinic.	Commercial premises.	Community purpose (emergency services), Commercial premises (veterinary clinic), Public facility – other.	Emergency services, Health care services, Retirement facility, Veterinary services.
Specialised uses	Transport terminal, Crematorium,	Tourist business (non residential	Transport terminal, Community purpose (crematorium),	Transport depot, Crematorium,

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Column 1 Use Category	Column 2 Development under the applicable local planning instruments			
	Rockhampton City Plan 2005	Mount Morgan Shire Planning Scheme 2003	Fitzroy Shire Planning Scheme 2005	RockePlan 2015
	Indoor and outdoor sport and recreation (outdoor component only), Tourist facility, (non residential component), Commercial premises (tourism service).	component).	Outdoor entertainment, Motor sport facility.	Motor sport facility, Tourist attraction, Air services, Environment facility, Nature-based tourism.

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Adopted/Approved: Adopted, 27 June 2017

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