

Incentivising Infill Development

Head of Power

Local Government Act 2009

Related Legislation

Sustainable Planning Act 2009

Sustainable Planning Regulation 2009

Planning Act 2016

Planning Regulation 2017

Economic Development Act 2012

Economic Development Regulation 2013

Objective

The objectives of this Policy are to:

- (1) establish Council's policy position on incentivising infill development;
- (2) establish the incentives to be offered;
- (3) set out the circumstances and development types that are to be targeted under this policy; and
- (4) establish the procedure for identifying and assessing potential applicants.

Application

1. Council will refund/discount the defined charges within the defined areas for the defined uses where the following conditions are met:
 - a) Development approval that:
 - (i) took effect between 1 February 2016 and 30 June 2021 inclusive, and was assessed and approved under the MBRC Planning Scheme that commenced on 1 February 2016 or The Mill at Moreton Bay PDA Development Scheme; or
 - (ii) is pending approval where the only reason it has not been decided is due to ongoing infrastructure negotiations involving the State Government and/or the Council.
 - b) Application for the refund/discount of the defined charges is made to Council on or prior to 30 June 2021.
 - c) Building work is to be substantially commenced by 31 December 2022.
 - d) Applications decided by the Planning and Environment Court are ineligible for consideration under this policy.
2. The following are additional requirements that are specific for the uses identified:
 - a) Multiple Dwelling
 - Contain a minimum of 20 units;
 - Be at least three storeys in height; and
 - Be designed, finished and maintained to a very high visual design standard as determined in the Council's sole discretion.

- b) Rooming Accommodation (Student accommodation)
- Is for either Rooming accommodation (off-site student accommodation) or Educational establishment (on-site student accommodation);
 - Provide accommodation for students enrolled at a tertiary or higher education campus, including university and TAFE colleges and private educational establishments providing nationally accredited courses;
 - Contain a minimum of 20 bedrooms;
 - Contain an ancillary communal recreation space to be shared by the students with a minimum area of 30 square metres;
 - Be designed, finished and maintained to a very high visual design standard as determined in the Council's sole discretion;
 - Include an active onsite management regime and presence, to control day-to-day activities on the site and ensure that standards of amenity, maintenance and behaviour are maintained; and
 - Be operated and actively managed by a bona fide and experienced tertiary or higher education student accommodation provider.
- c) Mixed Use Development
- Containing a combination of residential and non-residential uses; and
 - Be designed, finished and maintained to a very high visual design standard as determined in the Council's sole discretion.
- d) Short Term Accommodation
- Be designed, finished and maintained to a very high visual design standard as determined in the Council's sole discretion.
- e) Retirement facility
- Be designed, finished and maintained to a very high visual design standard as determined in the Council's sole discretion.
- f) Residential care facility
- Be designed, finished and maintained to a very high visual design standard as determined in the Council's sole discretion.
- g) Office
- Containing a minimum of 2,000m² gross floor area; and
 - Be designed, finished and maintained to a very high visual design standard as determined in the Council's sole discretion.
3. Council at its discretion can consider any matter relevant to this Policy.

Policy Statement

1. To incentivise infill development projects for specific uses in the Moreton Bay Regional Council Local Government Area by:
- a. Refunding application fees; and
 - b. Discounting infrastructure charges

where the proposed development meets the conditions of this Policy. The application fees and infrastructure charges that would usually be applied are referred to as the defined charges.

2. The total value pool for the incentive projects during the term of the policy is limited to \$10,000,000 or as otherwise determined by Council.

3. This Policy commences on 1 July 2017 and is valid for four years or as otherwise determined by Council.
4. This Policy applies for the following defined uses that have been assessed and approved under the MBRC Planning Scheme (commenced on 1 February 2016) or The Mill at Moreton Bay PDA Development Scheme:
 - a) Rooming Accommodation (Student accommodation);
 - b) Mixed use development (must include a combination of residential and non-residential uses);
 - c) Multiple dwelling, excluding townhouses, row housing, triplex or the like;
 - d) Short term accommodation;
 - e) Retirement facility;
 - f) Residential care facility; and
 - g) Office
5. This Policy applies to the following defined areas:
 - a) the Redcliffe Peninsula Rail Corridor as identified on Map 1;
 - b) the Centre Zone, Caboolture precinct and within 800m walking distance from the Caboolture train station as identified on Map 2;
 - c) the Centre Zone, Strathpine precinct and within 800m walking distance of the Strathpine train station as identified on Map 3; and
 - d) the Arana Hills Centre Incentives Area as identified on Map 4.

Review Triggers

This Policy will be reviewed for applicability, continuing effect and consistency with related documents and the Law when any of the following occurs:

- (1) The related documents are amended.
- (2) The related documents are replaced by new documents.
- (3) Amendments are made to the head of power which affect the scope and effect of a Policy of this nature are made to the Law.

Otherwise, this Policy is to be reviewed annually for relevance and effectiveness.

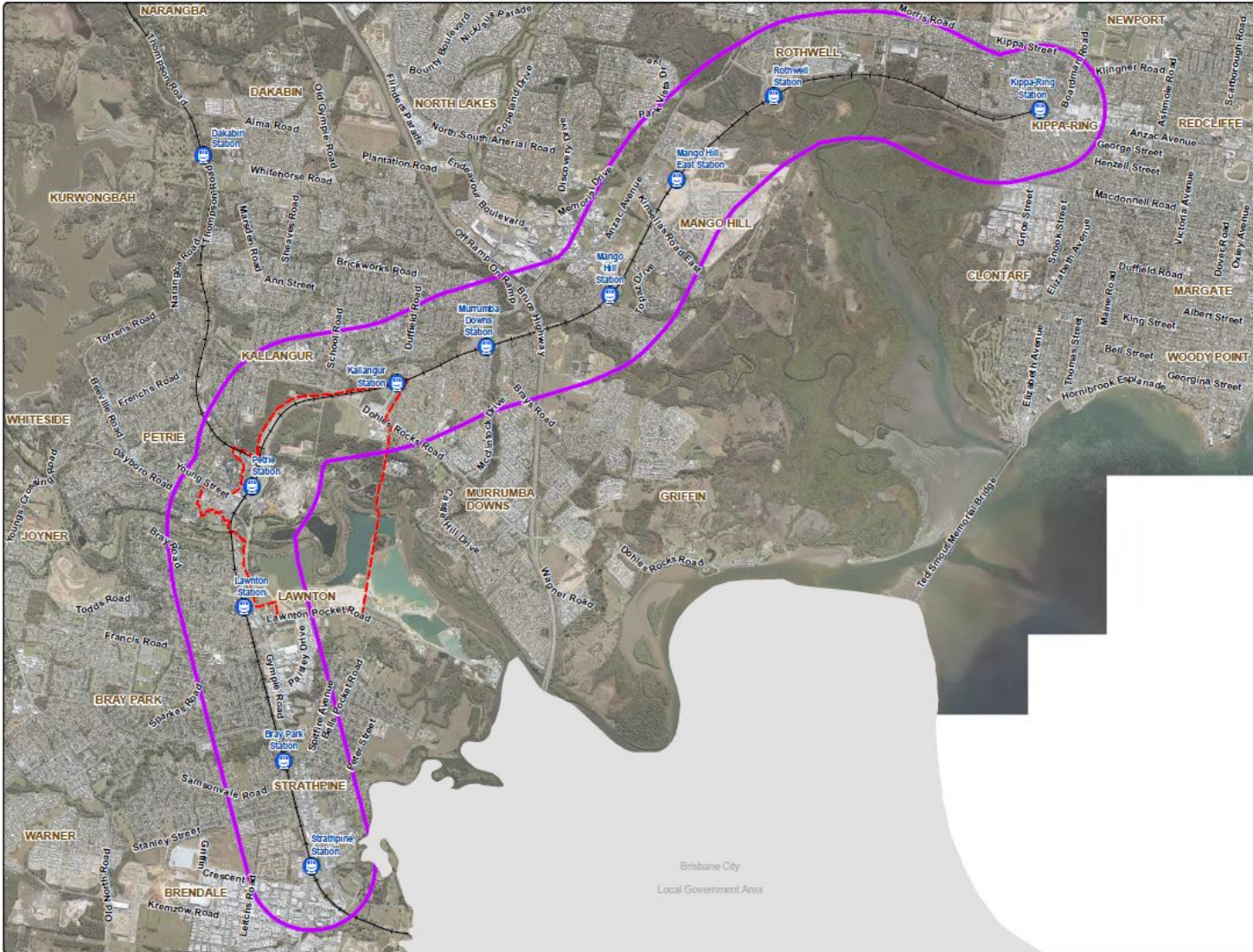
Responsibility

This Policy is to be:

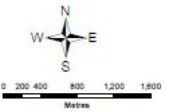
- (1) implemented by the Director Planning and relevant Development Services employees.
- (2) reviewed and amended in accordance with the "Review Triggers" by the authorised Development Services employees at the direction of the Director Planning.

Policy: 2150-096		Official Version: 62575730 (previously A15700318)	
Document Control			
Version / Reviewed	Version Adoption (Council meeting / Minute Page) Reviewed (revision comment)	Date	Word version reference
Version 1	Coordination Committee (17/1315)	27.6.2017	A15465953
Version 2	Coordination Committee (17/2230)	28.11.2017	A15700318
Version 3	Coordination Committee (19/1072)	4.6.2019	A16776093
Version 4	General Meeting (19/1816)	20.8.2019	A18980199
Version 5	General Meeting (21/534)	21.7.2021	62425959

MAP1 - Redcliffe Peninsula Line Incentives Area



- Legend**
- 300m Rail Corridor Incentive Area
 - Railway Station
 - + Rail line
 - The Mill at Moreton Bay POD

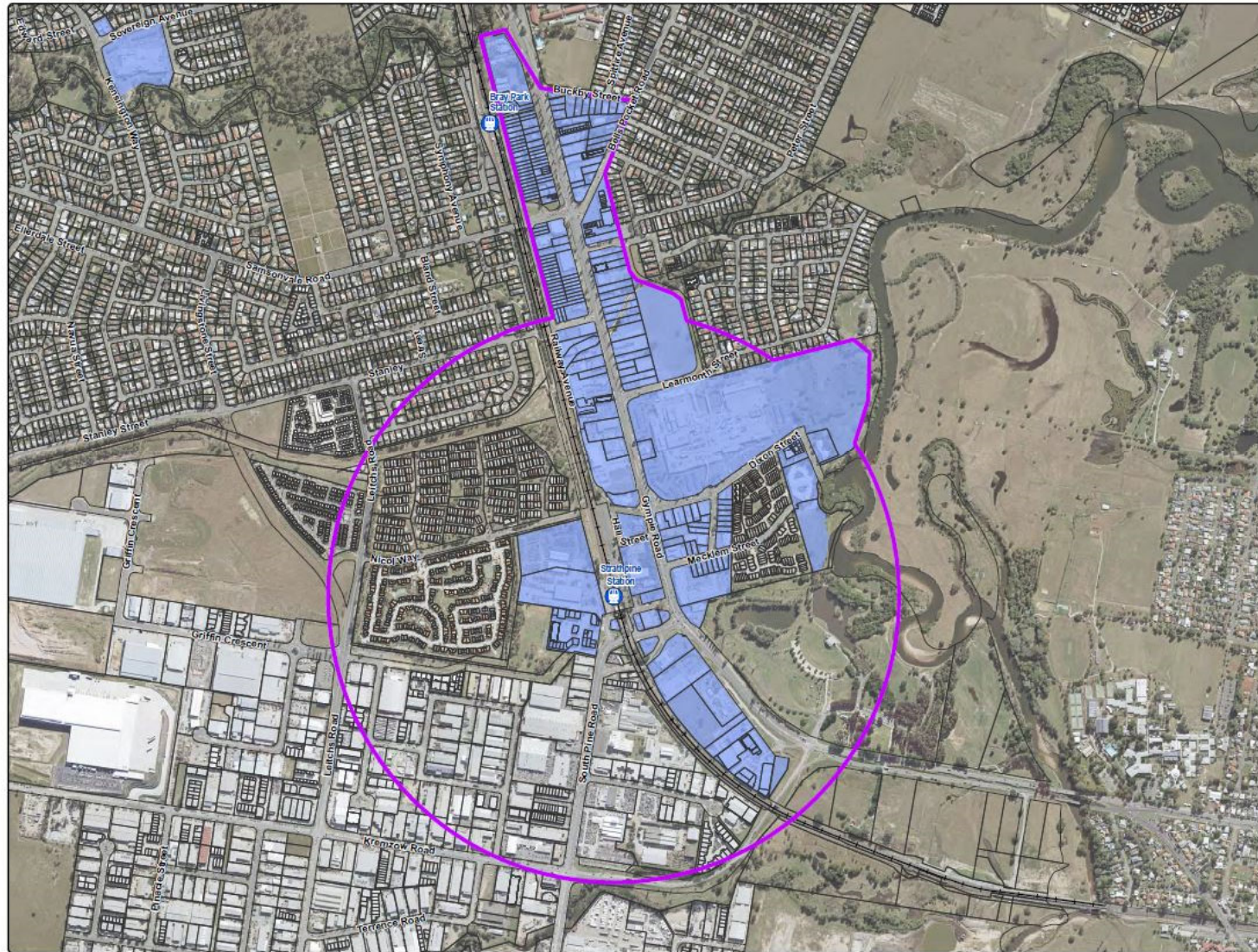


SCALE (A3) 1:45,000
21 November 2017
Ref: 1702-20-LW

Geographical Information Services
Moreton Bay Regional Council
PO Box 159, CABOODI, QLD 4510
Ph: (07) 3205 0555 Fax: (07) 3205 0599
Email: gis@moretonbay.qld.gov.au
Web: www.moretonbay.qld.gov.au

Copyright Moreton Bay Regional Council and the Queensland State Government. Moreton Bay Regional Council supplies this map under the following conditions: Mapping details are supplied from information contained in the Council's records which may have been furnished to the Council by other persons. Moreton Bay Regional Council gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of correspondence with any Council records in this matter. Persons making decisions with financial or legal implications must not rely upon the map details shown on this map for the purpose of determining whether any particular facts or circumstances exist and the Moreton Bay Regional Council does not officers and agents expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

MAP2 - STRATHPINE CENTRE INCENTIVES AREA



Legend

- Incentive Area
- Railway Station
- Rail line
- Planning Scheme Zone
Centre

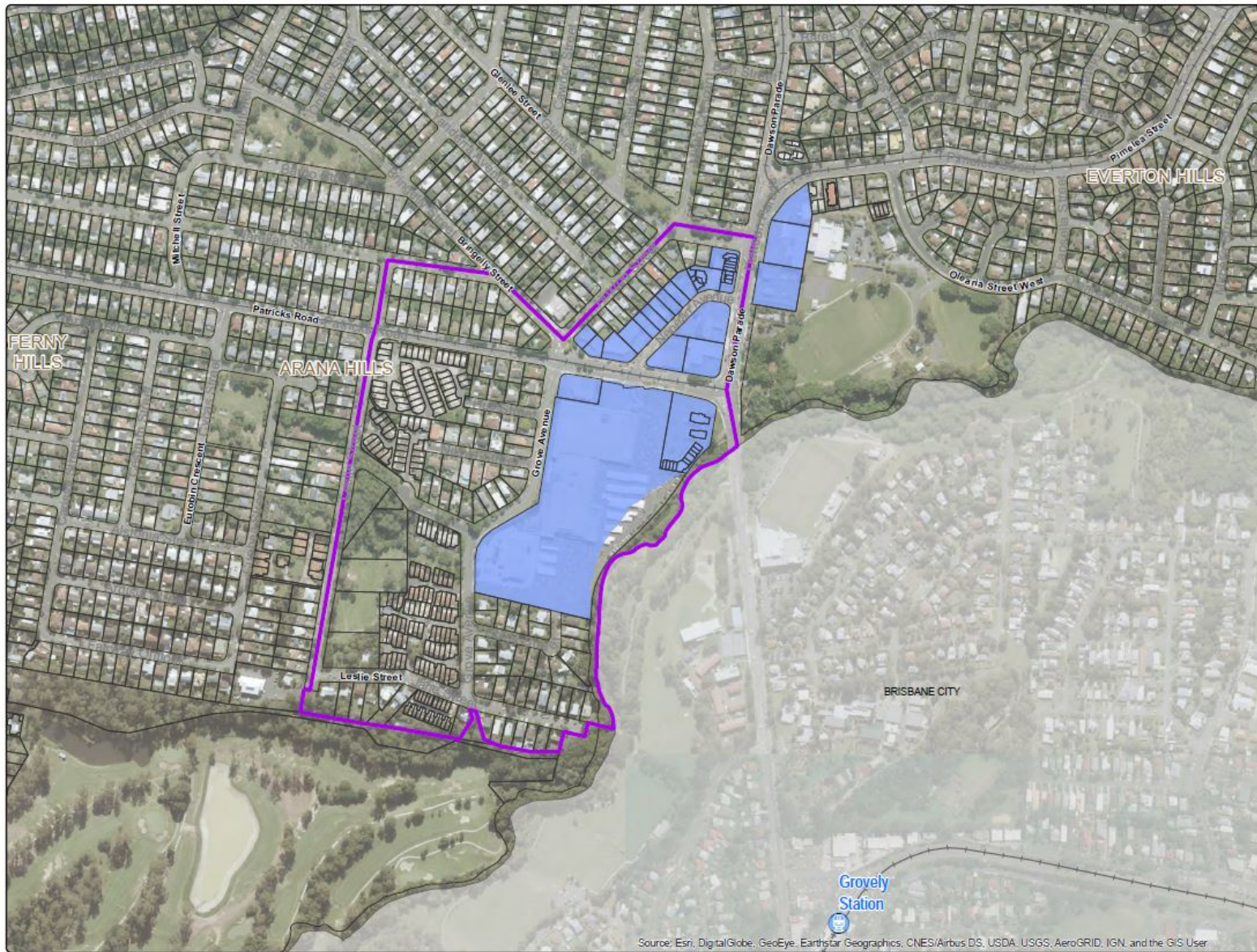


SCALE (A3) 1:10,000
14 February 2017
Ref: 1701-12-CA

Geographical Information Services
Moreton Bay Regional Council
PO Box 150, CABOOLTURE QLD 4510
Ph: (07) 5335 0555 Fax: (07) 5335 0599
Email: gis@moretonbay.qld.gov.au
Web: www.moretonbay.qld.gov.au

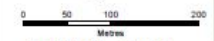
Copyright Moreton Bay Regional Council and the Queensland State Government. Moreton Bay Regional Council supplies this map under the following conditions: Mapping details are supplied from information contained in the Council's records which may have been furnished to the Council by other persons. Moreton Bay Regional Council gives no warranty or guarantee of any kind, expressed, implied or otherwise, to the correctness or accuracy of the data shown in this matter. Persons making decisions with financial or other implications that rely upon this map, should consult the City for the purpose of determining whether any particular facts or circumstances exist and the Moreton Bay Regional Council gives no officers and agents expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

MAP4 - ARANA HILLS CENTRE INCENTIVES AREA



Legend

- Incentive Area
- Railway Station
- Rail line
- Planning Scheme Zone**
- Centre



SCALE (A3) 1:5,000
 15 August 2019
 Ref: 1701-12-CA

Geographical Information Services
 Moreton Bay Regional Council
 PO Box 150, CABOOLTURE QLD 4510
 Ph: (07) 5205 0550 Fax: (07) 5205 0599
 Email: gis@moretonbay.qld.gov.au
 Web: www.moretonbay.qld.gov.au

Copyright Moreton Bay Regional Council and the Queensland State Government. Moreton Bay Regional Council supplies this map under the following conditions. Mapping details are supplied from information contained in the Council's records, which may have been prepared by the Council or other persons. Moreton Bay Regional Council gives no warranty or guarantee of any kind, expressed, implied, or statutory, in the correctness or accuracy of the map details or the degree of compliance with any Council standards in this matter. Persons making decisions with financial or legal implications must not rely upon the map details shown on this plan for the purpose of determining whether any particular facts or circumstances exist and the Moreton Bay Regional Council and its officers and agents expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon the information.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User