



# SUPPORTING INFORMATION

**for respective items considered at**

**Coordination Committee Meeting**

**4 June 2019**

***SUPPORTING INFORMATION***

**Ref: A16776093**

The following list of supporting information is provided for:

**ITEM 1.1**

**ADOPTION OF COUNCIL POLICY - INCENTIVISING INFILL DEVELOPMENT - REGIONAL**

***#1 Policy 2150-096 - Incentivising Infill Development***

**#1 Policy 2150-096 - Incentivising Infill Development**



Policy: 2150-096

**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 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.
  - 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 2021.
  - 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.

ITEM 1.1 - ADOPTION OF COUNCIL POLICY - INCENTIVISING INFILL DEVELOPMENT - REGIONAL (Cont.)



*Policy: 2150-096 - Incentivising Infill Development*

- 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 2,000m<sup>2</sup> 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 chargeswhere 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.

ITEM 1.1 - ADOPTION OF COUNCIL POLICY - INCENTIVISING INFILL DEVELOPMENT - REGIONAL (Cont.)



Policy: 2150-096 - Incentivising Infill Development

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; and
  - c) the Centre Zone, Strathpine precinct and within 800m walking distance of the Strathpine train station as identified on Map 3.

**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 Economic Development 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 and Economic Development.

<b>Policy: 2150-096</b>			<b>Official Version: A15508965</b>
Incentivising Infill Development			
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
<b>Version 3</b>	<b>DRAFT</b>	<b>.2019</b>	<b>A16776093</b>

*ITEM 1.1 - ADOPTION OF COUNCIL POLICY - INCENTIVISING INFILL DEVELOPMENT - REGIONAL (Cont.)*



*Policy: 2150-096 - Incentivising Infill Development*

Defined area maps attached:

- 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; and
- c) the Centre Zone, Strathpine precinct and within 800m walking distance of the Strathpine train station as identified on Map 3.

***SUPPORTING INFORMATION***

**Ref: [A18085914](#)**

The following list of supporting information is provided for:

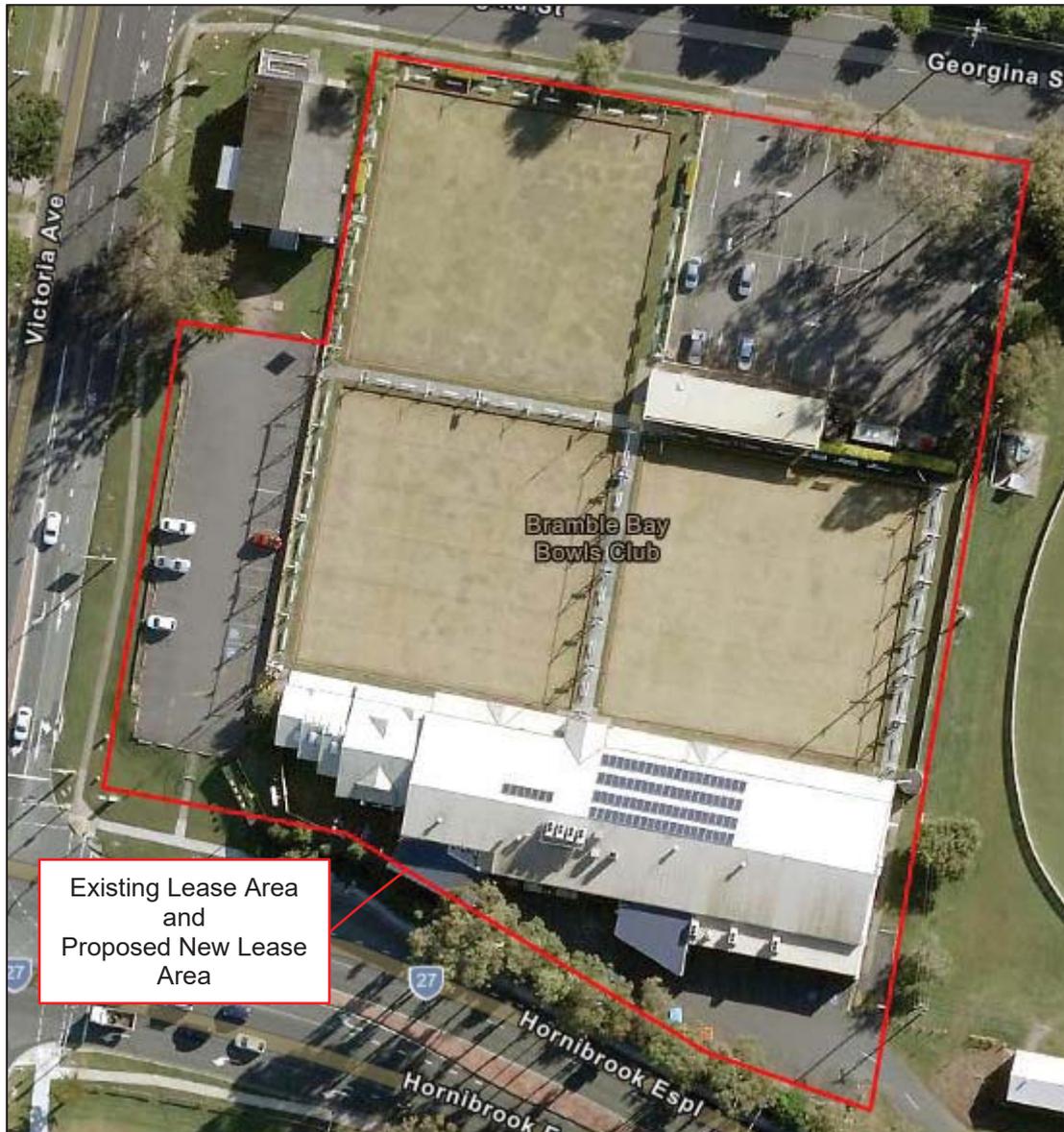
**ITEM 5.1**

**NEW LEASE - BRAMBLE BAY BOWLS AND RECREATION CLUB INC. - DIVISION 6**

***#1 Bramble Bay Bowls and Recreation Club Inc. lease area***

ITEM 5.1 - NEW LEASE - BRAMBLE BAY BOWLS AND RECREATION CLUB INC. (Cont.)

**#1 Bramble Bay Bowls and Recreation Club Inc. lease area**



**SUPPORTING INFORMATION**

**Ref: [A18564632](#)**

The following list of supporting information is provided for:

**ITEM 7.1**

**MANAGEMENT OF COUNCIL OWNED CARAVAN PARKS - DIVISIONS 1, 2 & 6**

***#1 Beachmere Caravan Park***

***#2 Donnybrook Caravan Park***

***#3 Toorbul Caravan Park***

***#4 Bells Caravan Park***

***#5 Bongaree Caravan Park***

ITEM 7.1 - MANAGEMENT OF COUNCIL OWNED CARAVAN PARKS - DIVISIONS 1, 2 & 6 (Cont.)

**#1 Beachmere Caravan Park**



ITEM 7.1 - MANAGEMENT OF COUNCIL OWNED CARAVAN PARKS - DIVISIONS 1, 2 & 6 (Cont.)

**#2 Donnybrook Caravan Park**



ITEM 7.1 - MANAGEMENT OF COUNCIL OWNED CARAVAN PARKS - DIVISIONS 1, 2 & 6 (Cont.)

**#3 Toorbul Caravan Park**



ITEM 7.1 - MANAGEMENT OF COUNCIL OWNED CARAVAN PARKS - DIVISIONS 1, 2 & 6 (Cont.)

**#4 Bells Caravan Park**



ITEM 7.1 - MANAGEMENT OF COUNCIL OWNED CARAVAN PARKS - DIVISIONS 1, 2 & 6 (Cont.)

**#5 Bongaree Caravan Park**

