

Incentivising Infill Development Acceptance and Allocation Application

Postal Address
PO Box 159
Caboolture QLD 4510

Development Services
Ph: 07 3205 0555

Internet
www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au

This form is to be completed when applying under the Incentivising Infill Development Policy ABN: 92 967 232 136

Applicant details:

Company name (if applicable):

Mr Mrs Ms Miss

Name:

Address:

Postal address:

Email address:

Home number: Mobile phone: Work phone:

Note: Contact numbers which you provide may be used to update council's records.

Subject property information:

Street address:

Real property description: Lot: Plan:

Declaration:

I/We acknowledge:

- The Incentivising Infill Development Policy is a discretionary scheme which seeks to attract and support projects that will deliver the greatest economic benefits to the Moreton Bay Regional Council area. The Development Incentives program does not replace the function or application of Council's current Adopted Charges Resolution or any representations made against an Infrastructure Charges Notice that may result in a Negotiated Infrastructure Charges Notice.
- The Incentivising Infill Development initiative has been established by and is subject to Council's Policy No. 2150-096 and Policy Directive which have been provided and/or made available.
- It is not the purpose of the Incentivising Infill Development 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 Incentivising Infill Development Policy at Council's sole discretion.
- Submission of this signed application form does not guarantee financial incentive approval for either all, or part of, the incentive being sought.
- In accordance with Council's Policy No. 2150-096 the final date to lodge an application is 30 June 2019. All applications must be accompanied by an approved Material Change of Use - Development Permit approved under the MBRC Planning Scheme or The Mill at Moreton Bay Priority Development Area - Development Permit, that has not been decided by the Planning and Environment Court.
- Upon approval and acceptance of a project under the Incentivising Infill Development Policy, regular progress updates are required to be provided in accordance with the approved work schedule and milestone timeline.
- Terms and conditions stated in the Acceptance Letter of an approved project must be strictly adhered to, and demonstrate that building works have substantially commenced by 31 December 2019.
- Extensions to an approved work schedule is to be discussed with prior to 31 December 2019 and agreed to by Council prior to the completion of the project. Failure of the project to deliver on approved milestones and the agreed completion date may lead to a review of the proposal and its acceptance under the Incentivising Infill Development Policy.
- I/We, the undersigned, authorise Council to undertake any necessary due diligence and declare that all details provided in this application are correct to the best of my ability. I/We understand Council's privacy statement and policy on confidentiality.

Name:

Signature:

Date:

Privacy statement

Moreton Bay Regional Council is collecting your personal information for the purpose of development application services. The collection of this information is authorised under the Planning Act 2016 (Qld). Your information will not be given to any other person or agency unless you have given us permission or we are required by law.

Part 1: Location Criteria - Defined Areas

- Redcliffe Peninsula Rail Corridor as identified on [Map 1](#).
- Centre Zone, Caboolture precinct and within 800m walking distance from the Caboolture train station as identified on [Map 2](#)
- Centre Zone, Strathpine precinct and within 800m walking distance of the Strathpine train station as identified on [Map 3](#)

Part 2: Use Criteria - Defined Uses

Development application assessed and approved under the MBRC Planning Scheme (which commenced on Monday 1 February 2016) or The Mill at Moreton Bay PDA Development Scheme (select appropriate).

- 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;
 - Include an active on-site 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.
- Mixed use building (a mix of shop and / or office uses with multiple dwelling and / or short-term accommodation).
- Multiple dwelling:
 - Contain a minimum of 20 units; and
 - Be at least three storeys in height.
- Short-term accommodation.
- Retirement facility.
- Residential care facility:
 - Contain a minimum of 75 beds.

Part 3 Design and finishes *(Plans and graphics can be attached to illustrate the description provided below)*

Describe how the overall project /development, will be designed, finished and maintained to a very high visual design standard.

If a pre-approval letter of support under this policy has already been issued by Council, confirm and describe how the original high standard of design, finishes and materials being proposed by this development are being maintained.

Part 4: Project time frame/construction milestones - Outline construction milestones.

Note: Building work to be substantially commenced by 31 December 2019.

Part 5: Where Not All Criteria Is Met:

This part is to be completed only when all criteria is not being met i.e.

1. Not meeting the criteria in Full and wish to be considered under this policy.
2. Have an exemplar project that achieves a high level of infill development within the key project area.
3. Plans for the project include a standard of construction that will be designed, finished and maintained to a very high visual design standard.

Prior to completing this form please contact our development incentive facilitators to discuss the merits of the proposal.

Outline the merits of your proposal and how your development will meet the intent of the Policy.

Part 6: Defined Charges:

Upon approval of the project under the Incentivising Infill Development Policy, an Acceptance Letter will be issued, including confirmation in relation to concessions being sought below, and the agreed works schedule:

- Infrastructure Charges to be waived.
- MBRC development application fees to be refunded upon completion of project.

Part 7: Supporting documentation:

Please provide the following supporting documentation with this application:

- Pre-approval letter/Pre-lodgement Written Advice (if applicable).
- Material Change of Use - Development Permit or PDA Development Permit - including copy of approved plans (assessed and approved under MBRC Planning Scheme or The Mill at Moreton Bay PDA Development Scheme).

Development Application Number:

- Copy of business/project plan, including work schedule and construction milestones.
- Any additional documentation to support the application.