

Attraction of Tourism Development

Head of Power

Local Government Act 2009

Related Legislation

Local Government Regulation 2012

Planning Act 2016

Planning Regulation 2017

Objective

The objective of this policy is to establish an efficient, effective, transparent and accountable system to facilitate the development of key tourism land uses in the Moreton Bay Regional Council local government area (LGA).

Definitions

Chief Executive Officer means Moreton Bay Regional Council's Chief Executive Officer.

Council means Moreton Bay Regional Council.

Development approval see the *Planning Act 2016*

Development see the *Planning Act 2016*

Hotel see the *Planning Regulation 2017*

Infrastructure agreement see the *Planning Act 2016*

Major sport, recreation and entertainment facility see the *Planning Regulation 2017*

Nature-based tourism see the *Planning Regulation 2017*

Priority hinterland tourism area means land identified in Schedule 1

Resort complex see the *Planning Regulation 2017*

Short-term accommodation see the *Planning Regulation 2017*

Team member means all employees of Council, whether employed on a permanent, temporary, or part-time basis. This definition also includes volunteers and employees of businesses and entities contracted to provide services to, or on behalf of, Council.

Tourism accommodation means:

- a. a Tourist park; or
- b. a Hotel (accommodation component only); or
- c. a Short-term accommodation; or
- d. a Resort complex (accommodation component only); or
- e. a Nature-based tourism (accommodation component only); and

Tourist park see the *Planning Regulation 2017*

Application

This policy applies to all team members who are responsible for supporting and attracting tourism investment opportunities to Moreton Bay LGA and any developers looking to invest in tourism accommodation or major sport, recreation or entertainment facilities through a possible reduction or deferment of infrastructure charges.

Policy Statement

This policy applies if:

1. a development approval has been given for:
 - a. a Tourist park; or
 - b. a Hotel; or
 - c. a Short-term accommodation; or
 - d. a Resort complex; or
 - e. a Nature-based tourism; or
 - f. a Major sport, recreation and entertainment facility with a substantial convention centre or exhibition centre component; and
2. the development approval takes effect between 1 July 2022 and 30 June 2027 inclusive; and
3. an adopted charge under the *Planning Act 2016* applies to providing trunk infrastructure for the development; and
4. the development is within the Moreton Bay LGA; and
5. the person seeking the infrastructure agreement applies for the infrastructure agreement in the form approved by the Chief Executive Officer.

This policy does not apply to a development approval for Reconfiguring a Lot.

Convention Centre and Exhibition Centre

Council will reduce the adopted charge by 100% for a Major sport, recreation and entertainment facility (convention centre or exhibition centre component only) and if:

1. Building work is substantially commenced within two years of the development approval taking effect or by 30 June 2028, whichever is the earliest; and
2. The development commences operation in accordance with the relevant period under the *Planning Act 2016* or by 30 June 2029, whichever is the earliest; and
3. Prior to the development commencing operation, an Infrastructure Agreement is entered into with Council for the charge reduction; and
4. Where the development involves an accommodation use, within 12 months of commencing operation, one or more of the following ratings must be obtained under the Australian Star Rating Scheme managed by STAR Ratings Australia on behalf of the Australian Tourism Industry Council or equivalent standard that satisfies the objective of this policy and Council to secure short-term branded accommodation offerings across the region:
 - a. a four or five star hotel category accommodation rating; or
 - b. a four or five star Hosted Accommodation category accommodation rating; or
 - c. a four or five star Caravan-Holiday Park category accommodation rating.

Tourist Accommodation in the Priority Hinterland Tourism Area

For the development of tourism accommodation located within the priority hinterland tourism area (PHTA), Council will reduce the adopted charge by 100% if:

1. Building work is substantially commenced within two years of the development approval taking effect or by 30 June 2028, whichever is the earliest; and
2. The development commences operation in accordance with the relevant period under the *Planning Act 2016* or by 30 June 2029, whichever is the earliest; and
3. Prior to the development commencing operation, an infrastructure agreement is entered into with Council for the charge reduction; and
4. Where the development involves an accommodation use, within 12 months of commencing operation, one or more of the following ratings must be obtained under the Australian Star Rating Scheme

Policy: 2150-126 - Attraction of Tourism Development

managed by STAR Ratings Australia on behalf of the Australian Tourism Industry Council or equivalent standard that satisfies the objective of this policy and Council to secure short-term branded accommodation offerings across the region:

- a. a four or five star hotel category accommodation rating; or
- b. a four or five star Hosted Accommodation category accommodation rating; or
- c. a four or five star Caravan-Holiday Park category accommodation rating.

Other Tourist Accommodation

Where the development of tourism accommodation is not located within the priority hinterland tourism area, Council will:

1. reduce the adopted charge by 50%; and
2. require:
 - a. within 1 year of when the change happens, payment of 20% of the adopted charge payable; and
 - b. within 2 years of when the change happens, payment of 20% of the adopted charge payable; and
 - c. within 3 years of when the change happens, payment of 20% of the adopted charge payable; and
 - d. within 4 years of when the change happens, payment of 20% of the adopted charge payable; and
 - e. within 5 years of when the change happens, payment of the balance of the adopted charge payable;
3. If:
 - a. Building work is substantially commenced within two years of the development approval taking effect or by 30 June 2028, whichever is the earliest; and
 - b. The development commences operation in accordance with the relevant period under the *Planning Act 2016* or by 30 June 2029, whichever is the earliest; and
 - c. Prior to the development commencing operation, an infrastructure agreement is entered into with Council for the charge reduction; and
 - d. Where the development involves an accommodation use, within 12 months of commencing operation, one or more of the following ratings must be obtained under the Australian Star Rating Scheme managed by STAR Ratings Australia on behalf of the Australian Tourism Industry Council or equivalent standard that satisfies the objective of this policy and Council to secure short-term branded accommodation offerings across the region:
 - i. a four or five star hotel category accommodation rating; or
 - ii. a four or five star Hosted Accommodation category accommodation rating; or
 - iii. a four or five star Caravan-Holiday Park category accommodation rating.

Related Documents

This Policy complements and is to be implemented in conjunction with other Council policies, directives and relevant documents published by other agencies including, but not limited to:

- Corporate Plan 2022 - 2027
- Regional Economic Development Strategy 2020-2041
- Investment Attraction Policy 2150-117

Review and evaluation

This policy will be reviewed for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents. Reviews of this policy will occur as required, or at least once every four years.

The impact of this policy will be measured by evaluating the policy uptake and financial commitment quarterly and reporting on the impact bi-annually.

Responsibility

This Policy is to be:

- (1) implemented by the Director Planning; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Manager Development Services.

Policy: 2150-126 Attraction of Tourism Development		Official Version: 64953788	
Document Control			
Version / Reviewed	Version Adoption (Council meeting / Minute Page) Reviewed (revision comment)	Date	Word version reference
Version 1	General Meeting (MP. 22/1232)	20 July 2022	64272476

Schedule 1 - Priority Hinterland Tourism Area (PHTA)

**Planning
Directorate**

