

Attraction of Industrial 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 industrial 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 officer means all employees of Council, whether employed on a permanent, temporary, or part-time basis.

Council means Moreton Bay Regional Council.

Development approval see the *Planning Act 2016*

Development see the *Planning Act 2016*

High impact industry see the *Planning Act 2016*

Infrastructure agreement see the *Planning Act 2016*

Key Industry Land uses means development approval for:

1. High impact industry; or
2. Marine industry; or
3. Medium impact industry; or
4. Research and technology industry; or
5. Rural industry; or
6. Special industry.

Marine industry see the *Planning Act 2016*

Medium impact industry see the *Planning Act 2016*

Priority manufacturing and innovation area means land identified in Schedule 1

Research and technology industry see the *Planning Act 2016*

Rural industry see the *Planning Act 2016*

Special industry see the *Planning Act 2016*

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.

Application

This policy applies to all team members who are responsible for supporting and attracting industrial investment opportunities to Moreton Bay LGA and any developers looking to invest in industry through a possible reduction in infrastructure charges.

Policy Statement

This policy applies if:

1. a development approval has been given for key industry land uses:
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.

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

Key Industrial Land Uses in the Priority Manufacturing and Innovation Area

Where development is located within the Priority Manufacturing and Innovation Area (PMIA), Council will reduce the adopted charge by 100% for key industry land uses 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.

Other Key Industrial Land Uses

Where the development for key industry land uses is not located within the PMIA, 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.

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. Review 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: 2150-124		Official Version: 64948350	
Attraction of Industrial Development			
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	64272475

Schedule 1 - Priority Manufacturing and Innovation Area (PMIA)

Planning
Directorate

