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 2019 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 2019.
   c) Building work is to be substantially commenced by 31 December 2019.
   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 Building
• 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
• Contain a minimum of 75 beds; 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.

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<th>Policy Statement</th>
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<td>1. To incentivise infill development projects for specific uses in the Moreton Bay Regional Council (MBRC) Local Government Area by -</td>
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<td>a. Refunding application fees</td>
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<td>b. Discounting infrastructure charges</td>
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<td>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.</td>
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<td>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 MBRC.</td>
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<td>3. This policy commences on 1 July 2017 and is valid for two (2) years or as otherwise determined by MBRC.</td>
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<td>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:</td>
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<td>a) Rooming Accommodation (Student accommodation);</td>
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<td>b) Mixed use building (a mix of shop and / or office uses with multiple dwelling and / or short term accommodation);</td>
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<td>c) Multiple dwelling, excluding townhouses, row housing, triplex or the like;</td>
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d) Short term accommodation;
e) Retirement facility; and
f) Residential care facility.

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 is reviewed internally for applicability, continuing effect and consistency with related documents and other legislative provisions 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 this Policy.
(4) Other circumstances as determined from time to time by a resolution of Council.

Notwithstanding the above, this Policy is to be reviewed annually for relevance and to ensure that its effectiveness is maintained.

Responsibility

This Policy is to be:

(1) implemented by 1 July 2017 and
(2) reviewed and amended in accordance with the "Review Triggers" by 1 July 2018.

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<td>V1</td>
<td>Coordination Committee (17/1315)</td>
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<td>V2</td>
<td>Coordination Committee (17/2230)</td>
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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.
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The Mill at Moreton Bay PDA

Moreton Bay Regional Council

21 November 2017

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