



DEVELOPMENT INCENTIVES

Information Sheet

REDUCTION IN INFRASTRUCTURE CHARGES

DISCOUNTS AVAILABLE

Council has resolved to extend the Reduction in Infrastructure Charges policy which enables eligible development in the Cassowary Coast region to receive a discount on its infrastructure charges. Through this policy, infrastructure charges may be discounted from **50% to 100%** for certain types of development.

Is your development eligible?

ELIGIBILITY CRITERIA

To be eligible for the discount your development needs to have an existing approval issued on or after 13 December 2016 and must be completed prior to 14 December 2018. Eligible development is outlined below.

How do you apply for the discount?

If you are eligible and wish to apply, complete the request form provided and return to Council.

You will be notified in writing if your application is successful.

ELIGIBLE DEVELOPMENT

Reduction of 100% of infrastructure charges payable: Eligible development - the development is for:

- *material change of use* for the purposes of an *industrial use* in the Industry precincts in the Cassowary Coast Regional Council planning scheme within the Priority Infrastructure Area; or
- *material change of use* for the purposes of a *commercial use* in the Central business precincts, Business fringe precincts and Business precincts; or
- *material change of use* for the purposes of a *Dual occupancy* or *Multiple dwelling* use in the Residential precincts and Residential choice precincts; or
- *material change of use* for the purposes of a *tourism use* in the Central business precincts; or
- *material change of use* for the purposes of a *tourism use* in the Greater Mission Beach tourism precinct or Cardwell tourism precinct.

Reduction of 50% of infrastructure charges payable: Eligible development - the development is for:

- *reconfiguring a lot* to create a new lot within the Central business precincts, Business fringe precincts and Business precincts; or
- *reconfiguring a lot* to create a new lot within the Greater Mission Beach tourism precinct or Cardwell tourism precinct; or
- *reconfiguring a lot* to create a new lot within the Residential precincts, Residential choice precincts and Industry precincts within the Priority Infrastructure Area.

*If a development does not meet the eligibility criteria listed above, the proponent may still apply to Council for a reduction in infrastructure charges payable. Council will assess the request in accordance with the criteria listed in Council's Policy 5.3 Development incentive - reduction in infrastructure charges. It is at the absolute discretion of Council whether a reduction in infrastructure charges is granted for a particular development in accordance with this policy.

DEFINITIONS & INTERPRETATIONS

TERM	DEFINITION
Building works	As defined in the <i>Sustainable Planning Act 2009</i> .
Industrial development	Referred to in the policy as an industrial use and includes: <ul style="list-style-type: none"> • High impact industry, low impact industry, marine industry, medium impact industry, research and technology industry, service station, special industry, transport depot, warehouse
Commercial development	Referred to in the policy as a commercial use and includes: <ul style="list-style-type: none"> • Agricultural supplies store, bulk landscape supplies, car wash, child care centre, food and drink outlet, function facility, garden centre, hardware and trade supplies, hotel, nightclub entertainment facility, office, outdoor sales, service industry, shop, shopping centre, showroom, theatre, veterinary services
Dual Occupancy or Multiple Dwelling	<ul style="list-style-type: none"> • Dual occupancy - premises containing two dwellings on one lot (whether or not attached) for separate households e.g. Duplex • Multiple dwelling - Premises containing three or more dwellings for separate households e.g. apartments, flats, units, townhouses, row housing, triplex
Tourism development	Referred to in the policy as a tourism use and includes: <ul style="list-style-type: none"> • Environment facility, nature-based tourism, resort complex, short-term accommodation, tourist attraction, tourist park
PIA (Priority infrastructure area)	The priority infrastructure area identified in the Priority Infrastructure Plan (Schedule 3) for the Cassowary Coast Regional Council planning scheme 2015 as at the date an application is made for a reduction in infrastructure charges under the policy.
Completed	<ul style="list-style-type: none"> • For material change of use permits that require building works approvals, the compliance certificate (planning), final inspection certificate and the certificate of classification has been issued for all aspects of the development under the permit. • For material change of use permits that do not require building works approvals, the compliance certificate (planning) has been issued and all changes of use under the permits have happened. • For reconfiguring a lot permits, the plan of survey for the development has been signed and sealed by Council and lodged for registration with the Department of Natural Resources and Mines
Council	The Cassowary Coast Regional Council.

References to defined land uses are references to those land uses as defined in Schedule 1 in the Cassowary Coast Regional Council planning scheme 2015.

References to zones and precincts are references to those zones and precincts in the Cassowary Coast Regional Council planning scheme 2015.

For further information, please refer to Council Policy 5.3 Development incentive - reduction in infrastructure charges.