



CASSOWARY COAST REGIONAL COUNCIL
PO Box 887
INNISFAIL QLD 4860
Ph: 1300 763 903
Email: enquiries@cassowarycoast.qld.gov.au

REQUEST FORM – Reduction in infrastructure charges

The Cassowary Coast Regional Council [Development Incentives: Reduction in Infrastructure Charges Policy](#) is intended to encourage development that achieves strategic planning and economic objectives for the region by considering a reduction in the infrastructure charges payable for specific types of development in specific locations.

To determine if your development is eligible for a reduction in infrastructure charges, please refer to the [Development Incentives: Reduction in Infrastructure Charges Policy](#) or contact the Department of Planning and Development on P: 1300 763 903.

The completed form can be sent to:

Post: Chief Executive Officer
Cassowary Coast Regional Council
PO Box 887, INNISFAIL QLD 4860

Email: enquiries@cassowarycoast.qld.gov.au

Deliver to: 70 Rankin Street, Innisfail or 38-40 Bryant Street, Tully

1. Applicant details:

Name/s (individual or company name in full)		
For company: contact name		
Postal address:		
Phone:		
Email:		
Is the applicant for this application, the applicant given the development approval?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If no, what is the name of the applicant given the development approval?		

2. Details of development approval

CCRC development application number:	
Development approval for: e.g. MCU RAL	
Development approval description:	
Expected completion date of development:	
Property description:	
Property address:	

Guidelines for completing this form

For your application to be accepted as 'properly made', all parts in items 1, 2, 3 and 6 must be completed. For items 4 and 5, the section relevant to your application must be completed (i.e. MCU/RAL and zone).

3. Eligibility criteria for all requests

Development Incentives: Reduction in Infrastructure Charges Policy

Eligibility criteria	Compliance
<p>To be eligible to request a discount on the infrastructure charges payable under an infrastructure charges notice, a proposed development must comply with all of the following criteria:</p> <ol style="list-style-type: none"> The proposed development is located in an eligible location and is for eligible development (as determined by Table 2 and Table 3 of the Policy). The proposed development provides for capital investment in accordance with the planning scheme. The proposed development generates growth and new opportunities for investment within the region* (note: if the requested reduction amount is greater than \$500,000.00 the applicant must supply a Socio-economic impact assessment (SEIA) completed by a suitability qualified and experienced person in accordance with section 7 of this policy. The SEIA is to be supplied at the time of lodgement of the request for Council's consideration). The proposed development must be capable of being completed within three (3) years of the date on which the development approval in respect of the development starts to have effect under the Act. The request for reduction in infrastructure charges application must be submitted to Council in writing within three (3) months of the date of the approval taking effect. The infrastructure agreement is returned to Council within thirty (30) days of receipt of the agreement. 	

Interpretation

Material Change of Use: Eligible Location, Eligible Development and Potential Reduction

Eligible Location	Eligible Development	Potential Reduction (%)
Rural Zone Where the property has a minimum land area of 1 hectare	<ul style="list-style-type: none"> Food and drink outlet (where code assessable in the Cassowary Coast Planning Scheme 2015) Nature based tourism (up to and including 6 cabins) Tourist park Winery/distillery/brewery 	Up to 100%
Environmental Management and Conservation Zone	<ul style="list-style-type: none"> Nature based tourism (up to and including 6 cabins) Tourist park 	Up to 100%
Township Zone Business Precinct Local Business Precinct Business Fringe Precinct	<ul style="list-style-type: none"> Food and drink outlet Health care services Indoor sport and recreation Office Shop Service industry 	Up to 100%
Township Zone Central Business Precinct	<ul style="list-style-type: none"> Food and drink outlet Function facility Health care services Hotel - where for a 4-star (or better) accommodation facility* Indoor sport and recreation 	Up to 100%

Interpretation		
Material Change of Use: Eligible Location, Eligible Development and Potential Reduction		
Eligible Location	Eligible Development	Potential Reduction (%)
	<ul style="list-style-type: none"> • Multiple dwelling – where for 4 or more dwelling units • Shop • Shopping centre • Short term accommodation - where for a 4-star (or better) accommodation facility* • Theatre • Warehouse 	
Township Zone Community Purpose Precinct	<ul style="list-style-type: none"> • Child care centre • Educational establishment • Health care services • Hospital • Place of worship • Residential care facility • Retirement facility 	Up to 100%
Township Zone Industry Precinct	<ul style="list-style-type: none"> • High impact industry • Low impact industry • Marine industry • Medium impact industry • Outdoor sales • Research and technology industry • Service station • Special industry • Transport depot • Warehouse 	Up to 100%
Township Zone Residential Precinct	<ul style="list-style-type: none"> • Dual Occupancy • Multiple dwelling – where for 4 or more dwelling units 	Up to 100%
Township Zone Residential Choice Precinct	<ul style="list-style-type: none"> • Dual Occupancy • Multiple dwelling – where for 4 or more dwelling units 	Up to 100%
Township Zone Tourism Precinct	<ul style="list-style-type: none"> • Food and drink outlet • Function facility • Multiple dwelling – where for 4 or more dwelling units • Resort complex • Shop • Short term accommodation - where for a 4-star (or better) accommodation • Tourist attraction 	Up to 100%
Township Zone Cardwell Local Plan Port Hinchinbrook Precinct	<ul style="list-style-type: none"> • Dual Occupancy • Food and drink outlet • Function facility • Multiple dwelling – where for 4 or more dwelling units • Resort complex • Shop • Short-term accommodation - where for 4-star (or better) accommodation • Tourist Park 	Up to 100%

Interpretation		
Material Change of Use: Eligible Location, Eligible Development and Potential Reduction		
Eligible Location	Eligible Development	Potential Reduction (%)
	<ul style="list-style-type: none"> Tourist attraction 	
<i>Note: * 4-star rating is determined by the Australian Tourism Industry Council Classification Guideline</i>		

Interpretation	
Reconfiguration of a Lot: Eligible Location and Potential Reduction	
Eligible location	Potential Reduction (%)
Rural Zone *	0%* * with the exception of land included within the Urban Footprint of the Far North Queensland Regional Plan 2009-2031 or land which is subject to a preliminary approval overriding the planning scheme for residential development which Council may grant a potential reduction of up to 100%
Environmental Management and Conservation Zone	0%
Township Zone Business Precinct Local Business Precinct Business Fringe Precinct	Up to 100%
Township Zone Central Business Precinct	Up to 100%
Township Zone Community Purpose Precinct	Up to 100%
Township Zone Industry Precinct	Up to 100%
Township Zone Residential Precinct	Up to 100%
Township Zone Residential Choice Precinct	Up to 100%
Township Zone Tourism Precinct	Up to 100%
Township Zone Cardwell Local Plan Port Hinchinbrook Precinct	Up to 100%
Rural Residential Zone	Up to 100%
<i>Note: References to defined development (including land uses) and zonings are references to those land uses and zonings as defined in the Cassowary Coast Regional Council Planning Scheme 2015 (Schedule 1) as applicable.</i>	

Socio-economic impact assessment (SEIA) Guidelines
<p>The SEIA must estimate the project's economic and social impacts and capture the economic and social opportunities generated by the project at all stages of the project lifecycle. It must include both a description of the economic and social environment with and without the project. The SEIA must:</p> <ul style="list-style-type: none"> use the best current data available use standard and consistent terms and methodologies at all stages of the project cover the full life-cycle of the project specify the modelling methodologies used

Socio-economic impact assessment (SEIA) Guidelines

- adopt an appropriate discount rate for costs and benefits occurring in the future
- document all key assumptions and their rationale
- explain the methods used to gather information
- describe how the key impacted stakeholders and communities were consulted and the data they provided
- express monetary values in Australian dollars adjusted to a common date
- use a risk management framework to focus on the impacts with the highest probability and consequential impacts
- consider cumulative impacts of other developments in the region, where feasible;
- projected population changes attributable to the project; and
- provide a cost–benefit analysis (CBA), which is used to identify the costs and benefits of the project

The specific consideration of economic and social impacts must also provide an overview of:

- the key stakeholders and communities of interest
- the local, regional, state and national economies of interest
- local business and industry content procurement opportunities
- source locations of employees and contractors
- impacts on housing supply/accommodation and demand and household goods and services
- demands for other essential services and facilities
- expected timing and geographic distribution of impacts; and
- health and community well being

Where possible, economic and social impacts impact modelling should also describe and quantify the following:

- projected population changes attributable to the project
- capital and operational expenditure
- project revenues
- direct impacts on gross regional product and gross state product
- any relevant royalties, taxes and duties
- any relevant site remediation costs (if applicable)
- source of goods and services, Queensland, interstate and overseas
- workforce and labour market impacts, including effects on wages and local labour supply and demand
- direct and indirect full-time equivalent job numbers at each phase of construction and operation
- healthcare and emergency response impacts;
- transport and utilities impacts
- education and childcare impacts; and
- community support services impacts

4. Material change of use – Eligibility criteria (refer Table 2 of the policy)

Rural zone (Where the property has a minimum land area of 1 hectare)

Eligible development

- Food and drink outlet (where code assessable in the Cassowary Coast Planning Scheme 2015)
- Nature based tourism (up to and including 6 cabins)
- Tourist park
- Winery/distillery/brewery

Demonstrated compliance

Environmental management and conservation zone

Eligible development

- Nature based tourism (up to and including 6 cabins)
- Tourist park

Demonstrated compliance

4. Material change of use – Eligibility criteria (refer Table 2 of the policy)**Township zone – Business precinct; Local business precinct and Business fringe precinct****Eligible development**

- Food and drink outlet
- Health care services
- Indoor sport and recreation
- Office
- Shop
- Service industry

Demonstrated compliance**Township zone – Central business precinct****Eligible development**

- Food and drink outlet
- Function facility
- Health care services
- Hotel - where for a 4-star (or better) accommodation facility*
- Indoor sport and recreation
- Multiple dwelling – where for 4 or more dwelling units
- Shop
- Shopping centre
- Short term accommodation - where for a 4-star (or better) accommodation facility*
- Theatre
- Warehouse

Demonstrated compliance**Township zone – Community purpose precinct****Eligible development**

- Child care centre
- Educational establishment
- Health care services
- Hospital
- Place of worship
- Residential care facility
- Retirement facility

Demonstrated compliance**Township zone – Industry precinct****Eligible development**

- High impact industry
- Low impact industry
- Marine industry
- Medium impact industry
- Outdoor sales
- Research and technology industry
- Service station
- Special industry
- Transport depot
- Warehouse

Demonstrated compliance**Township zone – Residential precinct****Eligible development**

- Dual Occupancy
- Multiple dwelling – where for 4 or more dwelling units

Demonstrated compliance

4. Material change of use – Eligibility criteria (refer Table 2 of the policy)	
Township zone – Residential choice precinct	
Eligible development	Demonstrated compliance
<ul style="list-style-type: none"> • Dual Occupancy • Multiple dwelling – where for 4 or more dwelling units 	
Township zone – Tourism precinct	
Eligible development	Demonstrated compliance
<ul style="list-style-type: none"> • Food and drink outlet • Function facility • Multiple dwelling – where for 4 or more dwelling units • Resort complex • Shop • Short term accommodation - where for a 4-star (or better) accommodation • Tourist attraction 	
Township Zone – Cardwell Local Plan – Port Hinchinbrook Precinct	
Eligible development	Demonstrated compliance
<ul style="list-style-type: none"> • Dual Occupancy • Food and drink outlet • Function facility • Multiple dwelling – where for 4 or more dwelling units • Resort complex • Shop • Short-term accommodation - where for 4-star (or better) accommodation • Tourist Park • Tourist attraction 	
Note: * 4-star rating is determined by the Australian Tourism Industry Council Classification Guideline	

5. Reconfiguring a lot – Eligibility criteria (refer Table 3 of the policy)
Rural zone 0%* * with the exception of land included within the Urban Footprint of the Far North Queensland Regional Plan 2009-2031 or land which is subject to a preliminary approval overriding the planning scheme for residential development which Council may grant a potential reduction of up to 100%
Demonstrated compliance
Township zone – Business precinct; Local business precinct and Business fringe precinct
Demonstrated compliance

5. Reconfiguring a lot – Eligibility criteria (refer Table 3 of the policy)**Township zone – Central business precinct****Demonstrated compliance****Township zone – Community purpose precinct****Demonstrated compliance****Township zone – Industry precinct****Demonstrated compliance****Township zone – Residential precinct****Demonstrated compliance****Township zone – Residential choice precinct****Demonstrated compliance****Township zone – Tourism precinct****Demonstrated compliance**

5. Reconfiguring a lot – Eligibility criteria (refer Table 3 of the policy)

Rural residential zone

Demonstrated compliance

6. Declaration

☐ I/we declare that all information in this application for a reduction in infrastructure charges is true and correct.

☐ I/we acknowledge the I/we will be required to enter into an Infrastructure Agreement to vary the infrastructure charges notice issued for the development.

Information Privacy Statement:

Cassowary Coast Regional Council is collecting your personal information in accordance with the *Information Privacy Act 2009 (Qld)*, and other applicable laws. Your information is being collected for the purpose of processing your application and/or responding to your enquiry. It may be used by authorised Council officers and disclosed to other agencies or third parties where required or permitted by law. Providing this information is voluntary; however, if you do not supply the requested information, Council may be unable to provide the requested service. You have the right to access and amend your personal information held by Council, subject to legal constraints. For more information, please view Council's [Privacy Policy](http://www.cassowarycoast.qld.gov.au) on Council's website www.cassowarycoast.qld.gov.au.

Related forms, policies and procedures

Development Incentives: Reduction in Infrastructure Charges Policy

Relevant legislation

Local Government Act 2009 (Qld)
Planning Act 2016 (Qld)

References and resources

Cassowary Coast Regional Council planning scheme 2015