



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 Council Development Incentives: Reduction in Infrastructure Charges Policy on Council's website 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?	☐ Yes	☐ 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 and/or RAL).

3. Eligibility criteria for all requests

Development Incentives: Reduction in Infrastructure Charges Policy

Eligibility criteria	Compliance
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:	
a) 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).	
b) The proposed development provides for capital investment in accordance with the planning scheme.	
c) 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 <i>Socio-economic <u>impact</u> assessment</i> (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).	
d) 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.	
e) 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.	
f) The infrastructure agreement is returned to Council within thirty (30) days of receipt of the agreement.	

4. Interpretation and compliance - Material Change of Use: Eligible Location, Eligible Development and Reduction			
Eligible Location	Eligible Development	Reduction (%)	Demonstrated compliance
All	Catalytic Development Development that is considered to be catalytic development is eligible for consideration on a case by case basis. There is no right of appeal should Council in its discretion decide to refuse or approve in part the request.	Up to 100%	
Township Zone Business Precinct Local Business Precinct Business Fringe Precinct	- Food and drink outlet - Health care services - Indoor sport and recreation - Office - Shop - Service industry	100%	
Township Zone Central Business Precinct	- 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	100%	
Township Zone Community Purpose Precinct	- Child care centre - Educational establishment - Health care services - Hospital - Place of worship - Residential care facility - Retirement facility	100%	

4. Interpretation and compliance - Material Change of Use: Eligible Location, Eligible Development and Reduction			
Eligible Location	Eligible Development	Reduction (%)	Demonstrated compliance
Township Zone Industry Precinct	• Car wash • High impact industry • Low impact industry • Marine industry • Medium impact industry • Outdoor sales • Research and technology industry • Service station • Special industry • Transport depot • Warehouse	100%	
Township Zone Residential Precinct	• Multiple dwelling – where for 4 or more dwelling units	100%	
Township Zone Residential Precinct	• Dual Occupancy	50%	
Township Zone Residential Choice Precinct	• Multiple dwelling – where for 4 or more dwelling units	100%	
Township Zone Residential Choice Precinct	• Dual Occupancy	50%	
Township Zone Tourism Precinct	• 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	100%	

4. Interpretation and compliance - Material Change of Use: Eligible Location, Eligible Development and Reduction			
Eligible Location	Eligible Development	Reduction (%)	Demonstrated compliance
Township Zone Cardwell Local Plan Port Hinchinbrook Precinct	- Food and drink outlet - Function facility - Multiple dwelling – where for 4 or more dwelling units - Resort complex - Short term accommodation - where for a 4star (or better) accommodation - Shop - Tourist Park - Tourist attraction	100%	
Township Zone Cardwell Local Plan Port Hinchinbrook Precinct	Dual Occupancy	50%	
Note: * 4-star rating is determined by the Australian Tourism Industry Council Classification Guideline			

5. Interpretation and compliance - Reconfiguration of a Lot: Eligible Location and Potential Reduction			
Eligible location	Eligible Development	Reduction (%)	Demonstrated compliance
Rural Zone – where the land is included within the Urban Footprint or Rural Living Area of the Far North Queensland Regional Plan 2026 or land which is subject to a preliminary approval overriding the planning scheme for residential development.	Reconfiguration of a Lot	50%	
Township Zone Business Precinct Local Business Precinct Business Fringe Precinct	Reconfiguration of a Lot	50%	

5. Interpretation and compliance - Reconfiguration of a Lot: Eligible Location and Potential Reduction			
Eligible location	Eligible Development	Reduction (%)	Demonstrated compliance
Township Zone Central Business Precinct	Reconfiguration of a Lot	50%	
Township Zone Community Purpose Precinct	Reconfiguration of a Lot	50%	
Township Zone Industry Precinct	Reconfiguration of a Lot	100%	
Township Zone Residential Precinct	Reconfiguration of a Lot	50%	
Township Zone Residential Precinct	Reconfiguration of a Lot	50%	
Township Zone Tourism Precinct	Reconfiguration of a Lot	50%	
Township Zone Cardwell Local Plan Port Hinchinbrook Precinct	Reconfiguration of a Lot	50%	
Rural Residential Zone	Reconfiguration of a Lot	50%	
<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

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

- 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
- 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

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