

	<b>COUNCIL POLICY</b>	
	<b>Facilitating Development in the Mackay Region</b>	
	POLICY NO	081
	DEPARTMENT	Office the Mayor and CEO and Development Services
	PROGRAM	Economic Development and Strategic Planning
APPROVED BY COUNCIL 22 November 2017, Folio 47921		

## 1.0 Scope

The “*Facilitating Development in the Mackay Region Policy*” (the policy) applies to targeted development within the Mackay Regional Council area as defined in the policy. Development that qualifies under this policy will be eligible for the incentives detailed in Section 8.0 and the applicable schedules.

The Schedules include:

- Schedule 1: Major development within the Mackay City Centre.
- Schedule 2: Major industry development inside the PIA in Paget, Marian, Mirani, Sarina, Slade Point and Glenella industry areas.
- Schedule 3: Aged care and Retirement living inside the PIA.
- Schedule 4: Tourism.
- Schedule 5: Commercial and retail development in urban areas
- Schedule 6: Community facilities
- Schedule 7: Residential development in urban areas

The policy is effective from 24 November 2016 to 22 November 2018.

## 2.0 Purpose

The policy provides incentives for developments that will deliver economic development and growth outcomes in alignment with Council’s policy and planning objectives. These include but are not limited to the Planning Scheme, Economic Development Strategy 2015-2020, development processes, economic development initiatives and City Centre revitalisation objectives.

## 3.0 References

- *Environmental Protection Act 1994*
- *Environmental Protection Regulation 1998*
- *Sustainable Planning Act 2009*
- Mackay Region Planning Scheme 2017
- Adopted Infrastructure Charges Resolution

#### 4.0 Definitions

To assist in interpretation the following definitions shall apply:

**PIA** – the Priority Infrastructure Area as defined in the Adopted Infrastructure Charges Resolution or the Mackay Region Planning Scheme’s Local Government Infrastructure Plan when adopted, whichever is applicable at the time of application under this policy.

**FTE** shall mean Full Time Equivalent

**MRPS** shall mean the proposed Mackay Region Planning Scheme

**Not-for-profit** means an organisation that does not operate for the profit or gain of particular people including its individual members.

#### 5.0 Background

The policy seeks to attract investment in qualifying developments to stimulate growth, diversify and add value to the economy of the Mackay region. The policy is discretionary and seeks to support projects that will deliver the greatest economic benefits to the area of Mackay Regional Council.

#### 6.0 Policy Statement

The policy seeks to encourage development to occur within prescribed timeframes by conditioning ongoing eligibility on deadlines for completion of the development. The focus of the policy is on developments that will:

- create new jobs and investment;
- boost the local economy, making it more sustainable and resilient; and
- provide a key local and regional service.

The policy does not replace the function or application of the relevant Adopted Infrastructure Charge Resolution or any representations made against an Infrastructure Charge Notice that may result in a Negotiated Infrastructure Charge Notice.

The policy is subject to an applicant demonstrating eligibility and no additional cost to Council by bringing forward costs or new necessary infrastructure as a result of the development. The incentives offered will be linked to the regional economic benefit of development in the short term, availability of infrastructure to service the development and no additional cost to Council.

#### 7.0 Application of Policy

Unless otherwise stated in an approval under this policy, the policy applies to new applications received under this policy for:

- a) Development approvals for development applications received by Council after 1 January 2015, and

- b) Existing development approvals subject to an Infrastructure Charges Notice, where infrastructure charges have not yet been paid and construction has not commenced.

## **8.0 Incentives**

### **8.1 General Incentives**

#### **8.1.1 *Dedicated point of contact***

Council established a dedicated point of contact from within the Economic Development program. The dedicated point of contact will work with proponents to:

- a) Determine the required level of facilitation and support from inception to completion.
- b) Assess the program suitability of the proposed development.
- c) Facilitate access to the relevant departments and officers within the appropriate area of Council to assist with:
  - Identifying the necessary approvals and permitting processes;
  - Assess any relevant Council approvals that are required;
  - Assist with state and federal agencies where applicable; and
  - Work through approval and condition requirements.
- d) Assist with the preparation of the Stage 2 application, including determining the economic benefits of the proposed development to the Mackay Regional Council area.

#### **8.1.2 *Accelerated development assessment***

Where a development approval is required, Council commits to facilitate accelerated development assessment timeframes, subject to:

- a) The payment of all applicable application fees;
- b) A prelodgement meeting with relevant staff;
- c) The lodgement of a properly made application;
- d) All mandatory and supporting information lodged with the application;
- e) Demonstrated compliance with the relevant planning scheme in force at the time of application, which may include minor discretionary requests;
- f) The application and supporting information demonstrates that the capacity of infrastructure networks, particularly sewerage, water, roads and drainage, can accommodate the development.

### **8.2 Specific Incentives**

The Specific Incentives that may apply are outlined in the relevant Schedules, but may include:

- Reduced infrastructure charges;
- Delayed payment of charges;
- Service connection fee discount; or
- Planning scheme concessions.

## 9.0 General Eligibility Criteria

### 9.1 Timing of development

Unless otherwise stated in an approval under this policy, the development will be completed within 2 years of the approval of the incentives under this policy:

- For a material change of use, the use must commence within 2 years;
- For a reconfiguring a lot, the lots are registered within 2 years.

As outlined in Section 11.1, in the event that an approval under this policy lapses, the approved incentives will no longer apply. Council may consider applications for an extension of up to 12 months where the applicant can demonstrate that the development will be completed within the extended timeframe.

### 9.2 Non-Government Development

Development undertaken by, or on the behalf of State or Federal Government Departments, Agencies or Government Owned Corporations is not eligible for incentives under this policy.

### 9.3 Infrastructure capacity

The trunk infrastructure requirements of the development can be accommodated by either the existing or planned trunk infrastructure based on the timing of the development.

If the development requires new trunk infrastructure or brings forward the requirement for trunk infrastructure that has a cost to Council, incentives may not be supported by Council.

### 9.4 Eligibility criteria detailed in the applicable Schedules

Additional eligibility criteria are outlined in each of the Schedules.

## 10.0 Process

To be eligible for incentives under this policy, the development must be approved as 'qualifying development'. There are two stages of approval as detailed in the table below.

Stage	Purpose
1 – Expression of Interest	Provide general information about the applicant, requested incentives and demonstration that the proposed development will meet the key eligibility criteria
2 - Application	Demonstrate that the development provides sufficient economic benefit and will meet the relevant general eligibility criteria.

The applicant's eligibility will be assessed based on the information provided in the Expression of Interest (EOI) stage.

This application process and Council's assessment is separate to any development application.

Council staff from the Economic Development program can provide assistance to the applicant throughout the process.

### **10.1 Stage 1 – Expression of interest**

The applicant must submit an Expression of Interest in the approved form that addresses, but is not limited to the following:

- a) Key information about the developer or proponent/s;
- b) General information about the proposed development including location and land use;
- c) An estimate of the construction costs and capital investment to be made as part of the development (not including the land value/purchase);
- d) Estimated commencement of use;
- e) Initial assessment of the availability and capacity of infrastructure required to service the development;
- f) Details of prior agreements; and
- g) The General and Specific Incentives being requested.

The Expression of Interest can be lodged at any time, provided the applicant has sufficient information about the proposed development to support their application.

Following an assessment of the application, Council will provide a written notice to the applicant advising them of the outcomes of the Stage 1 application process. The **Stage 1 Notice** will state either of the following:

- a) The development is approved as a qualifying development including the general incentives that will be offered and any other specific conditions; or
- b) The development is approved as a qualifying development and a Stage 2 Application will be accepted for consideration of Specific Incentives; or
- c) The development is not considered eligible and the reasons for this decision.

### **10.2 Stage 2 – Application**

The applicant must submit a Stage 2 application in the approved form for a request for Specific Incentives. The application will need to address, but not be limited to the following:

- a) Demonstrate that the development remains eligible for consideration based on the general eligibility criteria mentioned in Section 9.0 and any specific criteria identified in the applicable Schedules;
- b) Provide a comprehensive estimate of the capital investment, including construction costs to be made as part of the development (not including the land value/purchase);
- c) Submit the number of temporary (construction) and new permanent jobs (in Full Time Equivalent's) based on the construction activity and the proposed use, with assistance from the Economic Development Program;
- d) Include an assessment of the infrastructure required to service the development to demonstrate that there will be no additional infrastructure

costs to Council. Where there is no current development approval, any Stage 2 approval under this policy will be contingent upon there being no additional infrastructure costs to Council (including 'bring forward costs) as determined at the development application stage; and

- e) Provide an economic assessment of the project that clearly identifies the anticipated economic benefits of the project. The types of considerations will include:
  - i) The development is facilitating the supply of a product that is required in the overall market and is not already in over-supply;
  - ii) The development facilitates a new business activity to enter the market that currently is not represented in the local economy;
  - iii) The development facilitates innovation and or value-adding to the existing business activity;
  - iv) For a development that is an expansion or relocation of an existing use, there is a net benefit beyond the construction phase of the project.
  - v) Demonstrate a commitment to use of local contractors and suppliers.

Stage 2 Applications will be considered and where supported, approved by the Economic Development & Planning Standing Committee or by Council at an Ordinary Meeting.

Following an assessment of the Stage 2 application, Council will provide a written notice to the applicant, advising them of the outcomes. The **Stage 2 Notice** will state either of the following:

- a) The development is approved as a qualifying development (Stage 2), for incentives under the Policy, including the Specific Incentives that will be offered and any other specific conditions; or
- b) The development is not supported and the reasons for this decision.

Where the Stage 2 application is not supported, Council will provide feedback and assist the applicant further as necessary.

## **11.0 Approval under this policy**

Any approval for General or Specific Incentives under this Policy is at the sole discretion of Council.

### **11.1 When the notice lapses**

Unless otherwise stated in an approval under this policy, the approved incentives will lapse in any of the following:

- a) Either the approved use has not commenced or the reconfiguring a lot has not been completed within 2 years of the approval of the incentives; or
- b) When any other condition or requirement of the **Stage 2 Notice** has not been met.

The Economic Development & Planning Standing Committee or Council may consider applications for an extension of up to 12 months, where the applicant can demonstrate that the development will be completed within the extended timeframe.

A request for an extension must be made prior to the lapsing of the approved incentives.

### 11.2 Effect of lapse

In the event that an approval under this policy lapses, the approved incentives will no longer apply to the development.

Any outstanding or future fees or charges applicable to the development will be payable in accordance with Council's adopted fees and charges schedule, the Infrastructure Charges Notice or the Negotiated Infrastructure Charges Notice.

### 11.3 Prior Agreements

The incentives available under this policy may not be available to applicants who have previously entered into an Infrastructure Agreement for the development.

## 12.0 Review Timelines

This Policy will be reviewed when any of the following occur:

- a) Within 12 months of the adoption date of this policy; or
- b) At another time at the sole discretion of the Council.

## 13.0 Responsibilities

Sponsor	Chief Executive Officer
Business and Process Owner	Economic Development in consultation with Development Assessment
Dedicated Point of Contact	Economic Development in consultation with Development Assessment
Accelerated Development Assessment	Development Assessment
Policy Owner	Strategic Planning

### Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
1	New Policy		Council	3/12/2014
2	Review of Policy	Amendments made to Policy	Council	3/02/2016
3	Review of Policy	Amendments made to Policy	Council	23/11/2016
4.	Review of Policy	Amendments made to Policy	Council	22/11/2017

## **Schedule 1: Major Urban Development within the Mackay City Centre**

### **1.0 Rationale**

Council is committed to the ongoing growth, revitalisation, prosperity and increased liveability of the Mackay City Centre. Council recognises the important role of the Mackay City Centre as the principal mixed use and administrative centre servicing the Mackay Isaac Whitsunday region.

### **2.0 Eligibility criteria**

The proposed development demonstrates:

- Alignment with the City Centre planning and revitalisation objectives; and
- Demonstrates compliance with the intended built form outcomes of the Mackay City Centre local plan (MRPS) and significantly contributes architecturally to the Mackay City Centre; and
- Generates an increase in one or a combination of the following in the Mackay City Centre:
  - permanent residential population; or
  - short-term accommodation offerings; or
  - commercial activities (office, shop, restaurant, café and the like).

#### **2.1 Economic investment**

The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than \$5 Million.

Where the capital investment is less than \$5 million, the policy may still be applicable where there is demonstration that the development is providing a significant positive contribution to diversifying the economy.

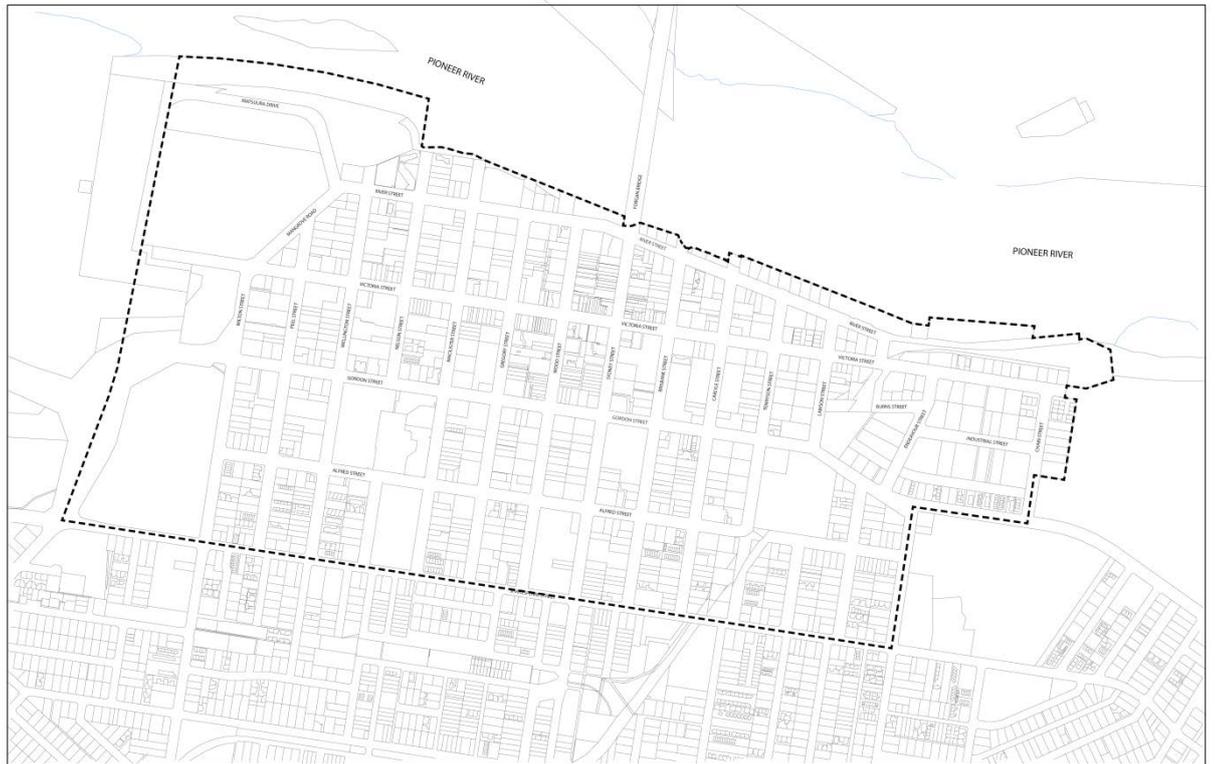
#### **2.2 Employment generation**

The Stage 2 application must provide detail and supporting information about the number of construction jobs and ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

#### **2.3 Applicable Area**

This schedule is applicable to development on land within the bounds of Mackay City Centre area delineated by the map below.



## 2.4 Applicable Land Uses

The policy applies to making a material change of use (MCU) or carrying out building works for the land uses identified in the table below.

<b>MACKAY CITY CENTRE AREA</b>
<b>Mackay Region Planning Scheme</b>
<b>Residential</b>
<ul style="list-style-type: none"> <li>• Rooming accommodation (where involving hostel, off-site student accommodation)</li> <li>• Multiple dwelling</li> <li>• Short-term accommodation (where involving motel, backpackers, serviced apartments, accommodation hotel)</li> </ul>

## Non-residential

- Centre activities  
(where involving food and drink outlet Function facility, hardware and trade supplies [where containing retail open to the general public], health care services, office, shop, shopping centre, showroom, theatre, veterinary services)
- Education establishment
- Hotel
- Indoor sport and recreation
- Low impact industry
- Major sport, recreation and entertainment facility
- Market
- Service industry

### 3.0 Location Specific Incentives: Mackay City Centre

#### 3.1 Reduction in Infrastructure Charges

Infrastructure charges may be reduced up to 50% based on the net charge amount identified on the Infrastructure Charges Notice to a maximum concession value of \$500,000.

Council may consider reductions in infrastructure charges beyond 50%, for applications that will fast track their development and/or can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

#### 3.2 Delayed payment of Infrastructure Charges

The payment of infrastructure charges may be delayed for certain development as per the table below.

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	At the time of sale of each dwelling unit, or within 12 months whichever occurs first, subject to a suitable agreement with Council

#### 3.3 Concession on residential and non-residential car parking rates

Part 7 of the MRPS provides standardised parking for commercial and residential uses within the Mackay City Centre as part of the Mackay City Centre Local Plan. It provides for a parking rate that is lower than general parking rates for land uses located outside of the Mackay City Centre in an effort to:

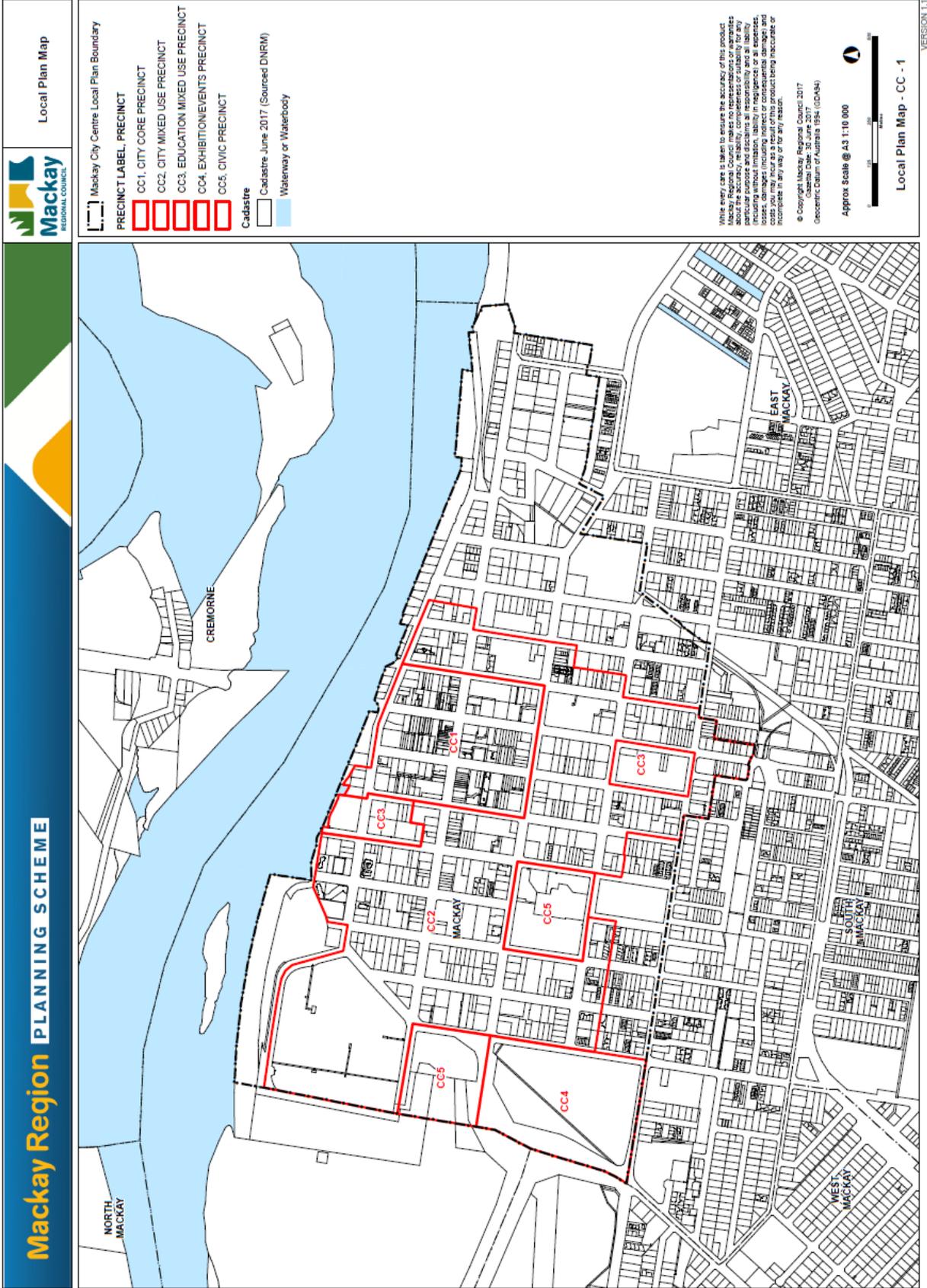
- entice development to locate in the City Centre;
- recognise the higher “self-contained” nature of the City Centre with less dependency on cars to access employment, services and recreational space; and
- maximise the use of public transport services.

Council may grant parking concessions for qualifying developments for residential and non-residential activities within City Centre precincts (as per Local Plan Map – CC-1) on a case by case basis, where development:

- demonstrates a no worsening effect on on-street parking;
- incorporates substantial end of trip facilities for the building occupants, and including creative, efficient and safe public bicycle parking areas within the streetscape for visitors and patrons; and
- demonstrates compliance with the intended built form outcomes of the proposed Mackay City Centre Local Plan code (Mackay Region Planning Scheme).

Discretionary parking rate reductions for residential and non-residential land uses within the Mackay City Centre are identified in the table below:

Multiple dwelling and Short-term accommodation (serviced unit)
<p>Discretionary parking rate reductions will be considered on a case by case basis in all city centre precincts (Precinct CC1, CC2, CC3, CC4 and CC5) and capped as below:</p> <ul style="list-style-type: none"> <li>• 0.9 spaces per 1 or 2 bedroom units;</li> <li>• 1.25 spaces per 3 or more bedroom units; and</li> <li>• standard spaces for employees.</li> </ul>
Commercial (non-residential)
<p>Discretionary parking rate reductions will be considered on a case by case basis and may be considered as follows:</p> <ul style="list-style-type: none"> <li>• 1 space per 60m<sup>2</sup> of gross floor area calculation in the City Centre Precinct CC1; or</li> <li>• 1 space per 55m<sup>2</sup> of gross floor area calculation in all other city centre precincts (Precinct CC2, CC3, CC4 and CC5).</li> </ul>



### 3.4 Construction outside of normal hours

The timing of construction activity is mostly governed by the provisions of the Environmental Protection Act 1994 (Division 3). Under s440R, a person must not carry out building work in a way that makes an audible noise:

- on a business day or Saturday, before 6.30am or after 6.30pm; or
- on any other day, at any time.

Except in extraordinary circumstances, this requirement will be the default condition on any qualifying development's Work Permits and Development Approvals, where construction works are a part of the approved or permitted activity as defined.

Where it is considered important to the success of the development and sufficient justification is provided demonstrating the need for exemptions or concessions from these provisions, Council will assist the applicant to obtain exemptions or concessions under the terms of the Environmental Protection Act 1994.

This will require the submission of a construction program highlighting likely works required to be undertaken outside of normal construction hours and separate approval or permits will be required for each occurrence of out of hours work.

### 3.5 Reduction in Food License and Trade Waste Fees

A reduction in the annual food license and commercial trade waste fees may be provided for eligible development, as per the table below.

<b>Application</b>	<b>Discount</b>	<b>Timing</b>
1 <sup>st</sup> year of operation	100% discount	Applied at the time when the fees would be payable for the activity
2 <sup>nd</sup> year of operation	50% discount	Calculated at the anniversary date of the 1 <sup>st</sup> year of operation, when the fees would be due for the activity.

### 3.6 Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

<b>Connection fees</b>	<b>Discount</b>	<b>Timing</b>
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

### **3.7 Facilitation of footpath activity**

Qualifying development will be offered assistance through the dedicated point of contact, for any application proposed under the Footpath Trading and Structures Policy Guideline 2015.

### **3.8 Facade Improvement Scheme**

Qualifying development will be offered assistance through the dedicated point of contact, for any application proposed under the Facade Improvement Scheme.

## Schedule 2:

### Major Industry Development inside the PIA in Paget, Marian, Mirani, Sarina, Slade Point and Glenella industry areas

#### 1.0 Rationale

Council recognises the strategic importance of the industry development as it provides significant economic benefits to the region and in broader terms, for the State's mining industry.

Council continues to invest in infrastructure projects that ensure future industrial areas are supported through high levels of service, including accessibility for a diverse range of industrial activities and services.

#### 2.0 Eligibility criteria

##### 2.1 Economic investment

The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than \$1 million.

Where the capital investment is less than the threshold, the policy may still be applicable where there is a demonstration that the development is providing a positive contribution to diversifying the economy.

##### 2.2 Employment generation

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs and ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

##### 2.3 Applicable Area

For eligible development located inside the Priority Infrastructure Area in the Paget, Marian, Mirani, Sarina, Slade Point and Glenella urban areas, the policy is applicable to land within the bounds of the industrial zoned areas, being:

- Low impact industry zone;
- High impact industry zone; and
- Industry investigation zone.

As detailed in the MRPS zoning maps.

##### 2.4 Applicable Land Uses

The policy applies to material change of use (MCU) consistent with the following "applicable land uses" (refer to the applicable land uses table below).

**MACKAY REGIONAL COUNCIL AREA (excludes Mackay City Centre area)**

**Mackay Region Planning Scheme**

- High impact industry
- Low impact industry
- Medium impact industry
- Research and technology industry
- Service industry
- Special industry
- Transport depot
- Warehouse

**3.0 Location specific incentives: Paget, Marian, Mirani, Sarina, Slade Point and Glenella industry areas**

**3.1 Reduction in Infrastructure Charges**

Infrastructure charges may be reduced up to 50% based on the net charge amount identified on the Infrastructure Charges Notice to a maximum concession value of \$500,000.

Council may consider reductions in infrastructure charges beyond 50%, for applications that will fast track their development and/or can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

**3.2 Delayed payment for Infrastructure Charges**

To facilitate the development, delayed payment of the infrastructure charges under the Infrastructure Charges Notice may be considered as per the table below.

<b>Development type</b>	<b>Typical payment trigger</b>	<b>Potential delayed trigger</b>
Material change of use	Prior to commencement of use	Up to 12 months from the commencement of the use, subject to a suitable agreement with Council

### 3.3 Service connection fee refund

The applicable costs for service connections may be refunded as per the table below.

<b>Connection fees</b>	<b>Discount</b>	<b>Timing</b>
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

## **Schedule 3: Aged care and Retirement living**

### **1. Rationale**

With decreasing mortality rates (people living longer) and reducing fertility rates (less births), the population of Australia is ageing.

For the Mackay Regional Council area, it is forecast that the number of residents aged over 65 year of age will increase from a proportion of 10.6% of the population (12,265) in 2011 to 15.2% in the year 2036 (30,164). These demographic changes will have a significant impact on the community. The ageing population will create a shift in the demand for housing types, lifestyle opportunities, increased services and different infrastructure.

By encouraging development to support the ageing population, it is expected that in the short term there will be an increase in construction and investment as well as new jobs created to run and operate new facilities. Over time, it is expected there would be flow on of jobs growth into a wider range of supporting service sectors (e.g. health, care, medical, etc.).

### **2. Eligibility criteria**

#### **2.1. Economic investment**

The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than \$3 million.

Where the capital investment is less than \$3 million, the Policy may still be applicable where there is demonstration that the development is providing a significant positive contribution to the economy.

#### **2.2. Employment generation**

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs and new ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

#### **2.3. Applicable Area**

Appropriately zoned land located within the Priority Infrastructure Area.

#### **2.4. Applicable Land Uses**

The policy applies to material change of use (MCU) for uses that are targeted towards accommodation and/or the provision of services associated with the ageing population. The uses must be consistent with the following “applicable land uses” (refer to the applicable land uses table below) as defined below.

## MACKAY REGIONAL COUNCIL AREA

### Mackay Region Planning Scheme

- Community care centre
- Community residence
- Health care services
- Hospital
- Residential care facility
- Retirement facility

### 3. Location specific incentives

#### 3.1. Reduction in Infrastructure Charges for Material Change of Use

Infrastructure charges may be reduced up to 50% based on the net charge amount identified on the Infrastructure Charges Notice to a maximum concession value of \$500,000.

Council may consider reductions in infrastructure charges beyond 50%, for applications that will fast track their development and/or can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

#### 3.2. Delayed payment for Infrastructure Charges

To facilitate the development, delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	At the sale of each dwelling unit, subject to a suitable agreement with Council

#### 3.3. Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

Connection fees	Discount	Timing
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

## **Schedule 4: Tourism development**

### **1. Rationale**

#### **1.1. Non-rural areas**

In non-rural areas, promote development that will support increased tourism to the region and/or enhance the reputation of the Mackay Region as a tourist destination.

#### **1.2. Rural areas**

In rural areas, promote development in the local tourism industry and the diversification in the use of rural properties to support new business opportunities that will take advantage of the environment or natural assets.

Anticipated benefits include:

- Alternative income source and increased profitability of rural business
- Increased tourism activity and expenditure in region
- Rural and environmental education

The types of development that are anticipated include:

- On-farm tours
- Accommodation such as bed and breakfast, nature retreats or farm-stays
- Dining and entertainment facilities
- Low impact small scale tourism developments

### **2. Eligibility criteria**

#### **2.1. Economic investment**

The level of economic investment will be assessed on a case by case basis.

#### **2.2. Employment generation**

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs and new ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

#### **2.3. Applicable Area**

In urban areas, appropriately zoned land that supports the development of tourism-uses or accommodation options that principally services short-stay needs.

In rural areas, appropriately zoned land located outside established urban areas of Mackay, Marian, Mirani, Walkerston and Sarina.

## 2.4. Applicable Land Uses

The policy applies to material change of use (MCU) for uses that are consistent with the following “applicable land uses” (refer to the applicable land uses table below).

<b>MACKAY REGIONAL COUNCIL AREA</b>
<b>Mackay Region Planning Scheme – rural areas</b>
<ul style="list-style-type: none"><li>• Bar</li><li>• Environment facility</li><li>• Food and drink outlet</li><li>• Function facility</li><li>• Hotel</li><li>• Market</li><li>• Motor sport facility</li><li>• Nature-based tourism</li><li>• Resort complex</li><li>• Roadside stall</li><li>• Short-term accommodation</li><li>• Tourist attraction</li><li>• Tourist park</li><li>• Winery</li></ul>
<b>Mackay Region Planning Scheme – urban areas</b>
<ul style="list-style-type: none"><li>• Function facility</li><li>• Market</li><li>• Resort complex</li><li>• Short-term accommodation</li><li>• Tourist attraction</li><li>• Tourist park</li></ul>

## 3. Location specific incentives

### 3.1. Reduction in Infrastructure Charges for Material Change of Use

Infrastructure charges may be reduced up to 75% based on the net charge amount identified on the Infrastructure Charges Notice to a maximum concession value of \$500,000.

Council may consider reductions in infrastructure charges beyond 75%, for applications that will fast track their development and/or can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

### 3.2. Delayed payment for Infrastructure Charges

To facilitate the development, delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

<b>Development type</b>	<b>Typical payment trigger</b>	<b>Potential delayed trigger</b>
Material Change of Use	Prior to the commencement of the use	Up to 12 months from the commencement of the use, subject to a suitable agreement with Council

### 3.3. Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

<b>Connection fees</b>	<b>Discount</b>	<b>Timing</b>
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

### 3.4. Reduction in Food License and Trade Waste Fees

A reduction in the annual food license and commercial trade waste fees may be provided for eligible development, as per the table below.

<b>Application</b>	<b>Discount</b>	<b>Timing</b>
1 <sup>st</sup> year of operation	100% discount	Applied at the time when the fees would be payable for the activity
2 <sup>nd</sup> year of operation	50% discount	Calculated at the anniversary date of the 1 <sup>st</sup> year of operation, when the fees would be due for the activity.

## **Schedule 5:**

### **Commercial and retail development in urban areas**

#### **1. Rationale**

Often new businesses or businesses expanding will need to develop new premises in urban areas. Depending on the use and the location, this often includes the requirement for a development approval. These businesses are key employers in the region and often provide essential services to the community. The development of new premises or the re-fitting of these premises also creates construction jobs.

To support development of new businesses or the expansion and relocation of existing businesses, this schedule targets non-residential and non-industrial development across the Council area in appropriate zones within the PIA.

#### **2. Eligibility criteria**

##### **2.1. Economic investment**

The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than \$1 million.

Where the capital investment is less than \$1 million, the Policy may still be applicable where there is demonstration that the development is providing a significant positive contribution to the economy.

##### **2.2. Employment generation**

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs and new ongoing jobs created by the development.

If a business is relocating to a new premises, it will need to be demonstrated that there will be an increase in the number of jobs as a result.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

##### **2.3. Applicable Area**

Appropriately zoned land suitable for commercial and/or retail uses, located within the Priority Infrastructure Area.

##### **2.4. Applicable Land Uses**

The policy applies to material change of use (MCU) for uses that are targeted towards providing additional commercial or retail uses across the council area. The uses must be consistent with the following “applicable land uses” (refer to the applicable land uses table below).

## MACKAY REGIONAL COUNCIL AREA

### Mackay Region Planning Scheme

- Bar
- Bulk landscape supplies
- Car wash
- Club
- Food and drink outlet
- Function facility
- Hardware and trade supplies
- Indoor sport and recreation
- Nightclub entertainment facility
- Office
- Sales office
- Service station
- Shop
- Shopping centre
- Showroom
- Theatre
- Veterinary services
- Wholesale nursery

### 3. Location specific incentives

#### 3.1. Reduction in Infrastructure Charges for Material Change of Use

Infrastructure charges may be reduced up to 25% based on the net charge amount identified on the Infrastructure Charges Notice to a maximum concession value of \$500,000.

Council may consider reductions in infrastructure charges beyond 25%, for applications that will fast track their development and/or can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

#### 3.2. Delayed payment for Infrastructure Charges

To facilitate the development, delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

<b>Development type</b>	<b>Typical payment trigger</b>	<b>Potential delayed trigger</b>
Material Change of Use	Prior to the commencement of the use	Within 12 months of commencement of the use, subject to a suitable agreement with Council

### 3.3. Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

<b>Connection fees</b>	<b>Discount</b>	<b>Timing</b>
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

**Schedule 6:**  
**Community facilities**

**1. Rationale**

The expansion and/or development of new community facilities will ultimately increase the availability and/or type of services available to the community. These facilities will typically be not-for-profit and provide a range of opportunities and benefits to support local communities and improve the liveability of the region. The development and construction phase can also create jobs and in most cases there will be ongoing job opportunities.

**2. Eligibility criteria**

**2.1. Community Impact**

The applicant must demonstrate that the project will enhance the lifestyle and liveability of the region and contribute towards community development.

**2.2. Economic investment**

The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than \$100,000.

Where the capital investment is less than \$100,000, the Policy may still be applicable where there is demonstration that the development is providing a significant positive contribution to the community.

**2.3. Employment generation**

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs and new ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

**2.4. Applicable Area**

Appropriately zoned land.

**2.5. Applicable Land Uses**

The policy applies to material change of use (MCU) for uses that will provide new or additional facilities that support the community. The uses must be consistent with the following “applicable land uses” (refer to the applicable land uses table below).

## MACKAY REGIONAL COUNCIL AREA

### Mackay Region Planning Scheme

- Child care centre
- Club
- Community use
- Crematorium
- Educational establishment
- Environment Facility
- Funeral parlour
- Health care services
- Hospital
- Place of worship

### 3. Location specific incentives

#### 3.1. Reduction in Infrastructure Charges for Material Change of Use

Infrastructure charges may be reduced up to 75% based on the net charge amount identified on the Infrastructure Charges Notice for not-for-profit groups to a maximum concession value of \$500,000; and all others may be eligible for up to 50% reduction to a maximum concession value of \$500,000.

Council may consider reductions in infrastructure charges beyond 75% or 50%, for applications that will fast track their development and/or can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

#### 3.2. Delayed payment for Infrastructure Charges

To facilitate the development, delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	Within 12 months of commencement of the use, subject to a suitable agreement with Council

#### 3.3. Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

<b>Connection fees</b>	<b>Discount</b>	<b>Timing</b>
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

## Schedule 7:

### Residential development in urban areas

#### 1. Rationale

New residential development supports local industry, manufacturers and suppliers and provides a number of employment opportunities across various sectors. Providing incentives to encourage new residential development is anticipated to support a number of local industries and service providers in the general lot development and housing construction market.

#### 2. Eligibility criteria

##### 2.1. Economic investment

For eligible material change of use, the development must create a minimum of 5 additional dwellings delivered in the same construction program.

For a ROL, the development must create a minimum of 5 additional saleable lots on the same Survey Plan. If the lots were previously amalgamated or consolidated, the proposal will not be eligible for incentives.

##### 2.2. Employment generation

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

##### 2.3. Applicable Area

Appropriately zoned land located within the Priority Infrastructure Area.

##### 2.4. Applicable Land Uses

The policy applies to reconfiguration of a lot (ROL) or material change of use (MCU) consistent with the following “applicable land uses” (refer to the applicable land uses table below).

<b>MACKAY REGIONAL COUNCIL AREA</b>
<b>Mackay Region Planning Scheme</b>
<ul style="list-style-type: none"><li>• Dual occupancy</li><li>• Dwelling house</li><li>• Dwelling unit</li><li>• Multiple dwelling</li></ul>

### 3. Location specific incentives

#### 3.1. Reduction in Infrastructure Charges for Material Change of Use and Reconfiguring a lot

Infrastructure charges may be reduced up to 20% based on the net charge amount identified on the Infrastructure Charges Notice to a maximum concession value of \$500,000. The table below indicates where additional reductions may apply to applicable uses:

Development type		Additional reduction
Reconfiguring a lot	Lot size 450-549m <sup>2</sup>	10%
	Lot size < 450m <sup>2</sup>	15%
Material Change of Use	1 bedroom dwelling	15%

#### 3.2. Delayed payment for Infrastructure Charges

To facilitate the development, delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	At the sale of each dwelling unit, subject to a suitable agreement with Council

#### 3.3. Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

Connection fees	Discount	Timing
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

The service connection fee discount is not applicable to the creation of residential lots or the construction of the subsequent dwelling house.