

	COUNCIL POLICY	
	Facilitating Development in the Mackay Region	
	POLICY NO	081
	DEPARTMENT	Office the Mayor and CEO and Development Services
	PROGRAM	Economic Development and Strategic Planning
ENDORSED BY COUNCIL 9 December 2020 Resolution: ORD-2020-326		

## 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: Development within the Mackay Waterfront Priority Development Area (PDA)
- Schedule 2: Major industry development in the Industrial investigation zone
- Schedule 3: Health, Aged care and Retirement living
- Schedule 4: Tourism development
- Schedule 5: Bio-futures industry development
- Schedule 6: Community facilities
- Schedule 7: Housing diversity.

The policy is effective from 14 December 2020 to 3 December 2021.

## 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 Mackay Region Planning Scheme, Mackay Waterfront PDA Development Scheme, Economic Development Strategy 2015-2020, development processes, economic development initiatives and City Centre revitalisation objectives.

## 3.0 References (as amended or replaced from time to time)

- *Economic Development Act 2012*
- *Environmental Protection Act 1994*
- *Environmental Protection Regulation 1998*
- *Planning Act 2016*
- Mackay Region Planning Scheme 2017
- Mackay Waterfront Priority Development Area Development Scheme 2019
- Adopted Charges Resolution
- Economic Development Strategy 2020-2025

## 4.0 Definitions

To assist in interpretation the following definitions shall apply:

**PIA** – means the Priority Infrastructure Area as defined in the Mackay Region Planning Scheme’s Local Government Infrastructure Plan.

**PDA** – means the Priority Development Area

**FTE** – means Full Time Equivalent

**MRPS** – means 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.

**Recognised charity** – a not-for-profit that is a recognised charity by the Australian Charities and Not-for-profits Commission and/or is recognised as a charity for tax purposes by the Australian Tax Office.

## 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 Charges 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:

- a) Future development that requires development approval from Council, or
- b) Existing development approvals that are 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 instrument 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 infrastructure charges;
- Service connection fee discount;
- Planning instrument 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 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 their Stage 2 application in the approved form for a request for Specific Incentives within 12 months of receiving a **Stage 1 Notice**. 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 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) The Stage 2 application has not been submitted in the approved form within 12 months of the date of the **Stage 1 Notice**.
- b) 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
- c) The conditions of a development approval have not been met by the required time; or
- d) When any other condition or requirement of the **Stage 2 Notice** has not been met.

The 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
5	Review of Policy	Amendments made to Policy	Council	28/11/18
6	Review of Policy	Amendments made to Policy	Council	27/11/19
7	Review of Policy	Amendments made to Policy	Council	9/12/2020



## **Schedule 1: Development within the Mackay Waterfront Priority Development Area**

### **1.0 Rationale**

The Mackay Waterfront Priority Development Area (PDA) was declared by regulation on 25 May 2018 under the *Economic Development Act 2012*. The PDA establishes an overarching framework that will support the future development and community outcomes in the area. The PDA provides:

- opportunities to redevelop public spaces along the Pioneer River and Binnington Esplanade waterfronts;
- establishes a precinct for innovation and knowledge industries;
- promotes the city centre as a key business hub; and
- provides for exciting and activated streets, places and attractions that improve the city's liveability, tourism appeal and investment attraction.

Council is committed to the development of Mackay Waterfront PDA and this schedule provides for a range of incentives to promote and support development in the PDA.

### **2.0 Eligibility criteria**

The proposed development is within the PDA and demonstrates:

- Compliance with the Mackay Waterfront Priority Development Area Development Scheme, as relevant to the PDA at the time
- Generates an increase in one or a combination of the following in the Mackay Waterfront PDA:
  - High quality public spaces that promote economic and social activity;
  - permanent residential population; or
  - workforce population; or
  - short-term accommodation offerings; or
  - commercial activities (office, shop, restaurant, café and the like).

#### **2.1 Economic investment**

There is no minimum capital investment, however the applicant must demonstrate how the development will contribute to the overall objectives of the Mackay Waterfront PDA and the broader economy of Mackay during construction and when operational.

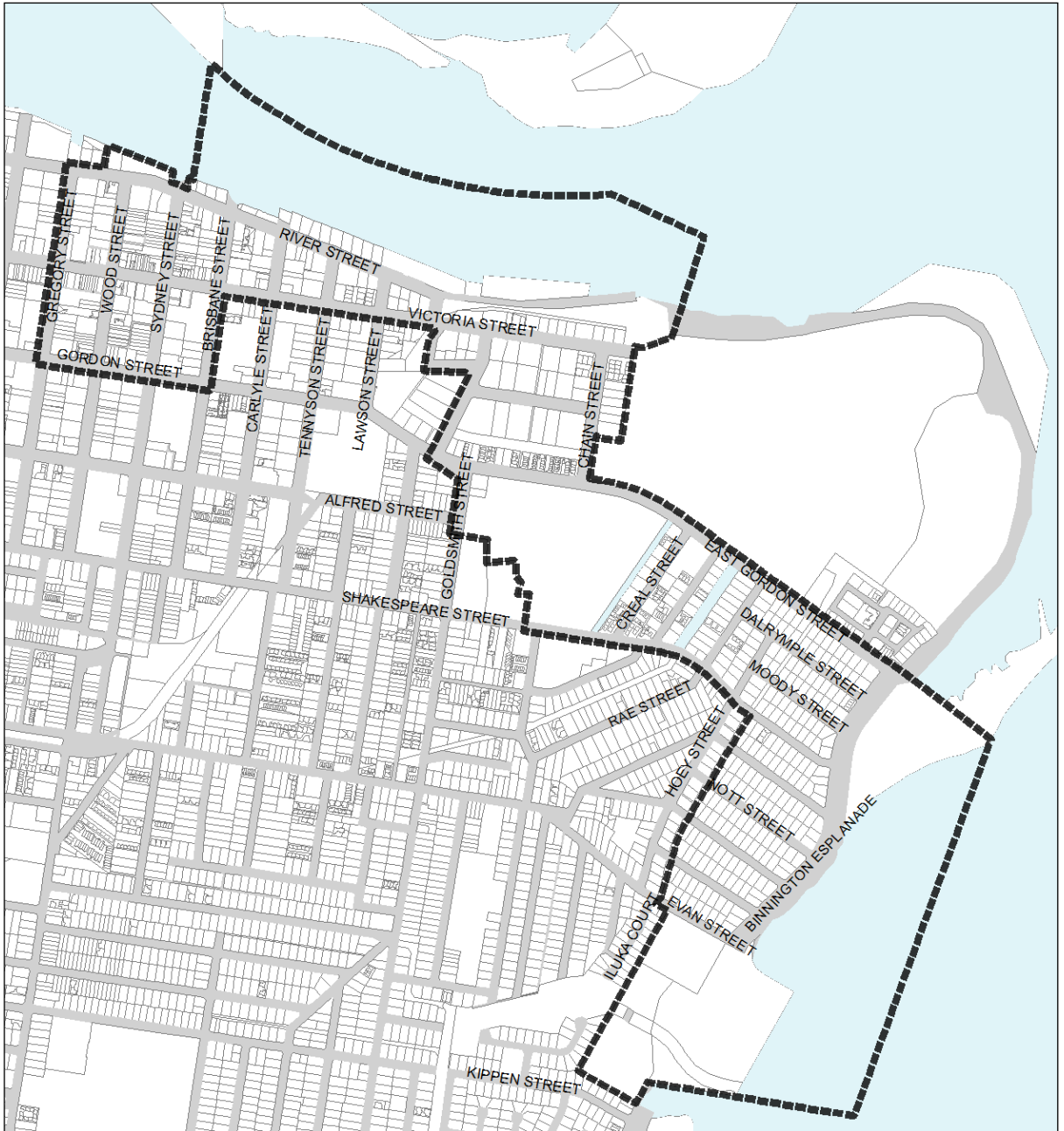
#### **2.2 Employment generation**

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 Waterfront PDA are shown in 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 any residential or non-residential land uses provided for by the Mackay Waterfront Priority Development Area Development Scheme, as relevant to the PDA at the time.

## 3.0 Location Specific Incentives: Mackay Waterfront PDA

### 3.1 Reduction in Infrastructure Charges

Infrastructure charges may be reduced up to 75% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets,

to a maximum concession value of \$2,000,000. The maximum concession value will include any previous stages of the development, or other development of the site, that has been approved under the policy.

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 support the objectives of the PDA;
- Be designed and delivered to provide exemplar design outcomes that are high quality, innovative, engaging and positively contribute to the character and identity of a place within the PDA;
- Promote a human-centred approach and delivery of smart city initiatives and opportunities through design to meet the needs of people and end users;
- Contributes to public art in accordance with Mackay Region’s Public Art Strategy policy and/or guidelines, as current at the time of application.

### 3.2 Delayed payment

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	For residential development - at the time of sale of each dwelling unit, or within 12 months of commencement of the use, whichever occurs first.  For other development – within 12 months of the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and Council.

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

Council may grant parking concessions for qualifying developments for residential and non-residential activities within the PDA on a case by case basis, where development:

- demonstrates a no worsening effect to 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 development intensity and built form parameters of the Mackay Waterfront PDA Development Scheme.

### 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 in Industry investigation zone.**

**1.0 Rationale**

Council recognises the strategic importance of the region's industrial sector and the significant economic benefits it delivers to the region through employment and economic output.

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 significant positive contribution to the economy.

**1.1 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.

**1.2 Applicable Area**

For eligible development, the policy is applicable to land within the bounds of the Industry investigation zone areas as detailed in the MRPS zoning maps.

**1.3 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

### 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: Industry investigation zone

#### 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 and after the application of any offsets, to a maximum concession value of \$1,000,000. The maximum concession value will include any previous stages of the development, or other development of the site, that has been approved under the policy.

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

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 the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and 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:**  
**Schedule 3: Health care, Aged care and Retirement living**

**1.0 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 years 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.

Mackay Regional Council recognises that with a growing and ageing population, the demand for health care services will continue to increase to support this population. To help ensure that Mackay is positioned to support its population, Council will incentivise a range of health care, aged care and retirement developments. 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.

**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 \$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.

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.

Should there be instances where the below land uses are also identified under another Schedule, it will be at the discretion of Council to determine the most appropriate Schedule for which concessions will be assessed against.

<b>MACKAY REGIONAL COUNCIL AREA</b>
<b>Mackay Region Planning Scheme</b>
<ul style="list-style-type: none"><li>• Community care centre</li><li>• Community residence</li><li>• Health care services</li><li>• Hospital</li><li>• Residential care facility</li><li>• Retirement facility</li></ul>

### **3.0 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 and after the application of any offsets, to a maximum concession value of \$1,000,000. The maximum concession value will include any previous stages of the development, or other development of the site, that has been approved under the policy.

Infrastructure charges may be reduced up to 100% based on the net charge amount identified on the Infrastructure Charges Notice including application of any offsets, for Not-for-profit groups that are a Recognised charity, to a maximum concession value of \$1,000,000.

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**

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	For Retirement facility - at the time of sale of each dwelling unit, or within 12 months of commencement of the use, whichever occurs first.  For other development – within 12 months of the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and 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 4: Tourism development**

### **1.0 Rationale**

Tourism is a major economic and lifestyle driver for the Mackay Region which supports several industry sectors. The Policy seeks to support private investment in tourism related business which encourage tourists to visit and stay in the Mackay region.

In urban areas it is the intent of the Policy to promote development that will support increased tourism to the region and/or enhance the reputation of the Mackay Region as a tourist destination.

In rural areas it is the intent of the Policy to 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:

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

The types of development that are anticipated include:

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

### **2.0 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).

Should there be instances where the below land uses are also identified under another Schedule, it will be at the discretion of Council to determine the most appropriate Schedule for which concessions will be assessed against.

<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>

## 3.0 Location specific incentives

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

Infrastructure charges may be reduced up to 100% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, to a maximum concession value of \$1,000,000. The maximum concession value will include any previous stages of the development, or other development of the site, that has been approved under the policy.

In consideration of a request for a 100% concession, Council may consider the impacts the development will have on long-term economic benefits, job creation and/or the enhancement of the Mackay Region's profile as a tourism destination.

### 3.2 Delayed payment

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 the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and 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: Biofutures industry development**

### **1.0 Rationale**

The biofutures industry provides a major opportunity for diversification of the regional economy through the creation of significant high-value and high-knowledge jobs and economic output.

In accordance with the State Government Queensland Biofutures 10-Year Roadmap and Action Plan, the biofutures sector *'focuses on the development and manufacturing of products from sustainable organic and/or water resources, rather than fossil fuels. It encompasses a spectrum of innovative scientific and industrial technologies designed to convert sustainable feedstocks or waste into a diverse range of bioproducts'*.

The industry is a growing global market and one that the Mackay region is well positioned to capitalise on given our access to feedstock, climate and established involvement in the sector. Council seeks to attract development that supports domestic and international investment, research and commercialisation of products in the biofutures industry.

### **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 \$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.

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

#### **2.3 Applicable Area**

Appropriately zoned land suitable for the proposed use.

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

The policy applies to material change of use (MCU) for biofutures industry uses across the council area. The uses should be consistent with the following "applicable land uses" (refer to the applicable land uses table below) and must be related to the biofutures industry (industrial biotechnology and bioproducts sectors).

## MACKAY REGIONAL COUNCIL AREA

### Mackay Region Planning Scheme

- High impact industry
- Low impact industry
- Medium impact industry
- Research and technology industry
- Special industry

## 3.0 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 and after the application of any offsets, to a maximum concession value of \$1,000,000. The maximum concession value will include any previous stages of the development, or other development of the site, that has been approved under the policy.

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

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 the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and 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**

### **1.0 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.

### **2.0 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).

Should there be instances where the below land uses are also identified under another Schedule, it will be at the discretion of Council to determine the most appropriate Schedule for which concessions will be assessed against.

## MACKAY REGIONAL COUNCIL AREA

### Mackay Region Planning Scheme

- Childcare centre
- Club
- Community use
- Crematorium
- Educational establishment
- Environment Facility
- Funeral parlour
- Health care services
- Hospital
- Outdoor sport and recreation
- Place of worship

### 3.0 Location specific incentives

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

Infrastructure charges may be reduced as follows:

- Up to 75% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, for not-for-profit groups to a maximum concession value of \$1,000,000;
- Depending on the nature of the proposal in relation to the intent of the policy, up to 100% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, for Not-for-profit groups that are a Recognised charity, to a maximum concession value of \$1,000,000;
- In any other scenario up to 50% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, to a maximum concession value of \$1,000,000.

The maximum concession value above, will include any previous stages of the development, or other development of the site, that has been previously approved under the policy.

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

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 the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and 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: Housing diversity**

### **1.0 Rationale**

A residential housing market that provides a range of options and choices for buyers and renters can help to create more affordable housing, better meet local demands and increase diversity within communities. Council already promotes the development of smaller residential lots of less than 550m<sup>2</sup> through its Adopted Charges Resolution, however this schedule is about promoting the development of different housing types such as dual occupancy and multiple dwelling development. In new development areas, ideally these types of development are integrated into the design of new subdivisions.

### **2.0 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 \$500,000.

Where the capital investment is less than \$500,000, 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**

In relevant zones within the PIA where the applicable land uses are Code assessable development.

#### **2.5 Applicable Land Uses**

The uses must be consistent with the following “applicable land uses” (refer to the applicable land uses table below).

Should there be instances where the below land uses are also identified under another Schedule, it will be at the discretion of Council to determine the most appropriate Schedule for which concessions will be assessed against.

## MACKAY REGIONAL COUNCIL AREA

### Mackay Region Planning Scheme

- Dual occupancy
- Multiple dwelling
- Rooming accommodation
- Relocatable home park

### 3.0 Location specific incentives

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

Infrastructure charges may be reduced as follows:

- Up to 25% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, up to a maximum concession value of \$250,000;

The maximum concession value above, will include any previous stages of the development, or other development of the site, that has been previously approved under the policy.

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

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 the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and 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