



Gladstone Regional Council

Council Policy

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| Title | INFRASTRUCTURE CHARGES ECONOMIC DEVELOPMENT INCENTIVE SCHEME – TOURISM, RETIREMENT AND AGED CARE |
| Policy Number | P-2018-04 |
| Business Unit | STRATEGY AND TRANSFORMATION CUSTOMER EXPERIENCE |
| Date of Adoption | |
| Resolution Number | |
| Date Review Due | |
| Date Repealed | |

1.0 PURPOSE:

This policy provides incentives by way of discounted Levied Charges for certain Tourism, Retirement, Residential Care and Relocatable Home Park Facilities which deliver economic development and growth outcomes that align with Councils Economic Development Strategy and Planning Scheme.

2.0 SCOPE:

This policy applies to new developments for tourism, retirement and aged care uses across the Gladstone Regional Council Local Government area however within the Priority Infrastructure Area. Developments that qualify for the incentives under this Policy are solely for a discount of Levied Charges. No other incentives are offered or borne by this policy.

3.0 RELATED LEGISLATION:

- *Planning Act 2016**
- *Planning Regulation 2017**

4.0 RELATED DOCUMENTS:

- Gladstone Regional Council Adopted Infrastructure Charges Resolution (No. 1) – 2015 Amendment No. 2*
- Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2
- Gladstone Regional Economic Development Strategy 2015

**As amended*

5.0 DEFINITIONS:

To assist in interpretation of this policy the following definitions apply:

“Infrastructure Agreement” has the same meaning as defined in the Planning Act 2016.

“Infrastructures Charges Notice” has the same meaning as defined in the Planning Act 2016.

“Levied Charge” has the same meaning as defined in the Planning Act 2016.

“Nature Based Tourism” means the use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment (in accordance with the Planning Act 2016).

“Priority Infrastructure Area” identifies the area priorities for the provision of trunk infrastructure to service existing and assumed future urban development up to 2013. The Priority infrastructure area is identified in Schedule SC3 – Local government infrastructure plan maps within the Our Place Our Plan Gladstone Regional Council Planning Scheme V2.

“Relocatable Home Park” means premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.*

“Residential Care Facility” means a residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.

“Resort complex” Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities (in accordance with the Planning Act 2016).

“Retirement Facility” means a residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.

“Short Term Accommodation” means a Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors (in accordance with the Planning Act 2016).

“Tourist attraction” means a Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site (in accordance with the Planning Act 2016).

“Tourist park” means a Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff (in accordance with the Planning Act 2016).

*for a Relocatable Home Park, the development must provide solely for residents over the age of 50 years and may involve a caravan component.

6.0 POLICY STATEMENT:

6.1 Application of Policy

This Policy applies to Development Applications for making a Material Change of Use of Premises which:

1. Are lodged with Council after the 1 July 2018; with respect to applications lodged prior to the 1 July 2018, Council may in its sole discretion, consider Development Applications approved and not yet constructed, or Development Applications that have been lodged but not yet decided, and
2. Are for a Nature based tourism, Residential Care Facility, Resort Complex, Retirement Facility, Short term accommodation, Tourist attraction, Tourist park or a Relocatable Home Park that solely provides for residents over the age of 50 years and may involve a caravan component; and
3. Are proposed to be located within a Priority Infrastructure Area.

Notwithstanding Clause 6.1(1) of this policy, Council may in its absolute discretion, at any time, resolve that this policy is not applicable to a Development Application.

6.2 Incentives

Upon receipt of a Development Permit and an Infrastructure Charges Notice, an Applicant may apply to Council enter into an Infrastructure Agreement which reduces the Levied Charge by 50% based on the net charge amount identified within the Levied Charges Notice, up to a maximum concession value of up to \$500,000. In no case shall the reduction in the Levied Charge exceed \$500,000.00.

Applicants are to complete and lodge the Request – Levied Charge Incentive Form to Council. Upon receipt, an assessment and decision will be made under this policy. Should the application be successful, Council will prepare an Infrastructure Agreement which must be executed by the Applicant. That Infrastructure Agreement will reflect the discounted charged and the Incentive Conditions set out in Clause 6.3 of this Policy.

The terms of the Infrastructure Agreement will be determined by Council and are not negotiable. Councils costs with respect to the preparation and execution of the Infrastructure Agreement will be payable by the Applicant.

6.3 Incentive Conditions

To be eligible for an incentive under this Policy, developments must:

1. Be completed within two years from when the Material Change of Use of Premises Development Permit starts to have effect; or
2. If staged, the first stage be completed within two years of when the Material Change of Use of Premises Development Permit starts to have effect with all stages of the development being completed within four years of when the Material Change of Use of Premises Development Permit starts to have effect; and

3. Should these Incentive Conditions not be met then no reduction in the Levied Charges shall be applicable and the balance of the Levied Charges then the outstanding shall be immediately due and payable.

7.0 ATTACHMENTS:

Nil

8.0 REVIEW TRIGGER:

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

1. The related legislation or governing documents are amended or replaced; or
2. Other circumstances as determined by resolution of Council or the CEO; or
3. One year from date of adoption.

| TABLE OF AMENDMENTS | | | |
|----------------------------|-------------|-------------------------------|--|
| Document History | Date | Council Resolution No. | Notes (including the prior Policy No, precise of change/s, etc) |
| Originally Approved | | | |
| Amendment 1 | | | |
| Amendment 2 | | | |
| Amendment 3 | | | |

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 ROSLYN BAKER
 CHIEF EXECUTIVE OFFICER