

There's No Place Like Home

Bundaberg Housing Incentive Program



Infrastructure Charges Discounts for Infill Development application form

Council is collecting your personal information (e.g. name, address, phone number, etc.), for the purposes as outlined on this form. This information will only be accessed by authorised Council officers and will be handled in accordance with Council's Privacy Statement governed by the *Information Privacy Act 2009*. Visit bundaberg.qld.gov.au/privacy for further information.

Council adopted the **There's No Place Like Home – Bundaberg Housing Incentives Program** with the objective of stimulating new housing construction activity and creation of increased housing supply in the region. Council is offering discounts for infrastructure charges for specific targeted developments related to infill residential development.

To see if your development is eligible for infrastructure charges incentives, please refer to Attachment A.

To apply, please complete this form and return to Council via email to development@bundaberg.qld.gov.au.

Applicant details

Name/s (individual or company name in full): _____

Contact name: _____

Postal address: _____

Suburb: _____ State: _____ Postcode: _____

Phone: _____ Mobile: _____

Email: _____



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Owner details (if different to applicant details)

Name/s (individual or company name in full): _____

Postal address: _____

Suburb: _____ State: _____ Postcode: _____

Phone: _____ Mobile: _____

Description of land

Property address: _____

Property description: Lot: _____ Plan: _____

Lot: _____ Plan: _____

Lot: _____ Plan: _____

Lot: _____ Plan: _____

Lot: _____ Plan: _____

Details of the development permit

Application number (e.g. 522.2024.1234.1): _____

Type of approval: Reconfiguration of a Lot Material Change of Use Combined Other

Approved use or description: _____

Date of approval: _____

Staged development

Is the development a staged development? Yes No

Note: if development is to be staged, the application needs to be accompanied by a staging plan.

Is it proposed that a discount apply to certain stages of the development and not the whole of the development? Yes No

If it is proposed that a discount apply to certain stages of the development, provide details, e.g.

- The total number of stages in the development and the site area of the development
- The stages to which a discount is sought to be applied

Stages applied for: _____



Project details

What is the estimated value of the development?: \$ _____

How many lots or units will be created?: _____

Have the infrastructure charges or infrastructure contribution/s been paid?

Yes No

Eligibility declaration

- The development is for infill residential development;
- A development approval exists for the development;
- Council has issued an Infrastructure Charges Notice for the development; and
- The development (or stage of the development) was not completed on or before 1 October 2024.

Note: Development which is not for infill development is not eligible for this infrastructure charges assistance.

If the proposed development does not fit within the eligibility criteria, the development may be eligible for other incentives or discounts offered by Council. Please contact Council's Development Assessment team on 1300 883 699 for further information about how we can assist with your development.

Declaration

In lodging this request for an infrastructure charge discount I/We _____ declare that the owners of the property have consented to enter into an infrastructure agreement subject to the terms included in the attached Rules and Procedures. Council is collecting your personal information to assist in the assessment of your application for infrastructure charges incentives. Your information will be handled in accordance with the *Information Privacy Act (Qld) 2009* and may be accessed by employees of Council.

We will not provide your information to any other person or agency unless authorised or required by law. For more information see bundaberg.qld.gov.au/privacy.

Applicant's signature/s: _____ Date: _____



Attachment A: Rules and procedures

1. Background

On 18 September 2024 Council adopted the There's No Place Like Home – Bundaberg Housing Incentives Program with the objective of stimulating new housing construction activity and creation of increased housing supply in the region. As part of this initiative, Council is offering discounts for infrastructure charges for specific targeted developments related to Infill Residential Development.

Council resolved to develop these rules and procedures to guide its decision-making in assessing applications for the infrastructure charges incentives.

There's No Place Like Home – Bundaberg Housing Incentives Program will commence on 1 October 2024 and applies to Eligible Development. A development that has been completed prior to 1 October 2024 is not eligible for the infrastructure charges incentives.

2. Eligibility for infrastructure charges incentives

2.1 A Development Approval exists for the development.

2.2 The Council has issued a Charges Notice in relation to the Development Approval.

AND The development is not subject to an existing infrastructure agreement that varies the amount of Infrastructure Charges payable (except where the infrastructure agreement relates to an extension of the currency period for the Development Approval).

2.3 The development is for Infill Residential Development as defined in Attachment B.

2.4 The development was not Completed on or before 1 October 2024. For staged development, the stage being applied for was not Completed on or before 1 October 2024.

2.5 The development is not eligible for a refund for the provision of trunk infrastructure pursuant to s129 of the *Planning Act 2016* (PA) (or equivalent section in any subsequent legislation). If through a conversion application (s139 PA, or equivalent section in any subsequent legislation) or a recalculation of the establishment cost of trunk infrastructure (s137 PA, or equivalent section in any subsequent legislation) a development that at the time an application under this policy was made was not subject to a refund becomes subject to a refund, then the development will no longer be eligible for a discount under this incentives scheme.

2.6 Development that does not meet the above criteria is not eligible for the infrastructure charges incentives.

3. Rules

3.1 Developments seeking to take advantage of the infrastructure charges incentives must make application to Council for a discount using the approved form. Applications for the infrastructure charges incentives can be made at any time prior to 30 June 2025.

3.2 Only one infrastructure charges incentives offer can apply to a development.

3.3 The infrastructure charges incentives will not apply to:

- any development that has been Completed on or before 1 October 2024; and
- any development that is Completed after 30 June 2027, unless where the Completion Date is extended by the Chief Executive Officer to a date after 30 June 2027.

3.4 Discounts for the Infrastructure Charges are 50% discount for all Eligible Development that is Completed by the required Completion Date.

The discounts are taken to be discounts off the levied Infrastructure Charges specified in a Charges Notice or conditioned in a Development Approval (as varied by any infrastructure agreement relating to an extension of the relevant period of the Development Approval, where one exists). To be clear, no other discounts under any other policy will apply.

3.5 Council's Chief Executive Officer may, in the Chief Executive Officer's absolute discretion, extend the date for any of the above discounts for a particular development where:

- The Applicant can show sufficient reason why the development cannot be completed by the original Completion Date; and
- The development has achieved Substantial Commencement prior to the original Completion Date.

3.6 Applications to extend the date by which development is to be Completed for any particular discount must be made in writing and received prior to expiry of the Completion Date. Any decision to extend the date by which development is to be Completed is at the Council's Chief Executive Officer's absolute discretion.



3.7 Compliance with the Completion Date for receiving the incentive reduction in Infrastructure Charges is only achieved through full compliance with the following:

- For developments involving material change of use and building works, the issue of a certificate of classification for building works or issue of final inspection certificate by the Completion Date; or
- For developments involving material change of use and no building works, the approved use is established by the Completion Date; or
- For development involving reconfiguring a lot, all plans of reconfiguration (or for an application which applies to a particular stage, all plans of reconfiguration for that stage) are lodged with the Council by the Completion Date and all conditions of approval have been satisfied, or the Council has accepted sufficient security to guarantee the completion of any outstanding conditions.

3.8 Applicants must provide evidence to the Council of Completion within 5 business days of the Completion Date.

3.9 In all cases, Council must be satisfied that all applicable conditions of the Development Approval for the development Completed have been satisfactorily complied with.

3.10 The discount will be applied at the time of payment of the Infrastructure Charges, but no discount is applicable if Infrastructure Charges are not paid when due.

3.11 Nothing stops development from making early payment of Infrastructure Charges payable after approval for discount has been given under this policy. However, early payment does not guarantee eligibility for any discount. Development must comply with the terms of the executed infrastructure agreement to secure approved discounts.

3.12 The discount applies to net charges after credits and offsets for the provision of trunk infrastructure have been deducted. To be clear, no discount given under this policy can result in a development receiving a refund.

4. Process

4.1 Applicants must lodge the application form prior to 1 July 2025.

4.2 Within five (5) business days of Council receiving the request, Applicants will be notified by Council via email about whether the development is eligible for the incentive scheme applied for and details of any approved reduction in Infrastructure Charges subject to the incentive requirements being met and if so:

- a) An infrastructure agreement will be issued identifying the discount available and must be signed by the Applicant to acknowledge all terms applying to the incentive offer approved for the development;
- b) For the discounts to apply, the Applicant must execute and return the infrastructure agreement to Council prior to the time for payment of the Infrastructure Charges.



Attachment B: Definitions

1. The below table contains the definitions for the There's No Place Like Home – Bundaberg Housing Incentives Program. If a word is not defined in this document, unless the context or subject matter otherwise indicates or requires, the word is to have a meaning given to it by the following:

- a) the *Planning Act*;
- b) the Bundaberg Regional Council Planning Scheme 2015 if the word is not defined in the *Planning Act*;
- c) the Macquarie Dictionary if the word is not defined in the *Planning Act* or the Bundaberg Regional Council Planning Scheme 2015.

Where a Development Approval has been given under one of the four superseded planning schemes for the Bundaberg Region, the development's eligibility will be determined by applying the definition from the Bundaberg Regional Council Planning Scheme 2015 that best fits the approved development.

Definitions

Charges Resolution

Means the Bundaberg Regional Council Charges Resolution (No.1) 2021 or any repealed Charges Resolution of the Bundaberg Regional Council.

Applicant

Means the applicant for the infrastructure charges incentives under this policy.

Charges Notice

Means:

- an infrastructure charges notice as defined in section 119 of the *Planning Act 2016* (PA); or
- a notice mentioned in section 301(1) of PA; or
- a notice equivalent to an infrastructure charges notice which is given under legislation which repeals and replaces PA.

Completed

Means for a material change of use:

- Where involving building works, a certificate of classification or the final inspection certificate has been issued and the Council is satisfied that all applicable have been complied with; or
- Where not involving building works, the approved use has been established and the Council is satisfied that all applicable conditions have been complied with.

Means for reconfiguring a lot all plans of subdivision (or for an application which applies to a particular stage, all plans of subdivision for that stage) have been given to Council and the Council is satisfied that all applicable conditions have been complied with, or the Council has accepted sufficient security to guarantee the completion of outstanding conditions.

Completion Date

Means:

- two years from the date that a There's No Place Like Home Infrastructure Agreement is executed for the Development Approval; or
- such date as extended by the Council pursuant to section 3.5 of Attachment A.

Development Approval

Has the meaning in the PA.



Eligible Development

Means proposed development that satisfies the requirements of section 2 of Attachment A.

Infill Residential Development

Means residential development located on land which is:

- situated within an existing suburb or township;
- substantially surrounded by existing urban development;
- fully serviced by urban roads, reticulated water supply and sewer infrastructure, or proposed to be fully serviced as part of the development;
- was less than one (1) hectare in area on 1 August 2024 and is less than one (1) hectare in area on the date of application for a discount under this policy;
- located within the identified Priority Infrastructure Area of the Bundaberg Regional Council Planning Scheme 2015; and
- does not constitute a stage of a larger development that does not otherwise meet the criteria of this definition.

Infrastructure Charges

Means infrastructure charges or contributions for trunk infrastructure payable pursuant to a Charges Notice or a contribution condition in a Development Approval.

Priority Infrastructure Area

Means the areas designated as the Priority Infrastructure Area in the Local Government Infrastructure Plan contained within the Bundaberg Regional Council Planning Scheme 2015.

Substantial Commencement

Means for a material change of use the commencement of the construction of either slab or footings (whichever is required for the development) proportionate to the size of the development proposed.

Means for reconfiguring a lot the commencement of civil works (such as roadworks, water or sewer connections, stormwater pipe work).

Preliminary site works such as tree clearing or bulk earth works are not considered to be substantial commencement for these purposes.

