

# There's No Place Like Home

## Bundaberg Housing Incentive Program



## Delayed Payment of Infrastructure Charges for Residential Subdivision 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](http://bundaberg.qld.gov.au/privacy) for further information.

Council adopted the **There's No Place Like Home – Bundaberg Housing Incentives Program** with the objective increasing residential land supply in the region. Council is offering delayed payment of infrastructure charges for specific targeted developments related to residential subdivision.

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](mailto: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: \_\_\_\_\_



**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  Combined  Other

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: \_\_\_\_\_



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

Yes  No

### Eligibility declaration

- The development is for 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 residential development (reconfiguration of a lot) is not eligible for delayed payment.*

*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 delayed payment of infrastructure charges 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](https://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 increasing residential land supply in the region. As part of this initiative, Council is offering delayed payment of infrastructure charges for specific targeted developments related to residential subdivision.

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

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 delayed payment of infrastructure charges.

## 2. Eligibility for delayed payment of infrastructure charges

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 residential development (Reconfiguration of a Lot) 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 Proposed Development is not the subject of another incentive scheme, of whatever kind, which has the effect of reducing, subsidising or funding the payment of Infrastructure Charges payable under the ICN.

2.6 Development that does not meet the above criteria is not eligible for the delayed payment of infrastructure charges.

## 3. Rules

3.1 Developments seeking to take advantage of the delayed payment of infrastructure charges must make application to Council using the approved form. Applications for the delayed payment of infrastructure charges can be made at any time prior to 30 June 2025 but must be made prior to the endorsement of the plan of subdivision for the development.

3.2 All trunk infrastructure works to be delivered by the development, or stage of development relevant to the request, are complete and have been accepted on maintenance prior to the application for delayed payment;

3.3 The property owner will be required to enter into an Infrastructure Agreement for the delayed payment of Infrastructure Charges.

3.4 The plan of subdivision for the Reconfiguration of a Lot must be endorsed by Council within six (6) months of the date of the Infrastructure Agreement.

3.5 The delayed payment of infrastructure charges will not apply to:

- any development that has been Completed on or before 1 October 2024; and
- any development that is not Completed within six (6) months of the date of the Infrastructure Agreement.

3.6 Delayed payment for the Infrastructure Charges is for all Eligible Development that is Completed by the required Completion Date.

The delayed payment is taken to be for 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 incentive under any other policy will apply.

3.7 Compliance with the Completion Date for receiving the delayed payment of infrastructure charges is only achieved through full compliance with the following:

- All plans of survey for the reconfiguration of a lot (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 In all cases, Council must be satisfied that all applicable conditions of the Development Approval for the development Completed have been satisfactorily complied with.

3.9 Infrastructure Charges are to be applied in accordance with the Charges Resolution and relevant Charges Notice in place at the time the agreement is entered into.

3.10 Nothing stops the developer or property owner from making early payment of Infrastructure Charges payable after approval for delayed payment has been given under this policy. However, development must comply with the terms of the executed infrastructure agreement to secure approved delayed payment.

3.11 Upon approval of the plan of subdivision by Council, the Plan of Survey is to be lodged with the Queensland Titles within a period of two (2) months.

3.12 Upon receipt by Council of the titles notification for each Lot created, Council will attach the value of the Infrastructure Charge for each lot as a rate on the land.

3.13 Infrastructure Charges attached to the property shall be paid when the Lot is transferred in ownership, or within two years of the issuance of a title, whichever is the sooner.

3.14 Interest on the outstanding Infrastructure Charge will not be applied by Council so long as the charge is paid in accordance with the Infrastructure Agreement.

#### 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 delayed payment of infrastructure charges applied for and details of any approved delayed payment of Infrastructure Charges subject to the eligibility requirements being met and if so:

- a) An infrastructure agreement will be issued identifying the delayed payment of infrastructure charges available and must be signed by the Applicant to acknowledge all terms applying to the offer approved for the development;
- b) For the delayed payment 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 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:

- Six (6) months from the date that a There's No Place Like Home Infrastructure Agreement is executed for the Development Approval.

#### Development Approval

Has the meaning in the PA.

#### Eligible Development

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

#### Residential Development

For the purposes of Reconfiguring a Lot applications, an application for subdivision creating one or more additional lots within a Residential zone or Emerging community zone, where subject to a Local Area Plan, is considered a residential development.

#### Infrastructure Charges

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

