

Intent

This Policy provides incentives for development within the Tablelands Regional Council (TRC) local government area (LGA) by providing waived infrastructure charges for certain types of new development commencing from 1 July 2022.

The purpose of this policy is to attract investment in:

- Medium density dwellings
- Dual occupancy dwellings
- Secondary dwellings
- Strategically important industries
- Major catalytic projects.

Scope

This Policy applies to all eligible development within the TRC LGA, within the Policy period.

Policy Statement

This Policy outlines the incentives that are available and establishes the eligibility criteria according to the type of development and its location within the TRC LGA. The Policy will ensure consistency in application and provide certainty to applicants.

The maximum cumulative value of incentives to be granted by TRC pursuant to this Policy is \$2,000,000 (GST exempt). The maximum incentive to be granted to each qualifying development pursuant to this Policy is \$100,000 (GST exempt).

The incentive will be attributed to developments on a first-in, first served basis, based on the date of receipt of an approved Development Application.

1. The Policy has effect from 1 July 2022 until 30 June 2026 (Policy Period), unless fully subscribed or extended by TRC.
2. Approvals are at the sole discretion of TRC; no appeals or negotiated decisions are available for this Policy.
3. Eligible developments must not be a project of an agency or department of any level of government.
4. Eligible developments must not be from a person or entity that has an overdue debt to TRC at the time of application.
5. The Policy will only support eligible developments approved on, or after, commencement of the Policy and those eligible developments approved, but not commenced, prior to commencement of the Policy. For developments approved prior to commencement of the Policy to be considered eligible, the development permit must have a remaining currency period of at least two years at the time of making an application. All eligible developments must be completed within the Policy Period and development will be taken to have been completed upon the issue of a Final Certificate of Classification.
6. Confirmation of the development's eligibility must be provided to TRC at the time the infrastructure charges become payable.

7. The Policy waives, up to the maximum value of \$100,000 (GST exempt), the infrastructure charges payable for development that satisfy clauses 8-12.
8. The Policy applies to development that commences construction during the policy period and completes 100% of the project value during the policy period.
9. The Policy applies to the following new development as defined in the Tablelands Region Planning Scheme:
 - a. 'Multiple Dwelling', 'Dual Occupancy' and 'Secondary Dwelling' developments, located within Medium density residential zone; or
 - b. 'Dual Occupancy' and 'Secondary dwelling' developments, located within Low density residential zones.
10. The Policy applies to the development of strategically important industries within the TRC LGA, including Atherton, Herberton, Innot Hot Springs, Kairi, Malanda, Millaa Millaa, Mount Garnet, Ravenshoe, Tolga, Walkamin and Yungaburra, and must satisfy the following:
 - a. Development must not conflict with the TRC Planning Scheme 2016; and
 - b. Must have not be able to obtain a Development Approval.

Strategically important industries are:

- Health care and social assistance including aged care and childcare facilities
 - Food and fibre processing and value adding facilities
 - Tourism and short- and long-term accommodation such as motels, hotels, cabins, serviced apartments, tourist parks and workers accommodation.
 - Research, education and arts/cultural facilities
 - Transport and warehousing facilities
 - Industrial developments
 - Primary industry developments.
11. The Policy applies to any development within the TRC LGA that involves investment of significant capital. Significant investment of capital is considered when the total expenditure during a project's construction phase is equal to or greater than \$5 million (ex GST). These developments will be classified as Major Catalytic Projects and to be eligible must:
 - a. create new long-term local jobs that extend beyond the construction period
 - b. stimulate commercial activity which benefits existing business, industry and the community
 - c. be in accordance with TRC's Corporate goals
 - d. not conflict with the TRC Planning Scheme 2016
 - e. not have any unmitigated negative environmental impacts
 - f. not be considered to compete with existing businesses to the extent of being a detriment to the local economy as a whole
 - g. improve the quality of life for residents of the TRC region.
 12. During construction, preference is to be given to the use of a local workforce including contractors and tradespeople and local suppliers of goods, materials and equipment.

Context

Definitions

Industries are as classified by TRC Planning Scheme 2016.

A local supplier is a business entity that has its principal place of business/registered office within the TRC LGA, or otherwise has a place of business within the TRC LGA which solely or primarily employs persons who are residents or ratepayers within the TRC LGA.

Development means carrying out lawful building work or making a material change of use of premises.

Multiple dwelling means a residential use of the premises involving three or more dwellings, whether attached or detached, for separate households. It includes apartments, flats, units, townhouses, row housing, or triplex.

Dual Occupancy means a residential use of premises for two households involving two dwellings (whether attached or detached) on a single lot or two dwellings (whether attached or detached) on separate lots that share a common property but does not include a residential use of premises that involves a secondary dwelling.

Secondary Dwellings means a self-contained class 1A building additional to the primary dwelling and that is subservient to the primary dwelling.

Localities are defined and administered under the Place Names Act 1994 by the Department of Resources.

Relevant Legislation

- *Local Government Act 2009*

Related Documents

- *Economic Development Strategy 2023-2026*
- *TRC Planning Scheme 2016*
- *Tablelands 2030+ Community Plan*

Corporate Plan Links

This policy aligns with the following Corporate Plan 2021– 26 themes:

- Our community is active, inclusive, connected and empowered.
- Our organisation is progressive, efficient, transparent and collaborative.
- Our economy is growing, diverse, resilient and agile.

Human Rights Commitment

Tablelands Regional Council has considered the human rights protected under the *Human Rights Act 2019* (Qld) when adopting and/or amending this policy. When applying this policy, TRC will act and make decisions in a way that is compatible with human rights.

Responsibility

Council is responsible for the adoption, amendment and repeal of this policy and the Chief Executive Officer is responsible for the development and amendment of any associated procedures and guidelines relevant to the policy.

This policy is to remain in force until 30 June 2026 or otherwise amended or repealed by resolution of Council.

Adopted By	Council	Responsible Officer	Executive Manager Economic Development
Adopted Date	14/12/2023	Review Date	14/12/2026
Version	3	This policy repeals any previous versions.	