

**COVID-19 RESPONSE INVESTMENT INCENTIVE POLICY**

- Intent** The intent of the Policy is to provide an economic stimulus for the development and construction industries and associated local employment across the Region in response to the impacts of the COVID-19 pandemic.
- Scope**
1. The Policy waives, in their entirety, the infrastructure charges payable for Development that satisfy clauses 2-5.
  2. The Policy has effect from 12 August 2020 until 30 June 2022 (“the policy period”).
  3. The Policy applies to the Development listed in clause 4 below that commences construction during the policy period and completes at least 80% of the project value during the policy period.
  4. a. Development in the following locations:
    - the Localities of Cairns City and Cairns North; or
    - Precinct 1 – Town Centre of the Gordonvale Local Plan; or
    - Precinct 1 – Munro Street and Precinct 2 – Mill re-development of the Babinda Local Plan; or
  - b. Small Scale Residential Development; or
  - c. Development that involves the reuse of an existing site or tenancy that does not result in an increase of GFA; or
  - d. Up to 50m<sup>2</sup> GFA of infrastructure charges payable for Development of Centre activities; or
  - e. Up to 100m<sup>2</sup> GFA of infrastructure charges payable for Development of Industry activities.
  5. No less than 80% of the workforce on site consists of local contractors / tradespeople in construction, or that equivalent local employment requirements are imposed at Tender.
  6. Development that is considered Catalytic Development is eligible for consideration by the full Council on a case by case basis.

**PROVISIONS**

1. Confirmation of the Development’s eligibility must be provided to Council at the time the infrastructure charges become payable.
2. An application must be made in writing to the Chief Executive Officer for any Development to be considered Catalytic Development and will be decided by the full Council.

**DEFINITIONS**

**Catalytic development** means Development that involves significant investment of capital into the region that:

- creates new long term jobs that extend beyond the construction period;
- creates direct value-add through construction and operations;

- catalyses additional investment;
- catalyses growth in a key strategic industry; and
- supports growth of other industries.

**Centre activities** are:

- Adult store
- Bar
- Club (other than small scale)
- Food and drink outlet
- Function facility
- Health care services
- Hotel
- Nightclub entertainment facility
- Office
- Service industry
- Shop
- Shopping centre
- Showroom
- Theatre
- Veterinary services

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

**Industry activities** are:

- Low impact industry
- Marine industry
- Medium impact industry
- High impact industry

**Localities** are defined and administered under the Place Names Act 1994 by the Department of Natural Resources, Mines and Energy (DNRME).

**Small Scale Residential Development** means development involving a Material Change of Use for Dual Occupancy or a Reconfiguration of a Lot (1 lot into 2 lots) where the lot to be developed exists prior to the Policy Period.

To avoid any doubt, reducing a residential estate into staging or survey plans that are reduced to multiple 1 into 2 lot developments or multiple Dual Occupancies does not qualify for an incentive under this Policy.

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**This policy is to remain in force until otherwise determined by Council.**

**General Manager responsible for Review:**

**General Manager Planning & Environment**

**ORIGINALLY ADOPTED:** 12/08/2020

**CURRENT ADOPTION:** 12/08/2020

**DUE FOR REVISION:** 30/06/2022

**REVOKED/SUPERSEDED:**



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**John Andrejic**  
**CHIEF EXECUTIVE OFFICER**