

DEVELOPMENT AND INVESTMENT INCENTIVE SUPPORT POLICY

- Intent** The intent of the Policy is to provide support to the Cairns economy and encourage development that:
- Broadens the economy;
 - Enlivens and enriches our key centres;
 - Adds additional housing options into the market;
 - Is catalytic;
 - revitalises the Cairns CBD; and
 - Champions tropical design.
- Council also provides support via non-financial incentives of:
- a. Express Assessment of Low-Risk Development Applications;
 - b. Free prelodgement process;
 - c. Access to local intelligence;
 - d. Supporting access to Government funding schemes; and
 - e. Brokering connections with local industry groups, business and other Government Departments.
- Scope**
1. The Policy waives, in their entirety, the infrastructure charges payable for Development that satisfy clauses 2-7.
 2. The Policy has effect from 1 July 2023 until 30 June 2026 (“the policy period”).
 3. The Policy applies to the Development listed in clauses 4-9 inclusive, that meet all of the below eligibility requirements of:
 - a. Development approved post 1 July 2023; and
 - b. Has substantially commenced building works prior to the expiration of the policy period; and
 - c. No less than 80% of the workforce on site consists of locals; and
 - d. Is acted upon within the initial currency period; and
 - e. Is not as a result of a compliance matter; and
 - f. Is not located within the Cairns South State Development Area.
 4. Community housing providers who build social or affordable housing.
 5. Development that broadens the economy by:
 - a. Including the following land uses contained within the Industry Zones:
 - Aviation (defined as Air Services land use);or
 - Marine and Defence (defined as Marine Industry land use);or
 - Manufacturing (defined as Medium Impact, High Impact and Special Industry land uses).

- b. Including the following land uses contained within the Centre or Mixed-Use precinct 1 Commercial or Mixed-Use precinct 2 – Trades and Services Zones:
 - Medical Services (defined as Health Care Services land use); or
 - Education and Training (defined as Educational Establishment land use).
6. Development within key centre localities of:
- a. The area shown in Map 1 in Attachment 1 in Cairns City; or
 - b. The area shown in Map 2 in Attachment 1 in Cairns North; or
 - c. The area shown in Map 3 in Attachment 1 in the Gordonvale CBD; or
 - d. The area shown in Map 4 in Attachment 1 in the Babinda CBD; or
 - e. The area shown in Map 5 in Attachment 1 in the Babinda – Mill re-development.
7. Development that encourages strong development of residential accommodation by:
- a. Multiple Dwelling land use on Medium Density or Mixed Use – Precinct 3 – Residential zoned land that has a minimum area of 800m²; or
 - b. Small-scale Multiple Dwelling land use (maximum of 4 units/townhouses) on Low-Medium Density zoned land that has a minimum area of 800m²; or
 - c. Conversion of Short-Term Accommodation land use to Multiple Dwelling land use where compliant with the car parking requirements Acceptable Outcome of the Parking and Access Code of CairnsPlan 2016; or
 - d. Rooming Accommodation land use for the purpose of Student Accommodation on Medium Density, Mixed Use precinct 3 – Residential, Principal Centre or District Centre zoned land.
8. Development that is considered to be catalytic development is eligible for consideration by the full Council on a case by case basis.
9. Development that encourages tropical design by:
- a. A 10% reduction of infrastructure charges for development that meets the shading requirements by providing a minimum 50% shading to the external surfaces of the buildings; and/or
 - b. A 15% waiver of infrastructure charges for development contained within Centre or Mixed-use zones that demonstrates buildings and structures are vertically landscaped for a minimum of 15% of the surface area of each façade for the full height of the development.
10. Revitalisation of the Cairns CBD: where eligible development satisfies all of the following additional requirements, a stimulus payment will be provided (subject to the cap stated below) equal to the lesser of: (a) \$25,000; or (b) 50% of the costs of renovating the façade of the relevant building. The additional requirements are as follows:
- a. the eligible development must involve façade repurposing / revitalising works for an existing building which has been vacant for 6 months or more;
 - b. Development Permit for Building Works for the façade work approved post 1 July 2023; and
 - c. Works are to be completed by a local contractor;

- d. Is not as a result of a compliance matter; and
- e. Is located within the areas shown in Map 6 in Attachment 1 – Cairns CBD.

However, the total of all payments provided by Council under this clause 10 per financial year will be capped at \$100,000. If that cap is reached, no further payments will be provided under this clause for that financial year. Any payment that would otherwise result in the cap being exceeded will be reduced to comply with the cap (for example, if \$90,000 in payments have been given under this clause 10 in a financial year, any further payment will not be more than \$10,000, even if a higher payment would otherwise apply).

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.
3. This policy is to be reviewed annually and amendments to the policy may be made at Council's sole discretion.
4. Council will not charge infrastructure charges for any development that occurs on land zoned as Strategic Port Land.
5. If credits for demand calculations or trunk infrastructure provision, waivers within this policy are taken to have no effect. For example, refunds for trunk infrastructure will be calculated in accordance with the Charges Resolution in effect at that time and refund amounts will be calculated on the additional demand methodology.

DEFINITIONS

Terms used but not defined in this Policy have the meaning given in the CairnsPlan 2016 or the *Planning Act* (in that order).

CairnsPlan 2016 means the current planning scheme adopted by Cairns Regional Council at the time of request for assessment against this policy.

Catalytic development means Development that, is likely to satisfy several of the below elements:

- Create a positive legacy for community and delivery of enduring planning and economic outcome;
- Generates significant enduring investment within the Cairns Regional Council local government area;
- Creates, as a result of and/or directly associated with the development, ongoing post construction jobs that significantly contribute to the community and create a positive legacy;
- Reinvigorates a locality;
- Is an activity that is not already established within the region;
- Demonstrates strong alignment with an endorsed strategy/plan of Cairns Regional Council

Note: Reconfiguring a lot development is not considered to be catalytic.

Note: All catalytic development waiver requests will be assessed by officers to determine eligibility, having regard to this policy and other relevant matters. After this review, Officers will present a recommendation to Council for decision at an Ordinary or Committee meeting. If there is not alignment with the eligibility criteria, Officers at their sole discretion may elect to not proceed to present the request to Council.

Community Housing Providers means a provider that is registered as a Community Housing Provider under the National Regulatory System for Community Housing (NRSCH). Community housing providers are not-for-profit, mission driven organisations. They own, develop and maintain rental housing for people on very low, low and moderate incomes who require social and affordable homes.

Currency period has the meaning given to the term under the *Planning Act 2016*. For the purposes of this policy, the currency period does not include any extended period granted pursuant to an Extension Application, Ministerial Notice or other similar mechanism.

Development means making a material change of use of premises.

Façade Repurposing / Revitalising Works means building work, requiring a development permit for building work, involving repurposing or revitalising the façade of a building, and which is associated with Eligible Development.

Note: This definition is intended to ensure that only building work that is substantial enough to require a development permit in its own right is eligible for waiver. For example, it is not intended that merely painting or cleaning a façade will be sufficient

Land uses are defined under *Planning Regulation 2017*.

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

Shading requirements means a minimum of 50% shading provided to the external surface of buildings (as measured between 9am and 3pm on both 21 June and 21 December). Shading is to be provided through the use of permanent components of the built structure such as protruding balconies, overhangs or building articulation. Temporary features, performance glass or design elements that rely upon behavioural or operational actions to provide the required shading to external facades cannot be used in the calculation of the shading requirements.

Student accommodation means Rooming Accommodation for the sole purpose of the use of students.

Substantially started means the stage in the completion of building work for eligible development where the total cost incurred by the developer for site establishment activities (clearing, fencing and equipment storage, earthworks) and construction work has exceeded 20% of the total value of all building work for the Eligible Development.

Note: This definition is intended to ensure that only costs directly relating to physical works are taken into account, rather than administrative costs, such as preparatory, design or supervision costs.

Vertical landscaping requirements means buildings and structures are vertically landscaped for a minimum of 15% of the surface area of each public facing façade, for the full height of the development.

Note – Compliance with the vertical landscaping requirements can be achieved through mature vegetation projecting out of the horizontal plane. Only landscaping contained **within the site** is to be used in the calculations. Landscaping located off-site (including street trees) cannot be used in the calculation of vertical landscaping. Will be required to be certified by a registered Landscape Architect.



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

Director responsible for Review:

Director, Planning, Growth & Sustainability.

ORIGINALLY ADOPTED: 10 May 2023
CURRENT ADOPTION: 10 May 2023
DUE FOR REVISION: 10 May 2026
REVOKED/SUPERSEDED: -



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Mica Martin
CHIEF EXECUTIVE OFFICER

Attachment 1 – Maps of Eligible Locations

Map 1 – Cairns City



Map 3 -Gordonvale CBD Area of Eligibility



Map 4 – Babinda CBD Area of Eligibility



Map 5 – Babinda Mill Re-Development Area of Eligibility.



Map 6 – Cairns CBD

