Infill Development Incentives Policy – 1 July 2019 to 30 June 2022

Introduction
Council has extended the development incentive scheme that aims to encourage infill development in the approved activity areas of Nambour and Caloundra. The scheme provides reductions in infrastructure charges for development within the targeted areas that increases demand and takes advantage of spare capacity in the existing Council infrastructure networks.

Eligibility Criteria
To qualify for a reduction in infrastructure charges, a development must satisfy all of the following criteria:

1. It is located within the designated areas identified on the Infill Incentives Area Maps
2. It involves new building construction that will at least double the gross floor area (gfa) of the premises. (Development that consists mostly of re-purposing an existing building will not be entitled to an incentive.)
3. Construction for new building work is “substantially commenced” by 30 December 2022. (“Substantially commenced” means foundations are well advanced and over 50% complete.)
4. The application for the incentive is made in writing or by email and received by Council between 1 July 2019 and 30 June 2022.

Note: Incentive applications that were made and approved prior to the commencement of the 1 July 2019 will continue to have effect. For these developments the deadline for having substantially commenced construction of new building works will be extended to 30 December 2022.

Incentive Offer
Development that complies with the eligibility criteria will qualify for a 50% reduction in the levied Council Infrastructure Charge. The total amount that all incentive approvals can attract is limited to a maximum of a $10 million collective reduction in charges, with individual incentives granted on a first in, first served basis.

Examples of the incentive:
1. An existing dwelling with 200m² gfa is to be replaced by 500m² gfa of office. The Council network charge of $52,000 will reduce by 50% to $26,000.
2. An existing 3 bedroom duplex dwelling with 400m² gfa is to be replaced by 10 x 2 bedroom multiple dwelling units. The Council network charge of $78,000 will reduce by 50% to $39,000.
3. A vacant commercial lot is to be developed with 2,000 m² of retail. The Council network charge of $336,000 will reduce by 50% to $168,000.

Additionally, applicants may apply for a staged payment arrangement with a 25% initial payment and the balance paid in no more than four six-monthly instalments. (Note that an interest rate of 7% per annum applies to any unpaid balance for the approved staged payment period.)
How to Apply for the Incentive
Applications are to be made prior to commencing work on site and can be sent by email to icinfo@sunshinecoast.qld.gov.au or posted to:

   Transport and Infrastructure Planning Branch
   Sunshine Coast Regional Council
   Locked Bag 72
   Sunshine Coast Mail Centre QLD 4560

Applications are to provide details of the approved development that demonstrate compliance with each of the eligibility criteria.

Further Information
For further information, please contact Council’s Infrastructure Planning and Charges team on (07) 5441 9366 or icinfo@sunshinecoast.qld.gov.au.

Current as at 1 July 2019.
Fact Sheet: Infill Development Incentives Policy