Gladstone Regional Council
Council Policy

DEVELOPMENT INCENTIVE POLICY

Policy Owner:	Customer Experience Business Unit
Adoption:	Insert Date and Resolution Number
Version:	1
Link to Corporate Plan:	Connecting Communities – We work with you and for you supporting the success of our communities
Head of Power:	*Planning Act 2016* *Planning Regulation 2017*
Review Date:	5 years from date of adoption

1   PURPOSE

This policy provides incentives on levied charges for developments, (other than 'Excluded Use'), within the Gladstone Regional Council local government area, to deliver economic development and growth outcomes that align with Council's Economic Development Strategy and the Our Place Our Plan Gladstone Regional Council Planning Scheme.

2   SCOPE

This policy applies to development applications for all land uses, other than an 'Excluded Use'[1], that is subject to a Council issued infrastructure charges notice, provided it meets the following criteria:

2.1   The development application is lodged with Council after the adoption of this policy. Council may at its sole discretion, consider development applications lodged prior to the adoption of this policy which have been approved but not yet commenced construction.

2.2   Includes new building work which is not minor building work and/or an increase in gross floor area (GFA).

2.3   Excludes any development application made by, or on behalf of, a Federal or State Government agency.

2.4   Meets the development incentive criteria as set out in Section 3.

2.5   Notwithstanding Clause 2.1 of this policy, Council may at its absolute discretion, at any time, resolve that this policy does not apply to a development application.

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[1] Refer to Section 9 for definition of Excluded Use

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3 POLICY STATEMENT

3.1 Development Infrastructure Charges Incentive (DICI)	
Development Incentive Available	1. The Development Infrastructure Charges Incentive (DICI) offers a reduction of 50% on the combined Council infrastructure charges set out in the infrastructure charges notice for an eligible development, up to a maximum of $500,000. Note: The 50% is applied to the infrastructure charge prior to any credit being applied.
	2. The DICI is in the form of a discount on Council levied charges.
	3. As not-for-profit organisations already receive a 50% concession on infrastructure charges, not-for-profit organisations are not eligible to receive a further concession on infrastructure charges under section 3.1.
Development Incentive Conditions	4. The DICI offered must be documented in an infrastructure agreement which reflects the discounted infrastructure charge and conditions.
	5. The terms of the infrastructure agreement will be determined by Council.
	6. The cost for Council to prepare and execute the infrastructure agreement will be payable by the development proponent.
	7. The DICI will not be cost indexed and remains at the value calculated on the day that it is approved.
	8. The development must be completed in its entirety, within four years from the date of issue of the applicable infrastructure charges notice, or the approval of the DICI will lapse, making it due and payable to Council.
	9. Large, staged developments that are not fully completed within four years will only receive the DICI for the stages completed within the four-year period.
When to Apply	10. An applicant may apply to Council for a DICI under this Policy when a development permit and an infrastructure charges notice has been issued for eligible development.
	11. Council's DICI budget may be limited from year to year and Council cannot guarantee that all eligible applications lodged will be funded.

4 RELATED LEGISLATION

Planning Act 2016
Planning Regulation 2017

5 RELATED DOCUMENTS

Gladstone Regional Council Adopted Infrastructure Charges Resolution (No. 1) – 2025
Our Place Our Plan Gladstone Regional Council Planning Scheme
Gladstone Regional Economic Development Strategy 2021-2025
Community Investment Policy

6 CONSIDERATION OF HUMAN RIGHTS

Gladstone Regional Council has considered the human rights protected under the *Human Rights Act 2019 (Qld)* when adopting and/or amendment this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to any human rights relevant to the decision.

7 ATTACHMENTS

Nil.

8 EVALUATION OF POLICY

This policy is successful when tourism, health care, industry and short- & long-term multiple housing developments are encouraged to establish in the Gladstone Region through reduced Council imposed development costs. This will be measured by an increase in the number and value of incentivised development applications lodged and completed within the policy timeframe.

9 DEFINITIONS

To assist in interpretation of this policy the following definitions apply:

Term	Definition	
Infrastructure Charge	An *Adopted Charge* as defined under *the Planning Act 2016* for the purposes of providing trunk infrastructure in the Gladstone Region in accordance with the Our Place Our Plan Gladstone Regional Council Planning Scheme	
Development Application	As defined in the *Planning Act 2016*	
DICI	Development Infrastructure Charges Incentive as set out in Section 3.1	
Eligible Development	A development proposal that meets the criteria of Section 2 of this policy.	
Excluded Use	The following land use definitions, as defined in SC1.1 Use definitions within the Our Place Our Plan Gladstone Regional Council Planning Scheme, are an 'Excluded Use' under this policy and therefore not eligible for development incentives:	
	Use Category	Use
	Residential	Dwelling house
	Accommodation (short term)	Rural workers' accommodation
	Places of Assembly	Club Community use Funeral parlour Place of worship
	Commercial (bulk goods)	Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom
	Entertainment	Bar Hotel Nightclub entertainment facility Theatre
	Indoor sport and recreation	Indoor sport and recreation

	High impact rural	Aquaculture Intensive animal husbandry Intensive horticulture Wholesale nursery
	Low impact rural	Animal husbandry Cropping Permanent plantation
	Essential services	Detention facility Veterinary service
	Minor Uses	Cemetery Home-based business Landing Market Park Roadside stall Telecommunications facility Secondary Dwelling Caretaker's accommodation
	Other uses	Air services Animal keeping Brothel Parking station Crematorium Environment facility Extractive industry Major electricity infrastructure Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Outstation Port service Renewable energy facility Substation Utility installation Non-resident workforce accommodation
GFA	Gross Floor Area as defined in the *Planning Regulation 2017.*	
Infrastructure Charges Development Incentive	A concession on adopted infrastructure changes for an eligible development under this Policy, as set out in Section 3.1.	
Infrastructure Agreement		
Infrastructure Charges Notice	As defined in the *Planning Act 2016.*	
Levied Charge		
Minor Building Work	As defined in the *Planning Regulation 2017.*	
MCU	Material Change of Use – which is a type of development application as defined in the *Planning Act 2016.*	
Not-for-Profit Organisation	An organisation which does not operate for the profit, personal gain, or benefit of a particular person, people, or members.	

10   REVIEW

This policy is to be reviewed upon the earlier of:
1. Five years from the date of adoption of the most recent version;
2. Any relevant statutory review periods;
3. The related legislation or governing documents are amended or repealed; or
4. A request from the Chief Executive Officer or Council.

11 DOCUMENT CONTROL

Version	Reason/Change	Date	Council Resolution
1	Adoption		