

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 2023 (“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
 - the area shown in Attachment 1 in the locality of Gordonvale; 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 new GFA; or
 - d. Up to 50m² GFA of infrastructure charges payable for Development of Centre activities; or
 - e. Up to 100m² 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.

Note: significant investment of capital will generally be considered a total expenditure during a project's construction phase that is equal to or greater than \$50 million (ex GST).

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
- 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.

Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:

- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.

Industry activities are:

- Agricultural supplies store
- Bulk landscape supplies
- Garden centre
- Hardware and trade supplies
- High impact industry
- Low impact industry
- Marine industry
- Medium impact industry
- Research and technology industry
- Rural industry
- Service industry
- Warehouse

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 that results in the creation of one additional lot where the lot/s to be developed exist/s 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;
- a Reconfiguration of a Lot (2 lots into 3 lots) is Small Scale Residential Development.

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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: 28/04/2021

DUE FOR REVISION: 30/06/2023

REVOKED/SUPERSEDED:



**Mica Martin
CHIEF EXECUTIVE OFFICER**

Attachment 1 - COVID-19 Response Investment Incentive Policy Gordonvale area of applicability

