



Infrastructure Charges Incentive

Development within Central Business Districts of Maryborough and Pialba, and the Scarness, Torquay or Urangan Nodes and commercially zoned land in rural and coastal townships (Incentive 4)

Council offers incentives of 100% to encourage development within the Central Business Districts of Maryborough and Pialba, as well as the Scarness, Torquay and Urangan nodes in Hervey Bay and commercially zoned land in rural and coastal townships. By offering these incentives new and expanding developments will better utilise existing infrastructure; help to consolidate development within the centres/nodes; and provide greater community benefits.

What type of development is eligible?

A subsidy of 100% may apply to developments in the following locations:

- (a) Maryborough CBD;
- (b) Hervey Bay CBD;
- (c) Hervey Bay Tourism Nodes; or
- (d) Commercial zoned land in a rural or coastal township.

*See attached maps

Am I eligible?

To be eligible for discounts under the Incentive 4, the new or expanding development must meet all of the following requirements:

1. All necessary approvals are in place; and
2. The development is spatially located as detailed above; and
3. The development must be for an approved land use as detailed in the Fraser Coast Planning Scheme 2014.

How much is the subsidy?

A subsidy of 100% on applicable infrastructure charges under Incentive 4 of the Infrastructure Charges Incentives Policy 2019.



What timeframes must be achieved?

Eligible development permit has taken effect not before the 14 February 2019.

The development permit is considered to have taken effect when construction has lawfully commenced or sealing of survey plan for RAL.

How to apply?

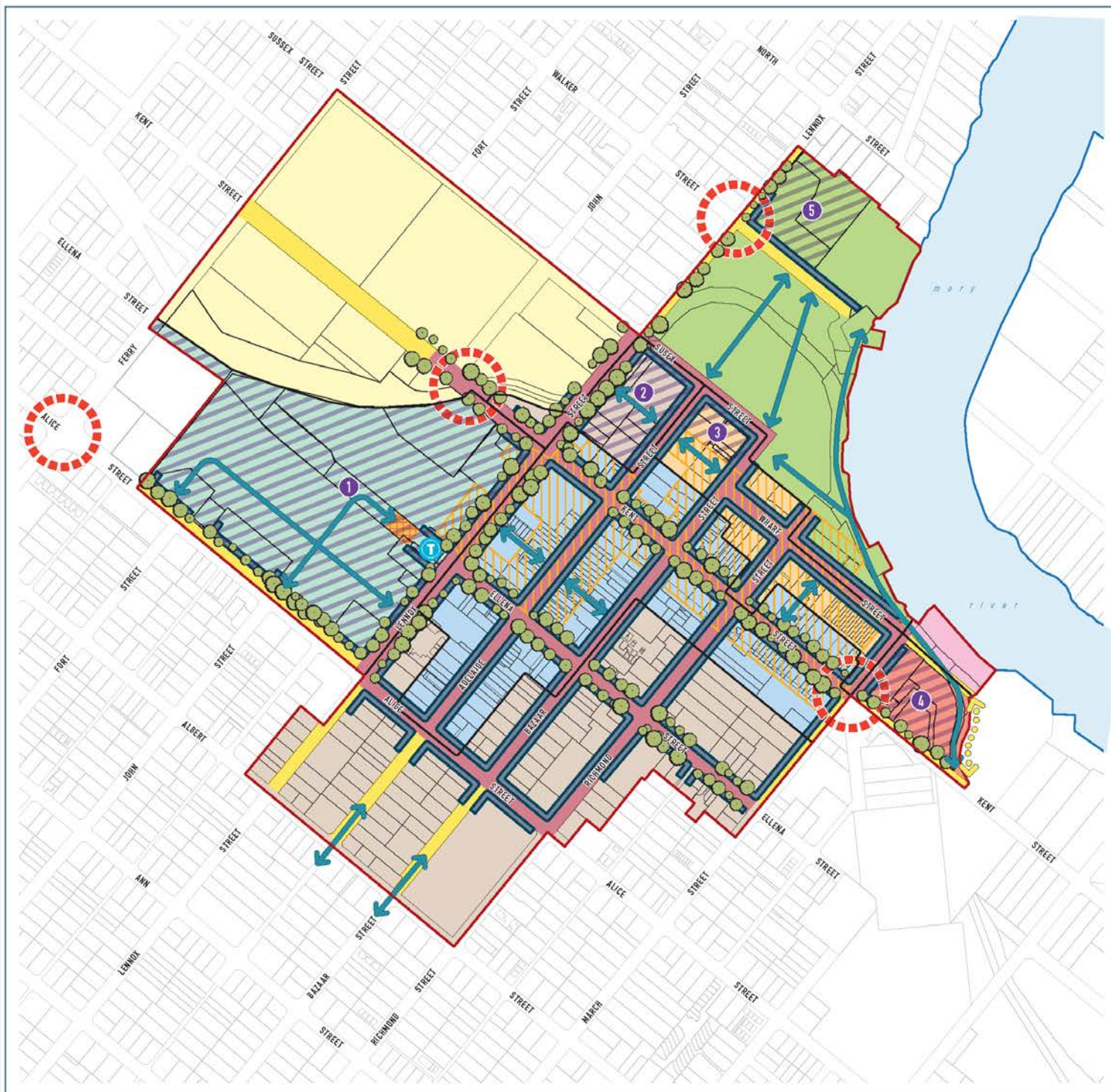
Please refer to Council's Infrastructure Charges Incentives Policy 2019; Adopted Infrastructure Charges Resolution for full details on infrastructure charges and incentives.

Developers or landowners who wish to determine whether their development is eligible for this subsidy should complete the attached application form and submit to Council.

Alternatively, application can be made online by visiting

<https://www.frasercoast.qld.gov.au/infrastructure-charges-incentives>

Disclaimer: This document is for information purposes only and subject to applicable policy at the time of application and assessment.



LEGEND

BOUNDARIES

- LOCAL PLAN AREA BOUNDARY
- CADASTRAL BOUNDARY

LOCAL PLAN PRECINCTS

- ACTIVITY CENTRE CORE PRECINCT
- RETAIL FOCUS PRECINCT
- FRAME PRECINCT
- WHARF STREET PRECINCT
- INNER-CITY RESIDENTIAL PRECINCT
- RIVERFRONT PRECINCT
- CULTURAL AND PARKLAND PRECINCT
- EDUCATION, RECREATION AND COMMUNITY PRECINCT

ELEMENTS

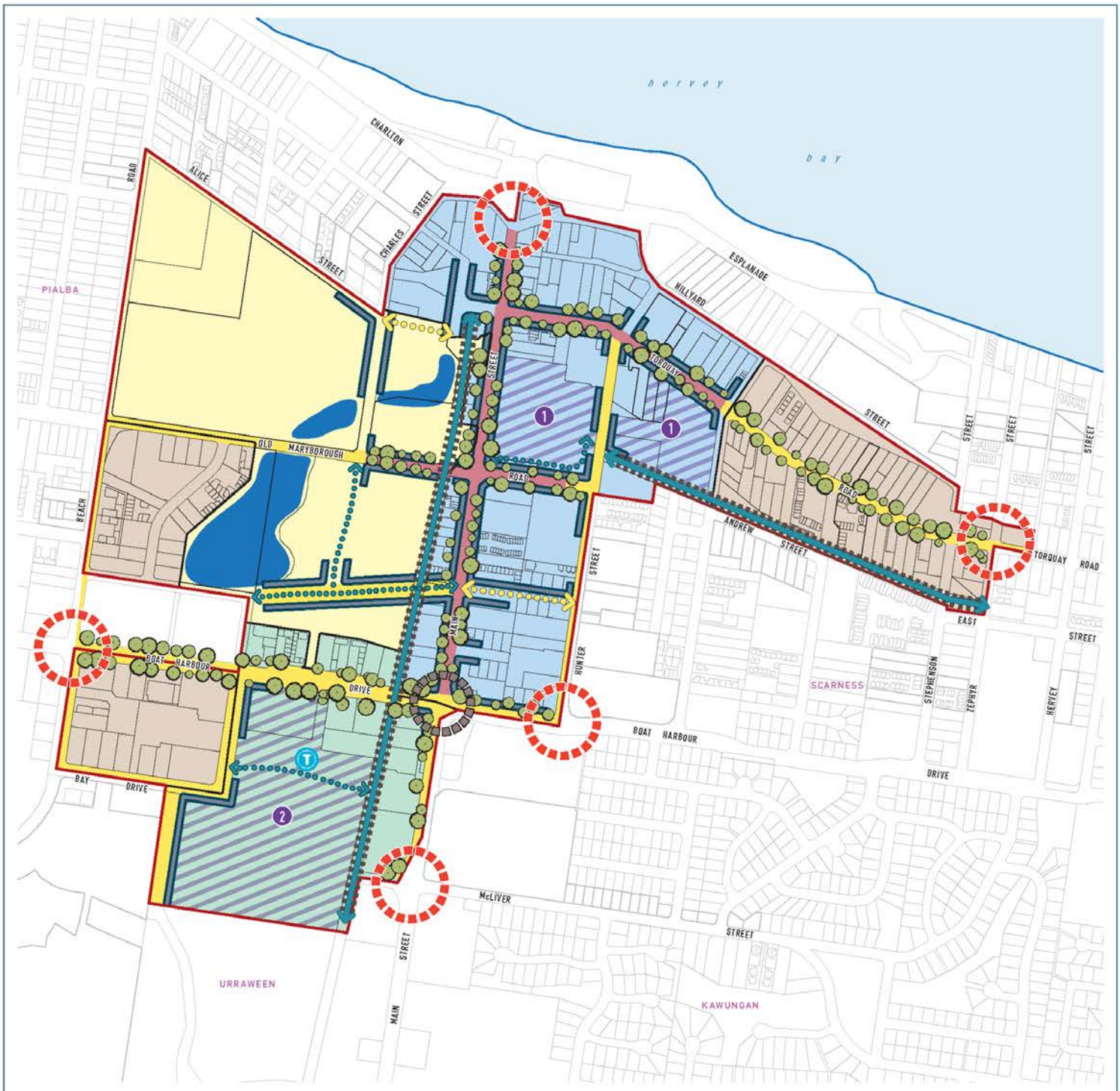
- PRIMARY ACTIVE STREET FRONTAGE
- PRIMARY STREETScape TREATMENT AREA
- SECONDARY STREETScape TREATMENT AREA
- KEY STREET TREATMENT
- SIGNIFICANT DEVELOPMENT SITE
- SIGNIFICANT DEVELOPMENT SITE NUMBER
- HERITAGE CHARACTER AREA
- PEDESTRIAN AND BICYCLE LINKAGE
- PROPOSED STREET LINK TREATMENT
- PUBLIC PLAZA
- TRANSIT HUB
- GATEWAY/ENTRY POINT



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Maryborough
Principal Activity Centre
Local Plan Elements

Figure 72.5A



LEGEND

BOUNDARIES

- LOCAL PLAN AREA BOUNDARY
- CADASTRAL BOUNDARY

LOCAL PLAN PRECINCTS

- MIXED USE CORE PRECINCT
- RETAIL CORE PRECINCT
- FRAME PRECINCT
- KNOWLEDGE, COMMUNITY AND CULTURE PRECINCT

ELEMENTS

- PRIMARY ACTIVE STREET FRONTAGE
- PRIMARY STREETScape TREATMENT AREA
- SECONDARY STREETScape TREATMENT AREA
- KEY STREET TREATMENT
- WATER FEATURE/DETENTION BASIN
- SIGNIFICANT DEVELOPMENT SITE
- SIGNIFICANT DEVELOPMENT SITE NUMBER
- PEDESTRIAN AND BICYCLE LINKAGE
- PEDESTRIAN AND BICYCLE LINKAGE (Proposed)
- PROPOSED STREET LINK TREATMENT
- OPEN SPACE LINKAGE MOBILITY CORRIDOR
- INTERSECTION UPGRADE
- TRANSIT HUB
- GATEWAY/ENTRY POINT

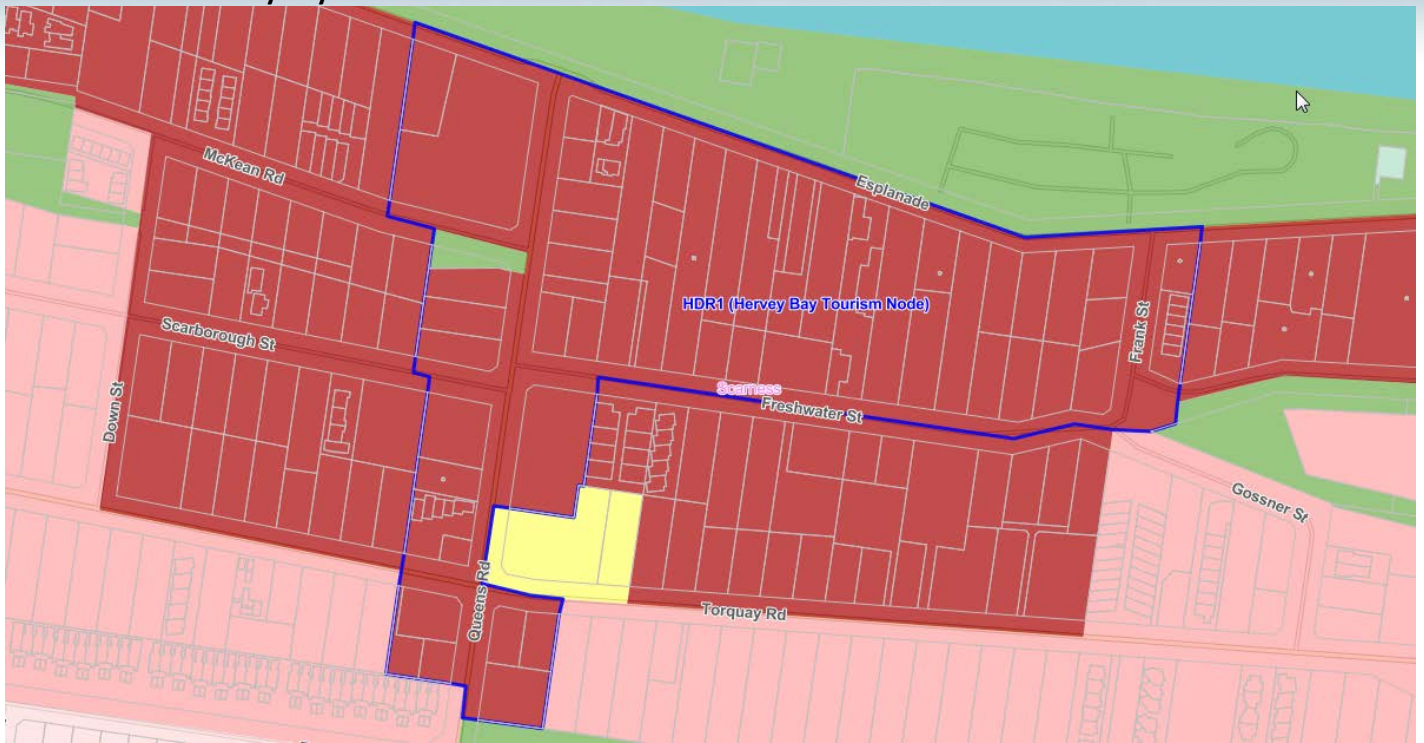


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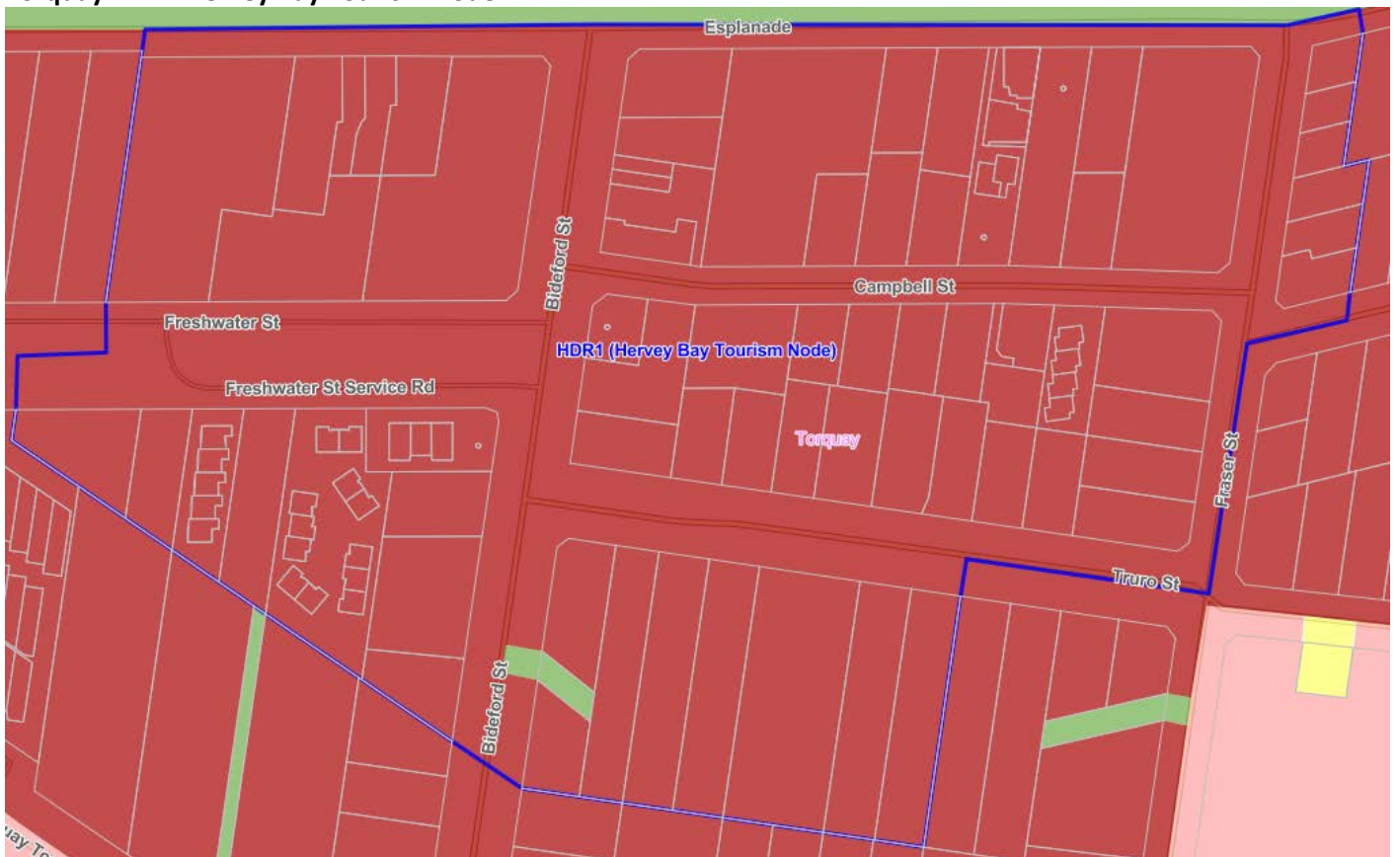
Pialba
Principal Activity Centre
Local Plan Elements

figure 7.2.7A

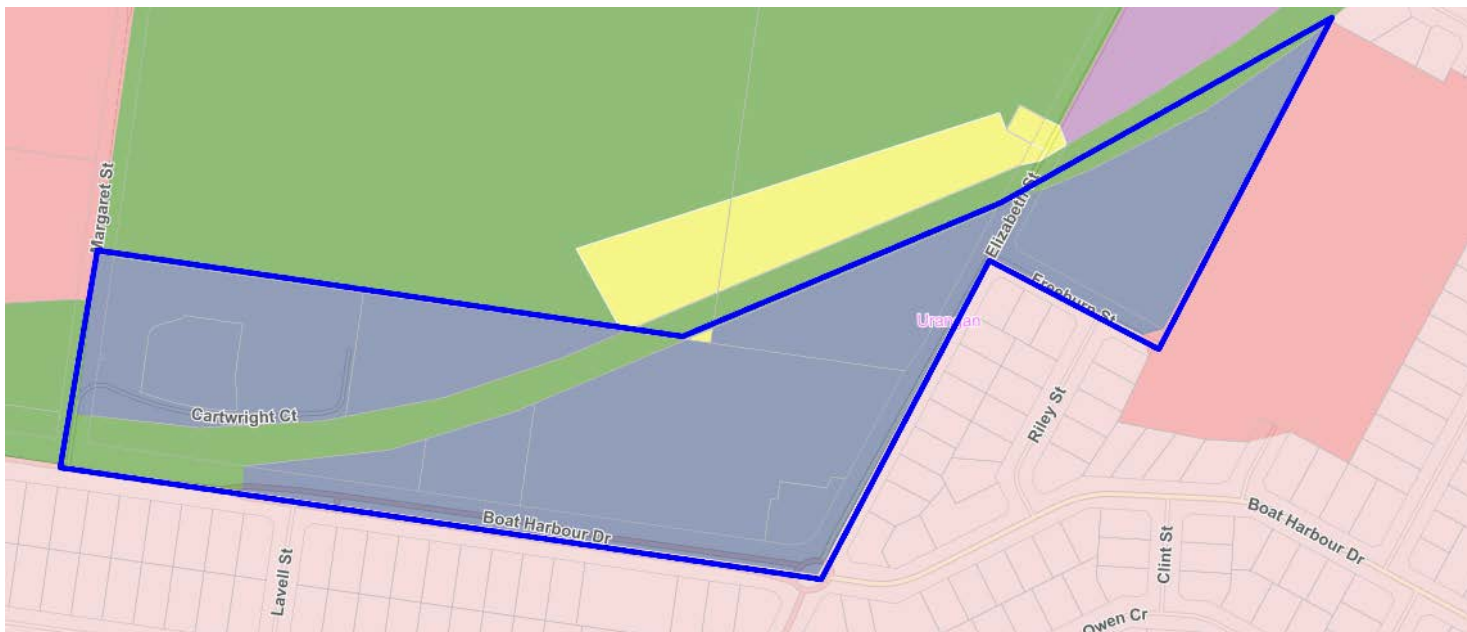
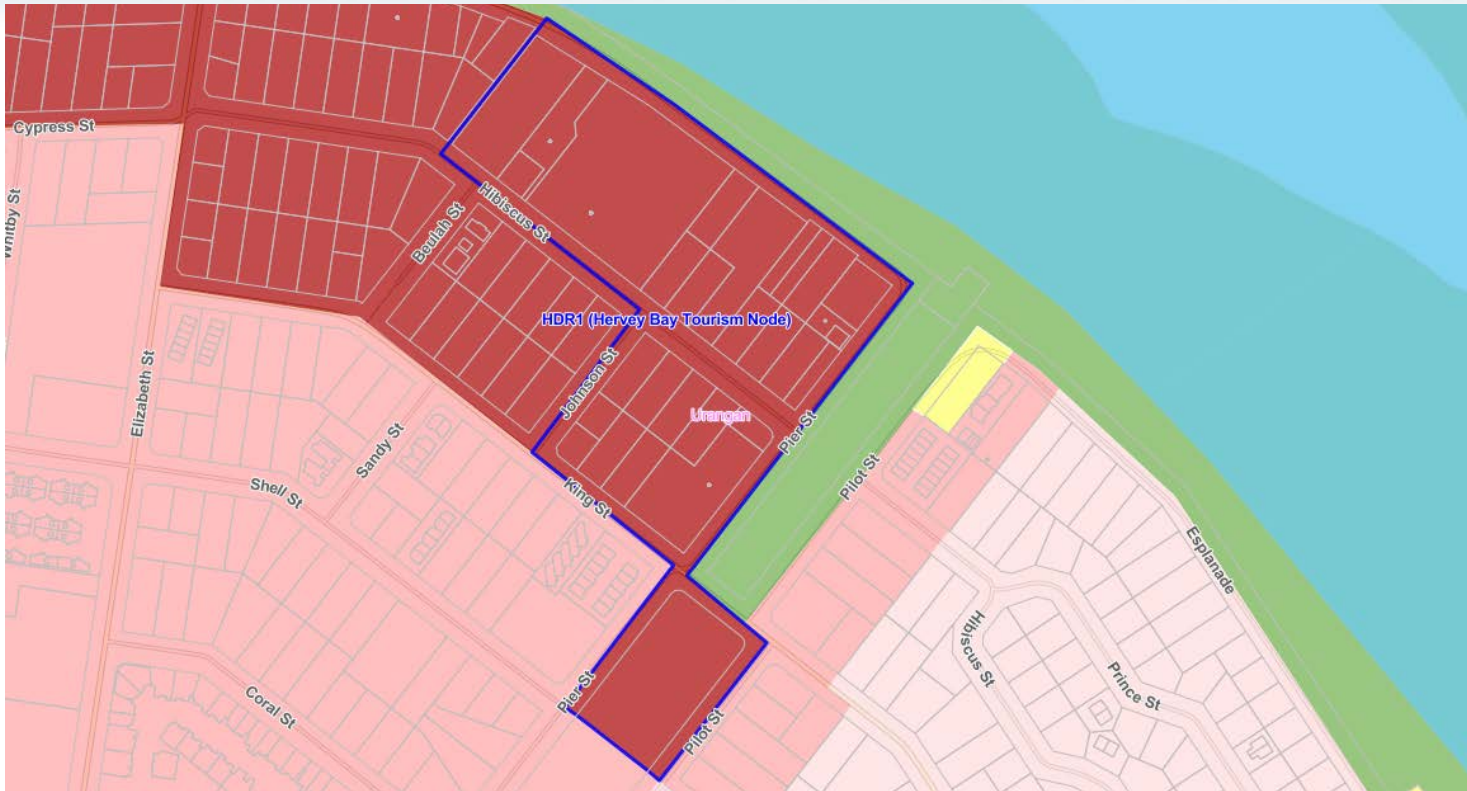
Scarness HDR1 Hervey Bay Tourism Node



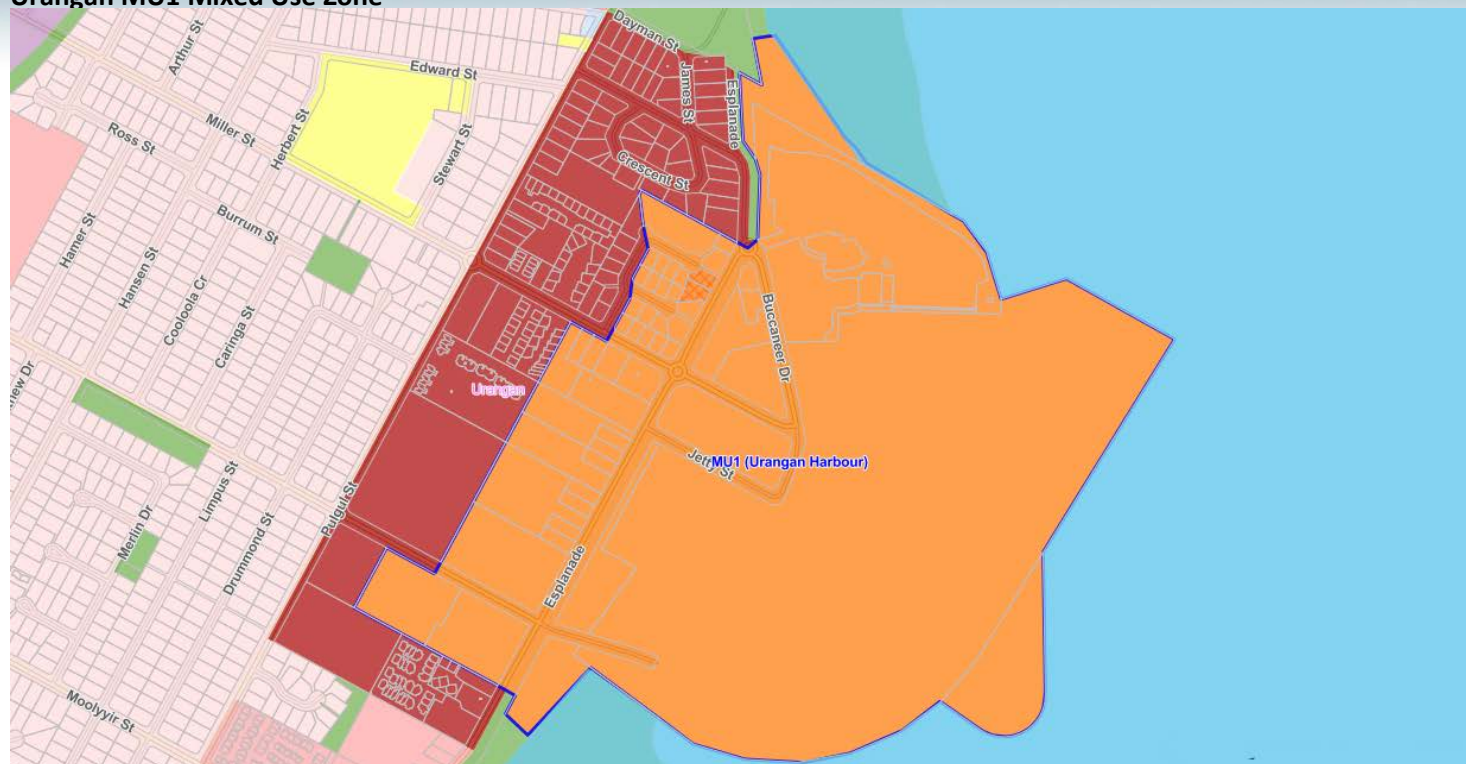
Torquay HDR1 Hervey Bay Tourism Node



Urangan HDR1 Hervey Bay Tourism Nodes



Urangan MU1 Mixed Use Zone



STAY CONNECTED



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Telephone us
 1300 79 49 29



Email us
enquiry@frasercoast.qld.gov.au



INCENTIVE APPLICATION FORM
CBD AND NODAL DEVELOPMENT

INCENTIVE 4

| APPLICANT DETAILS | |
|--|--|
| Name: | |
| Development Approval Reference Number: | |
| Site Address: | |
| Telephone: | |
| Email: | |
| Lot/Plan for lots to which incentive is being applied: | |

| DEVELOPMENT TIMING | |
|--|--|
| <i>Incentive offers made will be valid for a maximum of two years from the date of approval. Council will use the below information to establish expiry and advise expiry dates for any incentive offer made in formal acceptance correspondence</i> | |
| Estimated construction commencement date: | |
| Estimated construction completion date: | |
| Estimated activity commencement date (commencement of use): | |

| ELIGIBILITY CRITERIA | |
|---|--|
| SITE LOCATED IN: | |
| <input type="checkbox"/> Maryborough Principal Activity Centre Local Plan Area <input type="checkbox"/> Pialba Principal Activity Centre Local Plan Area <input type="checkbox"/> Scarness, Torquay and Urangan HDR1 Hervey Bay Tourism Nodes <input type="checkbox"/> Commercial zone within a rural or coastal township. | |
| Development Permit has taken effect not before 14 February 2019. <input type="checkbox"/> | |

| | |
|--|--|
| I/We the undersigned: | |
| a) understand that submission of a signed application does not guarantee infrastructure incentive approval for either all, or part of, the incentive being sought. | |
| b) understand Council's privacy statement and policy on confidentiality and commercial-in-confidence. | |
| c) authorise Council to undertake any necessary due diligence; and | |
| d) hereby certify that all details provided in this application are true and correct. | |
| Name | |
| Date | |
| Signature | |

Please submit applications to:

Executive Manager Planning and Growth, Fraser Coast Regional Council, PO Box 1943, HERVEY BAY QLD 4655 or via email: development@frasercoast.qld.gov.au