

COUNCIL POLICY	
Infrastructure Charges Incentives Policy January 2026	
Policy Number	CP080
Directorate	Development & Community
Owner	Planning & Growth
Approval Date	10/12/2025
Review Due	10/12/2027

1. PURPOSE

This Policy is to provide subsidised infrastructure charges as an incentive for development within the Fraser Coast Regional Council area commencing on 1 January 2026. Upon commencement this policy will replace the *Infrastructure Charges Incentives Policy March 2022*.

2. SCOPE

This policy outlines the financial incentives that are available to developers and establishes the criteria for eligibility according to the type of development and its location within the Fraser Coast Regional Council area. The policy will ensure consistency in application and provide certainty to applicants.

Development that is ineligible for any subsidies will be subject to Council's Adopted Infrastructure Charges Resolution, pursuant to the *Planning Act 2016*.

3. HEAD OF POWER

Planning Act 2016

The Planning Regulation 2017

Fraser Coast Planning Scheme 2014

4. DEFINITIONS

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

“Development Permit” for the purpose of this policy, refers to a Development Permit for Reconfiguring a Lot; Material Change of Use; or Building Works, for which infrastructure charges are payable.

5. POLICY STATEMENT

5.1. Applicability

The Policy is applicable to developments that meet one or more of the following Incentives as detailed in Section 5.2 - Assessment Criteria:

Incentives	The maximum amounts of subsidy available for each Incentive are as follows:	Application Required
Incentive 1 – Residential, Commercial and Industrial Deferred Payment	Deferred payment of Reconfigure a Lot infrastructure charges until the sale of the lots created or 2 years whichever is earlier, subject to agreement to the terms and conditions	Yes Application Form – Incentive 1
Incentive 2 - Pialba City Centre Master Plan Area & Maryborough Principal Activity Centre	50%	Yes Application Form – Incentive 2
Incentive 3 – Urangan Harbour Master Plan Area	50%	Yes Application Form – Incentive 3
Incentive 4 – Commercial zoned land in a Rural or Coastal Town	45%	Yes Application Form – Incentive 4
Incentive 5 – Development considered to be of Special or Significant Benefit	50% up to 100%	Yes Application Form – Incentive 5
Incentive 6 – Housing Diversity	75%	Yes Application Form – Incentive 6

5.2. Assessment Criteria

5.2.1 Incentive 1 – Residential, Commercial & Industrial Deferred Payment

Purpose:

The purpose of this incentive is to demonstrate Council's commitment towards facilitating and encouraging development and population growth in this region by providing an extension of time for payment of infrastructure charges for new residential, commercial or industrial lots.

Where development meets the Eligibility Criteria under this incentive, development may defer payment of infrastructure charges prior to the approval of the subdivision plan until such time as the lots approved are on sold or a period of 2 years expires (from issuance of title), whichever occurs first.

Eligibility Criteria:

- (a) A current development permit to Reconfigure a Lot (RAL) for Residential, Commercial or Industrial standard format allotments must be in place.
- (b) Prior to approval of Plan of Subdivision for the RAL, the applicant enters into an Infrastructure Agreement (IA) with Council. The IA will include the following schedule of conditions:
 - (i) Infrastructure Charges are to be applied in accordance with the Adopted Infrastructure Charges Resolution.
 - (ii) Upon approval of Plan of Subdivision by Council the Plan of Subdivision is to be lodged with Titles Queensland within a period of 2 months, unless agreed in writing by Council.
 - (iii) Upon receipt by Council of the titles notification for each lot created, Council will attach the value of the Infrastructure Charge (IC) to each lot as a rate pursuant to *s144 Planning Act 2016*.
 - (iv) The Infrastructure Charge attached to the property pursuant to the Infrastructure Agreement shall be paid when the subject lot is sold, transferred or assigned, or within 2 years of the issuance of a title whichever occurs first.
 - (v) Interest on the outstanding Infrastructure Charge will not be applied by Council for the first 2-year period. Interest will however be applied to any outstanding Infrastructure Charge after this period.
 - (vi) Notwithstanding item (v), interest will apply on the outstanding Infrastructure Charges to any new allotment upon sale, transfer or assignment of the allotment.
 - (vii) Should Infrastructure Charges not be paid within a period of 3 years, Council will exercise its rights pursuant to the *Local Government Regulation 2012* to recover the outstanding infrastructure charges as if the amount constitutes an outstanding rate levied against the property.
 - (viii) Notwithstanding item (vii), where any new allotment is sold, transferred or assigned, Council will exercise rights under the *Local Government Regulation*

2012, section 140(1)(c) and Council's Debt Recovery Policy 4.4, where Council may commence proceedings to sell the land if the assigned allotment is vacant and outstanding charges remain unpaid for more than one (1) year after sale, transfer or assignment.

- (c) The Operational Works – civil works associated with the RAL must be accepted “on maintenance” prior to entering into the Infrastructure Agreement.
- (d) The Applicant must apply in writing on the prescribed form for this Incentive.

5.2.2 Incentive 2 – Pialba City Centre Master Plan Area & Maryborough Principal Activity Centre Local Plan Area

Purpose:

The purpose of this incentive is to encourage development within the City centre of Maryborough and Pialba, which will result in realisation of master plan land uses and densities, utilisation of existing infrastructure; consolidate development within the centres/nodes; generate employment and increase services and improve lifestyle, and, provide overall community benefits.

Eligibility Criteria:

- (a) Development must be located within:
 - (i) Maryborough Principal Activity Centre Local Plan Area (as per Attachment 1), or
 - (ii) Pialba City Centre Master Plan Area (as per Attachment 2).
- (b) Development must include a mix of the following uses:
 - (i) Short-term or permanent residential accommodation.
 - (ii) Retail shopfronts.
 - (iii) Commercial activity or commercial office space.
 - (iv) Cultural and entertainment activity.
 - (v) Food and drink outlets, including cafés, bars and restaurants.
- (c) Proposal must demonstrate how it:
 - i. Enhances and incorporates master plan design objectives;
 - ii. Activates street frontage;
 - iii. Achieves targeted density objectives (per Fraser Coast Planning Scheme 2014); and
 - iv. Achieves mixed-use land use targets for Major Urban Renewal Sites.
- (d) A Development Permit must have taken effect after the incentive policy commencement date.
- (e) The Applicant must apply in writing on the prescribed form for this Incentive.

Amount of subsidy:

A 50% subsidy on applicable infrastructure charges pursuant to Council's *Adopted Infrastructure Charges Resolution*. This Incentive is not eligible for delayed payment.

Currency Period:

The currency period is two (2) years from date of incentive approval, unless otherwise established under schedule in an Infrastructure Agreement.

5.2.3 Incentive 3 – Urangan Harbour Master Plan Area

Purpose:

The purpose of this incentive is to encourage development within the City centre of Maryborough and Pialba, which will result in realisation of master plan land uses and densities, utilisation of existing infrastructure; consolidate development within the centres/nodes; generate employment and increase services and improve lifestyle, and, provide overall community benefits.

Eligibility Criteria:

- (a) Development must be located within the Urangan Harbour Master Plan area (as per Attachment 3).
- (b) Development must include a mix of the following uses:
 - (i) Marine Industry.
 - (ii) Short-term or permanent residential accommodation.
 - (iii) Retail shopfronts.
 - (iv) Commercial activity or commercial office space.
 - (v) Cultural and entertainment activity.
 - (vi) Food and drink outlets, including cafés, bars and restaurants.
- (c) Proposal must demonstrate how it:
 - (i) Incorporates land uses detailed in:
 - a. Section 6.2.18A of the Mixed Use Code, and
 - b. SC 6.6 Fraser Coast Planning Scheme 2014 Policy for Urangan Harbour Master Plan;
 - (ii) Enhances and incorporates master plan design objectives for the relevant precinct;
 - (iii) Activates street frontages;
 - (iv) Achieves at least 75% of the targeted density objectives;
 - (v) For Esplanade residential development includes high-end retail or food and drink outlets at street level.
- (d) A Development Permit must have taken effect after the incentive policy commencement date.
- (e) The Applicant must apply in writing on the prescribed form for this Incentive.

Amount of subsidy:

A 50% subsidy on applicable infrastructure charges pursuant to Council's *Adopted Infrastructure Charges Resolution*. This Incentive is not eligible for delayed payment.

Currency Period:

The currency period is two (2) years from date of incentive approval, unless otherwise established under schedule in an Infrastructure Agreement.

5.2.4 Incentive 4 – Commercial zoned land in a Rural or Coastal Towns

Purpose:

The purpose of this incentive for commercial-zoned land in rural and coastal towns is to encourage development that strengthens the economic vitality and liveability of smaller communities across the Fraser Coast. It aims to support local employment, improve access to services, and promote the use of existing infrastructure by making commercial development more financially viable. The incentive aligns with Council's strategic goals by encouraging investment that activates township centres, supports sustainable growth, and enhances the character and function of rural and coastal towns.

Eligibility Criteria:

- (a) Development is located on:
 - (i) Land zoned 'District Centre', 'Neighbourhood Centre', 'Local Centre' under the Fraser Coast Planning Scheme; and
 - (ii) Lot within a designated rural or coastal township (River Heads, Burum Heads, Oakhurst, Bauple or Toogoom).
- (b) Development includes any of the following uses:
 - (i) Retail shopfronts,
 - (ii) Commercial activity or commercial office space,
 - (iii) Cultural and entertainment activity,
 - (iv) Food and drink outlets, including cafés, bars and restaurants.
- (c) A Development Permit must have taken effect after the incentive policy commencement date.
- (d) The Applicant must apply in writing on the prescribed form for this Incentive.

Amount of subsidy:

A 45% subsidy on applicable infrastructure charges pursuant to Council's *Adopted Infrastructure Charges Resolution*. This Incentive is not eligible for delayed payment.

Currency Period:

The currency period is two (2) years from date of incentive approval, unless otherwise established under schedule in an Infrastructure Agreement.

5.2.5 Incentive 5 – Special or significant benefit

Purpose:

The purpose of Incentive 5 is to encourage development that delivers special or significant benefits to the Fraser Coast region through innovative design or substantial economic impact. This incentive aims to support exemplar projects that demonstrate leading-edge sustainability, efficiency, or design innovation, as well as developments that create long-term employment opportunities and contribute to the region's strategic growth. It also allows flexibility for large-scale or complex developments requiring longer lead times, ensuring that projects of exceptional value to the community are financially supported and encouraged.

Eligibility Criteria:

A development may be eligible for this incentive if one or more of the following measurable criteria are met:

A. Innovative or Exemplary Design

- (a) Development demonstrates leading-edge or exemplar architectural, urban, or environmental design, as verified by Council or the Chief Executive Officer.
- (b) Incorporates measurable sustainability features, which may include:
 - (i) At least 5-star Green Star rating (or equivalent),
 - (ii) NABERS 5+ stars for commercial buildings,
 - (iii) Minimum 40% energy or water efficiency improvement over baseline code requirements,
 - (iv) Use of recycled or low-carbon materials, or
 - (v) Demonstrated smart city integration (e.g. smart energy, waste, or transport systems).

B. Employment Generation

- (a) Development provides evidence that, upon completion, it will result in:
 - (i) Permanent employment for at least 20 full-time equivalent (FTE) staff, or
 - (ii) Another employment threshold as formally approved by Council, based on the economic benefit to the region.
- (b) Employment figures must be supported by:
 - (i) A business case or economic impact statement, and
 - (ii) Statutory declarations or commitment letters from employers or investors.

C. Special Consideration by Council

- (a) The development must be considered by Council or the CEO to deliver:
 - (i) Exceptional public, economic, environmental, or social value, and
 - (ii) Strategic alignment with regional growth priorities or master plans.
- (b) Applications under this criterion must include:
 - (i) A detailed justification report, and

- (ii) Any additional evidence requested by Council or the CEO to support significance.

D. Scale and Type Meeting Extended Timeframes (Linked to Incentive 2, 3 or 5)

- (a) Development that:
 - (i) Is eligible under this Incentive 2, 3 or 5, and
 - (ii) Demonstrates a larger scale or complexity (e.g., multi-stage, multi-tower, mixed-use projects) that reasonably requires extended delivery timelines.
- (b) Must provide:
 - (i) A realistic development timeline,
 - (ii) Evidence of staged approvals, and
 - (iii) A request for extended subsidy payment window, if applicable.
- (c) A Development Permit must have taken effect after the incentive policy commencement date.
- (d) The Applicant must apply in writing on the prescribed form for this Incentive.

Amount of subsidy:

A 50% subsidy up to 100%. The applicable subsidy and conditions will be determined by Council or the Chief Executive Officer, having regard to the significance of the development to the region as well as, the application of Council's *Adopted Infrastructure Charges Resolution*.

5.2.6 Incentive 6 – Housing Diversity

Purpose:

The purpose of Incentive 6 is to encourage the efficient use of land within existing zoned areas by supporting material change of use (MCU) and building works (BD) developments that align with the Fraser Coast Planning Scheme. This incentive promotes infill development and the optimisation of infrastructure networks by facilitating the development of land already zoned for urban residential purposes. It aims to reduce urban sprawl, support housing supply, and ensure orderly and sustainable growth within established communities.

Eligibility Criteria:

- (a) The subject land must be zoned for urban residential use under the Fraser Coast Planning Scheme 2014, including:
 - (i) Low density residential zone, excluding Precinct LDR1.
 - (ii) Medium density residential zone.
 - (iii) High density residential zone, including Precinct HDR1.
- (b) The application must be for a Material Change of Use (MCU) and/or Building Works (BD) for one or more of the following development types:
 - (i) Multiple dwelling
 - (ii) Dual occupancy
 - (iii) Community residence
 - (iv) Rooming accommodation
 - (v) Residential care facility

Combined or Preliminary Approvals to vary the Planning Scheme are not eligible.
- (c) The land must be located within the Priority Infrastructure Area as identified in the Local Government Infrastructure Plan. Developments that are considered out-of-sequence or premature (i.e., outside infrastructure-serviced areas) are not eligible.
- (d) The proposed development must be capable of connection to existing Council infrastructure, including:
 - (i) Reticulated water supply,
 - (ii) Sewerage infrastructure, where available,
 - (iii) Stormwater drainage in accordance with Council standards,
 - (iv) Constructed road access.
- (e) The Development Permit:
 - (i) May have taken effect prior to or after the commencement date of the incentive policy (retrospective applications are permitted); and
 - (ii) A Final Inspection Certificate or Certificate of Occupancy is lodged within two (2) years from the date the permit took effect.

Amount of subsidy:

A 75% subsidy on applicable infrastructure charges pursuant to Council's *Adopted Infrastructure Charges Resolution*. This Incentive is not eligible for delayed payment.

Currency Period:

The currency period is two (2) years from date of incentive approval, unless otherwise established under schedule in an Infrastructure Agreement.

6 TIMING AND TRANSITIONAL

The Incentives are not retrospective unless otherwise specified, and Incentives do not apply to any development that has effectively commenced pursuant to the *Planning Act 2016*.

Infrastructure charge incentives approved under the Infrastructure Charges Incentives Policy 2022 shall be honoured for the life of the current incentives approval. Any application for extension must be made under and meet the eligibility requirements of this incentives policy.

7 ASSOCIATED DOCUMENTS

Fraser Coast Regional Council Adopted Infrastructure Charges Resolution January 2026.

8 REVIEW

This Policy will be reviewed when related legislation/documents are amended or replaced, other circumstances as determined from time to time by Council or at intervals of no more than 2 years.

Version Control

Version Number	Key Changes	Approval Authority	Approval Date	Document Number
1	New Policy	Council	19/01/2022	4474398
3	Amendments Approved	Council	10/12/2025	4474398