7.10. DEVELOPMENT INCENTIVES POLICY

REPORT AUTHOR	Contractor – Planning Scheme Coordinator
EXECUTIVE	General Manager Corporate and Communities
DEPARTMENT	Corporate and Communities
TEAM	Environment and Planning
DATE	27 October 2026

RECOMMENDATION

That Council:

1. **Adopt the attached Development Incentives Policy No.1 (Housing Diversity), with a commencement date of 1 December 2026; and**

2. **Delegate authority to the Chief Executive Officer (or delegate) in accordance with the *Local Government Act 2009* and the *Planning Act 2016* to finalise any and all matters associated with the implementation of the Development Incentives Policy No.1 (Housing Diversity).**

EXECUTIVE SUMMARY

In July 2024, Council adopted a Local Housing Action Plan (LHAP) which recommended several actions to respond to a range of immediate, emerging and longer-term housing challenges.

This included:

- Exploring statutory and non-statutory levers to support the delivery of medium and high-density housing.
- Considering initiatives and incentives that support housing delivery.
- Supporting the development of a range of housing types, including small and attached dwellings, including new greenfield residential areas.

This report outlines a proposal for a Development Incentives Policy No. 1 (Housing Diversity) (the Policy) that will offer incentives, in the form of waivers or reduced infrastructure charges, that will:

- Contribute to the delivery of new permanent housing supply and increased housing diversity including:
    - attached and semi-attached dwellings
    - retirement facilities

- other infill development

- Stimulate development activity by enticing existing approved development to commence construction and become realised.

It is recommended that Council adopt the policy with a commencement date of 1 December 2026.

PREVIOUS COUNCIL CONSIDERATIONS / RESOLUTIONS

At the Ordinary Council Meeting held on 30 July 2024, it was resolved that:

Council adopt the Douglas Shire LHAP prepared by Douglas Shire Council in collaboration with the Queensland Government and the Local Government Association of Queensland (see 6.6 Douglas Shire Housing Action Plan.pdf).

REPORT/BACKGROUND

Infrastructure Charges

Under the *Planning Act 2016* (the Act) Council can levy charges (infrastructure charges) for providing trunk infrastructure for development.

Trunk infrastructure can be understood as the larger items of infrastructure which service multiple users (e.g. treatment plans, collector roads etc). Trunk infrastructure is identified in Councils Local Government Infrastructure Plan (LGIP) and represents the infrastructure required to service future population growth. Council is required to pay for trunk infrastructure including where a developer is conditioned to deliver trunk infrastructure on Councils' behalf.

Infrastructure charges are an important revenue source for Council and assist in managing the financial impacts of infrastructure demands from development. Infrastructure charges are levied for the purposes of providing trunk infrastructure and form part of Council's financial resources.

Revenue from infrastructure charges will vary, year to year, depending on development activity and growth. It is worth noting that infrastructure charges are levied at the time a development approval is issued and become payable when the development is completed. This means that infrastructure charges levied this financial year may not be realised between two (2) to four (4) years after they have been levied.

Table 1 provides details of Infrastructure Charges revenue from 2020 to the current year, including year-to-date figures. It also includes Council's capital expenditure on trunk infrastructure for each of the corresponding financial years.

Projected trunk infrastructure identified in the LGIP has been included to demonstrate Council's planned infrastructure commitments where the growth assumptions and targets of the current LGIP are achieved. A comparison of these figures shows that Council consistently invests more in the delivery of trunk infrastructure each year than it recovers through infrastructure charges levied on development.

Table 1: Infrastructure Charges Revenue[1]					
Year	Charges Revenue	Capital Expenditure[2]	Variance[3]	LGIP[4]	Variance[5]
	$	$	$	$	$
2022	790,442	9,034,646	(8,244,204)	14,204,000	(13,413,558)
2023	982,304	11,466,560	(10,484,256)	1,341,000	(358 696)
2024	313,289	10,382,000	(10,068,711)	5,593,000	(5,279,711)
2025	96,952	14,120,385	(14,023,433)	4,815,000	(4 718 048)
2026	1,121,470	9,229,523	(8,108,053)	36,296,000	(35,174,530)

Notes:
1. Source Council Finance Records.
2. Source Council finance resources, adjusted to include potential LGIP items (Estimate only).
3. Variance between Capital Expenditure and Charges Revenue.
4. Source LGIP SoW, year of provision – totals, Capital Cash Flows (2018) – amounts for comparison purposes only. Projected annual spend as per LGIP schedule of works.
5. Variance between LGIP Trunk infrastructure and Charges Revenue.

It is important to note, that trunk infrastructure is delivered by Council through a range of sources (e.g. rates, loans and grants), with infrastructure charges, based on Table 1, contributing very little to the overall budget for trunk infrastructure delivery.

Council may reduce the amount of infrastructure charges payable as targeted incentives to encourage and attract new development. These are commonly referred to as development incentives. The community benefits of increased development activity are considered to offset the revenue lost by not levying the full amount of infrastructure charges payable. Additionally, encouraging development in specific locations (e.g. infill areas) utilises existing infrastructure including spare capacity in the networks for which charges are levied. Development incentives can be implemented by Council where managed under a policy and subsequent Infrastructure Agreement.

Development Incentives Policy

As mentioned, in July 2024, Council adopted a Local Housing Action Plan (LHAP) which recommended several actions to respond to a range of immediate, emerging, and longer-term housing challenges including a review and amendments to the planning scheme.

A Development Incentives Policy No. 1 (Housing Diversity) (the Policy) has been prepared for the purpose of offering development incentives.

The policy proposes the following incentives for specific housing development types that are recognised under the LHAP and Residential Needs Assessment:

- Dual occupancy (two (2) dwellings) 100 percent discount to a maximum value of $29,314 per application which, is equivalent to the levied charge that would currently apply to one (1) additional three-bedroom dwellings as per Attachment 2 - Douglas Shire Infrastructure Charges Resolution Table 1 – Indexed Adopted Charges.

- Multiple dwellings (three (3) or more dwellings) 100 percent discount for up to four (4) dwellings, to a maximum value of $117,257 per application which, is equivalent to the levied charge that would currently apply to four (4) additional three-bedroom dwellings as per Attachment 2 - Douglas Shire Infrastructure Charges Resolution Table 1 – Indexed Adopted Charges.

- Reconfiguring a lot (infill development that creates two (2) lots or less) to a maximum value of $29,314 per application which, is equivalent to the levied charge that would currently apply to one (1) additional three (3) bedroom dwelling as per Attachment 2 - Douglas Shire Infrastructure Charges Resolution Table 1 – Indexed Adopted Charges.

- Greenfield development incorporating integrated higher density housing, 100 percent discount for the integrated higher density housing component of the development capped at $500,000. For the purposes of this policy, integrated higher density housing includes multiple dual occupancies, multiple dwellings and retirement facilities.

- Material Change of Use (MCU) for retirement facilities within an existing urban area discount of up to $1,000,000.

Note: Credits for existing demand are factored in the calculation of levied charges. For example, a proposal for a dual occupancy on a vacant lot attracts a credit equivalent to one (1) three-bedroom dwelling.

A key feature of the policy is that it will also apply to existing approved development for the selected housing development types. This aspect of the policy aims to entice or activate development that may not otherwise occur due to the financial costs associated with infrastructure charges. Additionally, Council has several existing proposals and approvals for greenfield subdivisions that may be persuaded to incorporate integrated higher density housing in their master plans rather than maintaining single detached housing products.

The policy will be implemented on an application basis and allows Council some discretion in determining whether to approve an application for a development incentive. It is also proposed to be in effect for a two (2) year period to encourage uptake of the incentives on offer but also to limit the period of Councils' financial exposure.

Eligibility criteria have been designed to ensure that the selected housing development types are developed in appropriate locations and constructed in a timely manner. For a development to be eligible for an incentive, it must meet the location criteria (based on zoning and local plans) and be capable of being completed within two (2) to four (4) years of the date of a development incentive being approved.

Successful applicants will be required to enter into an Infrastructure Agreement under *the Act* in order to give effect to the development incentive. This will require the development to be completed within the two (2) to four (4) year period and where in default will require full payment of infrastructure charges.

Future Development Incentive Policies

Other development incentive policies such as encouraging business and industry development are proposed to be developed separately as further work is completed on the planning scheme and economic development strategy. These policies will work in the same way that the policy is proposed and will be presented to Council for consideration in the future.

FINANCIAL AND RESOURCE IMPLICATIONS

Infrastructure charges are an important source of revenue for Council however, the community benefits of increased development activity are considered to offset the revenue lost by not levying the full amount of infrastructure charges payable. This is particularly relevant for housing development which is currently a priority for Douglas Shire and many other local

government areas. Infill housing also takes advantage of existing infrastructure and utilises spare capacity in established trunk infrastructure networks.

Currently, Council is not heavily reliant on infrastructure charges revenue as a funding source for its capital works program. Furthermore, the proposed development types to be incentivised and their respective locations mean that they do not introduce significant additional demand (i.e. infill development).

Table 2 could be used as an approximate indicator of the expected revenue that may be forfeited as development incentives for the listed development types. Although, the number of applications for these development types could be expected to increase due to the incentives offered under the policy.

Table 2: Infrastructure charges paid revenue previous years (2022 – 2026)

Development type	No. Applications	Revenue
Dual occupancy	3	$96,616
Multiple dwelling	3	$129,283
Total	**6**	**$225,900**

There are currently:

- Five (5) dual occupancy applications that would qualify for the development incentive (approximately $146,571 which, is equivalent to the levied charge that would currently apply to five (5) additional three-bedroom dwellings).

- One (1) retirement facility that would qualify for the development incentive (approximately $563,520).

In terms of resource implications, the application process is relatively simple and can be resourced within the current Statutory Planning team budgetary provisions. An application form, Infrastructure Agreement template and approval process will be required to be prepared prior to the commencement of the policy.

RISK MANAGEMENT IMPLICATIONS

Strategic Risk - Financial Sustainability

The likely revenue loss as a result of the policy will be mitigated through the length of time the proposed development incentives will be available i.e. two (2) years. The policy also relates to specific development types and locations that are unlikely to trigger the need for infrastructure upgrades or, in the case of greenfield development, enable more efficient delivery of capital / trunk infrastructure.

Corporate Risks - Legislation and Regulatory Compliance

Section 123 of *the Act* allows Council, under an infrastructure agreement, to vary the amount of infrastructure charges. The policy has been designed to reflect legislative requirements relating to infrastructure charges under *the Act.*

A no fetter clause has been included under the policy to establish clear separation between the planning application assessment process and development types eligible for an incentive.

This is important to alleviate any community concerns that might arise for development placed on public notice and also be eligible for an incentive.

ENVIRONMENTAL IMPLICATIONS

Environmental issues will continue to be considered and managed under the development application process. The policy does not encourage development that will introduce environmental risks or hazards.

SOCIAL IMPLICATIONS

The policy has been developed in line with recommendations under the LHAP and Residential Needs Assessment. The development types proposed to be incentivised will lead to improved housing diversity which will contribute to wider housing choice and affordability in the Douglas Shire.

CORPORATE AND OPERATIONAL PLAN

This report has been prepared in accordance with the following:

Corporate Plan 2025-2030 Initiatives:

Theme 2 - Prosperity
Council plans, builds and maintains the infrastructure required to improve our lifestyle and promote economic growth, working actively to support local businesses.
2.4 - *Assess developments against the planning scheme.*
2.5 - *Pursue opportunities to improve housing outcomes.*

Theme 3 - Service Delivery
We deliver Council services effectively and efficiently to meet community expectations, focusing on the wellbeing of both the community and our employees.
3.1 - *Deliver the Corporate Plan, Operational Plan and Budget.*

Operational Plan 2026-2027 Actions:

2.5.1 - Deliver Scheme Supply Fund amendments to the planning scheme to reduce red tape in delivering housing in the Shire.

LEGISLATION AND POLICY

- *Planning Act 2016 (Qld)*
- *Planning Regulations 2017 (Qld)*
- Infrastructure Charges Resolution No. 2 (2021)

CONSULTATION

Internal Consultation:

- Finance Team

- Revenue Team
- Planning Team

CONCLUSION

It is recommended that Council adopt the Development Incentives Policy No. 1 (Housing Diversity) with a commencement date of 1 December 2026.

ATTACHMENTS

1. Draft Development Incentives Policy No 1 Housing Diversity [**7.10.1** - 8 pages]
2. Report Attachment 1 Indexed Adopted Charges [**7.10.2** - 4 pages]

DOUGLAS SHIRE COUNCIL

##. DEVELOPMENT INCENTIVES POLICY No. 1 (Housing Diversity)

1. Purpose

1.1 The purpose of this policy is to offer incentives for development that will:

a) contribute to the delivery of new permanent housing supply and increased housing diversity including attached and semi-attached dwellings, retirement facilities and other infill development.
b) stimulate development activity in the local government area including by enticing existing approved housing development to commence construction and become realised.

2. Scope

2.1 This policy:

a) details the circumstances where Council, at its discretion, may agree to vary the amount of levied charges payable (the **Development Incentive**) for certain development types that meet the eligibility criteria set out in Clause 5 of this policy.
b) is effective from 01 December 2026 to 30 November 2028 and will expire on 30 November 2028 unless otherwise extended.
c) is a discretionary policy that will inform Council's decision whether to approve a development incentive under this policy and to enter into an infrastructure agreement to give effect to the development incentive.

2.2 Nothing in this policy is intended to or will influence Council's determination of a development application under the *Planning Act 2016*.

Note: Being eligible for an incentive under this policy does not guarantee an approval for a development application.

3. Policy statement

The Douglas Shire Council is committed to enhancing the liveability of the Shire, pursuing opportunities to improve housing outcomes by promoting increased housing diversity. Council recognises that incentivising the delivery of certain development types will assist in realising these outcomes in the short and longer term.

Council is able to reduce the amount of infrastructure charges payable as targeted incentives to encourage and attract new development. The community benefits of increased development activity are considered to offset the revenue lost by not levying the full amount of infrastructure charges payable. Additionally, encouraging development in specific locations (e.g. infill areas) utilises existing infrastructure including spare capacity in the networks for which charges are levied.

This policy supports the key focus areas of 1. Liveability and 2. Prosperity under the Douglas Shire Council 2025 – 2030 Corporate Plan.

4. Eligible development types and incentives

4.1 Subject to Clause 4.2 and Clause 5 (Eligibility Criteria), the following development types and incentives may be approved in accordance with Clause 8 of this policy:

HOUSING DEVELOPMENT INCENTIVES	
Development type	**Discount on Infrastructure Charges (Development Incentive)**
Material change of use for: ▪ Dual occupancy ▪ Multiple dwelling.	▪ For Dual occupancy – **100% discount**. ▪ For Multiple dwelling – **100% discount for up to 4 dwellings**. *For example: A multiple dwelling involving six dwellings will attract a charge for one dwelling (noting credit applied for single land use / lot).*
Reconfiguring a lot (infill development that creates two lots or less)	▪ **100% discount**.
Greenfield development that incorporates integrated higher density housing. *Note: An amendment to an existing approval to achieve compliance with this policy may be considered under this development type.*	▪ **100% discount** for the integrated higher density housing component of the development (**Maximum $500,000**).
Material change of use for Retirement facility (within an existing urban area)	▪ **Discount of up to $1,000,000**.
EXISTING APPROVED DEVELOPMENT INCENTIVES	
A development type listed above (Housing Development Incentives) approved under an existing development permit and subject to an infrastructure charges notice issued from 5 June 2018 to 1 December 2026.	The discount on infrastructure charges (development incentive), as listed above (Housing Development Incentives), for the development type approved under the existing development permit.

4.2 The following development is not eligible for a development incentive under this policy:

a) Development that has commenced or has been completed under an existing development permit.
b) Development subject to an Infrastructure Charges Notice where the statutory payment date was prior to the commencement date of this policy (e.g. overdue or outstanding charges).
c) Development subject to compliance and enforcement.
d) Development that is inconsistent with the planning scheme or subject to an appeal.
e) Development undertaken by or on behalf of State or Federal Government Departments, Agencies or Government Owner Corporations.
f) Development located on land subject to outstanding rates and charges or debts payable to Council.

5. Eligibility criteria

5.1 To be eligible for a development incentive under this policy, the development type must meet the eligibility criteria set out below and Clause 6 of this policy.

Housing development incentives

5.1.1 For Material change of use for a Dual occupancy, the development:

a) is located in the Low density residential zone, Low-medium density residential zone, Medium density residential zone or Tourist accommodation zone; and

b) is capable of being completed within 2 years after the date the development incentive is approved under Clause 8.

5.1.2 For Material change of use for Multiple dwelling, the development:

a) is located in the Centre zone (Sub-precinct 1a of Precinct 1 Town Centre Precinct of the Port Douglas / Craiglie local plan), Low-medium density residential zone, Medium density residential zone or Tourist accommodation zone.

b) must include ground floor Centre activities when located on land within the Centre zone (Sub-precinct 1a of Precinct 1 Town Centre Precinct of the Port Douglas / Craiglie local plan).

c) is capable of being completed within 4 years after the date the development incentive is approved under Clause 8.

5.1.3 For Reconfiguring a lot, the development:

a) is located in the Low density residential zone, Low-medium density residential zone or Medium density residential zone; and

b) is for infill development that creates two lots or less.

For example: A one into two lot subdivision that subdivides an existing dwelling to create a vacant lot.

c) is capable of being completed within 2 years after the date the development incentive is approved under Clause 8.

5.1.4 For Greenfield development that incorporates integrated higher density housing:

a) the development is located on Greenfield development land within the area shown on Local Plan Map Sheet - LPM-004 as Precinct 7 – Emerging Community (Mossman) or within the Low-density residential zone in Craiglie; and

b) a structure plan (or equivalent) approved by Council as part of the proposed development:

i. identifies land dedicated for integrated higher density housing; and

ii. shows the sequencing of the integrated higher density housing within four years of the development approval taking effect.

c) is capable of being completed within 4 years after the date the development incentive is approved under Clause 8.

5.1.5 For a Material change of use for Retirement facility, the development:

a) is located within an existing urban area in Mossman or Port Douglas / Craiglie; and

b) is capable of being completed within 4 years after the date the development incentive is approved under Clause 8.

Existing approved development

5.3.1 For existing approved development, the development:

a) must be approved under an existing development permit and subject to an infrastructure charges notice;

b) must be for a development type under this policy; and

c) is capable of being completed within 2 years after the date the development incentive is approved under Clause 8.

6. Infrastructure agreement

6.1 The landowner/s the subject of the development approval must be willing to enter into an infrastructure agreement reflecting the landowner/s and Council's agreement to apply this policy including terms to ensure compliance with the eligibility criteria under Clause 5.

For example: The development must be completed within 4 years of the date of the policy to receive the discount on infrastructure charges.

7. Application for development incentive

7.1 An application for a development incentive under this policy:

a) can only be for an eligible development type and incentive included under Clause 4.1 of this policy;
b) must be submitted using the approved form including the submission of any supporting material required;
c) may be made at any time after a Decision Notice and Infrastructure Charges Notice (ICN) is issued; and
d) must be made at least 30 business days prior to the statutory payment date for the infrastructure charges.

8. Assessment and decision

8.1 All applications will be assessed against the eligibility criteria in Clause 5 of this policy and the applicant advised in writing of the outcome.

8.2 Where the application is for a development incentive that:

a) is not greater than $500,000, the request will be eligible for consideration under delegated authority.
b) exceeds $500,000, the request will be presented to Council for consideration.

8.3 In excising discretion under this policy, the delegate will have regard to the purpose of this policy and the policy statement in Clause 3.

9. General development incentives

9.1. Council does generally not levy infrastructure charges for:

a) building work for a material change of use that is accepted development.
b) accepted development that becomes code assessable because the development does not comply with an applicable code (minor non-compliance).
c) development that would be accepted development in the relevant zone that only requires an application due to an overlay.
d) a material change of use for multiple dwelling to allow an existing short-term accommodation unit to be used as permanent accommodation subject to achieving appropriate outcomes.

9.2 Council offers a 50% reduction in infrastructure charges for not for profit community associations.

9.3 Council's offers a free planning enquiry and pre-lodgement meeting service to members of the public and those with an interest in development.

9.4 Council is currently undertaking amendments to the Douglas Shire Planning Scheme 2018, including "Red Tape" reduction initiatives that will streamline certain development with broader community benefits.

10.Definitions

10.1 A term used in this policy has its ordinary meaning unless that term:

a) is defined under Clause 10.2 of this policy; or
b) is defined under the Douglas Shire Planning Scheme 2018; or
c) otherwise defined under the *Planning Act 2016* (Qld) or *Acts Interpretation Act 1954* (Qld).

10.2 Terms defined in this policy.

TERM	DEFINITION
Approved form	Means the application form for making an application for development incentive under the Development Incentives Policy (Housing Diversity) and published on Council's website.
Development incentive	Means the discount on infrastructure charges as set out in the Table under Clause 4.1 of this Policy and as determined by Council in accordance with Clause 8.
Dual occupancy	As defined under Schedule 24 of the Planning Regulation 2017: ***Dual occupancy***— (a) means a residential use of premises involving— (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings; but

TERM	DEFINITION
	(b) does not include a residential use of premises that involves a secondary dwelling.
Greenfield development	Development of vacant land within a predominantly undeveloped area intended for urban development.
Infill development	Development of a vacant or underdeveloped site within a predominantly developed urban area.
Infrastructure agreement	Means an agreement under the *Planning Act 2016* (Qld).
Infrastructure Charges	Charges imposed on development to contribute to the cost of providing trunk infrastructure. Infrastructure charges are also referred to as levied charges and are governed under section 119 of the *Planning Act 2016* (Qld).
Infrastructure Charges Notice	As defined under Schedule 2 of the *Planning Act 2016* (Qld).
Infrastructure Charges Resolution	Means the Douglas Shire Council Infrastructure Charges Resolution No. 2 (2021), or later resolution.
Integrated higher density housing	For the purpose of this policy, integrated higher density housing means multiple dual occupancy's, multiple dwelling or a retirement facility as defined under Schedule 24 of the Planning Regulation 2017 integrated within greenfield development.
Material change of use	As defined under Schedule 2 of the *Planning Act 2016* (Qld).
Multiple dwelling	As defined under Schedule 24 of the Planning Regulation 2017: ***Multiple dwelling***— (a) means a residential use of premises involving 3 or more dwellings, whether attached or detached; but (b) does not include build to rent housing.
Reconfiguring a lot	As defined under Schedule 2 of the *Planning Act 2016* (Qld).
Statutory payment date	The date infrastructure charges become payable as detailed under section 122 of the *Planning Act 2016* (Qld).

11.Related Legislation

- *Local Government Act 2009* (Qld)
- *Planning Act 2016* (Qld)
- Planning Regulations 2017 (Qld)

12.Related Documents

- Douglas Shire Planning Scheme 2018.
- Douglas Shire Council Infrastructure Charges Resolution No. 2 (2021).

13.Policy Review

This policy is to be reviewed whenever legislation changes, or every two (2) years if no changes have been required to be enacted, at the direction of the CEO.

14.Policy Details

Policy Name	Development Incentives Policy No. 1 (Housing Diversity)
Policy Number	##
Policy Version	1
Document Number	
Endorsed by	Chief Executive Officer
Policy Type	Statutory
Approval Authority	Council
Date Adopted	01 December 2026
Time Period	2 Years
Review Date	30 November 2028
Policy Department	Environment and Planning
Link to Corporate Plan	Strategic Theme 2 - Prosperity
Revoked/Superseded	Nil

This policy is to remain in force until otherwise determined by Council.

Attachment 2 – Douglas Shire Council Infrastructure Charges Resolution Table 1 – Indexed Adopted Charges

Use category	Use	Unit of Measure	Current ICR
Residential	Dwelling_house	$_per_1_bedroom_dwelling	**$16,056.26**
	Dwelling_house	$_per_2_bedroom_dwelling	**$24,080.39**
	Dwelling_house	$_per_3_or_more_bedroom_dwelling	**$29,314.36**
	Dwelling_unit	$_per_1_bedroom_dwelling	**$16,056.26**
	Dwelling_unit	$_per_2_bedroom_dwelling	**$24,080.39**
	Dwelling_unit	$_per_3_or_more_bedroom_dwelling	**$29,314.36**
	Dual_occupancy	$_per_1_bedroom_dwelling	**$14,360.71**
	Dual_occupancy	$_per_2_bedroom_dwelling	**$24,080.39**
	Dual_occupancy	$_per_3_or_more_bedroom_dwelling	**$29,314.36**
	Caretakers_accommodation	$_per_1_bedroom_dwelling	**$16,056.26**
	Caretakers_accommodation	$_per_2_bedroom_dwelling	**$24,080.39**
	Caretakers_accommodation	$_per_3_or_more_bedroom_dwelling	**$29,314.36**
	Multiple_dwelling	$_per_1_bedroom_dwelling	**$15,787.88**
	Multiple_dwelling	$_per_2_bedroom_dwelling	**$24,080.39**
	Multiple_dwelling	$_per_3_or_more_bedroom_dwelling	**$29,314.36**
	Outstation	$_per_1_bedroom_dwelling	**$16,056.27**
	Outstation	$_per_2_bedroom_dwelling	**$24,080.39**
	Outstation	$_per_3_or_more_bedroom_dwelling	**$29,314.37**
Reconfiguration_of_lot	Lot	per_Lot_(3_bedroom_equivalent)	**$29,314.37**
Accommodation_short_term	Hotel	$_per_1_bedroom	**$7,762.63**
	Hotel	$_per_2_bedrooms_in_a_suite	**$11,822.98**
	Hotel	$_per_3_or_more_bedrooms_in_a_suite	**$16,552.16**
	Resort_complex	$_per_1_bedroom	**$7,762.63**
	Resort_complex	$_per_2_bedrooms_in_a_suite	**$11,822.98**
	Resort_complex	$_per_3_or_more_bedrooms_in_a_suite	**$16,552.16**
	Short_term_accommodation	$_per_1_bedroom_less_than_6_beds_per_room	**$7,762.63**
	Short_term_accommodation	$_per_1_bedroom_6_or_more_beds_per_room	**$7,762.63**
	Short_term_accommodation	$_per_2_bedrooms_in_a_suite	**$11,822.98**
	Short_term_accommodation	$_per_3_or_more_bedrooms_in_a_suite	**$16,552.16**
	Tourist_park_caravan_or_tent	$_per_caravan_or_tent_site	**$5,517.37**
	Tourist_park_caravan_or_tent	$_per_group_of_2_caravan_or_tent_sites	
	Tourist_park_caravan_or_tent	$_per_group_of_3_or_more_caravan_or_tent_sites	
	Tourist_park_cabins	$_per_cabin_site	
	Tourist_park_cabins	$_per_1_bedroom_in_a_cabin	**$7,762.63**

Use category	Use	Unit of Measure	Current ICR
	Tourist_park_cabins	$_per_2_bedroom_in_a_cabin	**$11,822.98**
	Tourist_park_cabins	$_per_3_or_more_bedrooms_in_a_cabin	**$16,552.16**
Accommodation_long_term	Community_residence	$_per_1_bedroom_in_dwelling	**$16,056.27**
	Community_residence	$_per_2_bedroom_dwelling	**$24,080.39**
	Community_residence	$_per_3_or_more_bedroom_dwelling	**$29,314.37**
	Rooming_accommodation	$_per_1_bedroom_less_than_6_beds_per_room	**$16,056.27**
	Rooming_accommodation	$_per_1_bedroom 6_or_more_beds_per_room	**$16,056.27**
	Rooming_accommodation	$_per_2_bedrooms_in_a_suite	**$24,080.39**
	Rooming_accommodation	$_per_3_or_more_bedrooms_in_a_suite	**$29,314.37**
	Relocatable_home_park	$_per_1_bedroom _relocatable_dwelling_site	**$16,056.27**
	Relocatable_home_park	$_per_2 _bedroom_relocatable_dwelling_site	**$24,080.39**
	Relocatable_home_park	$_per_3_bedroom _relocatable_dwelling_site	**$29,314.37**
	Relocatable_home_park	$_per_3_bedroom _relocatable_dwelling_site	**$29,314.37**
	Retirement_facility	$_per_1_bedroom_dwelling	**$16,056.27**
	Retirement_facility	$_per_2_bedroom_dwelling	**$23,677.86**
	Retirement_facility	$_per_3_or_more_bedroom_dwelling	**$28,824.34**
Places_of_assembly	Club	$_per_m²_GFA	**$78.17**
(See notes below)	Community_use	$_per_m²_GFA	**$78.17**
	Function_facility	$_per_m²_GFA	**$78.17**
	Funeral_parlour	$_per_m²_GFA	**$78.17**
	Place_of_worship	$_per_m²_GFA	**$78.17**
Commercial_bulk_goods	Agricultural_supplies_store	$_per_m²_GFA	**$167.41**
	Bulk_landscape_supplies	$_per_m²_GFA	**$167.41**
	Garden_centre	$_per_m²_GFA	**$167.41**
	Hardware_and_trade_supplies	$_per_m²_GFA	**$167.41**
	Outdoor_sales	$_per_m²_GFA	**$167.41**
	Showroom	$_per_m²_GFA	**$167.41**
Commercial_retail	Adult_store	$_per_m²_GFA	**$200.99**
	Food_and_drink_outlet_fast_food_restaurant	$_per_m²_GFA	**$200.99**
	Food_and_drink_outlet_fast_food_restaurant_with_drive_through	$_per_m²_GFA	**$200.99**
	Food_and_drink_outlet_other	$_per_m²_GFA	**$200.99**
	Service_industry_laundromat	$_per_m²_GFA	**$200.99**
	Service_industry_other	$_per_m²_GFA	**$200.99**
	Service_station_fuel_pumps	Nil_charge	**$0.00**
	Service_station_shop_component	$_per_m²_GFA	**$200.99**

Use category	Use	Unit of Measure	Current ICR
	Service_station_vehicle_repair_shop	$_per_m²_GFA	**$200.99**
	Service_station_food_and_drink_outlet	$_per_m²_GFA	**$200.99**
	Shop	$_per_m²_GFA	**$200.99**
	Shopping_centre_small_0_to_30000m²_GFA	$_per_m²_GFA	**$200.99**
	Shopping_centre_medium_30001_to_60000m²_GFA	$_per_m²_GFA	**$200.99**
	Shopping_centre_large_more_than_60001m²_GFA	$_per_m²_GFA	**$200.99**
Commercial_office	Office	$_per_m²_GFA	**$167.41**
	Sales_office	$_per_m²_GFA	**$167.41**
Education_facility	Child_care_centre	$_per_m²_GFA	**$156.33**
	Community_care_centre	$_per_m²_GFA	**$156.33**
	Educational_establishment_primary_school	$_per_m²_GFA	**$156.33**
	Educational_establishment_secondary_school	$_per_m²_GFA	**$153.72**
	Educational_establishment_for_the_Flying_Start_for_Qld_Children_Program	Nil_charge	**$0.00**
	Educational_establishment_tertiary	$_per_m²_GFA	**$156.33**
Entertainment	Bar	$_per_m²_GFA	**$200.99**
	Hotel_non_residential_component	$_per_m²_GFA	**$200.99**
	Nightclub_or_Entertainment_facility	$_per_m²_GFA	**$200.99**
	Theatre	$_per_m²_GFA	**$200.99**
	Entertainment_Resort_Complex	$_per_m²_GFA	**$200.99**
Indoor_sport_and_recreation	Indoor_sport_and_recreation_squash_or_other_court_areas	$_per_m²_GFA	**$22.33**
	Indoor_sport_and_recreation_other	$_per_m²_GFA	**$200.99**
Industry	Car_Wash	$-per_m²_GFA	**$59.78**
	Low_impact_industry	$_per_m²_GFA	**$59.78**
	Medium_impact_industry	$_per_m²_GFA	**$59.78**
	High_impact_industry	$_per_m²_GFA	**$59.78**
	Marine_industry	$_per_m²_GFA	**$59.78**
	Research_and_technology_industry	$_per_m²_GFA	**$59.78**
	Rural_industry	$_per_m²_GFA	**$59.78**
	Transport_Depot	$_per_m²_GFA	**$59.78**
	Warehouse_self_storage_facility	$_per_m²_GFA	**$59.78**
	Warehouse_other	$_per_m²_GFA	**$59.78**
High_impact_rural	Aquaculture	$_per_m²_GFA	**$25.69**
(See Notes)	Cultivating_in_a_confined_area_aquatic_animals_or_plants_for_sale	$_per_m²_GFA	**$25.69**
	Intensive_animal_industry	$_per_m²_GFA	**$25.69**
	Intensive_horticulture	$_per_m²_GFA	**$25.69**

Use category	Use	Unit of Measure	Current ICR
	Wholesale_nursery	$_per_m²_GFA	**$25.69**
	Winery	$_per_m²_GFA	**$25.69**
Low_impact_rural	Animal_husbandry	No_Charge	**$0.00**
(see Notes)	Cropping	No_Charge	**$0.00**
	Permanent_plantation_or_Wind_farm	No_Charge	**$0.00**
Essential_services	Correctional_facility	$_per_m²_GFA	**$156.33**
	Detention_Facility_Emergency_services	$_per_m²_GFA	**$156.33**
	Healthcare_service	$_per_m²_GFA	**$156.33**
	Hospital_Residential_care_facility	$_per_m²_GFA	**$156.33**
	Veterinary_service	$_per_m²_GFA	**$156.33**
Minor_uses	Advertising_device	No_Charge	**$0.00**
	Cemetery	No_Charge	**$0.00**
	Home_based_business	No_Charge	**$0.00**
	Landing	No_Charge	**$0.00**
	Market	No_Charge	**$0.00**
	Outdoor_lighting	No_Charge	**$0.00**
	Park	No_Charge	**$0.00**
	Roadside_stall	No_Charge	**$0.00**
	Substation	No_Charge	**$0.00**
	Telecommunications_facility	No_Charge	**$0.00**
	Temporary_use	No_Charge	**$0.00**
Other_uses		The prescribed amount for another similar use listed in column 1 or 2 (other than in this row) that the local government decides to apply to the use.	
	Air_service	TBD	**TBD**
	Animal_keeping	TBD	**TBD**
	Brothel	TBD	**TBD**
	Car_park	TBD	**TBD**
	Crematorium	TBD	**TBD**
	Environment_facility	TBD	**TBD**
	Extractive_industry	TBD	**TBD**
	Major_sport_recreation_and_entertainment_facility	TBD	**TBD**
	Major_electricity_infrastructure	TBD	**TBD**
	Motor_sport_facility	TBD	**TBD**
	Nature_based_tourism_non_accommodation_component	TBD	**TBD**
	Non_resident_workforce_accommodation	TBD	**TBD**
	Outdoor_sport_and_recreation	TBD	**TBD**
	Parking_Station	TBD	**TBD**
	Port_service	TBD	**TBD**
	Renewable_energy_facility	TBD	**TBD**
	Rural_workers_accommodation_Tourist_attraction	TBD	**TBD**
	Utility_installation	TBD	**TBD**
	Any_other_use_not_listed_in_this_table_including_a_use_that_is_unknown.	TBD	**TBD**
Land_North_of_Daintree_River	Land_North_of_Daintree_River_Any_development_other_than_those_listed_above_with_a_nil_charge_will_be_determined_on_a case_by_case_basis	TBD	**TBD**

Note/s:

- The amounts in Column 4 (Current ICR) are the amounts applicable at the time of this report including indexation.
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