DOUGLAS SHIRE COUNCIL

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Application Form

Development Incentives Policy – Housing Diversity

An application for a development incentive under Council's Development Incentives Policy (Housing Diversity) (the Policy):

a. can only be made for an eligible development type and incentive included under Clause 4.1 of the Policy
b. must be submitted using this 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.

SECTION 1 – APPLICANT DETAILS

Applicant:		
Postal Address:		
Contact Number:		
Email:		
ABN or ACN:		
Is the Applicant the Landowner?	☐ Yes	☐ No *(if no complete section 2)*
Is Written Consent Attached to the Application?	☐ Yes	☐ No

Note:

- *If the Applicant is not the Landowner, written consent must be provided by the Landowner to confirm that the Landowner consents to an Infrastructure Agreement (IA) to give effect to the Development Incentive being attached to the land. An IA cannot be executed without proper consent.*

SECTION 2 – LANDOWNER DETAILS

Landowner:	
Postal Address:	
Contact Number:	
Email:	
ABN or ACN:	

SECTION 3 – INFRASTRUCTURE CHARGES NOTICE DETAILS

☐	Development Permit:	Council File No.
☐	Infrastructure Charges Notice:	DSC Reference Doc. No.
☐	Infrastructure Charges Notice Date:	
☐	Developer's Name:	
☐	Address (Street No. & Name, Suburb):	
☐	Lot & RP Nos.:	
☐	Development Type:	
☐	Version No.:	

Note:

- *Please attach a copy of the Infrastructure Charges Notice to your application.*

SECTION 4 – ACKNOWLEDGEMENT

Is the Applicant and/or the Landowner the subject of the development approval, willing to enter into an Infrastructure Agreement reflecting the Council's agreement to apply the Policy and vary the amount of infrastructure charges?	☐ Yes ☐ No

Notes:

- *The Planning Act 2016 (Qld) and the Policy require the variation of infrastructure charges to be managed under an Infrastructure Agreement.*
- *Council will prepare the Draft Infrastructure Agreement following Council's decision on whether to enter into an Infrastructure Agreement. A copy of the Draft Infrastructure Agreement is available on request.*

SECTION 5 – DEVELOPMENT TYPE

☐	Dual occupancy
☐	Multiple dwelling
☐	Reconfiguring a lot (infill development that creates two lots or less)
☐	Greenfield development that incorporates integrated higher density housing
☐	Material change of use for retirement facility (within an existing urban area)
☐	A development type listed above, approved under an existing development permit and subject to an infrastructure charges notice issued from 5 June 2018 to 1 December 2026

SECTION 6 – ELIGIBILITY CRITERIA

☐ For <u>material change of use for a dual occupancy</u>, 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 of the Policy.

☐ For <u>material change of use for multiple dwelling</u>, 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), and
c. is capable of being completed within 4 years after the date the development incentive is approved under Clause 8 of the Policy.

☐ For <u>reconfiguring a lot</u>, the development:

a. is located in the Low-Density Residential Zone, Low-Medium Density Residential Zone or Medium Density Residential Zone
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, and
c. is capable of being completed within 2 years after the date the development incentive is approved under Clause 8 of the Policy.

☐ For <u>greenfield development</u> 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
b. a structure plan (or equivalent) approved by Council as part of the proposed development:

i. identifies land dedicated for integrated higher density housing
ii. shows the sequencing of the integrated higher density housing within four years of the development approval taking effect, and

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

For a material change of use for a 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 of the Policy.

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

Notes:

- *Clause 4.2 of the Policy makes certain developments not eligible for a development incentive.*
- *Refer to the Policy for the meaning of terms used in this document.*

DECLARATION

I declare that the information provided by me in this application is true and correct and I consent to the making of enquiries and exchange of information with authorities of any Local, State/Territory or Commonwealth department in regards to any matters relevant to this application.

Applicant Signature:		Date:	

Douglas Shire Council – Privacy Collection Notice:
Douglas Shire Council collects and manages personal information in the course of performing its activities, functions and duties. We respect the privacy of the personal information held by us. The way in which the council manages personal information is governed by *the Information Privacy Act 2009* (Qld). We are collecting your personal information in accordance with the *Local Government Act 2009* so that we can assess and finalise your application. Generally, we will not disclose your personal information outside of Council unless we are required to do so by law, or unless you have given us your consent to such disclosure. For further information about how we manage your personal information please see our Information Privacy Policy.