# AP275 BRISBANE UNIVERSAL HOUSING DESIGN INCENTIVE POLICY

## OVERVIEW

Brisbane City Council has identified a need to increase the amount of housing delivered in Brisbane that is designed to cater to the accessibility needs of all residents across their lifetimes. This includes residents who are ageing, have a disability or are injured, and families with young children.

The cost associated with delivering housing stock to a level that responds to these needs can be significant and can act as a major deterrent in pursuing these developments. Council has adopted a range of initiatives to encourage new development to address this shortfall, including an incentive providing financial payments (the incentive) for the delivery of new universal housing developments that meet a range of criteria.

This policy supports Council incentivising new housing developments that meet accommodation design requirements that cater to the accessibility needs of all residents.

## APPLICABILITY

Council will make a payment equivalent to 33% of paid infrastructure charges following the commencement of use and verification of successful incorporation of core design elements within new developments where the requirements of this policy are met, subject to available funds in the approved Council budget for the financial year, which will be monitored and amended as required.

## POLICY

### Eligibility Criteria

Development that meets all the following criteria (Eligibility Criteria) will be eligible to make a request to Council for the incentive payment.

1. There is an effective development approval under the *Planning Act 2016* for a material change of use for dual occupancy, rooming accommodation, residential care facility or multiple dwelling under [*Brisbane City Plan 2014*](https://brisbane.qld.gov.au/planning-and-building/planning-guidelines-and-tools/brisbane-city-plan-2014)(Eligible Uses). This includes (but is not limited to) apartments, flats, units, townhouses, boarding houses, and nursing homes.
2. The development for the Eligible Uses is on premises within the residential zones category, centre zones category, or mixed use zone under [*Brisbane City Plan 2014*](https://brisbane.qld.gov.au/planning-and-building/planning-guidelines-and-tools/brisbane-city-plan-2014).
3. The development for the Eligible Uses has obtained Gold or Platinum performance level certification under the [Livable Housing Australia](http://www.livablehousingaustralia.org.au/) (LHA) Design Guidelines,[[1]](#endnote-2) from a LHA [Design Guideline Assessor](http://www.livablehousingaustralia.org.au/assessment/findassessor.aspx) at the ‘as built’ stage between 1 July 2019 and 30 June 2024.
4. The development has lawfully commenced use between 1 July 2019 and 30 June 2024.
5. The levied infrastructure charge for the development has been paid, or otherwise satisfied, prior to the timing for payment of the levied charge under the [*Planning Act 2016*](https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025).
6. The development has not (and will not) receive a benefit under another development incentive of Council (e.g. an infrastructure charge reduction for an eligible community organisation).
7. There are no development offences being committed in relation to the development.
8. Gold or Platinum performance level certification under the LHA Design Guidelines, or similar performance measures, has not been made mandatory under separate State or Federal requirements for the development.[[2]](#endnote-3)

An entire development may not meet all Eligibility Criteria for various reasons. Where only part of the development meets all Eligibility Criteria, only that part of the development is entitled to an incentive payment. An example is where a multiple dwelling development is delivering one eligible dwelling per floor.

### Request for incentive payment

Council will only accept a request under this policy if:

1. the request is received by Council after 1 July 2019 but before 1 October 2024;
2. all of the Eligibility Criteria have been met; and
3. the request is made by a person who paid, or otherwise satisfied, the obligation to pay the levied charge for the development (Eligible Person). However, Council may accept a request from a person who is not the Eligible Person if the person has the written consent of the Eligible Person.

A person must make a request to Council for a payment in a form approved by Council that demonstrates it complies with the requirements in this policy.  The approved form must require:

1. evidence that the Eligibility Criteria have been met
2. evidence that the person requesting the payment is the Eligible Person or has obtained the written consent of the Eligible Person to make the request
3. a declaration that the person requesting the payment is the sole person entitled to the payment.

Council will not provide pre-approval under this policy and will assess requests for payment at the time when compliance with the Eligibility Criteria can be demonstrated.

### Payment for eligible development

If Council is satisfied that the development meets the Eligibility Criteria, Council will make the payment to the person who made the request. The payment value will be 33% of the Council infrastructure charges paid for the development which meets the Eligibility Criteria. The incentive does not apply to infrastructure charges levied by the distributor-retailer (Urban Utilities).

To provide certainty for applicants regarding the payment dates, and to more efficiently manage the financial and administrative burden of the incentive payments for Council, bulk payment processing will be made on a quarterly basis from the quarter following acceptance of the request.

### Time period

Council will consider requests made for the incentive payment until 1 October 2024. Council will not consider any requests made after this time period expires.

## AUTHORITY

Council: 31 August 2021

## POLICY OWNER

Divisional Manager, City Planning and Sustainability

## FURTHER ASSISTANCE

For further assistance, please contact the Team Leader, Infrastructure Charges and Policy, Infrastructure Coordination, City Planning and Economic Development, City Planning and Sustainability.

## RELATED INFORMATION

[Livable Housing Australia](https://livablehousingaustralia.org.au/)

[*Brisbane Universal Housing Design Incentive fact sheet*](https://www.brisbane.qld.gov.au/sites/default/files/20191202-Universal-Housing-Design-Incentive-Fact-sheet.docx)

[*Form: Request for Universal Housing Design Incentive payment*](https://forms.business.gov.au/smartforms/landing.htm?formCode=BCC-CC11211)

[*Brisbane City Council Infrastructure Charges*](https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/infrastructure-charges#green_buildings) *Resolution*

## REVIEW DATE

This document will be reviewed annually in conjunction with the development of Council’s budget.

Due: July 2022

Last reviewed: n/a

## ENDNOTES

1. LHA is a not-for-profit partnership between community, consumer groups, government and industry organisations which produces the LHA Design Guidelines. Council has adopted the guidelines as part of the incentive to deliver accessible new housing developments across the local government area. [↑](#endnote-ref-2)
2. If Gold performance level of certification under the LHA Design Guidelines or similar performance measures is mandatory for the development under separate state or federal requirements for the development, a Platinum performance level of certification must be achieved to be eligible for the incentive. [↑](#endnote-ref-3)