

WESTERN DOWNS REGIONAL COUNCIL

**\$1 MILLION**



# WESTERN DOWNS HOUSING AND LAND INCENTIVE

To address the issue of housing availability in the Western Downs, Council has created a \$1 million Housing and Land Incentive designed to encourage residents and developers with a vision of constructing units or subdividing land to bring their projects to reality. This incentive will stimulate construction by offering generous application fee discounts and discounted infrastructure charges to approved developments across the region. This incentive is designed to be applicable across the whole Western Downs Region to make developing and subdividing in key areas more attractive.

## HOW IT WORKS?

The incentive will provide a discount towards both Application fees and Infrastructure Charges that are payable upon commencement of use following a development approval.

### ELIGIBILITY:

Developments for Multiple Dwelling type Material Change of Use (MCU) and for Reconfiguring of a Lot that have commenced use from **1 July 2022**.

- Dual Occupancy (Duplex)
- Multiple Dwellings – 3 or more units
- Subdivisions (Sliding scale for number of lots)

Developments must be located in nil or [low flood hazard category areas](#).

### LIMIT OF INCENTIVE:

This incentive amount has been divided to ensure the whole region can benefit. Discounts are capped for each development type and will be available on a first in, first served basis.

### FULL CONDITIONS APPLY:

This fact sheet summarises the intent of the incentive only, for full definitions and eligibility, refer to the [Housing and Land Development Incentives - Council Policy](#).

**MORE INFORMATION:**  
[WDRC.INFO/HOUSING](http://WDRC.INFO/HOUSING)

### Application Fee Incentives:

Certain Applications made for Material Change of Use (MCU), Reconfiguring Of a Lot (ROL) and Building Approvals (BA) will provide the following discount:

- 100% discount for MCU or Dual Occupancy Developments in select zones.
- 100% discount for ROL - Subdivision of Land within select zones.
- 50% discount for Building Approvals for Class 1 buildings.

### Infrastructure Charges Incentives:

Infrastructure Charges Notices (ICN) will be issued with an approved Development Permit but will offer eligible developments discounts.

#### Multiple Dwelling or Dual Occupancy Developments

- i - ([Medium Density Residential](#) or [Major Centre zones](#))
- ii - ([Low Density Residential Zones](#))
- iii - ([Township Zones](#))

100% discount of infrastructure charges associated with development of Multiple Dwellings as defined by the [Western Downs Planning Scheme](#)

#### Subdivision Developments

A development application for the Reconfiguring of a Lot or Lots, within [Medium Density Residential](#) or [Low Density Residential Zone](#) in accordance with the following scale:

- First 1 to 5 lots: 100% discount
- Next 6 to 10 lots: 50% discount
- Next 11 or more: 25% discount

Information is correct at time of printing. For full eligibility and definitions refer to the [Housing and Land Development Incentives Council Policy](#).

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