# Brisbane Universal Housing Design Incentive

**Fact sheet | November 2019**

Brisbane City Council is improving quality of life for residents while ensuring our city has the services and infrastructure to meet the needs of future generations.

Brisbane City Council has introduced the Universal Housing Design Incentive to encourage new dwellings that are designed to cater to the accessibility needs of all residents, including residents who are ageing, have a disability or are injured, and families with young children.

As part of the new Universal Housing Design Incentive, Council will make a financial payment equivalent to 33% of the Council infrastructure charge paid for newly constructed developments that:

* include sufficient design elements to be certified as meeting the Gold or Platinum performance level under the Livable Housing Design Guidelines; and
* meet all Council defined eligibility criteria.

The Universal Housing Design Incentive encourages development in Brisbane that is accessible to the whole community, ensuring the Brisbane of tomorrow is even better than the Brisbane of today.

## Eligibility criteria

Development must meet the following criteria, to the satisfaction of Council, to be eligible for the incentive payment.

1. There is an effective development approval for a material change of use for dual occupancy, rooming accommodation, residential care facility or multiple dwelling (eligible uses) under [*Brisbane City Plan 2014*](https://brisbane.qld.gov.au/planning-and-building/planning-guidelines-and-tools/brisbane-city-plan-2014). This includes (but is not limited to) apartments, flats, units, townhouses, boarding houses, and nursing homes.

Note: This incentive has been introduced to encourage development that meets Gold and Platinum standard universal housing. This incentive is a post-development payment based on the Council infrastructure charges incurred by the development. As dwelling houses are not typically required to pay infrastructure charges as part of their development costs, they are not eligible for a payment under this incentive.

1. 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*.

Note: The proposed development will need to comply with the *Brisbane City Plan 2014* provisions expected for all developments and need/demand for universal housing will not be a factor suitable to justify performance outcomes.

1. The development for the eligible uses has obtained Gold or Platinum performance level certification, from a [Livable Housing Australia](http://www.livablehousingaustralia.org.au/) (LHA) [Design Guideline Assessor](http://www.livablehousingaustralia.org.au/assessment/findassessor.aspx) at the ‘as built’ stage between 1 July 2019 and 30 June 2021.
2. The eligible development has lawfully commenced use between 1 July 2019 and 30 June 2021.
3. 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*.

Note: The infrastructure charges applicable to the development are required to be paid in full. While the paid infrastructure charges for the eligible component of the development forms the basis of calculating the payment value, the payment itself is not a rebate or reduction of infrastructure charges.

1. The development has not received and will not receive a benefit under another development incentive of Council (such as an infrastructure charge reduction).
2. There are no development offences being committed in relation to the development.

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 may be where a multiple dwelling development is delivering one eligible dwelling per floor. In these instances, Council will determine what portion of the development is eligible, and therefore the applicable payment value.

## Applications

Applicants must apply before 1 October 2021 via the online form:

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

Council will only accept a request if evidence, to the satisfaction of Council, is provided at the time of submission demonstrating that:

* all eligibility criteria have been met; and
* the request is made by a person who paid, or otherwise satisfied, the levied charge for the development. However, Council may accept a request if it is accompanied by written consent from this person.

Council will review the request and provide advice to the applicant within 20 working days.

Council will not provide pre-approval, accept a request or provide the financial benefit of the incentive before all criteria have been met.

## More information

To find out more information on the Universal Housing Design Incentive, call Council on 07 3403 8888 to speak to a Council Planning Information Officer.

Alternatively, you can find out more about [Livable Housing Australia Design Guidelines](http://www.livablehousingaustralia.org.au/).