



<b>Version Control and Objective ID</b>	Version No: 1	Objective ID: A11749695
<b>Adopted at Council Ordinary Meeting on</b>	19 June 2025	
<b>Date of Review</b>	30 June 2026	

## 1. Statement

Ipswich has a rapidly expanding economy and a thriving tourism sector, driving demand for new hotel and short-term accommodation.

Tourism Research Australia projections indicate that by 2028 there will be a 65% increase in international arrivals, and a 10% rise in domestic overnight trips. Major events, such as the Brisbane 2032 Olympic and Paralympic Games, are expected to drive demand for 34,000 new hotel rooms in Queensland.

Ipswich is a prime investment destination, benefiting from its strategic location, diverse industries, and robust infrastructure. The city boasts key projects and attractions that are fuelling its growth, including major events like the Brisbane 2032 Olympic and Paralympic Games. With a thriving business economy, significant developments in health, defence, and manufacturing, and a rich array of leisure and cultural attractions, Ipswich offers excellent connectivity and significant potential for development across various sectors.

This policy provides incentives to fast-track Ipswich's rapidly expanding economy and thriving tourism sector to meet the growing demand for new hotel rooms, providing a standard approach to incentives for the targeted delivery of hotel short-term accommodation, inclusive of supporting restaurant and function / conference facilities.

Where an applicant proposes a variation to this policy, the onus is on the applicant to demonstrate relevant facts and circumstances to justify the variation.

## 2. Purpose and Principles

This policy provides incentives for the targeted delivery of eligible hotel and short-term accommodation and related activities in well serviced locations by providing relief from infrastructure contributions, deferral payment plan options, application fee relief, parking relief, compressed development assessment timeframes, and concierge service.

## 3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

Vibrant and Growing

A Trusted and Leading Organisation



**4. Regulatory Authority**

Authority for Council to perform this function is determined by s.9 of the *Local Government Act (2009)* giving power to do anything that is necessary or convenient for the good rule and local government of its local government area.

**5. Human Rights Commitment**

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision.

**6. Scope**

**Application of this policy**

This policy applies to eligible Hotel and Short-Term Accommodation that is built and the use commenced by 30 June 2029.

Four forms of relief are provided for:

**a) Infrastructure contribution relief and deferral payment plan**

For the establishment of eligible Hotel and Short-Term Accommodation, a 50% reduction to the infrastructure contributions applicable for the provision of short-term accommodation levied by Ipswich City Council, and for the balance of the levied charges to be eligible for deferral of payment over a 5-year period. The deferral payment plan will exclude indexation and include the associated restaurant and function / conference facilities infrastructure contributions levied by Ipswich City Council. If the eligible development includes additional ancillary uses, these may be added to the deferral payment plan where part of an integrated use at Council discretion.

A maximum fund of \$1,000,000 in relief is available for the delivery of up to 200 lettable rooms. Infrastructure contribution relief availability will be confirmed at a pre-lodgement meeting.

A deferral payment plan will be available for eligible Hotel and Short-Term Accommodation that is built and commenced by 30 June 2029, subject to an infrastructure agreement.

Water supply and sewerage trunk infrastructure networks are not Council infrastructure. This policy does not alter any applicable water supply and sewerage infrastructure charges levied by Urban Utilities.

**b) Application fee relief**

For eligible well-made applications that address all matters raised in a pre-lodgement meeting, the development application fee for a code assessable application is discounted by 50% from the prescribed fee pursuant to the current Ipswich City Council Register of Fees & Charges.



Impact Assessable applications will be calculated based on the equivalent Code Assessable development application fee.

c) **Parking relief**

Minimum on-site parking requirements contained in the Ipswich planning scheme are waived for eligible Hotel and Short-Term Accommodation. This relief applies to the Short-Term Accommodation component only.

This relief does not apply to any relevant Building Code of Australia or Queensland Development Code requirements and does not preclude the requirement to comply with bicycle parking, end of trip facility requirements, universal access, the provision of adequate loading and unloading facilities, the provision of adequate waste services, or the provision of adequate emergency services access.

d) **Compressed development assessment timeframes and concierge service**

An assessment manager will be assigned at the pre-lodgement meeting and where possible will be the single point of contact for the remainder of the development assessment process for eligible development.

Council will commit to the following assessment benchmark timeframes for eligible development applications:

- i. provision of the pre-lodgement meeting within 10 business days of the pre-lodgement meeting request where a suitable time can be arranged and agreed upon;
- ii. the issue of a further information request (if necessary) within 10 business days of making a properly made application; and
- iii. provision of a draft decision notice within 15 business days of the application entering the decision stage.

This service does not override the statutory timeframes and Council will act in good faith to meet this commitment for well-made development applications for eligible Hotel and Short-Term Accommodation.

## 7. Eligibility Criteria

- (A) In order to be eligible for infrastructure contribution relief, the deferral payment plan, and parking relief offered by this policy, the proposal must satisfy the following criteria:
  - (1) be a minimum of three (3) storeys and have a built form that is consistent with the planned building height for the locality, or as approved under the Ipswich planning scheme;
  - (2) the development is not to give rise to unacceptable impacts as a result of the parking relief provided;
  - (3) the development is to be built and the use commenced by 30 June 2029; and
  - (4) the proponent is to enter into an infrastructure agreement with Council.
- (B) In order to be eligible for development application fee relief and concierge service offered by this policy, the proponent must satisfy the criteria in section (A) above and the following additional criteria:
  - (5) the proponent is to request and undertake a pre-lodgement meeting with Council;



- (6) the proponent is to address all matters raised in the pre-lodgement meeting provided by Council as part of the supporting material at the time of making the application; and
  - (7) the application is to be accompanied with and comply with the Well-made application checklist.
- (C) In order to be eligible for the compressed development assessment timeframe offered by this policy, the proponent must satisfy the criteria in sections (A) and (B) above, and the following additional criteria:
- (8) the application is to be a properly made application;
  - (9) the application is to be decision ready with no outstanding information requirements when entering the decision stage;
  - (10) the land subject to the application is not subject to significant development constraints; and
  - (11) the application is eligible to be determined under delegated authority.

## **8. Roles and Responsibilities**

This policy applies to all Council employees who are responsible for the assessment and determination of matters set out in Section 7 and recording as set out in Section 10.

## **9. Key Stakeholders**

The following will be consulted during the review process:

- Planning and Regulatory Services Department in particular the City Design Branch and Development Planning Branch
- Finance Branch
- Economic Development Branch

## **10. Monitoring and Evaluation**

### **Register of Infrastructure Contributions and Credits**

All discounted infrastructure contributions and the amount of the contribution relief shall be recorded in the Register of Infrastructure Contributions and Credits.

### **Fee Variations Register**

All discounted application fees shall be recorded in the Fee Variation Register in accordance with the Variation of Development Applications Fees Procedure.

## **11. Infrastructure Agreement**

The proponent must enter into an infrastructure agreement with Council prior to the commencement of the use. The infrastructure contribution relief and deferral payment plan are only available for eligible developments that are built, and the use commenced by 30 June 2029.

Full payment of the relevant infrastructure contributions, including indexation, will be applicable otherwise.

The deferral payment plan will provide for any remaining charges to be paid in five (5) equal amounts over a five (5) year period.



No indexation will be applied to these deferred payments.

## 12. Definitions

Definitions of contribution types and other terminology are found in the Ipswich planning scheme and Ipswich Adopted Infrastructure Charges Resolution.

***Eligible hotel and short-term accommodation*** means development providing short-term accommodation that:

- (a) provides a minimum of 50 lettable rooms;
- (b) is located within 800 metres walking distance of an existing passenger railway station (refer to Map 1 – Locational Requirements); and
- (c) includes restaurant (food and drink outlet) and function / conference facilities (function facility).

***Ipswich planning scheme / planning scheme*** means the Ipswich planning scheme, or as varied from time to time.

***Lettable room*** means a suite, room or grouping of rooms available to be booked to provide short-term accommodation.

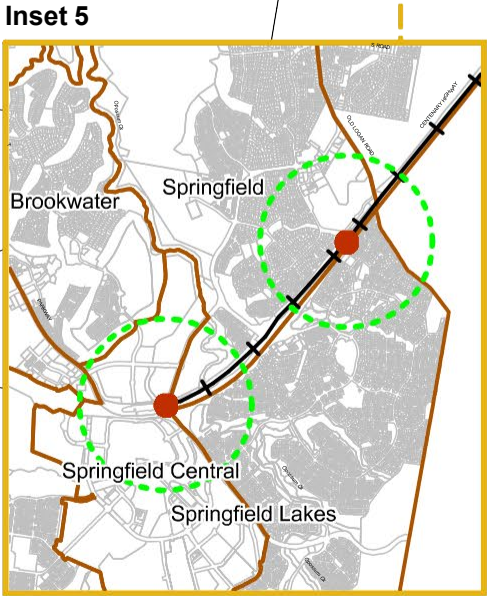
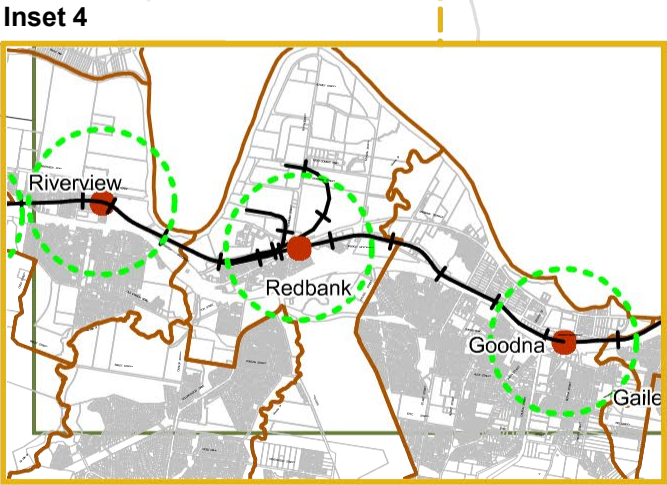
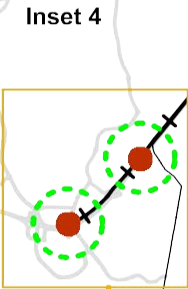
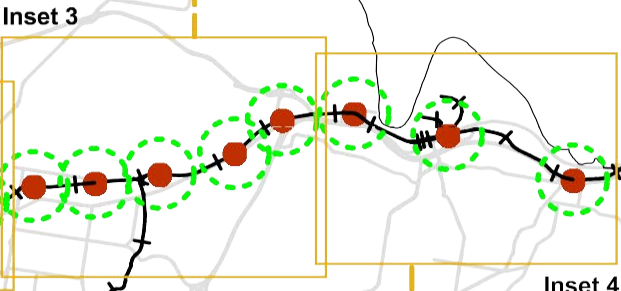
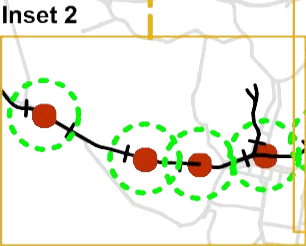
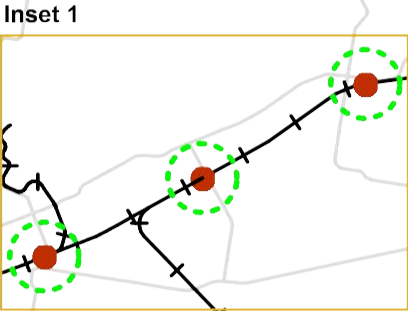
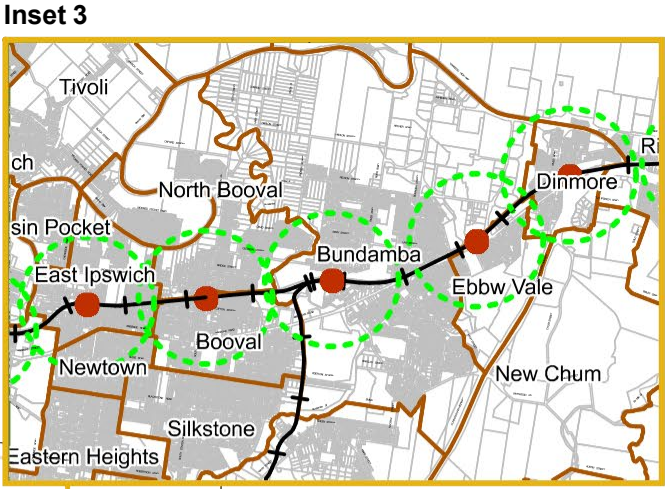
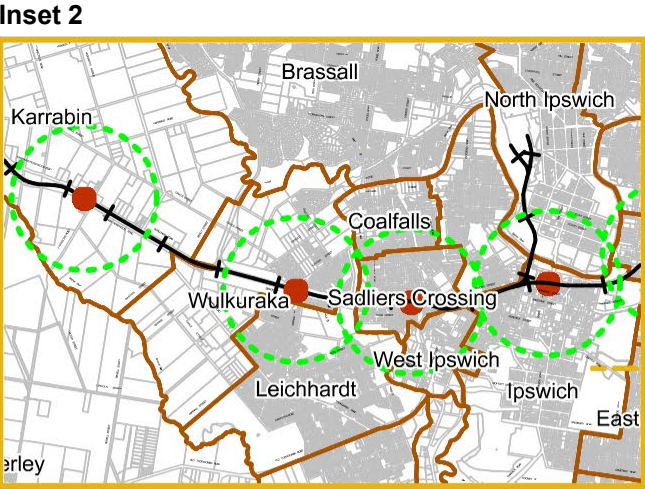
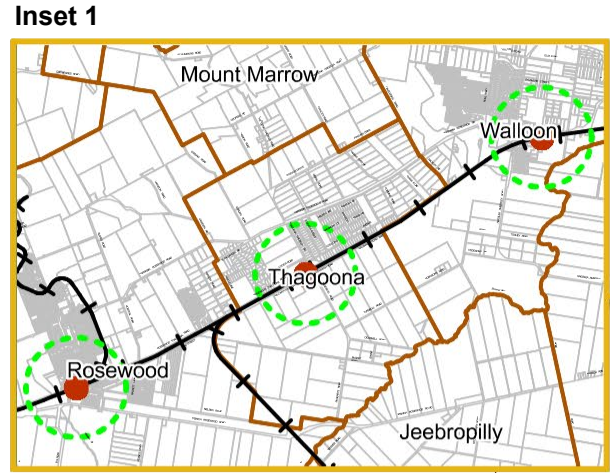
***Short-term accommodation*** has the same meaning under the Ipswich planning scheme.

***Well-made application*** means an application that is accompanied with a completed Well-made application checklist and sufficient information to satisfy the checklist to the satisfaction of Council.

## 13. Policy Owner


The General Manager (Planning and Regulatory Services) is the policy owner and the Manager, City Design is responsible for authoring and reviewing this policy.










**Hotel and Short-Term  
Accommodation Incentives Policy**  
**Map 1 - Locational Requirements**

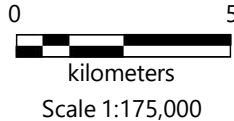
**Indicative Eligible Areas**

 800m radius circle\*

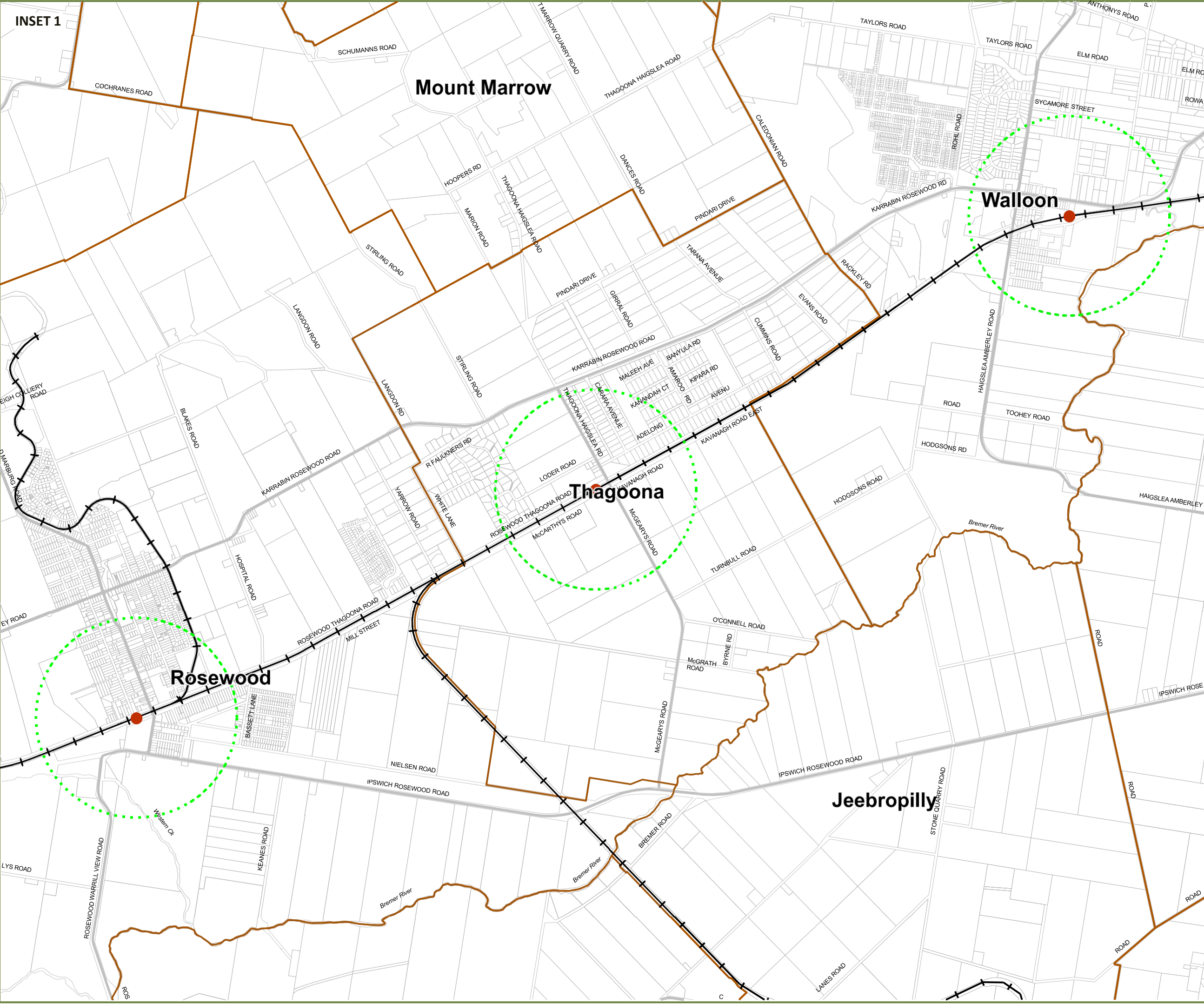
*\*Note: to be an eligible location, the development is to be located within 800m walking distance to an existing passenger railway station.*

-  City Boundary
-  Suburb Boundary
-  Major Roads
-  Railway Station
-  Railway Line

**Legend**







IPSWICH PLANNING SCHEME

### Hotel and Short-Term Accommodation Incentives Policy

#### Map 1 - Locational Requirements

#### Indicative Eligible Areas

800m radius circle\*

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City Boundary

Suburb Boundary

Major Roads

Railway Station

Railway Line

Legend

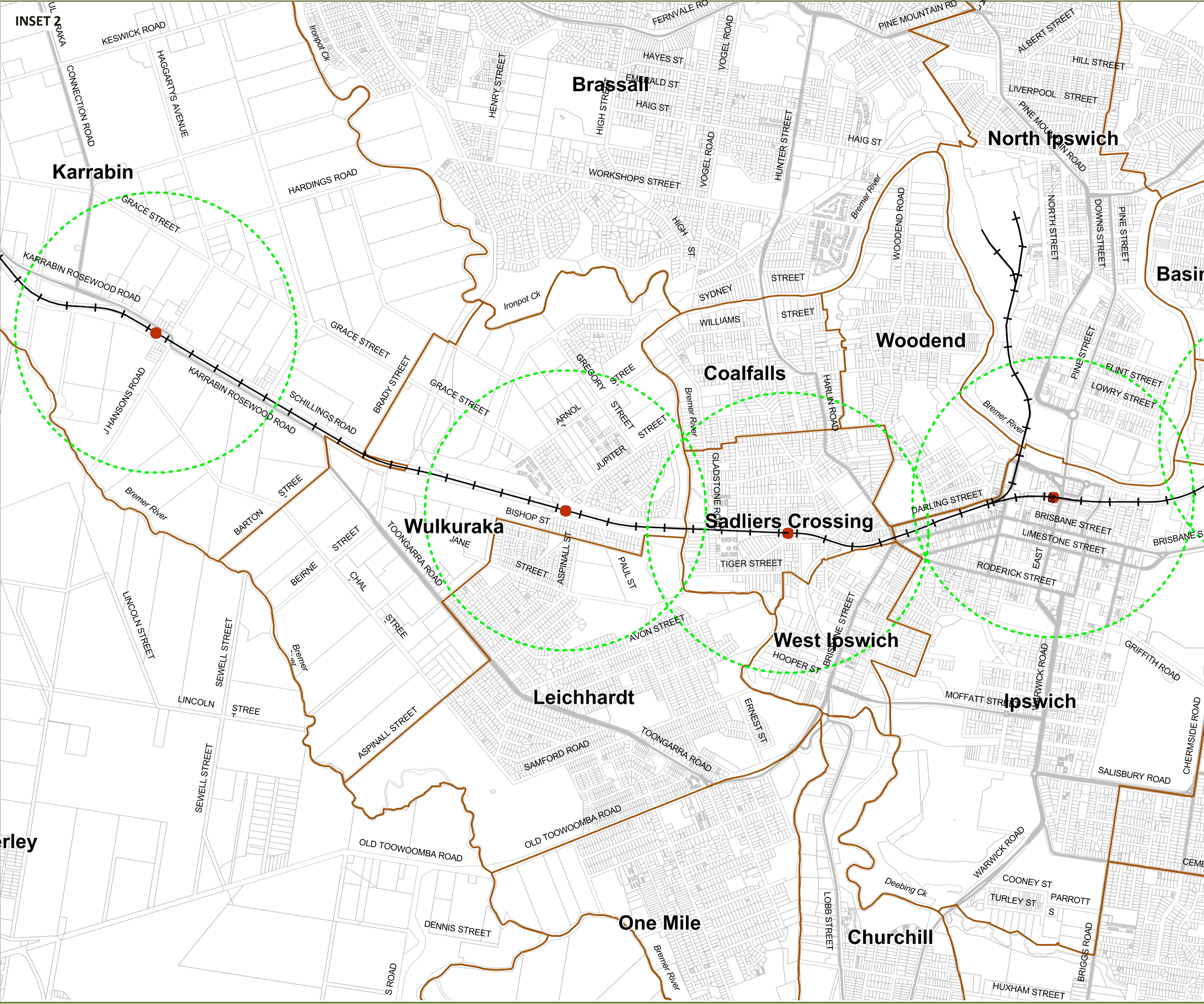
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kilometers

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IPSWICH PLANNING SCHEME

### Hotel and Short-Term Accommodation Incentives Policy

#### Map 1 - Locational Requirements

**Indicative Eligible Areas**

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City Boundary

Suburb Boundary

Major Roads

Railway Station

Railway Line

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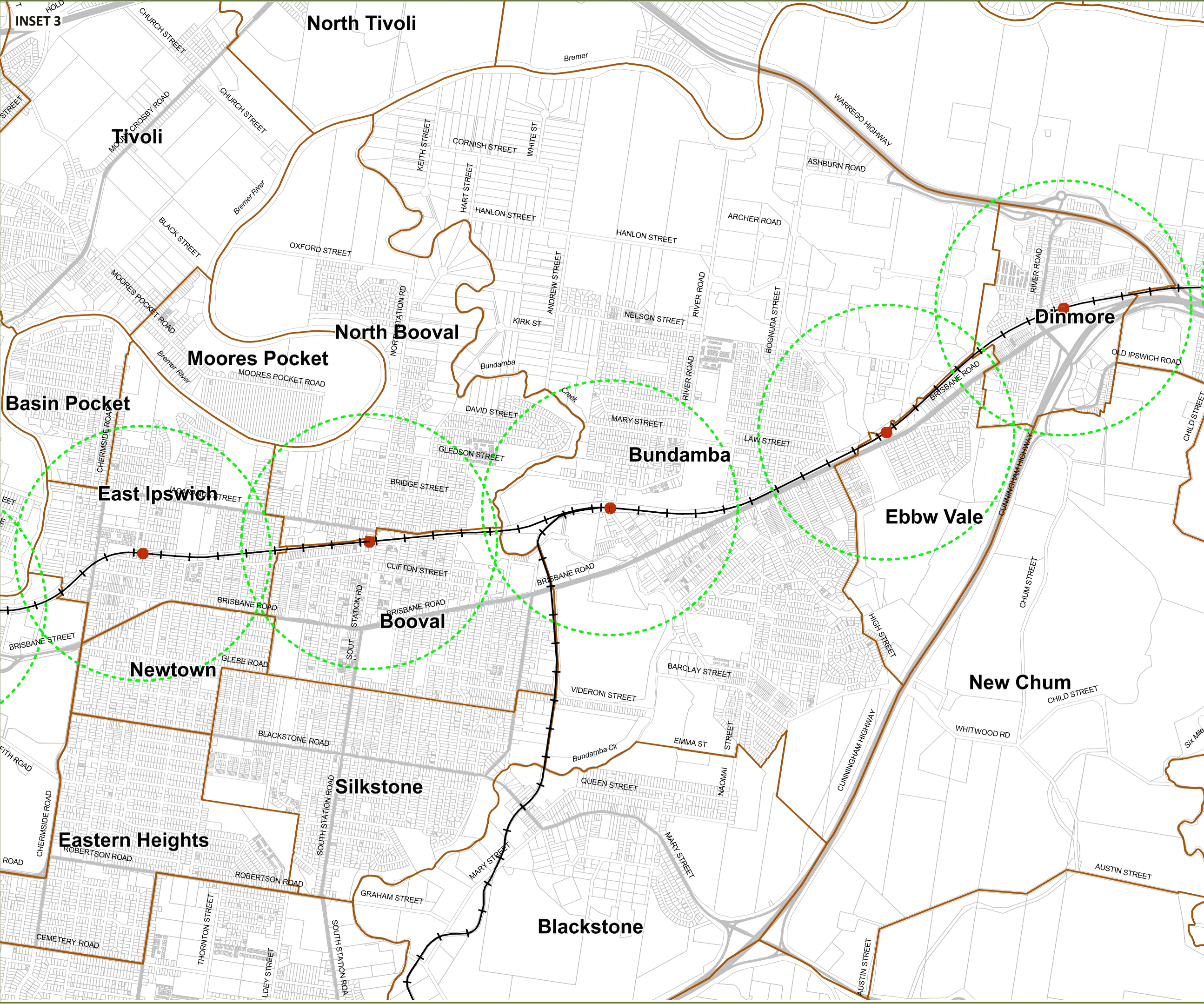
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Legend





IPSWICH PLANNING SCHEME

### Hotel and Short-Term Accommodation Incentives Policy

#### Map 1 - Locational Requirements

**Indicative Eligible Areas**

800m radius circle\*

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City Boundary

Suburb Boundary

Major Roads

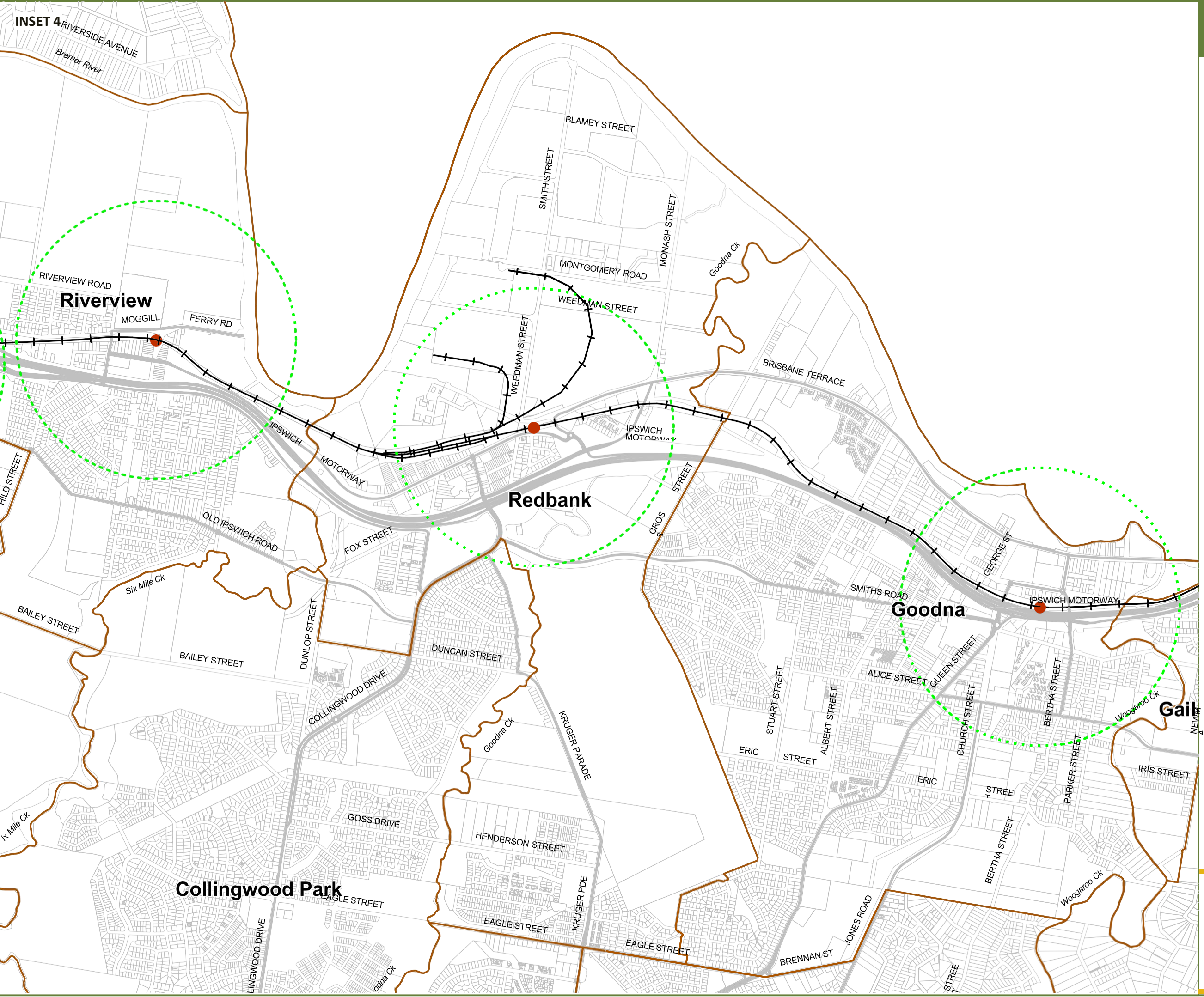
Railway Station

Railway Line

Legend

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kilometers  
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IPSWICH PLANNING SCHEME

### Hotel and Short-Term Accommodation Incentives Policy

#### Map 1 - Locational Requirements

#### Indicative Eligible Areas

800m radius circle\*

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City Boundary

Suburb Boundary

Major Roads

Railway Station

Railway Line

Legend

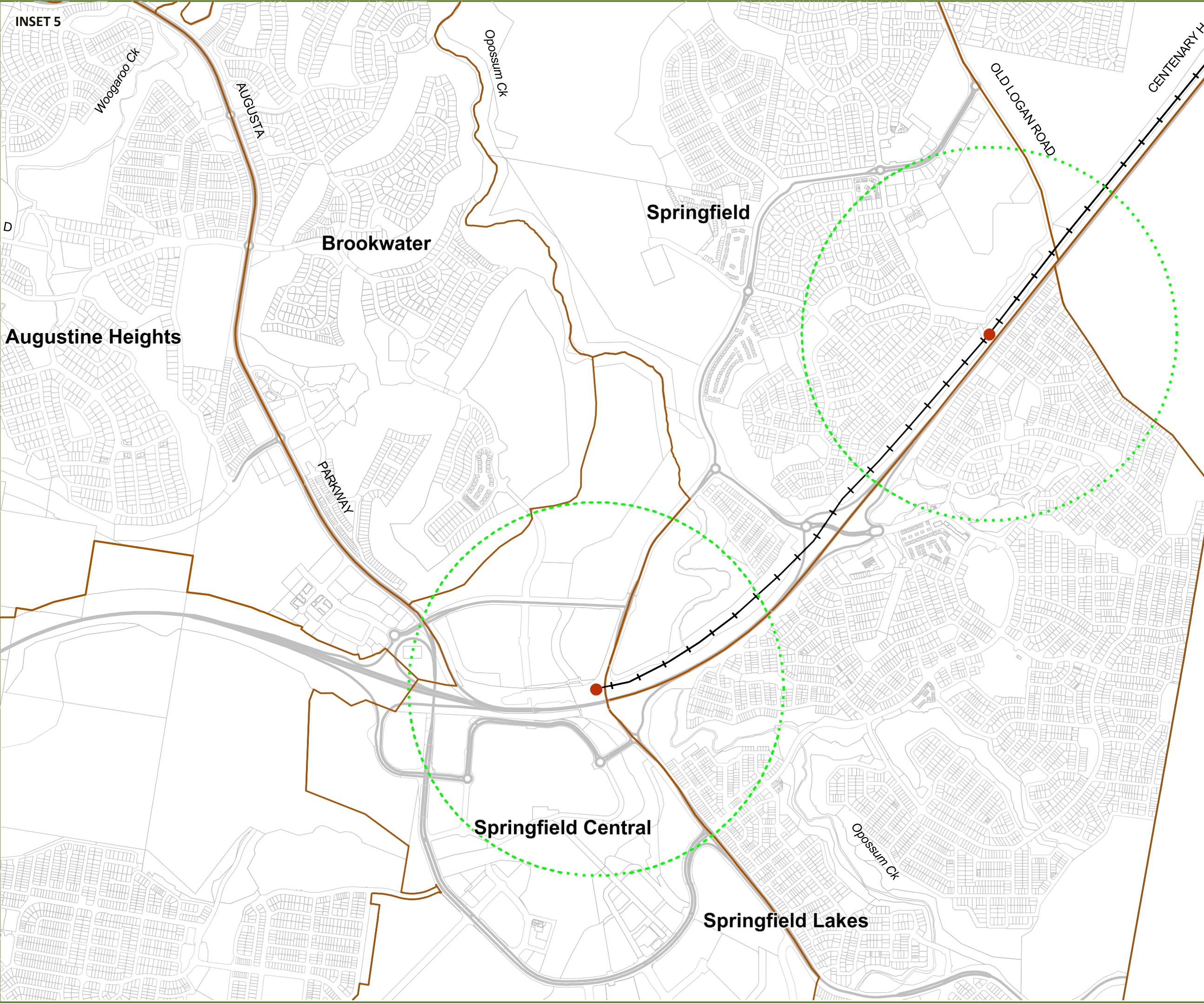
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kilometers

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IPSWICH PLANNING SCHEME

**Hotel and Short-Term  
Accommodation Incentives Policy**  
**Map 1 - Locational Requirements**

**Indicative Eligible Areas**  

800m radius circle\*

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