Townsville Jobs and Investment Package
2015-2018

DEVELOPMENT INCENTIVES AND PLACEMAKING INITIATIVES FOR TOWNSVILLE’S CBD

OVERVIEW
Townsville City Council is committed to developing the Townsville CBD, with a target of 30,000 people living and working in the CBD by 2030. Council has developed the Townsville Jobs and Investment Package 2015-2018 which, along with the new Townsville City Plan, Priority Development Area and The Townsville Waterfront Project, is assisting to attract and facilitate development in our city centre.

FINANCIAL INCENTIVES
The purpose of financial incentives is to encourage and bring forward CBD development consistent with the creation of a vibrant major regional city. These incentives will also bring forward jobs for our community as a consequence of moving projects from marginal to feasible.

Applications for consideration under the Townsville Jobs and Investment Package are invited from 1 April 2015, with concessions available to eligible projects from 1 July 2015.

ELIGIBILITY
To be eligible for concessions under the Townsville Jobs and Investment Package, projects will be one of the use types listed below:

- Multiple Dwellings
- Shopping Centre
- Shop
- Food and Drink Outlet
- Short-term Accommodation
- Hotel or Motel

Projects that involve refurbishment and/or adaptive reuse of existing buildings will be considered eligible projects if they meet the stated eligibility conditions.

Any council rates and fee arrears must be paid in full on the subject property or properties for a project to be considered eligible.

To be eligible, the value of the construction costs of the proposed development will exceed $3,000,000. Projects located within the shaded area in the figure overleaf are eligible to apply.

1 As defined in the Townsville City Plan 2014
CONCESSIONS OFFERED

Townsville City Council will offer financial incentives under the Townsville Jobs and Investment Package up to a maximum program total of $5m. Benefits will be available from 1 July 2015 until 30 June 2018.

The following provides details of the financial and regulatory development incentives.

1. Development Facilitation

The Development Advocate will be the main point of contact for proposed CBD developments, and will work with developers to assess the eligibility of projects, apply the relevant concessions, and provide a streamlined process for obtaining approvals and processes.

2. Site and Services Access

Where it is considered important to the success of an eligible project, council will assist developers to obtain road and footpath closure approvals and provide priority access to council services.

3. Sundry Fee and Application Charge Waiver

The following council fees and charges will be waived for qualified projects:

• Schedules 4 (Operational Works); Schedule 5 (Compliance Assessment); Schedule 6 (Miscellaneous Infrastructure); and Schedule 7 (Hydraulic Services) of the Planning and Development Schedule of Fees and Charges that is relevant at the time of the application; and
• Water meter and service connection fees as outlined within the Townsville Water Fees and Charges Schedule that is relevant at the time of the application.

4. Council Rates and Utility Charges Exemptions

Qualified developments will receive 100% concessions on rates and utility charges during periods of construction.

To determine the date of commencement of any concessions, applicants will provide to council a copy of a signed construction contract for the project. Concessions will commence on the latter of the start date on the signed construction contract or the date of receipt by council of the signed construction contract.

No concession can be granted for the Fire Levy and other statutory charges levied by the Queensland Government, which are collected by Townsville City Council, but over which council does not have discretion or control.

---

5. TCC Infrastructure Charges Concessions

Concessions for 100% of Infrastructure Charges as contained within the Townsville City Plan.

Under no circumstances are concessions for infrastructure contributions transferable.

QUALIFIED PROJECTS

Eligible developments wishing to secure certainty about receipt of concessions must further apply to have the development assessed as Qualified.

The application for Qualification is to be made by submitting a Works Schedule for the project that sets out the dates upon which:

- substantive works on site will commence;
- important construction milestones will be achieved; and
- works will be substantially complete (as signified by Certificate of Classification).

The council will assess the Works Schedule and unless the council forms the view that the schedule is unrealistic, will classify the development as Qualified provided there are sufficient funds remaining within the $5m cap of the Jobs and Investment Package at that time.

To retain qualified status, applicants will inform council that construction is being conducted in compliance with the approved Works Schedule.

Notification that each milestone has been completed must be received by council by no later than 14 days after the date indicated in the approved Works Schedule. If notification is not received within 28 days of the scheduled date, then the project will no longer have qualified status. Concessions under the program will not be granted to a project that has lost its qualified status unless the project formally re-qualifies.

Qualified projects will receive the amount of concession that is the lesser of:

- the concession applicable to the project as assessed by council; or
- the unexpended portion of the $5m program cap, as at the day upon which the council confirms that the project has Qualified.

This amount of concessions that can be reliably estimated will be advised in writing at the time of assessment of the application.

If the $5m program cap has been reached at the time of assessment, then an eligible project that complies with the program in all other respects will be deemed Pending Qualification. Projects that are proceeding in compliance with the approved Works Schedule will be elevated to Qualified status in the order they were assessed if any projects previously identified as Qualified revert to Eligible or Ineligible status.

Where a project is assessed as both Eligible and Qualified, it will be entitled to the benefits provided by the Jobs and Investment Package.

Assessment of eligibility and qualification can occur concurrently.

The Director of Planning and Development or authorised delegate will determine whether an application meets qualifying criteria. If determining the amount of incentive for which an applicant qualifies requires the exercise of discretion, then the incentive amount will be approved under delegated financial authority of the Director of Planning and Development, or where such is exceeded, by resolution of council.

EXISTING PROJECTS

Projects that were qualified under the previous CBD Development Incentives Program but will not meet the completion requirements of that program by 30 June 2015, and for which alternative arrangements have not been agreed with Townsville City Council, a new application will need to be made under the Jobs and Investment Package.

Eligibility of projects already under construction at the commencement of the Jobs and Investment Package at 1 July 2015 is at the discretion of the Director, Planning and Development, and will be assessed on the basis of the alignment with objectives of the Townsville City Plan 2014.

More information

investtownsville@townsville.qld.gov.au
+61 1300 878 001
www.townsville.qld.gov.au
PLACEMAKING INITIATIVES

In addition to the above financial concessions detailed above, the Jobs and Investment Package introduces placemaking strategies in order to foster urban renewal, increasing activation levels and encouraging community participation. The growing vibrancy improves the desirability of the CBD as a location, and will lead to increasing population living and working in the CBD, and to greater investment levels in the city centre.

<table>
<thead>
<tr>
<th>PLACE MAKING STRATEGY</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Invest Townsville Project</td>
<td>The Invest Townsville Project is the vehicle to better coordinate and expand investment attraction actions, and to improve the focus and reach of messaging. Invest Townsville will improve the efficiency of economic development initiatives and marketing efforts, and to leverage outcomes to provide further job creation and economic stimulus to Townsville and the region.</td>
</tr>
<tr>
<td>Strategic Land Management Program</td>
<td>This project has the potential to stimulate development as council may contribute land assets to public/private partnerships to bring forward and guide preferred outcomes. Specific examples include the council-owned North Railyard site and Council car parks in the CBD.</td>
</tr>
<tr>
<td>Townsville City Waterfront Priority Development Area</td>
<td>Reducing regulatory complexity to support and bring forward development opportunities along the banks of Ross Creek in the city centre.</td>
</tr>
<tr>
<td>The Waterfront Promenade Project</td>
<td>A world class project located along both banks and across Ross Creek in the CBD, including pathways, boardwalks, bridges and public art, to create high quality public space and amenity to attract tourism, residential and investor interest. This project will create local jobs, build investor confidence, enhance the public realm and increase the desirability of living working and recreating in the CBD.</td>
</tr>
<tr>
<td>CBD Cultural and Entertainment Precinct</td>
<td>A concentration of new buildings along Ross Creek, specifically a new performing arts space and gallery adjacent to an Integrated Stadium and Entertainment Centre. Located within The Waterfront Project and PDA, these developments will stimulate jobs, economic activity and civic morale, boost investor confidence and improve the desirability of the CBD as a destination to live, work and recreate.</td>
</tr>
<tr>
<td>Ogden Street bus interchange</td>
<td>A centralised public transport hub will enable easier travel to and from the CBD, which will also ease pressure for car parking, and will also have positive outcomes for retail activity in the CBD.</td>
</tr>
<tr>
<td>Integrated CBD Car Parking Strategy</td>
<td>Investigation of the most efficient methods for future provision of car parking in the CBD, including consideration of development feasibility, cost of paid parking, and the use of alternative modes of transport.</td>
</tr>
<tr>
<td>Feasibility assessments</td>
<td>Council will undertake feasibility analysis to target specific sites for redevelopment opportunities, focusing on ways to make development more feasible. Specific examples include the re-use of existing non-residential buildings for residential development, student accommodation, or stimulating development on existing council-owned sites.</td>
</tr>
<tr>
<td>Events strategy to activate the CBD</td>
<td>Maintain and greatly expand calendar of events, pop-up activities, markets and festivals. This will increase the vibrancy of the CBD and the attraction for people to live, work and entertain in the area.</td>
</tr>
<tr>
<td>Centralisation of Council staff to CBD</td>
<td>Centralising administrative staff from numerous council offices to the CBD will have many benefits, including increased efficiency for council, and the ongoing economic benefit of an additional 400 consumers in the CBD. It also sends a clear message to the community and investors that council places a high priority on CBD objectives.</td>
</tr>
<tr>
<td>Entertainment (noise) Precinct</td>
<td>Council is investigating the proposal for an Entertainment Precinct within the CBD area.</td>
</tr>
</tbody>
</table>

Townsville Jobs and Investment Package 2015-2018