

2026/27 City Activation and Housing Incentive Policy



Component 1: Infill Housing and New Lot Creation

Component 1 incentivises infill housing development and conversion of existing non-residential floorspace to housing and New Lot Creation.

COMPONENT 1A – INFILL HOUSING

Component 1a incentivises infill housing development in established suburbs, including new housing construction and conversion of existing non-residential floorspace to housing through Infrastructure Charges waivers.

ELIGIBILITY

Eligibility criteria are (all criteria must be met to be eligible):

- a) Development is for one or more of the following –
 - i) Multiple dwelling
 - ii) Short-term accommodation
 - iii) Dual Occupancy
 - iv) Retirement facility
 - v) Relocatable home park
 - vi) Dwelling unit
 - vii) Rooming Accommodation
- b) Development is in the Infill Housing Priority Area (see Figure 1 – Infill Housing Priority Area);
- c) Construction Cost more than \$750,000 (or \$250,000 for Dual Occupancy or Dwelling unit);
- d) Development is not by a State or Commonwealth Government agency, or supported by State or Commonwealth financial assistance;
- e) The development has not Substantially Commenced Construction at the time of application and will Substantially Commence Construction by 30 June 2029;
- f) The development must be completed within three years from the date of substantial commencement of construction, unless an extension is granted by Council in writing; and
- g) Infrastructure Charges have not been paid at time of application.

THE INCENTIVE

A 50% waiver of Infrastructure Charges, capped at \$100,000 per eligible development.

Any waiver is to be applied administratively following the lawful issue of an infrastructure charges notice under the Planning Act 2016 and does not amend or override Council's Adopted Infrastructure Charges Resolution.

COMPONENT 1B – NEW LOT CREATION

Component 1b incentivises infill housing development in established suburbs, by supporting reconfiguration of existing lots to support subsequent development of new housing through Infrastructure Charges waivers.

ELIGIBILITY

Eligibility criteria are (all criteria must be met to be eligible):

- a) Development involves the creation of one or more additional lot(s);
- b) Development is in the Infill Housing Priority Area (see Figure 1 – Infill Housing Priority Area);
- c) The development is not undertaken by, or supported by funding from, a State or Commonwealth Government agency;
- d) The development will result in the issue of new titles by 30 June 2029;
- e) The development has not commenced works associated with the reconfiguration of a lot at the time of application; and
- f) Infrastructure charges have not been paid at time of application.

THE INCENTIVE

A 50% Waiver of Infrastructure Charges capped at \$50,000 per eligible development.

Any waiver is to be applied administratively following the lawful issue of an infrastructure charges notice under the Planning Act 2016 and does not amend or override Council's Adopted Infrastructure Charges Resolution.

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APPROVALS

If successful, applicants will be required to enter into an agreement which includes an acquittal process and acknowledgement of Council's support.

Where a development qualifies under more than one component of this policy, only a single incentive may be applied. A development will receive the incentive that provides the highest level of support and must not receive incentives under multiple components.

HOW TO APPLY:

To apply for Component 1, visit:

Component 1a:

townsville.smartygrants.com.au/2627Comp1a

Component 1b:

townsville.smartygrants.com.au/2627comp1b

To apply and/or gain further information, please contact Council on 13 48 10 or email economic.development@townsville.qld.gov.au referencing the City Activation and Housing Incentive Policy. Please include details of the development, supporting plans and a construction timing schedule.

This fact sheet provides a summary only. Applicants must refer to the Townsville City Council 2026/27 City Activation and Housing Incentive Policy for full eligibility criteria, assessment requirements, conditions, limitations and funding availability. The Policy prevails to the extent of any inconsistency. Applications are assessed in accordance with the Policy and available funding.

An application will not be considered lodged, received or accepted for assessment until all required information, supporting documentation and application requirements have been provided to Council's satisfaction. Applications will be assessed against the Policy in effect at the time a complete application is received by Council.

Lodgement of an application does not guarantee approval of an incentive. Council may amend, suspend or discontinue incentives in accordance with the Policy.

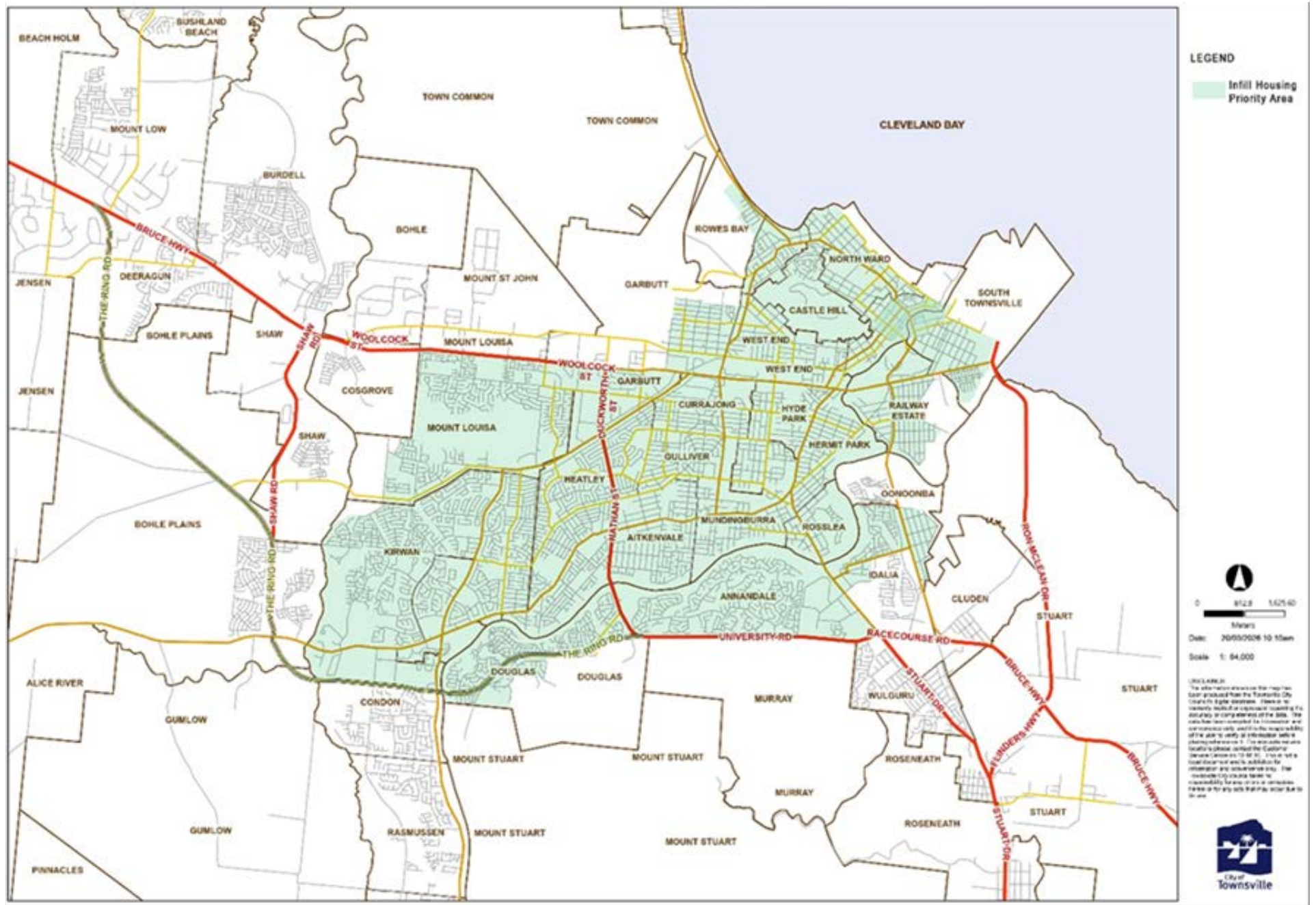


Figure 1 – Infill Housing Priority Area

Modified: 30 July 2026