

2026/27 City Activation and Housing Incentive Policy



Component 3: Catalytic Development

Component 3 provides for the consideration of catalytic development by Council on a case-by-case basis.

DETERMINING CATALYTIC DEVELOPMENT

In determining whether an eligible development is catalytic development, and whether incentives should be provided, Council may have regard to the following:

- The extent to which the development creates a positive and enduring legacy for the community;
- The contribution the development makes to long-term economic, planning or urban renewal outcomes beyond the boundaries of the site;
- The scale and significance of private investment attracted by the development;
- The extent to which the development reinvigorates or activates a locality;
- The number, quality and longevity of ongoing post construction employment opportunities generated;
- The degree of alignment with Council endorsed strategies, plans or priorities; and,
- Evidence demonstrating that the development is unlikely to proceed, or would proceed in a materially lesser form, without Council support.

Council may determine that a development is not catalytic, despite meeting the eligibility criteria, having regard to these considerations. The approval or refusal of an incentive for one catalytic development does not create a precedent for any other development.

ELIGIBILITY

A development is eligible for consideration as catalytic development under this policy if the development satisfies the following criteria (all criteria must be met):

- Has a Construction Cost exceeding \$5 million within the Townsville local government area; and,
- Is not undertaken by a State or Commonwealth Government agency; and,
- If eligible for State or Commonwealth funding, the developer provides details (for example, from which government department and the amount) to Council; and,
- Is not a Reconfiguration of a Lot; and,
- Is the subject of, or is capable of obtaining, a valid development approval; and,
- Will substantially commence construction by 30 June 2029.

Meeting the eligibility criteria does not create an entitlement to an incentive. Eligibility only enables the development to be considered by Council under this component.

THE INCENTIVE

Incentives for catalytic development are not prescribed under this policy.

Where a development is determined by Council to be catalytic development, Council may, by resolution and on a case-by-case basis, decide whether to provide an incentive and the nature, form and value of any incentive to be provided.

Any incentive approved under this component may include, but is not limited to, infrastructure charges waivers, rate concessions, cash contributions or other forms of assistance permitted by law.

Meeting the eligibility criteria does not guarantee approval of an incentive. Applications are assessed on a case-by-case basis and approval of any incentive is at the discretion of Council.

HOW TO APPLY

To apply for Component 3, visit:
townsville.smartygrants.com.au/2627Comp3

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 proposed development, supporting plans, a construction timing schedule and information demonstrating why the development should be considered catalytic development under the policy.

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.