

# 2026/27 City Activation and Housing Incentive Policy



## Component 4: Townsville City Centre Heritage Adaptive Reuse

**Component 4 incentivises the adaptive reuse of heritage buildings in the Townsville City Centre (See Figure 2 – Townsville City Centre map) through General Rates waivers.**

### ELIGIBILITY

Eligibility criteria are as follows (all criteria must be met):

- a) The development is located within the Townsville City Centre;
- b) The development relates to a site that is either listed on the Queensland Heritage Register or identified under the Cultural Heritage Overlay in the Townsville City Plan;
- c) The development has a valid development approval;
- d) The development provides for the recommencement of use of a currently unused building, site or part thereof, or otherwise increases the intensity of use of the site;
- e) The Construction Cost of the development exceeds \$500,000;
- f) The applicant demonstrates that the development may not be financially viable without the provision of an incentive;
- g) The development is not undertaken by, or supported by funding from, a State or Commonwealth Government agency;
- h) The development has not Substantially commenced construction at the time of application and will Substantially Commence Construction by 30 June 2029.

### THE INCENTIVE

A waiver of general rates for a period of **up to ten years**, capped at \$250,000 per site, commencing in the first financial year following completion of works.

Rate waivers are subject to Council's annual budget and Revenue Statement.

### APPROVALS

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

### HOW TO APPLY:

To apply for Component 4, visit:  
[townsville.smartygrants.com.au/2627Comp4](https://townsville.smartygrants.com.au/2627Comp4)

To apply and/or gain further information, please contact Council on 13 48 10 or email [economic.development@townsville.qld.gov.au](mailto: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 how the proposal satisfies the eligibility criteria under Component 4.

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.

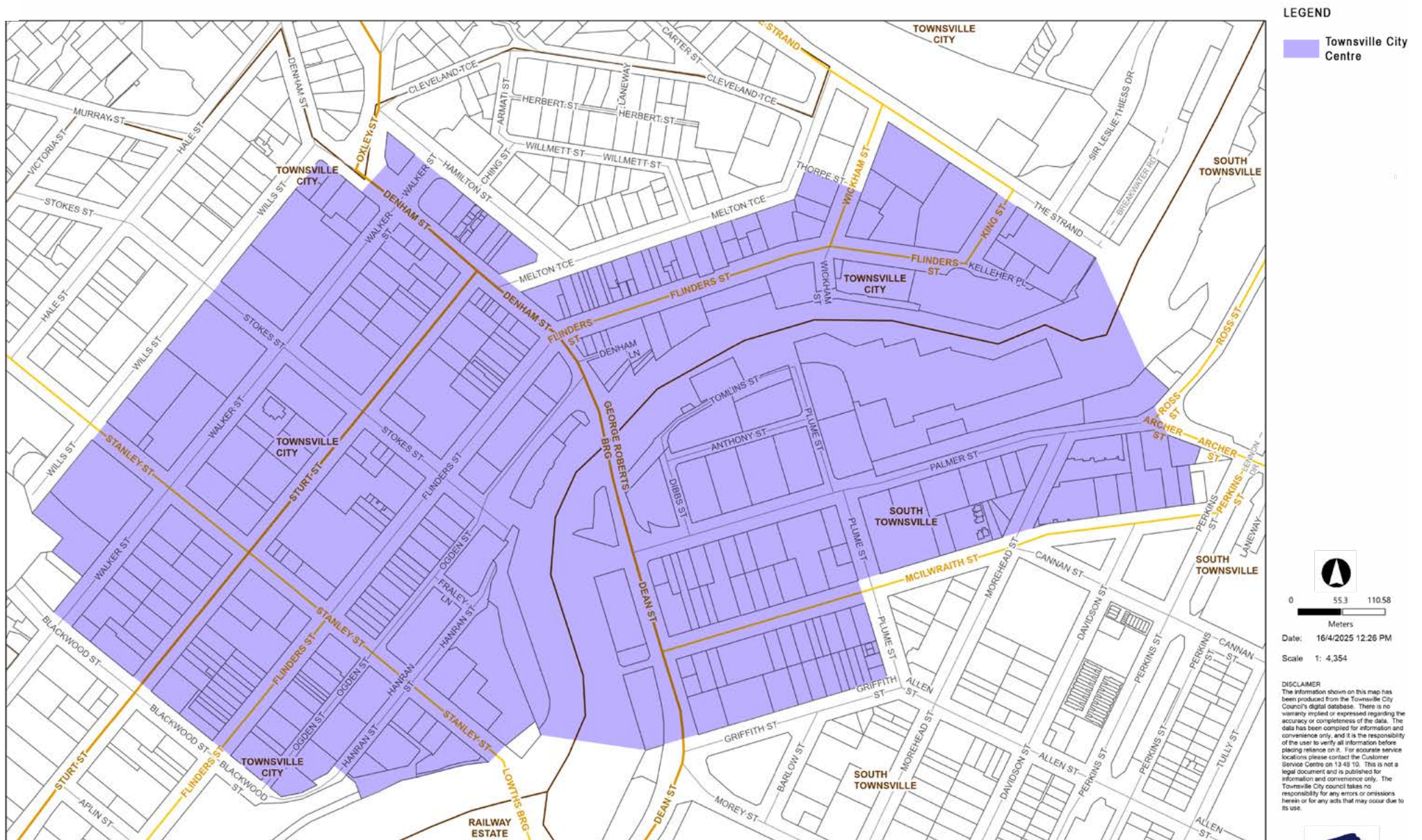


Figure 2 – Townsville City Centre map

Modified: 28 July 2026