

# 2024/25 City Activation and Housing Incentive Policy



## Component 1: Infill Housing

**Supports infill housing development including new housing construction, conversion of existing non-residential floorspace to housing and new lot creation.**

### ELIGIBILITY

Component 1 eligibility criteria (all criteria must be met to be eligible):

- a) a valid Development Approval for one or more of the following uses:
  - i) multiple dwelling
  - ii) short-term accommodation
  - iii) dual occupancy
  - iv) retirement facility
  - v) new lot creation (i.e. Reconfiguration of lot to create one or more additional developable lot(s)).
- b) the development is within one or more of the following areas:
  - i) townsville City Core and City Fringe
  - ii) high-density residential zone
  - iii) medium-density residential zone
  - iv) principal centre zone
  - v) major centre zone
  - vi) mixed use zone
  - vii) low-density residential zone and Character Residential zone (New lot creation only)
- c) construction cost is more than \$750,000 (excluding new lot creation)
- d) substantially commence construction by 30 June 2026 or, in the case of new lot creation, issue of new titles within two years from the date when Council signs an agreement.

### THE SUPPORT

Component 1 provides for the waiver of Infrastructure Charges. Infrastructure Charge waivers are capped at \$250,000 per eligible development, other than for new lot creation, where waivers are capped at \$75,000 per eligible development.

Applicants can search for a specific address to confirm if it is in an eligible zone via Council's mapping system:

[Incentives Zones Map 24/25](#)

### APPROVALS

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

If a project meets eligibility criteria for support under more than one Component, the applicant can choose which Component to seek support from.

### HOW TO APPLY

To apply for Component 1, visit [townsville.smartygrants.com.au](https://townsville.smartygrants.com.au)

For 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.