

# 2024/25 City Activation and Housing Incentive Policy



## Component 3: Employment Generating Development

**Supports employment generating development through waiver of Infrastructure Charges.**

### ELIGIBILITY

Component 3 eligibility criteria (all criteria must be met to be eligible):

- a) a valid Development Approval for one of the uses identified in Table 1
- b) employment generating potential (minimum 5 FTE operational skilled workers)
- c) construction cost is more than \$500,000
- d) reasonable demonstration that development may be unviable without incentive
- e) substantially commence construction within two years from Council issuing funding agreement.

Note: Government-funded projects are not eligible for Component 3.

### THE SUPPORT

Component 3 offers the waiver of Infrastructure Charges as follows:

- i) City Core – 100% infrastructure charges waived
  - ii) Remaining LGA area – 50% infrastructure charges waived
- Infrastructure Charges waivers are capped at \$500,000 per eligible development.

Applicants can search for 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 3, 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.

Table 1

### ELIGIBLE USES

Bar
Childcare centre
Community care centre
Community residence
Community use
Educational establishment
Food and drink outlet (excluding any development with a drive-through component)
Function facility
Health care services
Hotel or motel
Indoor sports and recreation
Major sports, recreation and entertainment facility
Night club entertainment facility
Office
Research and technology
Retirement facility
Rooming accommodation
Shopping centre
Shop
Short-term accommodation
Theatre
Tourist attraction