

# City Activation and Housing Incentive Policy

*Local Government Act 2009*

## 1. Policy Statement

This policy is designed to support activation of Townsville City Centre and infill housing development in established suburbs, as well as employment generating development in some contexts outside the City Centre.

## 2. Principles

The policy supports implementation of Townsville City Council's (Council) Corporate Plan and other relevant Council documents, in particular the Local Housing Action Plan.

## 3. Scope

The policy provides support for development in the form of targeted Infrastructure Charges waivers, cash grants and General Rates waivers.

## 4. Responsibility

The Chief Executive Officer (CEO) and the Chief Planning and Development Officer are responsible for ensuring this policy is understood and adhered to by all workers involved in its operational application.

## 5. Definitions

Any term used in this policy, other than those defined below, are as defined in the *Local Government Act 2009*, *Planning Act 2016*, *Economic Development Act 2012* and/or *Queensland Heritage Act 1992* or subsidiary legislation, as the context requires -

**Construction Cost** - means wages, materials, equipment costs, permits and licences (approvals), and professional fees.

**Infill Housing Priority Area** - means the area identified in Figure 1.

**State or Commonwealth financial assistance** - means a direct financial contribution by the State or Commonwealth government to a project that is seeking support under this policy. It does not include a contribution in the form of a tax incentive or similar (such as negative gearing) or a contribution to the development of infrastructure external to the site.

**Townsville City Centre** - means the area identified in Figure 2.

## 6. Policy

### 6.1. Timeframe

The program will operate from 2025-2028, subject to an annual review as part of Council's budget process.

### 6.2. Budget

The budget for 2025/2026 is \$250,000 (excluding Infrastructure Charges and General Rates waivers).

### 6.3. Components

Component 1a - Infill Housing	
Description	Component 1a supports infill housing development in established suburbs, including new housing construction and conversion of existing non-residential floorspace to housing through Infrastructure Charges waivers.
Eligibility	<p>Eligibility criteria are (all criteria must be met):</p> <ul style="list-style-type: none"><li>(a) Development is for one or more of the following -<ul style="list-style-type: none"><li>i. Multiple dwelling</li><li>ii. Short-term accommodation</li><li>iii. Dual occupancy</li><li>iv. Retirement facility</li><li>v. Relocatable home park</li><li>vi. Dwelling unit;</li></ul></li><li>(b) Development is in the Infill Housing Priority Area. Construction Cost more than \$750,000 (or \$250,000 for Dual occupancy or Dwelling unit);</li><li>(c) Development is not by a State or Commonwealth Government agency, or supported by State or Commonwealth financial assistance;</li><li>(d) Substantially commence construction by 30 June 2028; and</li><li>(e) Development has not commenced, and Infrastructure Charges have not been paid at time of application.</li></ul>
The Support	Waiver of Infrastructure Charges capped at \$275,000 per eligible development.

Component 1b - New Lot Creation	
Description	Component 1b supports infill housing development in established suburbs, by supporting subdivision of existing lots to support subsequent development of new housing through Infrastructure Charges waivers.
Eligibility	Eligibility criteria are (all criteria must be met):

### Component 1b - New Lot Creation

	<ul style="list-style-type: none"><li>(a) Development involves the creation of one or more additional lots(s);</li><li>(b) Development is in the Infill Housing Priority Area;</li><li>(c) Development is not by a State or Commonwealth Government agency, or supported by State or Commonwealth financial assistance;</li><li>(d) Issue of new titles by no later than 30 June 2028; and</li><li>(e) Development has not commenced, and Infrastructure Charges have not been paid at time of application.</li></ul>
The Support	Waiver of Infrastructure Charges capped at \$90,000 per eligible development.

### Component 2 - Improving Building Facades

Description	Component 2 provides cash grants to support the improving of building facades in the Townsville City Centre.
Eligibility	<p>Eligibility criteria are (all criteria must be met):</p> <ul style="list-style-type: none"><li>(a) Development in the Townsville City Centre;</li><li>(b) Works to be funded relate mainly to the building façade and external appearance;</li><li>(c) Building frontage will provide for access to and observation of the street;</li><li>(d) Project will contribute to improving the attractiveness and safety of the interface between the building and the public realm;</li><li>(e) Commitment to local employment as outlined in Council's Procurement Policy;</li><li>(f) Project will retain existing business or attract new business to the site;</li><li>(g) Applicant can demonstrate matched funding capability;</li><li>(h) Development is not by a State or Commonwealth Government agency or supported by State or Commonwealth financial assistance;</li><li>(f) Works to be completed by 30 May 2027; and</li><li>(g) Development has not commenced, and Infrastructure Charges have not been paid at time of application.</li></ul>
The Support	Cash grants for up to 50% of the total project cost up to a maximum of \$50,000 per project. Grants are approved at Council's discretion and subject to funds remaining in the budget allocation for the financial year (2025/26 total budget allocation is \$250,000).

### Component 3 - Employment Generating Development

Description	Component 3 supports employment generating development through Infrastructure Charges waivers.
Eligibility	<p>Eligibility criteria are (all criteria must be met):</p> <ul style="list-style-type: none"><li>(a) Valid Development Approval for one of the uses identified in Table 1 below;</li></ul>

### Component 3 - Employment Generating Development

	<ul style="list-style-type: none"><li>(b) Employment generating potential (minimum additional 5 FTE operational workers);</li><li>(c) Construction Cost more than \$500,000 in Townsville City Centre or \$1M elsewhere in the Townsville Local Government Area;</li><li>(d) Reasonable demonstration that development may be unviable without incentive;</li><li>(e) Development is not by a State or Commonwealth Government agency, or supported by State or Commonwealth financial assistance and</li><li>(f) Substantially commence construction by 30 June 2028.</li></ul>
The Support	<p>Waiver of Infrastructure Charges capped at \$600,000 per eligible development, as follows:</p> <ul style="list-style-type: none"><li>• Townsville City Centre - subject to the cap, 100% of Infrastructure Charges waived; and</li><li>• Elsewhere in the Townsville Local Government Area - subject to the cap, 50% of Infrastructure Charges waived.</li></ul>

### Component 4 - Townsville City Centre Heritage Adaptive Reuse

Description	Component 4 supports the adaptive reuse of heritage buildings in the Townsville City Centre through General Rates waivers.
Eligibility	<p>Eligibility criteria are (all criteria must be met):</p> <ul style="list-style-type: none"><li>(a) Development in the Townsville City Centre;</li><li>(b) Development relates to a site identified on the Queensland Heritage Register and/or subject of the Cultural heritage overlay in the <i>Townsville City Plan</i>;</li><li>(c) Valid Development Approval;</li><li>(d) Development will provide for the recommencement of use of a currently unused site/building or portion of a site/building, or increase the intensity of use of a site/building;</li><li>(e) Construction Cost more than \$500,000;</li><li>(f) Reasonable demonstration that development may be unviable without incentive;</li><li>(g) Development is not by a State or Commonwealth Government agency, or supported by State or Commonwealth financial assistance;</li><li>(h) Substantially commence construction by 30 June 2028; and</li><li>(i) Development has not commenced at time of application.</li></ul>
The Support	Waiver of General Rates for a period of ten years but capped at \$250,000 per site in total, and commencing in the first financial year following completion of works.

**Table 1 - Eligible Uses**

<p><b>Eligible uses</b></p>	<p><b>In Townsville City Centre -</b></p> <ul style="list-style-type: none"> <li>• Bar</li> <li>• Childcare centre</li> <li>• Community care centre</li> <li>• Community use</li> <li>• Educational establishment</li> <li>• Food and drink outlet (excluding any development with a drive-through component)</li> <li>• Function facility</li> <li>• Health care services</li> <li>• Hospital</li> <li>• Hotel or motel</li> <li>• Indoor sports and recreation</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Night club entertainment facility</li> <li>• Office</li> <li>• Research and technology</li> <li>• Retirement facility</li> <li>• Shopping centre</li> <li>• Shop</li> <li>• Short-term accommodation</li> <li>• Theatre</li> <li>• Tourist attraction</li> </ul> <p><b>Elsewhere in the Townsville Local Government Area -</b></p> <ul style="list-style-type: none"> <li>• Childcare centre</li> <li>• Community care centre</li> <li>• Community use</li> <li>• Educational establishment</li> <li>• Food and drink outlet (excluding any development with a drive-through component)</li> <li>• Health care services</li> <li>• Hospital</li> <li>• Hotel or motel</li> <li>• Indoor sports and recreation</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Research and technology</li> <li>• Retirement facility</li> <li>• Short-term accommodation</li> <li>• Tourist attraction</li> </ul>
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## 6.4. Approvals

Application forms and requirements will be available on Council's website and assessed by Council officers against the relevant eligibility criteria.

The CEO has delegated authority to:

- (a) approve applications that demonstrate compliance with the eligibility criteria; and
- (b) extend the period available to an applicant to demonstrate full or substantial compliance with the eligibility criteria.

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

If a project meets eligibility criteria for support under more than one Component, support can be sought under more than one Component.

Where eligibility criteria require minimum levels of investment, projects seeking support under more than one component must meet the cumulative investment threshold for each Component for which support is being sought. For example, if support is being sought under both Component 1a (Infill Housing) and Component 4 (Townsville City Centre Heritage Adaptive Reuse), total investment must be a minimum of \$1.25M (unless the Infill Housing is in the form of a Dual occupancy or Dwelling unit, in which case total investment must be a minimum of \$750,000).

## 6.5. Public Disclosure

For transparency, recognising Infrastructure Charges and General Rates waivers are a form of forgone revenue, Council will publish a list of waivers provided under this policy in its Annual Report. Under this reporting regime, the broad category of development, locality and the value of the discounts will be disclosed, but not the recipient.

## 7. Legal Parameters

*Economic Development Act 2012*

*Economic Development Regulation 2023*

*Local Government Act 2009*

*Local Government Regulation 2012*

*Planning Act 2016*

*Planning Regulation 2017*

*Queensland Heritage Act 1992*

*Queensland Heritage Regulation 2015*

## 8. Associated Documents

Local Housing Action Plan

Procurement Policy

Revenue Policy

Revenue Statement



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 Expiry Date: 27/06/2025

Figure 2 - Townsville City Centre

