

2025/26 City Activation and Housing Incentive Policy



Component 1: Infill Housing and New Lot Creation

Component 1 supports infill housing development and conversion of existing non-residential floorspace to housing and New Lot Creation.

COMPONENT 1A – INFILL HOUSING

Component 1a supports infill housing development in established suburbs, by supporting new housing construction and conversion of existing non-residential floorspace to housing through Infrastructure Charges waivers.

ELIGIBILITY

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

- a) Development is for one or more of the following –
 - i) Multiple dwelling
 - ii) Short-term accommodation
 - iii) Dual Occupancy
 - iv) Retirement facility
 - v) Relocatable home park
 - vi) Dwelling unit
- b) Development is in the Infill Housing Priority Area (see Figure 1 – Infill Housing Priority Area);
- c) Construction Cost more than \$750,000 (or \$250,000 for Dual Occupancy or Dwelling unit);
- d) Development is not by a State or Commonwealth Government agency, or supported by State or Commonwealth financial assistance;
- e) Substantially commence construction by 30 June 2028; and
- f) Development has not commenced, and Infrastructure Charges have not been paid at time of application.

THE SUPPORT

Waiver of Infrastructure Charges capped at \$275,000 per eligible development.

COMPONENT 1B – NEW LOT CREATION

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

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

- a) Development involves the creation of one or more additional lot(s);
- b) Development is in the Infill Housing Priority Area (see Figure 1 – Infill Housing Priority Area);
- c) Development is not by a State or Commonwealth Government agency, or supported by State or Commonwealth financial assistance;
- d) Issue of new titles by no later than 30 June 2028; and
- e) Development has not commenced, and Infrastructure Charges have not been paid at time of application.

THE SUPPORT

Waiver of Infrastructure Charges capped at \$90,000 per eligible development.

2025/26 City Activation and Housing Incentive Policy



APPROVALS

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).

For instance, if you are going to apply for a New Lot Creation and a Dual Occupancy, each component must be applied for separately.

HOW TO APPLY:

To apply for Component 1, visit:

Component 1a:

townsville.smartygrants.com.au/2526Comp1a

Component 1b:

townsville.smartygrants.com.au/2526Comp1b

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 Jobs Growth Policy. Please include in writing a request for the fees to be waived and information on the development including plans and a construction timing schedule.

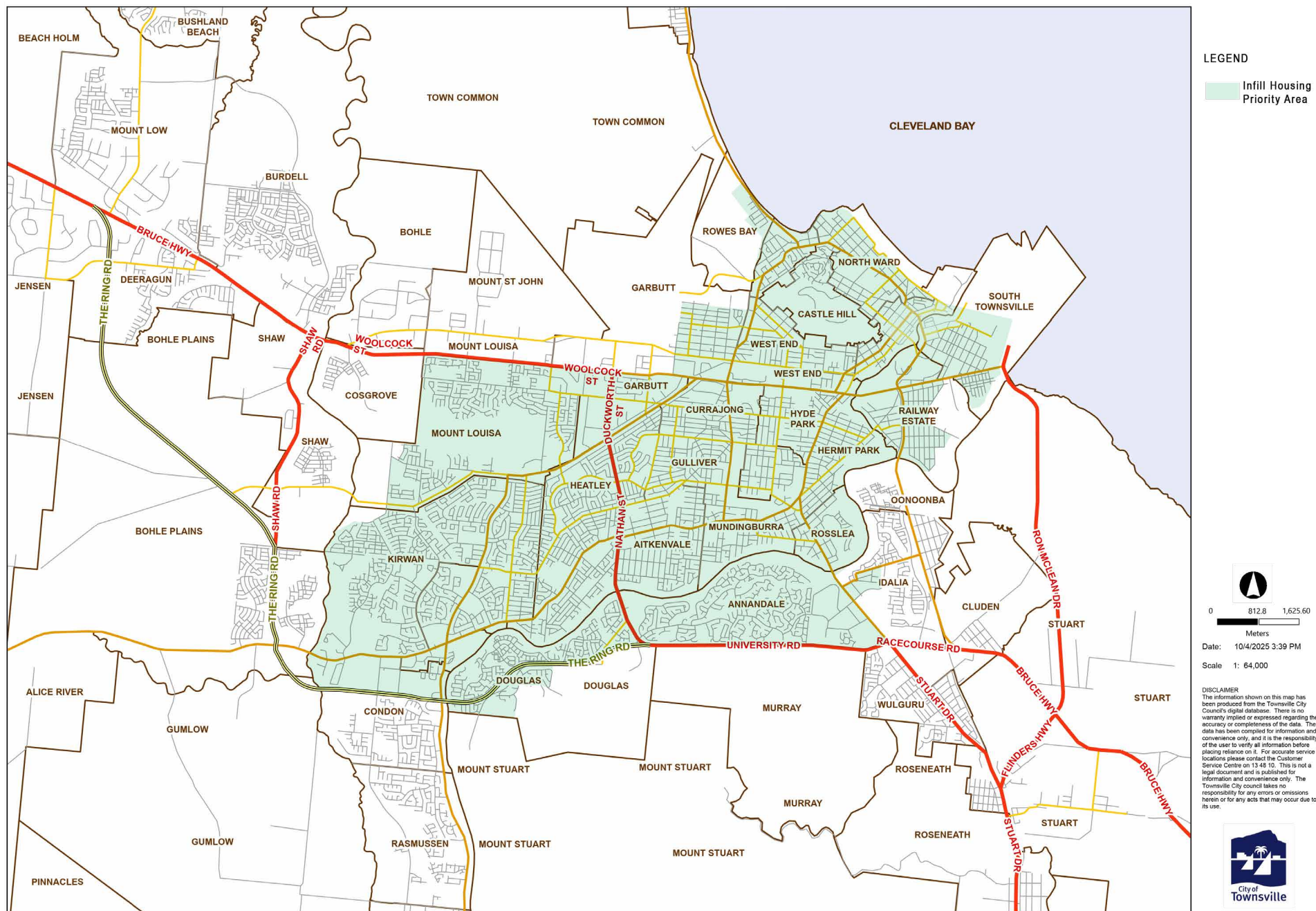


Figure 1 – Infill Housing Priority Area

Modified: 24 July 2025