

Are you planning to invest in Townsville? We have several financial incentives that may help.

COMPONENT 1: NEW, REPURPOSED AND URBAN INFILL AREAS – DEVELOPMENT

Council is offering to waive charges for eligible projects to promote high-value development in the Townsville City PDA, medium density residential and mixed-use zones.

Fees and charges which may be waived include:

- a) waiver of infrastructure charges,
- b) other fee waivers including Operational Works, Compliance Assessment, Miscellaneous Infrastructure fees, Hydraulic Services, water meter and service connections,
- c) charge and fee waivers are capped at \$500,000 per eligible development,
- d) site and access assistance relating to road and footpath closures to facilitate development, and/or
- e) services of a Development Advocate as a central point of contact for the incentives in the assessment of the eligibility of projects.

The maximum value of fee waivers for eligible projects is the lesser of the assessed Council charges or \$500,000 per project.

WHO CAN APPLY:

Eligible projects are listed over page in Table 1. Project uses are further defined in the Townsville City Plan. Other than by listed exception, 100% fee waivers are available in the City Core area and 50% fee waivers in the City Fringe Area. These areas are shown on Map 1.

Medium density residential, urban infill areas 50% Concession.

Eligibility Criteria:

- a) the proposed development is within the Townsville local government area
- b) approved land use eligible to receive support and funding defined in the table below
- c) for the urban infill - "Medium density residential and Mixed-use zone" category below, this development must be in the designated Medium Density Residential and Mixed use zones under the Townsville City Plan (where located outside the City Core and City Fringe incentive areas)

- d) Construction cost are more than \$750,000, except for a Community Residence development which must be more than \$450,000.
- e) substantially commence construction within 12 months from Council confirmation of eligibility
- f) commitment and demonstration of a minimum of 90% of construction workforce sourced locally
- g) the development must demonstrate a positive increase in the population density of persons living and/or working in the incentive area
- h) must complement the vision of the area, comply with the strategic intent and zone codes of the Townsville City Plan
- i) must improve amenity, streetscape, and benefits to the public realm
- j) must benefit the public by creating new attractive activity spaces and activations
- k) provide social and economic benefits.

If a development qualifies for support under this policy and any other development incentive package offered by Council, the development is to receive only the incentive that is available under the policy or package that provides the highest level of support for the development. That is, in no circumstances will support be provided to a development under both this policy or another development incentives package.

HOW TO APPLY:

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.

Full details about all available components can be found at: townsville.qld.gov.au/incentives

City Activation and Jobs Growth Policy



AREA	ALL CITY CORE AND CITY FRINGE AREAS	CITY CORE AREAS	CITY FRINGE AREAS	URBAN INFILL (MEDIUM DENSITY RESIDENTIAL ZONE AND MIXED-USE ZONE)
Charge and Fee waiver	Up to 100%	Up to 100%	Up to 50%	Up to 50%
Eligible uses	Community residence	Community care centre	Childcare centre	Community residence
	Community use	Bar	Educational establishment	Multiple dwelling
	Food and drink outlet	Childcare centre	Function facility	Rooming accommodation
	Hotel or motel	Educational establishment	Health care services	Short-term accommodation
	Multiple dwelling	Function facility	Indoor sports and recreation	
	Rooming accommodation	Health care services	Major sport, recreation, and entertainment Facility	
	Short-term accommodation	Indoor sports and recreation	Research and technology	
	Shop	Night club entertainment facility	Retirement facility	
	Shopping centre	Research and technology	Re-use of buildings that involves refurbishment and/or adaptive re-use of existing buildings to accommodate eligible uses	
		Retirement facility	Tourist attraction	
		Re-use of buildings that involves refurbishment and/or adaptive re-use of existing buildings to accommodate eligible uses		
		Theatre		
		Tourist attraction		

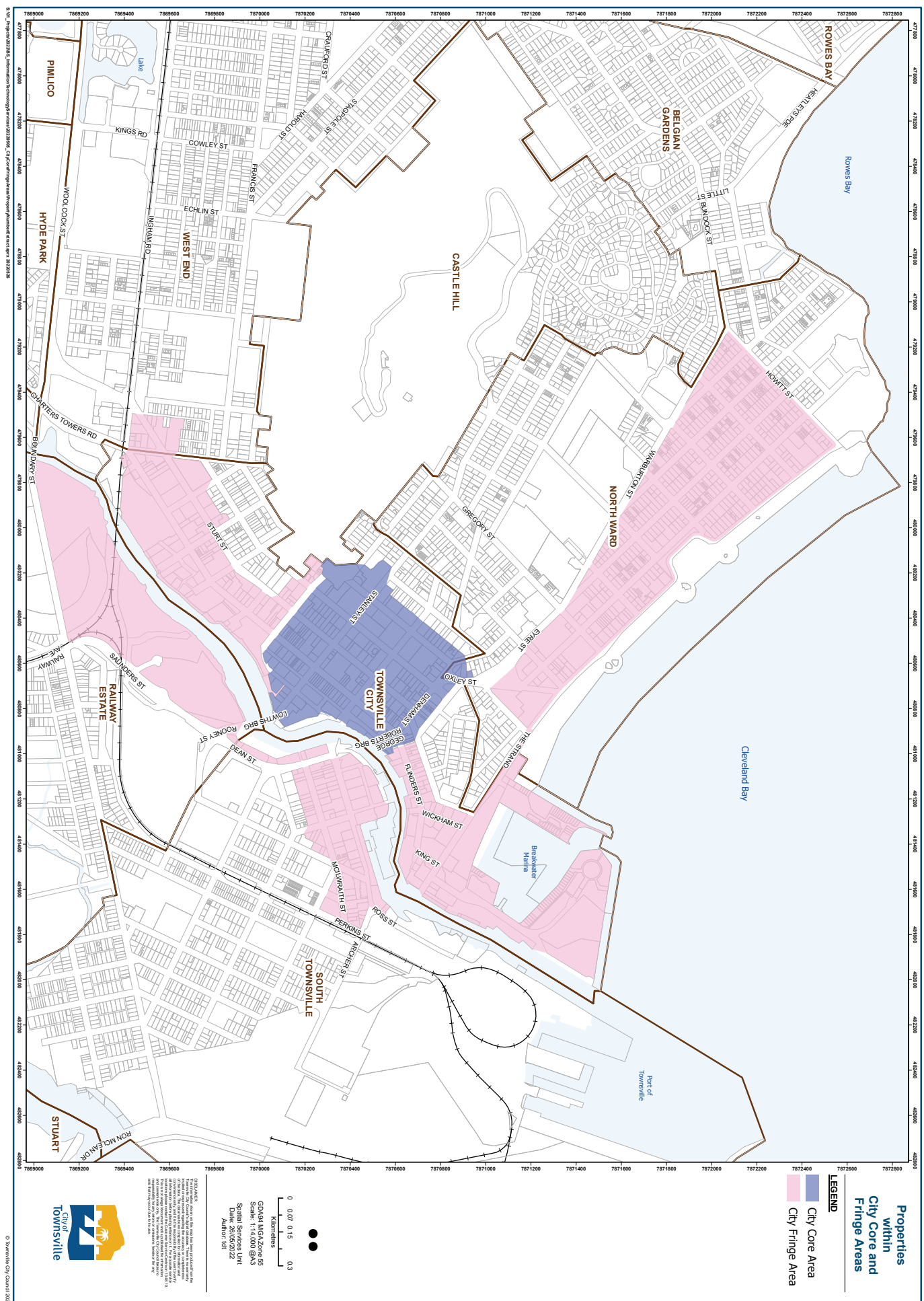


Figure 1: 2023-2024 Properties within City Core and Fringe Areas