

2025/26 City Activation and Housing Incentive Policy



Component 3: Employment Generating Development

Component 3 supports employment generating development through waiver of Infrastructure Charges.

ELIGIBILITY

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

- a) A valid Development Approval for one of the uses identified in Table 1 or 2
- b) Employment generating potential (minimum 5 FTE operational skilled workers)
- c) Construction Cost more than \$500,000 in Townsville City Centre or \$1M elsewhere in the Townsville Local Government Area
- d) Reasonable demonstration that development may be unviable without incentive
- e) Development is not by a State or Commonwealth Government agency, or supported by State or Commonwealth financial assistance
- f) Substantially commence construction by 30 June 2028; and
- g) Development has not commenced, and Infrastructure Charges have not been paid at time of application.

Table 1

ELIGIBLE USES: TOWNSVILLE CITY CENTRE (See Figure 2 – Townsville City Centre map)

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
Hospital
Hotel or motel
Indoor sport 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

Table 2

ELIGIBLE USES: REST OF LGA – OUTSIDE TOWNSVILLE CITY CENTRE (See Figure 2 – Townsville City Centre map)

Childcare centre
Community care centre
Community residence
Community use
Educational establishment
Food and drink outlet (excluding any development with a drive-through component)
Health care services
Hospital
Indoor sport and recreation
Major sports, recreation and entertainment facility
Research and technology
Retirement facility
Rooming accommodation
Tourist attraction

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THE SUPPORT

Component 3 offers the waiver of Infrastructure Charges areas as follows:

- i) Townsville City Centre – subject to the cap, 100% of Infrastructure Charges waived – (See Figure 2 – Townsville City Centre map); and
- ii) Elsewhere in the Townsville Local Government area – subject to the cap, 50% of Infrastructure Charges waived.

Infrastructure Charges waivers are capped at \$600,000 per eligible development.

APPROVALS

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

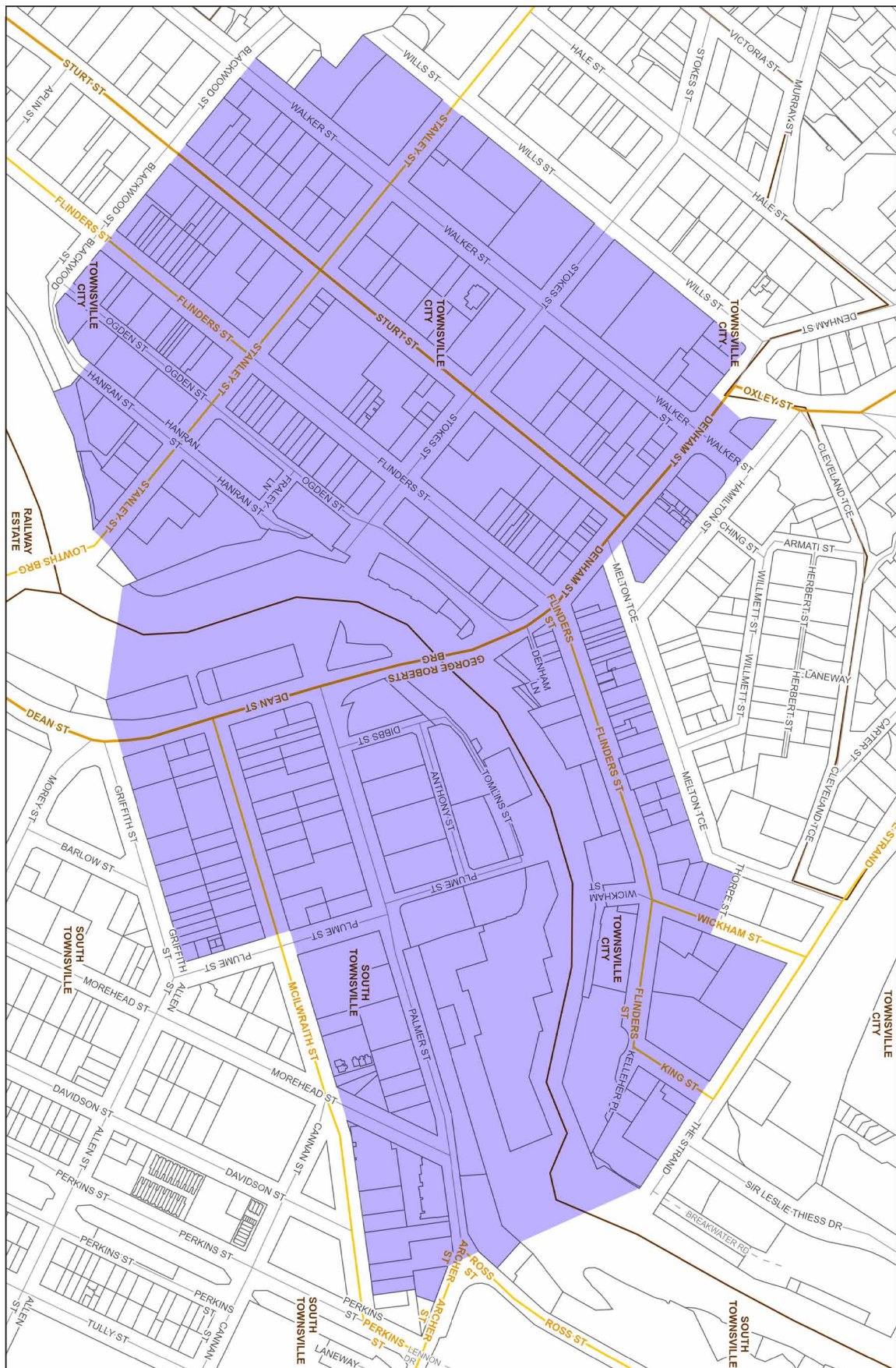
If a project meets eligibility criteria for support under more than one Component, support can be sought under more than one Component.

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).

HOW TO APPLY

To apply for Component 3, visit:
townsville.smartygrants.com.au/2526Comp3

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 Housing Incentive 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.



LEGEND

Townsville City
Centre

0
55.3
110.6
Meters

Date: 16/4/2025 12:26 PM

Scale 1: 4,354

DISCLAIMER

The information shown on this map has been derived from the Townsville City Council's digital database. There is no warranty or completeness of the data. The data has been compiled for information and the user is responsible for verifying the accuracy of the data to suit their own purposes. The Townsville City Council takes no responsibility for any errors that may occur due to the use of this information.



Figure 2 – Townsville City Centre map