

# 2025/26 City Activation and Housing Incentive Policy



## Component 4: Townsville City Centre Heritage Adaptive Reuse

**Component 4 supports the adaptive reuse of heritage buildings in the Townsville City Centre (See Figure 2 – Townsville City Centre map) through General Rates waivers.**

### ELIGIBILITY

Component 4 eligibility criteria are (all criteria must be met to be eligible):

- a) Development in the Townsville City Centre;
- b) Development relates to a site identified on the Queensland Heritage Register and/or subject of the Cultural heritage overlay in the Townsville City Plan;
- c) Valid Development Approval;
- d) Development will provide for the recommencement of use of a currently vacant site/building or portion of a site/building, or increase the intensity of use of a site/building;
- e) Construction cost more than \$500,000;
- f) Reasonable demonstration that development may be unviable without incentive;
- g) Development is not by a State or Commonwealth Government agency, or supported by State or Commonwealth financial assistance
- h) Substantially commence construction by 30 June 2028; and
- i) Development has not commenced, and Infrastructure Charges have not been paid at time of application.

### THE SUPPORT

Waiver of General Rates for a period of ten years but capped at \$250,000 per site, and commencing in the first financial year following completion of works.

### 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 4, visit:  
[townsville.smartygrants.com.au/2526Comp4](https://townsville.smartygrants.com.au/2526Comp4)

To apply and/or gain 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. Please include in writing a request for the fees to be waived and information on the development including plans and a construction timing schedule.

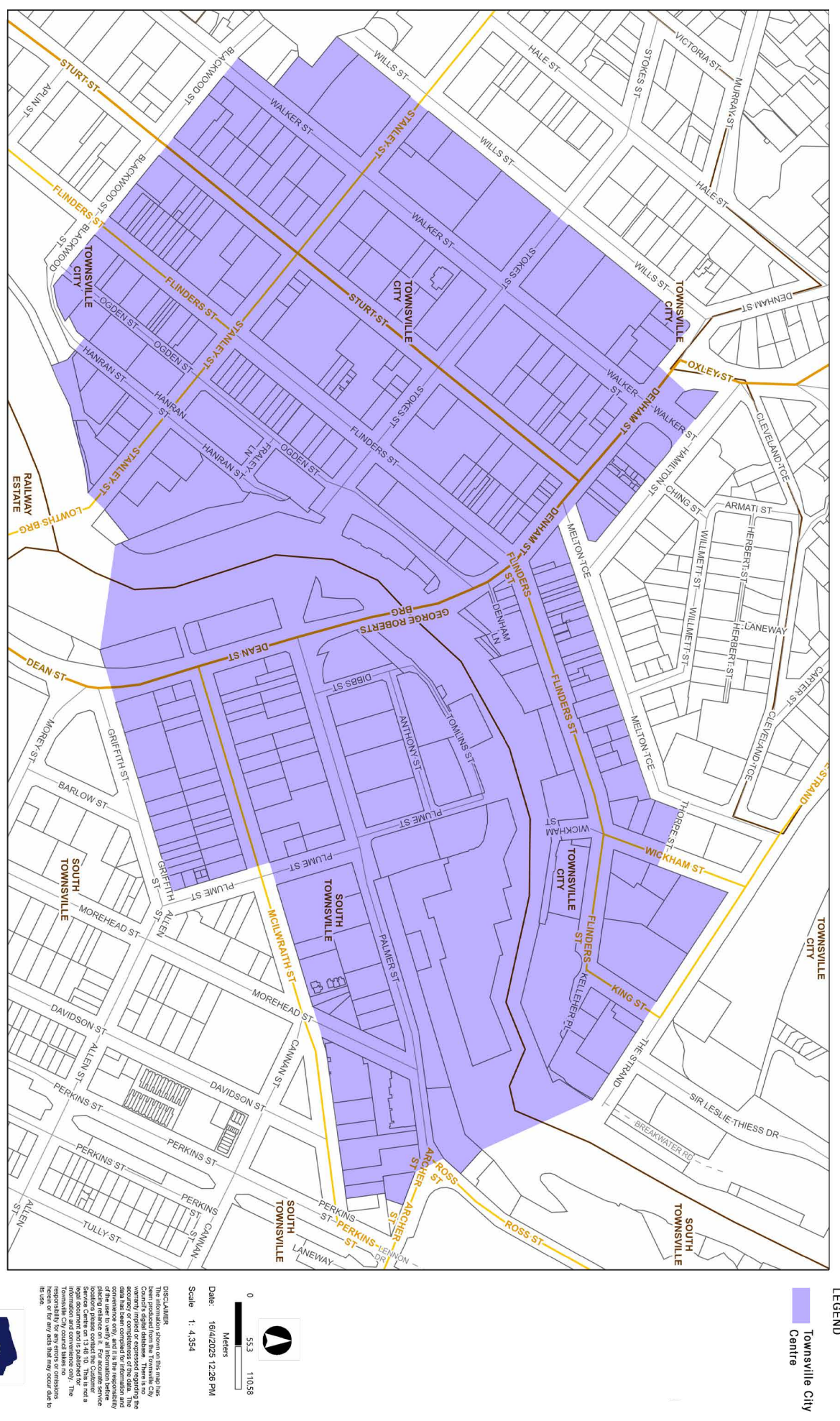


Figure 2 – Townsville City Centre map