

City Activation and Housing Incentive Policy



1. Policy Statement

Townsville City Council (Council) is committed to promoting economic growth and city activation by generating investment, increasing housing diversity, supporting community activity and creating employment opportunities.

2. Principles

Supporting development, activation and job creation is the most effective measure Council can take to support the Townsville economy. This policy is part of Council's commitment to stimulate investment and, in particular, support infill housing development.

3. Scope

The Policy aims to attract and retain business and housing investment that aligns with Council's strategic vision and enhance the city's competitiveness as a regional hub for commerce, culture, and community through the provision of cash grants and Infrastructure Charges waivers for development.

4. Responsibility

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

5. Definitions

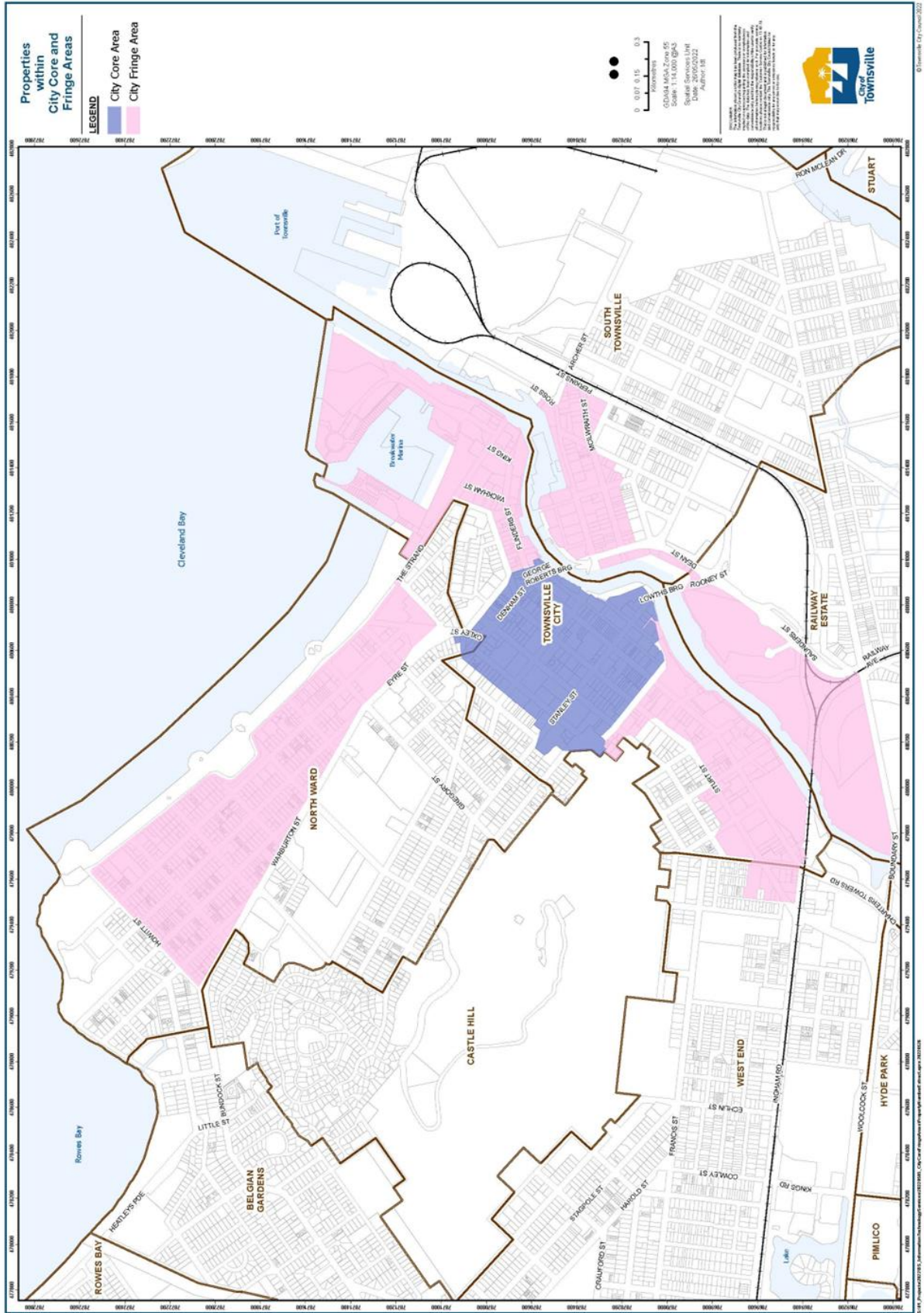
Any term used in this policy that is defined in the Local Government Act 2009, Local Government Regulation 2012 and Townsville City Plan has that definition.

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

Development Approval - a legal document that allows a developer to undertake a development.

Townsville City Centre (Core and Fringe) - as identified in Figure 1.

Figure 1 - Properties within City Centre Core and City Fringe Areas



6. Policy

6.1. Timeframe

The program will operate from 2024 - 2028, subject to an annual review as part of Council's budget process.

6.2. Budget

The budget for 2024/2025 is \$100,000 (excluding Infrastructure Charge waivers).

6.3. Components

Component 1 - Infill Housing	
Description	Component 1 supports infill housing development including new housing construction and conversion of existing non-residential floorspace to housing.
Eligibility	Component 1 eligibility criteria are (all criteria must be met to be eligible): (a) a valid Development Approval for one or more of the following - i. Multiple dwelling ii. Short-term accommodation iii. Dual Occupancy iv. Retirement facility v. New lot creation (i.e. Reconfiguration of lot to create one or more additional developable lot(s)); (b) the development is within one or more of the following areas - i. Townsville City Core and City Fringe ii. High density residential zone iii. Medium density residential zone iv. Principal centre zone v. Major centre zone vi. Mixed use zone vii. Low density residential zone and Character residential zone (New lot creation only); (c) construction cost is more than \$750,000 (excluding new lot creation); and, (d) substantially commence construction by 30 June 2026 or, in the case of new lot creation, issue of new titles within two years from the date when Council signs an agreement.
The Support	Component 1 provides for the waiver of Infrastructure Charges. Infrastructure Charge waivers are capped at \$250,000 per eligible development, other than for new lot creation, where waivers are capped at \$75,000 per eligible development.

Component 2 - Modernising Buildings	
Description	Component 2 offers cash grants to refresh, modernise or upgrade buildings, focused on building facades, in the Townsville City Core and City Fringe areas, improving the attractiveness, vibrancy and safety of the City Centre.
Eligibility	Component 2 eligibility criteria are (all criteria must be met to be eligible): a. the project will contribute to improving the attractiveness and safety of the interface between the building and the public realm; b. commitment to local employment as outlined in Townsville City Council's Procurement Policy; c. the project will retain existing business or attract new business to the site;

Component 2 - Modernising Buildings

	<p>d. applicant can demonstrate matched funding capability; and,</p> <p>e. works to be completed by 30 May 2025.</p> <p>Note - Grants will not be provided to assist in addressing compliance issues.</p>
The Support	Component 2 offers grant funding up to 50% of the total project cost up to a maximum of \$30,000 per project. Grants approved are at Council's discretion and subject to funds remaining in the budget allocation for the financial year (2024/25 total budget allocation is \$100,000).

Component 3 - Employment Generating Development

Description	Component 3 supports employment generating development through waiver of Infrastructure Charges.
Eligibility	<p>Component 3 eligibility criteria are (all criteria must be met to be eligible):</p> <p>a. a valid Development Approval for one of the uses identified in Table 23 below;</p> <p>b. employment generating potential (minimum 5 FTE operational skilled workers);</p> <p>c. construction cost is more than \$500,000;</p> <p>d. reasonable demonstration that development may be unviable without incentive; and,</p> <p>e. substantially commence construction within two years from the date when Council signs an agreement.</p> <p>Note - Government-funded projects are not eligible for Component 3.</p>
The Support	<p>Component 3 offers the waiver of Infrastructure Charges areas as follows:</p> <p>a. City Core - 100% infrastructure charges waived; and</p> <p>b. Remaining LGA area - 50% infrastructure charges waived.</p> <p>Infrastructure Charges waivers are capped at \$500,000 per eligible development.</p>

Eligible uses

- 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
- Hotel or motel
- Indoor sports and recreation
- Major sport, 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

6.4. Approvals

The Chief Executive Officer 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.

Any particular project can only apply for support under one Component. If a project meets eligibility criteria for support under more than one Component, the applicant can choose which Component to seek support from.

6.5. Public Disclosure

- a. For transparency, recognising Infrastructure Charges discounts are a form of forgone revenue, Council will publish a list of infrastructure charge discounts provided under this policy in its Annual Report.
- b. 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

- Local Government Act 2009
- Local Government Regulations 2012

8. Associated Documents

- Revenue Statement
- Revenue Policy
- Townsville City Council Procurement Policy
- Infrastructure Charges Resolution
- Townsville City Plan

