GOVERNMENT OF WESTERN AUSTRALIA

Department of Planning, Lands and Heritage

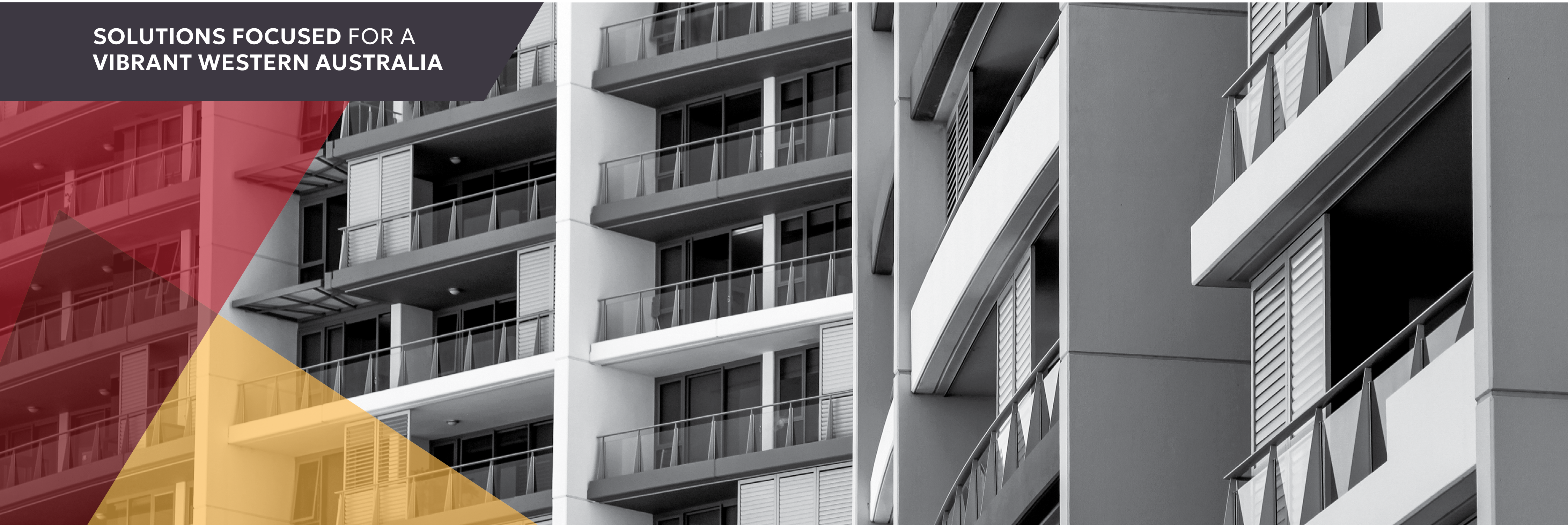
Infrastructure Development Fund

Stream 1: Targeted Apartment Rebate

Guidelines for Applicants

Updated August 2026

SOLUTIONS FOCUSED FOR A
VIBRANT WESTERN AUSTRALIA



Acknowledgement of Country

The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

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Contents

1 How to use the guidelines

This guideline will explain:

- the funding available
- who is eligible to apply
- what types of projects are eligible
- the eligible locations
- how applications are assessed
- what to expect if you are successful.

Before applying to the Infrastructure Development Fund, you should read the full guidelines and ensure you and your project meet the eligibility requirements. The guidelines should be read in conjunction with the online application form, via SmartyGrants, for the Infrastructure Development Fund. You can access SmartyGrants at the Department of Planning, Lands and Heritage's website: www.wa.gov.au/organisation/department-of-planning-lands-and-heritage/infrastructure-development-fund.

If you have any questions about the content of the guidelines and/or would like to discuss your project, please contact: InfrastructureFund@dplh.wa.gov.au or call 6551 8002.

2 About the Infrastructure Development Fund

The Infrastructure Development Fund is a $120 million fund established by the State Government to unlock a new pipeline of apartment development in key urban precincts and accommodation in regional areas.

Restrictions on the capacity of existing water, wastewater and electricity infrastructure, and the costs and complexity for landowners to connect, can limit urban infill development and the provision of new housing in regional areas. This can result in unrealised housing opportunities and well-located development sites remaining vacant.

The purpose of the Infrastructure Development Fund is to assist with the cost of resolving infrastructure constraints that impact the supply of medium to high density housing projects in priority infill locations within metropolitan Perth and accommodation for key workers and community housing in the regions.

In the metropolitan area, new medium to high density housing developments will promote urban consolidation, housing diversity and activation around priority infill locations, such as train station precincts.

In the regions, high levels of employment and low availability of housing can impede economic development.

The Infrastructure Development Fund consists of three funding streams:

1. Stream 1: Targeted Apartment Rebate

For new apartment developments, a targeted rebate of up to $10,000 per multiple dwelling will be available to assist with water, wastewater and electricity infrastructure connection and contribution costs incurred with the Water Corporation and/or Western Power. Funds will be paid directly to Water Corporation and Western Power. Applicants can also apply for reimbursement of development application fees where the development approval for the project was issued through the Development Assessment Panel or Significant Development Pathway.

The rebate will be available to apartment (multiple dwelling) projects within:

- the Central sub-region of the Perth metropolitan region;
- the local government areas of Cockburn, Kwinana and Rockingham;
- sites within one kilometre of train stations;

- sites within one kilometre of strategic, secondary and district activity centres;
- Housing Diversity Pipeline sites; and
- the Bunbury Central Business District.

Developments receiving funding under the program will be required to commence within two years of approval and complete construction within four years. An additional 12-month discretionary extension is available to account for unforeseen construction delays.

2. Stream 2: Unlocking Infill Precincts

The second stream of the Infrastructure Development Fund has been designed as an infrastructure investment program to address constraints in the water, wastewater and electricity network at a precinct scale, to facilitate medium to high density development (i.e. in areas with an applicable density code of R30 or higher) within:

- the Central sub-region of the Perth metropolitan region;
- the local government areas of Cockburn, Kwinana and Rockingham;
- sites within one kilometre of strategic, secondary and district activity centres; sites within one kilometre of train stations;
- Housing Diversity Pipeline sites; and
- the Bunbury Central Business District.

This allows larger, more complex infrastructure bottlenecks to be identified and addressed, to provide the additional service capacity needed to unlock development opportunities. This is usually network operator designed infrastructure with capacity to service a precinct. For example, a district transformer, significant upgrade or extension of water or sewer mains. Without Government assistance, in some cases these development opportunities are unlikely to be realised or feasible for a single developer to coordinate and/or fund.

Applications for this funding stream will be based on evaluation of a business case, including consideration of co-contribution opportunities with industry.

Stream 3: Unlocking Regional Accommodation Opportunities remains closed.

This document relates to
Stream 1 – Targeted Apartment Rebate.

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2.1 Targeted Apartment Rebate

The Targeted Apartment Rebate provides funding assistance to developers/landowners for infrastructure charges and/or connection costs from Western Power and the Water Corporation. Applicants can apply for reimbursement of development application fees where the development approval for the apartment development was granted through the Development Assessment Panel or Significant Development Pathway.

A maximum rebate of $10,000 per apartment dwelling is available for projects that have an existing development approval, but where development has not yet substantially commenced.

Developers/landowners will be able to apply for the rebate and reimbursement of development application fees by demonstrating their development meets the eligibility criteria within the guidelines. Once a development has been determined to be eligible for the rebate, a pre-approval and funding agreement will be issued.

Successful applicants can claim the rebate by providing relevant invoices for the infrastructure and connection costs from the Water Corporation and Western Power to the Department. The Department will then ensure these costs are consistent with the conditions in the pre-approval and funding agreement. The rebate will be directly paid by the Department to servicing agencies (i.e. Water Corporation or Western Power) with evidence of this payment to be provided to applicants for their records.

Where relevant, the reimbursement of development application fees will occur once it is demonstrated that practical completion and/or a certificate of occupancy for the development has been achieved and a valid receipt for the development applications fees has been provided.

3 Objectives

The Targeted Apartment Rebate aims to achieve the following:

- Incentivise new apartment developments in priority infill locations within the Perth metropolitan area.
- Promote greater housing diversity by promoting apartment development in suitable locations.
- Contribute to meeting the aims of the Perth & Peel @3.5million land use planning and infrastructure framework to achieve increases in current infill development levels.
- Provide activation around high amenity precincts such as train station precincts.
- Integrate apartment developments with public transport to promote activity in and around centres, contributing to more liveable communities.

4 Applicant eligibility

The Targeted Apartment Rebate is open to any developer and/or landowner undertaking an eligible development project as outlined in Section 5.

5 Project eligibility

To be eligible for the rebate, a development project must:

- have received development approval from a responsible authority prior to submitting an application for the Targeted Apartment Rebate
- include 'Multiple Dwellings'; and
- be within an eligible location, as outlined in section 5.1 of this guideline.

A 'Multiple Dwelling' has the same definition as the [Residential Design Codes]. The multiple dwellings should be in a stacked configuration, where the plot ratio area of a multiple dwelling is vertically above any part of the plot ratio area of any other.

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Applications for mixed use development including multiple dwellings will be accepted:

- Where multiple dwellings account for 75 per cent or more of the development's total net lettable area, applicants will be able to seek 100 per cent of eligible costs.
- Where multiple dwellings account for less than 75 per cent of the development's total net lettable area, applicants will be able to seek pro-rata funding of eligible costs.

Details should be provided of any non-residential uses that form part of the development to allow the Department to determine if the project meets these criteria. This includes the total net lettable area of all non-residential uses within mixed use developments.

Other types of developments (e.g. aged and dependent persons dwelling, purpose-built student accommodation and specialist disability accommodation) may be eligible for the Targeted Apartment Rebate, provided the individual dwelling is self-contained and meets the definition of 'Multiple Dwellings'. Individual dwelling units should:

- be in a stacked configuration;
- meet the minimum floor area requirements outlined in the Residential Design Codes Volume 2;
- be fully self-contained and include a bathroom, kitchen and laundry; and
- be capable of and intended for permanent occupation.

Projects including a community, affordable or social housing element are encouraged.

Developments intended for temporary occupation (e.g. any form of short stay, tourist or visitor accommodation) and rely on communal living facilities (e.g. laundry, kitchen, living spaces) are not eligible for the Targeted Apartment Rebate.

5.1 Eligible locations

Applications can be submitted for apartment (multiple dwellings) projects within the following locations:

1. **The Central sub-region of the Perth metropolitan area**, being within the local government areas of the City of Stirling, City of Bayswater, Town of Bassendean, Town of Cambridge, City of Vincent, City of Perth, City of Subiaco, City of Nedlands, Town of Claremont, Town of Cottesloe, Town of Mosman Park, Shire of Peppermint Grove, City of Belmont, Town of Victoria Park, City of South Perth, City of Canning, City of Melville, City of Fremantle, Town of East Fremantle; or
2. **The local government areas of Cockburn, Kwinana and Rockingham**.
3. **Within 1,000m of a Transperth Train Station including Station Precincts**.

4. **Within 1,000m of a Strategic, Secondary or District activity centre as defined by the State Planning Policy 4.2 - Activity Centres**.

   Where the activity centre has been defined by a structure plan (or equivalent) or is zoned by the Metropolitan Region Scheme as 'Central City area,' the eligible area includes the activity centre and 1,000m from the external perimeter.

   Where the boundary of an activity centre has not been designated through the above process, the 1,000m eligible area is measured from the activity centre point as designated in the Perth and Peel@3.5 million sub-regional planning frameworks.

5. **Within the Bunbury central business district (as defined by the Greater Bunbury Region Scheme 'Regional centre') and 1,000m surrounding**.

6. **Sites identified as Housing Diversity Pipeline project sites**. Details can be found here: Housing Diversity Pipeline (www.wa.gov.au)

These locations support the WA Government's strategic priorities, including urban consolidation with well-located infill residential development and leveraging investment in METRONET infrastructure.

Details of the eligible locations can be found on the Stream 1: Elegible Locations Map. Applications that are not located within these areas will not be eligible to receive funding.

5.2 Development approval required

A development project must have received development approval from a responsible authority prior to submitting an application for the Targeted Apartment Rebate. Applications should provide the following information:

1. A copy of a valid development approval, including the determination notice and approved plans. Where an original development approval has been amended, copies of the amended development approval(s) should also be provided.

2. A copy of the receipt for payment of the development application fees to the Department where the development approval was granted through the Development Assessment Panel or Significant Development Pathway.

   If the applicant and payee for the development application fee is different from the person submitting the Stream 1 application, it must be demonstrated there is a connection between the parties, and the applicant is the appropriate party to receive the reimbursement.

3. Proof of land ownership (or a landowner agreement) and applicant details.

4. Demonstrate ability to substantially commence the development within the Development Approval timeframe and complete the development within the terms of the program.

Applications submitted without a current development approval will not be accepted.

If the development approval has less than 12 months to expiry, applicants will be required to demonstrate that there is a reasonable prospect they are able to substantially commence the development within the remaining time-period. This may include providing evidence such as an executed construction contract with a registered building contractor and/or a building permit for main works.

5.3 Development must not have substantially commenced

Development projects that have already substantially commenced are not eligible for the Fund.

This requirement applies to the status of the development project on the day the application is submitted and is at the discretion of the Department.

The term 'substantially commenced' is defined by the Planning and Development (Local Planning Schemes) Regulations 2015. It generally includes any construction work, such as laying of concrete slab, footings or basement works but generally excludes preparatory works such as earthworks or hoardings.

5.4 Applications per site

Only one application for funding per Stream may be made per development site. If successful, the recipient will be required to enter into separate funding agreements for each stream.

If a new application is submitted for a site where there is an existing funding agreement, the existing funding agreement will be required to be terminated before a new funding agreement is offered.

Should the new applicant be a different party than who the existing pre-approval has been granted, evidence will be required of a change of ownership or project management.

6 Submitting applications

Applications are to be submitted using the SmartyGrants online application form. SmartyGrants is the online grants management tool used by the Department of Planning, Lands and Heritage. Applications will not be accepted in any other format.

Applications will be open for Stream 1 and Stream 2 until 30 June 2027 (or until funding is exhausted). Late applications will not be accepted.

The following information must be submitted to demonstrate that the application meets the eligibility criteria:

- Complete landowner and applicant details.
- Complete response addressing the eligibility criteria.
- Any information to be uploaded where requested through the application form.
- Any additional information the applicant has identified is relevant to their application including any project critical timeframes.

Applicants must also disclose whether any aspect of the proposal has received funding from other Western Australian Government grant or funding sources and/or is provided for within a Development Contribution Plan.

Applications submitted without a complete copy of a valid development approval will not be accepted.

Receipt of each application will be acknowledged by email.

7 Assessing applications

The Department will assess submitted applications against the eligibility criteria.

Clarification may be sought from the applicant or relevant service authority as part of the assessment process.

The Department aims to assess applications within 60 days of receipt.

8 Pre-approval/funding agreement

8.1 Announcement of successful applications

Successful applicants will be advised of the outcome, which may be subject to a formal announcement.

The following information about the successful applications will be published on the Department's website www.wa.gov.au/dplh:

- Applicant's name
- Location of project/development
- Project summary
- Funding amount.

No commercial-in-confidence information will be published.

Applicants who are eligible for the Targeted Apartment Rebate will be issued with a pre-approval letter and a funding agreement, which outlines the terms and conditions of funding approval.

8.2 Conditions of funding

The pre-approval will be accompanied by a funding agreement that must be signed by an authorised representative of the applicant.

If a funding agreement is not signed and returned to the Department within 90 days, the offer of funding may be withdrawn.

The pre-approval and funding agreement will include the following:

- Development location and description
- Proponent/landowner for which funding is offered
- Reference to the development approval and plans
- Number of multiple dwelling units the pre-approval applies
- Maximum rebate offered
- Project completion and dispersal requirements (i.e. timeframe for completion)
- Communication and notification requirements.

9 Project timing and reporting

9.1 Evidence of commitment to construct

All successful applications will be required to provide evidence of commitment to commence construction of the development project within two years of the date of execution of the funding agreement. This includes:

- evidence of an executed construction contract with a registered building contractor; and
- a building permit for main works. *A building permit for forward works may be accepted at the discretion of the Department*.

This ensures the Targeted Apartment Rebate is supporting development projects that can commence construction within two years from execution of the funding agreement. Funding agreements may be terminated if applicants fail to achieve the two-year milestone to provide evidence of commitment to construct.

9.2 Development completion

All successful applicants are required to complete construction of the development project within four years from the date of execution of the funding agreement.

The development must be completed within the full terms of the funding agreement. The development will be considered complete when the development has been constructed in accordance with the development approval and building permit and has received an occupancy permit, including certificate of construction compliance. In line with the requirements of the funding agreement evidence of completion is to be provided to the Department.

A discretionary extension of up to one year to achieve completion may be available if approved (e.g. for unforeseen delays). Applications for an extension are to be submitted a minimum of three months prior to the end of the four-year period with supporting justification for the request.

9.3 Monitoring of development

The Department is required to monitor the status of the Fund and pre-approvals issued. An audit via email will be undertaken every six months of all active applications.

The applicant will be asked if the project has achieved the following milestones:

- Issue of Building Licence
- Entered contract for construction
- Commenced construction
- Completion of construction.

While all reasonable efforts should be made to ensure the requested information is provided, if applicants fail to respond to these requests, it may be determined that an event of default has occurred, with the potential for termination of the funding agreement.

10 Disbursement

Service authority payments

The Department will pay the required funds directly to either Western Power and/or the Water Corporation in accordance with the funding agreement. Funds are unable to be paid to applicants / funding recipients. Reimbursement is unable to be provided to applicants/ funding recipients for payment of service authority quotes or invoices paid either prior to or after a funding agreement is in place.

Reimbursement of development application fees

The Department will provide a single payment to the applicant/ funding recipient that is equivalent to the DAP or SDP application fees paid to the Department to achieve development approval for the eligible development. The local government authority fees for Development Assessment Panel (DAP) applications are not eligible for reimbursement.

10.1 Payment to Servicing Agencies in accordance with funding agreement

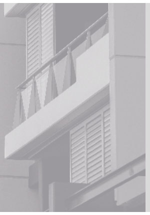
For payment to occur after an agreement is executed, the applicant must provide the Department:

- with a copy of the building permit for the development; and
- copies of relevant quotes (if applicable) and/ or invoice(s) from the Water Corporation or Western Power.

The only exception to this is where an Early Undertaking Contract with Western Power applies. In this instance a building permit is not required prior to payment.

Service authority quotes or invoices are to be made out to the recipient (or its contractor). It must be consistent with the pre-approval and funding agreement and for the costs related to the connection of water, wastewater and electricity to the pre-approved multiple dwelling development. This includes infrastructure contribution charges from the Water Corporation or Western Power.

Once it is determined the applicant has met the requirements of pre-approval and the funding agreement, the Department will arrange the transfer of funds to the relevant servicing agency. The amount will be confirmed with the applicant prior to transfer.



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Confirmation of payment will be provided to the applicant for their records.

Funds are unable to be reimbursed to applicants where an invoice has been paid prior to a funding agreement being in place or the applicant has made payment direct to the service authority.

10.2 Outstanding infrastructure costs

Funding recipients will be required to pay any outstanding charges for amounts that exceed the maximum $10,000 per dwelling or items that are not eligible for funding.

Should the relevant costs exceed the maximum of $10,000 per dwelling, the proponent should contact the Department prior to submission of the invoices to confirm disbursement arrangements.

If additional dwellings are provided beyond that indicated on the pre-approval (possibly through amendments to planning or building approvals), the rebate will not exceed the maximum amount indicated on the pre-approval.

Where part payment is made by the Department, this will be made against the same invoice. A separate invoice is not required to be issued.

Arrangements for delivery/implementation of the infrastructure remain the responsibility of the service provider and applicant.

10.3 Payment of development application fee

On receipt of required evidence, the Department will provide a single payment to the applicant/funding recipient that is equivalent to the paid DAP or Significant Development Pathway application fees paid to the Department for the eligible development.

Reimbursement of development application fees will only take place at practical completion and/or on certification of occupancy of the development and only if funds up to $10,000 per apartment (multiple dwellings) remain.

The applicant must demonstrate to the Department's satisfaction that they are the appropriate party to receive the reimbursement.

The local government authority fees for DAP applications are not eligible for reimbursement.

10.3 Payments in advance of funding agreement

No payment in advance of an executed funding agreement will be permitted.

11 Enquiries

Enquiries regarding the Targeted Apartment Rebate should be emailed to: InfrastructureFund@dplh.wa.gov.au

Collection notice

The Department of Planning, Lands and Heritage collects your personal information in order to process your application for the Infrastructure Development Fund.

Additionally, we may use information you provide:

- For data analytics to evaluate the program
- To comply with reporting requirements, including advising and providing submissions to relevant ministers and Cabinet
- To communicate with you
- To verify your identity and/ or authority to submit an application

We will seek your consent to use your personal information for any secondary purpose that is not outlined in this notice.

If you choose not to provide your name and contact details, we may not be able to respond to your enquiry or process your application.

We may share information you provide here with:

- other government agencies for assessment, reporting, advice or comment
- Members of Parliament and their staff

See our Privacy Policy for further information, including how to make a privacy complaint and how to access or correct your personal information.

SmartyGrants, is a third party platform, used for submitting applications for the Infrastructure Development Fund. Please see the SmartyGrants Privacy policy for details about how it manages personal information.

If you have any questions about how your personal information will be handled, you can contact us using one of the methods below:

Department of Planning, Lands and Heritage
Phone: (08) 6551 8002
Email: info@dplh.wa.gov.au
Online form: General enquiry form