GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

Infrastructure Development Fund

Stream 2: Unlocking Infill Precincts

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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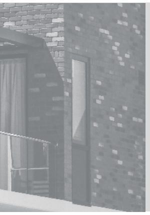

1 How to use the guidelines

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; and
- what to expect if you are successful.

Before submitting an application 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 program application form, via SmartyGrants. You can access SmartyGrants from 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 guidelines and/or would like to discuss your project, please email InfrastructureFund@dplh.wa.gov.au or call 6551 8002.

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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 workers accommodation in regional areas.

Stream 3: Unlocking Regional Accommodation Opportunities remains closed to applications.

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 well-located development sites remaining vacant and housing opportunities going unrealised.

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 station precincts.

In the regions, high levels of employment and low availability of housing can impede ongoing 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 a maximum of $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. In the first instance funds will be paid directly to the Water Corporation and Western Power.

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

- the Central sub-region of the Perth metropolitan region[1];
- the local government areas of Cockburn, Rockingham and Kwinana:

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, and Town of East Fremantle.

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

Apartment developments receiving funding under the Targeted Apartment stream, will be required to commence construction within two years, and complete construction within four years of funding approval. An additional 12-month discretionary extension to the completion date is available to account for unforeseen construction delays.

2. Stream 2: Unlocking Infill Precincts

Stream 2: Unlocking Infill Precincts 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 residential infill development 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 Transperth train stations;
- Housing Diversity Pipeline sites; and
- the Bunbury Central Business District.

This allows for 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 2 – Unlocking Infill Precincts.

3 Objectives

The Unlocking Infill Precincts funding stream aims to:

- support the delivery of medium to high density residential infill development within priority infill locations, offering a range of living, employment, entertainment and recreational opportunities, and assisting the delivery of additional housing supply; and
- provide an opportunity for landowners within a precinct to collaborate with Government on precinct scale water, wastewater and electricity infrastructure constraints.

4 Eligibility

4.1 Applicant eligibility

Applications are open to developers/landowners and local government. Applications from a group of developers/landowners within a precinct are encouraged.

State Government agencies or infrastructure providers may also identify projects for consideration that meet Government priorities, objectives and complement existing projects or initiatives.

4.2 Eligible locations

Applications can be received for projects that will achieve medium to high density residential infill development within the following locations:

1. **The Central sub region of the Perth metropolitan area**[2].
2. **The local government areas of the City of Cockburn, the City of Kwinana and the City of Rockingham**.
3. **1 kilometre of a Transperth Train Station including Station Precincts**.
4. **1 kilometre 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**.

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 2: Unlocking Infill Precincts Map](#).

2 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, and Town of East Fremantle.

4.3 Project eligibility

For a project to be eligible for consideration, it should:

1. Relate to works and/or upgrades to water, wastewater and electricity supply infrastructure that are required to facilitate medium to high density residential infill development within a precinct. In the first instance, funds will be provided directly to the Water Corporation or Western Power to deliver the required infrastructure.
2. Demonstrate a high level of consistency with implementing the WA Government's strategic priorities, projects, and objectives such as:
   - urban consolidation (achieving urban infill as set out in Perth and Peel@3.5million infrastructure and land use planning frameworks); which provides opportunities for more efficient use of urban land and infrastructure with improved access to public transport, sport and recreation, community and commercial facilities;
   - strategic planning objectives (such as access to high frequency public transport, vicinity to activity centres); which provide opportunities for people to live in well-connected communities;
   - complementing station precincts, providing for additional housing opportunities within the vicinity of Transperth train stations and leveraging Government's investment into METRONET; and
   - providing for medium to high density residential infill development within established urban areas; which provides opportunities for more affordable living within vibrant, connected and revitalised neighbourhoods.
3. The proposed infrastructure works should provide capacity for the expected development of the precinct as provided for within the relevant planning frameworks and related time horizons, to be justified within the application and subject to advice of the relevant local government and infrastructure provider[3], and should be:
   - consistent with the planning framework for the location (i.e. local planning schemes, structure plans and/or redevelopment schemes as relevant); or`
   - consistent with a seriously entertained planning proposal (i.e. scheme amendment, structure plan) which cannot be progressed due to the existence of the infrastructure constraint.

3 A staged approach may be considered where it can be demonstrated that staging of infrastructure works/upgrades will not prejudice the delivery of the planned ultimate infill development in the precinct, result in duplication of works or increased costs and represents a logical staging of works.

Applications must also demonstrate:

- delivery of the required infrastructure works and/or upgrade cannot be viably accommodated as part of the normal land development processes, and the infrastructure constraint represents a barrier to the delivery of planned urban infill (particularly medium to high density residential infill development). For example, the extent of works required, and fragmented ownership of a precinct may result in the required infrastructure works being unfeasible for a single developer to coordinate or fund;
- a high degree of certainty of the costs (and breakdown) of the required infrastructure works;
- that the project represents value for money and will deliver benefit to the community. Projects involving community, affordable or social housing outcomes are encouraged;
- the proposed infrastructure works/upgrades are capable of being undertaken within twelve months of funding agreement being reached. Consideration can be given to a longer time period, for reasons such as project complexity, resource/ material availability, the need to wait for completion of related infrastructure works or design; and
- landowners/developers active in the precinct have a genuine intention to develop their landholding(s) for medium to high density residential infill development once the identified infrastructure constraint has been addressed (where necessary) and have relevant experience undertaking similar projects over the last five years, and the capacity to deliver the proposed infrastructure works and/ or the subsequent medium to high density residential infill development (as relevant to the applicant/proposal).

Note: If successful, funding is provided based on dwellings being delivered by the applicant, once the infrastructure constraint is resolved.

4.4 Co-contribution

While co-contributions are not required to be eligible for the program, applicants are encouraged to consider whether a co-contribution would be appropriate and assist their application, taking into consideration:

- the benefit the applicant(s) will derive from the project;
- sharing of risks appropriately between private parties and Government;
- demonstration that the project will represent value for money; and
- strengthening the deliverability of the project.

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4.5 Ineligible projects, infrastructure works and costs

The following projects, infrastructure works, and costs are ineligible for funding under the stream:

- Costs associated with earthworks (unless associated with the funded infrastructure works), drainage, gas, telecommunications and road/transport infrastructure.
- Costs associated with technical studies undertaken to support applications; however, applications may include requests for funding towards detailed engineering design and as-constructed design, which will be considered where justified.
- Costs associated with connecting individual future development on private landholdings into the infrastructure scheme (water, wastewater, and electricity). In this regard, consider whether your proposal is eligible for Stream 1 – Targeted Apartment Rebate.
- Costs associated with the construction of the medium to high density residential building(s).
- Costs generally associated with greenfield subdivision/development projects, such as provision of water supply, sewerage service or electricity distribution system as part of implementation of a subdivision approval.
- Recovery of costs that are already funded through alternative sources or retrospective recovery of costs already incurred for infrastructure works substantially commenced or completed.
- Projects seeking funding for ongoing operational or recurrent costs.
- Ongoing salaries/employment of new or existing staff.
- Purchase of land.
- Activities that would be undertaken in the normal course of business, such as routine replacement or upgrades of plant and equipment not required to facilitate infill development.

5 Application requirements

You can submit your application 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 for Stream 1 and Stream 2 will be open until 30 June 2027 unless funding is exhausted sooner. Late applications will not be accepted.

All applications should be accompanied by supporting information from, or in collaboration with, the relevant servicing agency. Applicants are encouraged to discuss their application with the servicing agency as early as possible, prior to applying.

Applications are to be supported by a business case. The business case must include sufficient information to demonstrate suitability and feasibility of a proposal against the objectives and eligibility criteria. A template has not been provided, however, in addition to addressing the objectives and eligibility criteria, the business case should, as a minimum, include the following:

- Where appropriate, technical studies and/or evidence of discussions with relevant agencies and authorities, which may include but not be limited to planning and servicing bodies.
- Supporting information from, or in collaboration with, the relevant servicing agency and other landowners (where possible). Collaboration with the relevant infrastructure provider is encouraged.
- An understanding of the existing capacity of the infrastructure network, and the additional capacity the proposed works will provide and the relevant catchment of the supply. The development potential (number of dwellings and land use), which will be facilitated by the proposed infrastructure work should be identified.
- Breakdown of costs of the infrastructure work/ upgrade provided by the relevant service authority or a quantity surveyor.
- Proposed timeframe/schedule of works.
- Whether development approval has been obtained or when an application will be submitted.
- Whether the proposed infrastructure works or development will require any other planning/environmental approval or other related licences, permits or approvals to allow the proposal to proceed, and whether they have been obtained or estimated timeframes for obtaining.
- Whether a co-contribution is proposed and the proportion of contribution;

- The degree of experience of the applicant/s in developing medium to high density residential infill sites and the timeframe by which development of medium to high density residential infill within the precinct could be expected to commence after the infrastructure project is delivered; and
- The details of any project specific timeframes in relation to their proposal. This includes when construction of the dwellings will commence.

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

6 Assessing applications

All applications will undergo an evaluation to confirm the application meets the eligibility criteria.

During the review process applicants may be asked to provide clarification to assist this process.

The Department may engage with other State Government agencies, service authorities, independent quantity surveyors or similar for assistance with verifying proposed costs. Where this is required, information submitted by the applicant will be shared.

Only eligible and complete applications will proceed to an application assessment by an Assessment Panel.

The Assessment Panel will consider the proposal in the context of the objectives, program eligibility requirements and against the following weighted criteria:

Assessment criteria and weighting	Criteria description
1. Need and priority (30%)	• Demonstrated need and priority for the project including but not limited to: – Infrastructure constraint/s demonstrated to be a significant barrier to the delivery of planned urban infill, particularly medium to high density residential infill development. – Demonstration of priority for the infrastructure works, such as being unable to meet Perth and Peel@3.5million infill targets and develop as provided for within the local planning framework due to infrastructure constraints. Priority considerations could include areas with no remaining capacity to support planned infill development or areas with a demonstrated shortfall in housing supply vs demand. – Delivery of the required infrastructure works cannot viably be accommodated as part of the normal development processes (see Section 4.3).

Assessment criteria and weighting	Criteria description
2. Consistency with Government Strategic Priorities (20%)	• Located within the eligible locations and proximity to high frequency public transport and activity centres. • Demonstrated high level of consistency with implementing the WA Government's strategic priorities, projects and objectives including: – urban consolidation (achieving strategic urban infill as set out in Perth and Peel@3.5million), providing for planned infill development within established urban areas consistent with the relevant state and local planning framework. – provision of diversity of housing options. – access to high frequency public transport, including METRONET and vicinity to activity centres. • Proposed infrastructure works provide capacity for the ultimate planned infill development of the precinct as provided for within the relevant planning framework, related time horizons and subject to the advice of the relevant local government and servicing authority. • Consistency with the state and local planning framework.
3. Viability and capability (25%)	• Business case provides sound planning, technical feasibility and demonstrates capability for works to be delivered including: – a clear summary project plan for proposed infrastructure works, including outcomes and deliverables, timelines, approval requirements and other relevant considerations. – demonstration that the works are capable of being undertaken within 12 months of funding agreement being reached. – relevant servicing authority advice including the capacity for the works to be undertaken and level of support for the proposal. – project employs the most appropriate methods for delivery of required infrastructure. • Demonstration of a genuine intention to develop landholdings by applicant (where relevant) for medium to high density residential infill development once the identified infrastructure constraint has been resolved.

Assessment criteria and weighting	Criteria description
4. Value for money (25%)	• A reasonable and justified funding request that demonstrates value for money including: – a high degree of certainty regarding the costs of the required infrastructure works. – the latent capacity of the existing infrastructure and the additional development potential, the proposed works will provide. – demonstration the proposal represents value for money (such as the number of dwellings provided/ potential unlocked for the cost of the proposed infrastructure works). – community benefit, including whether the degree by which works will facilitate community, affordable or social housing outcomes. • Extent of co-contributions proposed, taking into consideration: – the benefit the applicant(s) will derive from the project. – sharing of risk appropriately between private parties and Government. – demonstration the project will represent value for money. – strengthening the deliverability of the project.

Following the Panel's assessment, recommendations will be considered by the Residential Lands and Housing Delivery Steering Committee (RLHDSC) for endorsement and the Residential Lands and Housing Delivery Ministerial Oversight Committee (MOC) for determination.

The MOC will make the final decision on applications.

Meeting eligibility requirements does not guarantee funding will be provided. Unsuccessful or deferred applicants will be provided with reasons for the decision.

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Funding agreement

Successful applicants will be required to enter into a funding agreement that sets out the terms and conditions, defines the roles and responsibilities and identifies the deliverables and milestone dates.

The funding agreement will be between the Department and the party responsible for delivering the project, including the dwellings.

In the first instance, payments will be made directly to the infrastructure provider undertaking the works (i.e. Water Corporation or Western Power).

Where payments are to be made to the applicant undertaking the infrastructure works/upgrades, this will be on a reimbursement basis only, following the delivery of the infrastructure and dwellings.

Infrastructure works/upgrades should be completed within 12 months of signing of the funding agreement. Consideration can be given to a longer time period, for reasons such as project complexity, resource/material availability, the need to wait for completion of related infrastructure works or design.

Dwelling construction is to commence once the infrastructure works/upgrades are complete, with dwellings to be delivered within 24 months of the completed infrastructure works/upgrades.

8 Project timing, reporting and acquittal

The project must be completed within the timing and terms set out in the Funding Agreement.

Successful applicants will be required to report on project progress and related measures. Reporting dates will be agreed at sign-off of the funding agreement.

9 Announcement of successful applications

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.

10 Enquiries

Enquiries regarding the Unlocking Infill Precincts stream 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/ confirm authority to submit 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 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