



Department of Planning,  
Lands and Heritage

# Infrastructure Development Fund

## Stream 1: Targeted Apartment Rebate

### Guidelines for Applicants

Updated March 2024



## Contents

1. How to use the guidelines	3
2. About the Infrastructure Development Fund	3
3. Objectives	5
4. Applicant Eligibility	6
5. Project Eligibility	6
6. Submitting Applications	8
7. Assessing Applications	9
8. Pre-approval/Funding Agreement	9
9. Project timing and reporting	10
10. Disbursement	11
11. Announcement of successful applications	12
Enquiries and support	12

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## Contents

1. How to use the guidelines	3
2. About the Infrastructure Development Fund	3
3. Objectives	5
4. Applicant Eligibility	6
5. Project Eligibility	6
6. Submitting Applications	8
7. Assessing Applications	9
8. Pre-approval/Funding Agreement	9
9. Project timing and reporting	10
10. Disbursement	11
11. Announcement of successful applications	12
Enquiries and support	12

# 1. How to use the guidelines

This guideline will tell you:

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

Before making an application to the Infrastructure Development Fund you should read the guidelines in full and ensure you and your project meet the eligibility requirements. This document should be read in conjunction with the online application forms, which are available on the Department of Planning, Lands and Heritage's (Department) website [www.wa.gov.au/dplh](http://www.wa.gov.au/dplh).

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

# 2. About the Infrastructure Development Fund

The State Government has established an \$80 million fund 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 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; 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 METRONET station precincts.

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

The \$80 million Infrastructure Development Fund has been allocated equally between metropolitan and regional projects (\$40 million each) and consists of three funding streams:

## Contents

1. How to use the guidelines	3
2. About the Infrastructure Development Fund	3
3. Objectives	5
4. Applicant Eligibility	6
5. Project Eligibility	6
6. Submitting Applications	8
7. Assessing Applications	9
8. Pre-approval/Funding Agreement	9
9. Project timing and reporting	10
10. Disbursement	11
11. Announcement of successful applications	12
Enquiries and support	12

## 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 or Western Power. Funds will be paid directly to the infrastructure provider.

The rebate will be available to apartment (multiple dwelling) projects within the Perth metro-central sub-region, strategic, secondary and district activity centres; Bunbury CBD; train station precincts and Housing Diversity Pipeline sites.

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. 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 within the Perth metro-central sub-region, strategic, secondary and district activity centres; Bunbury CBD; train station precincts and Housing Diversity Pipeline sites.

This allows for larger, more complex infrastructure bottlenecks to be identified and addressed, to provide the additional service capacity needed

to unlock development opportunities. Without Government intervention or 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.

## 3. Unlocking regional accommodation opportunities

The third funding stream has been designed as an infrastructure investment program to address infrastructure constraints in the water, wastewater, electricity network and civil works associated with utilities and road construction at a precinct or strategic site scale impacting the delivery of regional accommodation for key workers and community housing.

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

Mining/resource workers accommodation and proposals outside of existing centres or townsites are ineligible for funding.

The Infrastructure Development Fund will be open for applications for a period of 18 months.

This document relates to **Stream 1 – Targeted Apartment Rebate**.

## Contents

1. How to use the guidelines	3
2. About the Infrastructure Development Fund	3
3. Objectives	5
4. Applicant Eligibility	6
5. Project Eligibility	6
6. Submitting Applications	8
7. Assessing Applications	9
8. Pre-approval/Funding Agreement	9
9. Project timing and reporting	10
10. Disbursement	11
11. Announcement of successful applications	12
Enquiries and support	12

## 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 or the Water Corporation.

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

Developers/landowners will be able to apply for the rebate 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.

Applicants will be able to claim the rebate by providing relevant invoices for the infrastructure and connection costs from the Water Corporation and Western Power to the Department. We 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.

## 3. Objectives

The Targeted Apartment Rebate seeks to:

- 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 METRONET Station Precincts.
- Integrate apartment developments with public transport to promote activity in and around centres, contributing to more liveable communities.

## Contents

1. How to use the guidelines	3
2. About the Infrastructure Development Fund	3
3. Objectives	5
4. Applicant Eligibility	6
5. Project Eligibility	6
6. Submitting Applications	8
7. Assessing Applications	9
8. Pre-approval/Funding Agreement	9
9. Project timing and reporting	10
10. Disbursement	11
11. Announcement of successful applications	12
Enquiries and support	12

## 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 primarily consist of Multiple dwellings within an eligible location.

A 'Multiple dwelling' has the same definition as [State Planning Policy 7.3 Residential Design Codes](#).

Applications for mixed-use development including multiple dwellings will be accepted. Applications with at least 75 per cent of the net-lettable area designated for multiple-dwelling use, will be able to seek 100 per cent of eligible costs. Applications with less than 75 per cent of the net-lettable area designated for multiple-dwelling use, will be able to seek pro-rata funding of eligible costs. Details should be provided of any non-residential uses which form part of the development to allow the Department to determine if the project meets these criteria.

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

### 5.1 Eligible locations

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

- 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,



## Contents

1. How to use the guidelines	3
2. About the Infrastructure Development Fund	3
3. Objectives	5
4. Applicant Eligibility	6
5. Project Eligibility	6
6. Submitting Applications	8
7. Assessing Applications	9
8. Pre-approval/Funding Agreement	9
9. Project timing and reporting	10
10. Disbursement	11
11. Announcement of successful applications	12
Enquiries and support	12

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. Within 1,000m of a Transperth Train Station including METRONET Station Precincts.

### 3. 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*.

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

### 5. Sites identified as Housing Diversity Pipeline project sites. Details can be found here: [Housing Diversity Pipeline \(www.wa.gov.au\)](http://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 here: [www.wa.gov.au/system/files/2023-05/idf\\_metro-locations.pdf](http://www.wa.gov.au/system/files/2023-05/idf_metro-locations.pdf). 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 making an application to this fund. Applications should provide the following information.

1. Provide a copy of a valid development approval, including approved plans.
2. Proof of land ownership (or a landowner agreement) and applicant details.
3. Demonstrate ability to substantially commence the development within the Development Approval timeframe and complete the development within the terms of the program.

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.

## 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 which the application is submitted and is at the discretion of the Department.

## Contents

1. How to use the guidelines	3
2. About the Infrastructure Development Fund	3
3. Objectives	5
4. Applicant Eligibility	6
5. Project Eligibility	6
6. Submitting Applications	8
7. Assessing Applications	9
8. Pre-approval/Funding Agreement	9
9. Project timing and reporting	10
10. Disbursement	11
11. Announcement of successful applications	12
Enquiries and support	12

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 active application is permitted per development site. If a new application is sought for a site where there is an existing pre-approval, the existing pre-approval will be withdrawn.

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.

## 6. Submitting applications

You can submit your application using the [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 18 months from commencement. Late applications will not be accepted.

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

- Completed application form which addresses the eligibility criteria.
- Any information requested through the application form.
- Any additional information which the applicant has identified is relevant to their application including any project critical timeframes.

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

Receipt of each application will be acknowledged by email.



## Contents

1. How to use the guidelines	3
2. About the Infrastructure Development Fund	3
3. Objectives	5
4. Applicant Eligibility	6
5. Project Eligibility	6
6. Submitting Applications	8
7. Assessing Applications	9
8. Pre-approval/Funding Agreement	9
9. Project timing and reporting	10
10. Disbursement	11
11. Announcement of successful applications	12
Enquiries and support	12

## 7. Assessing applications

Once received, the Department will assess the application against the eligibility criteria. Additional or amended information may be sought from the applicant during the assessment period.

The Department aims to determine applications within 60 days of receipt of the application.

## 8. Pre-approval/Funding Agreement

Applicants who are eligible for the Targeted Apartment Rebate will be issued with a letter of pre-approval.

### 8.1 Conditions of funding

The pre-approval will be accompanied by a funding agreement which must be signed by an authorised representative of the applicant. It is requested that funding agreements are returned to the Department within 90 days.

The pre-approval and funding agreement will include:

- 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.



## Contents

1. How to use the guidelines	3
2. About the Infrastructure Development Fund	3
3. Objectives	5
4. Applicant Eligibility	6
5. Project Eligibility	6
6. Submitting Applications	8
7. Assessing Applications	9
8. Pre-approval/Funding Agreement	9
9. Project timing and reporting	10
10. Disbursement	11
11. Announcement of successful applications	12
Enquiries and support	12

## 9. Project timing and reporting

Applications may be amended during the 18-month application period, subject to approval and funding availability.

### 9.1 Evidence of commitment to construct

All successful applications will be required to provide evidence that they have entered in to a contract for construction of the development within two years from the date of pre-approval.

This will ensure the Fund is contributing to projects which have a high likelihood of completion within the program timeframe to deliver new apartment housing. If the project is unlikely to be built within this timeframe, the pre-approval may be terminated to allow reallocation of funding.

### 9.2 Development completion

All pre-approved projects/developments must be completed within a period of four years from the date of pre-approval.

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.

### 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 will be made to ensure the requested information is provided, should applicants fail to respond to these requests, it may be determined that the applicant is in breach of the funding agreement with the potential for termination of the funding agreement.

## Contents

1. How to use the guidelines	3
2. About the Infrastructure Development Fund	3
3. Objectives	5
4. Applicant Eligibility	6
5. Project Eligibility	6
6. Submitting Applications	8
7. Assessing Applications	9
8. Pre-approval/Funding Agreement	9
9. Project timing and reporting	10
10. Disbursement	11
11. Announcement of successful applications	12
Enquiries and support	12

# 10. Disbursement

The Department will pay the required funds directly to either Western Power and/or the Water Corporation in accordance with the pre-approval and funding agreement.

## 10.1 Payment to Servicing Agencies in accordance with Funding Agreement

For payment to occur, the applicant must provide the Department copies of relevant invoices from the Water Corporation or Western Power. These invoices must be consistent with the pre-approval and Funding Agreement and be costs related to the connection of water, wastewater and electricity to the pre-approved development. This includes infrastructure contribution charges from the Water Corporation or Western Power.

Once determined that the applicant has satisfactorily met the requirements of pre-approval and the Funding Agreement, the Department will arrange for transfer of the relevant funds to the relevant servicing agency. The amount will be confirmed with the applicant and relevant servicing agency prior to transfer.

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

## 10.2 Outstanding infrastructure costs

Applicants will be required to pay any outstanding charges for amounts which exceed the maximum \$10,000 per dwelling.

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.

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.

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

## Contents

1. How to use the guidelines	3
2. About the Infrastructure Development Fund	3
3. Objectives	5
4. Applicant Eligibility	6
5. Project Eligibility	6
6. Submitting Applications	8
7. Assessing Applications	9
8. Pre-approval/Funding Agreement	9
9. Project timing and reporting	10
10. Disbursement	11
11. Announcement of successful applications	12
Enquiries and support	12

## 10.3 Payments in advance of Funding Agreement

No payment in advance of an executed Funding Agreement will be permitted.

## 10.4 Development completion

The development must be completed within the 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 licence and has received an occupancy permit, including certificate of construction compliance. The Funding Agreement will require evidence to be provided to the Department.

## 11. Announcement of successful applications

Following execution of a funding agreement, information regarding successful applications will be published on the Department's website [www.wa.gov.au/dplh](http://www.wa.gov.au/dplh). Information published will include:

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

No commercial in confidence information will be published.

## Enquiries and support

Enquiries regarding the Targeted Apartment Rebate should be emailed to [InfrastructureFund@dplh.wa.gov.au](mailto:InfrastructureFund@dplh.wa.gov.au).