Infrastructure Development Fund - Stream 1: Targeted Apartment Rebate - Application Form

Introduction

The Infrastructure Development Fund's **Stream 1: Targeted Apartment Rebate** provides funding assistance to developers/landowners for infrastructure charges and/or connection costs from the Water Corporation or Western Power.

Developers/landowners can also apply for the reimbursement of development application fees, where the development approval for the apartment development was granted through the Development Assessment Panel or the 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 the reimbursement of development application fees by demonstrating that their development meets the eligibility criteria within the **Infrastructure Development Fund - Stream 1: Targeted Apartment Rebate - Guidelines for Applicants**. A pre-approval letter and funding agreement will be issued once a development has been determined to be eligible for the rebate.

Successful applicants can claim the rebate by providing relevant invoices for the infrastructure charges and/or connection costs from Water Corporation or Western Power to the Department of Planning, Lands and Heritage (the Department). The Department will then ensure that these costs are consistent with the terms and conditions within the pre-approval letter and funding agreement. The rebate will be paid directly by the Department to the Water Corporation or Western Power, with evidence of this payment to be provided to successful 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 application fees has been provided.

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; and
- To verify your identify 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; and
- 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

Completing and lodging your application

This application form should be used for applying for the **Targeted Apartment Rebate**.

For an application to be made, it must meet the eligibility criteria within the **Infrastructure Development Fund - Stream 1: Targeted Apartment Rebate - Guidelines for Applicants**.

Please include attachments with your application where required.

If you have any questions regarding the Infrastructure Development Fund or require assistance with completing this application form, please email the Department's Infrastructure Development Fund Project Team at **InfrastructureFund@dplh.wa.gov.au or phone 6551 8002.**

If you have any questions regarding an existing application, please quote the application number below.

Application number

This field is read only.
The identification number or code for this submission.

Applicant, landowner and contact person details

* indicates a required field

Applicant details

Applicant name *

○ Individual ○ Organisation

Organisation Name

First Name Last Name

Applicant ABN

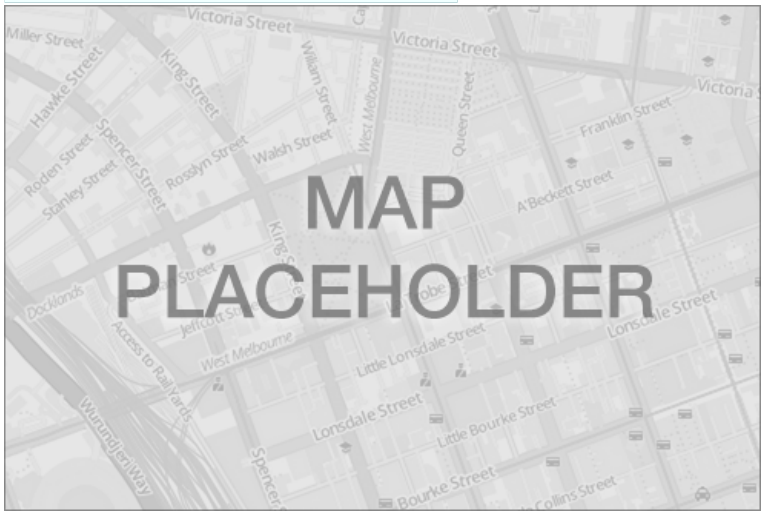
The ABN provided will be used to look up the following information. Click Lookup above to check that you have entered the ABN correctly.

Information from the Australian Business Register	
ABN	
Entity Name	
ABN Status	
Entity Type	
Goods & Services Tax (GST)	
DGR Endorsed	
ATO Charity Type	More information
ACNC Registration	
Tax Concessions	
Main Business Location	

Must be an ABN.

Applicant address

Address



Landowner details

Landowner name *
○ Individual ○ Organisation
Organisation Name

First Name Last Name

Landowner ABN

The ABN provided will be used to look up the following information. Click Lookup above to check that you have entered the ABN correctly.

Information from the Australian Business Register	
ABN	
Entity Name	
ABN Status	
Entity Type	
Goods & Services Tax (GST)	
DGR Endorsed	
ATO Charity Type	More information
ACNC Registration	
Tax Concessions	
Main Business Location	

Must be an ABN.

Landowner address
Address

Names, ABNs and addresses of additional landowners (if applicable)

Contact person 1 (required)

Name *
First Name Last Name

Position *

Organisation *

Organisation Name

Email *

Must be an email address.

Phone *

Must be an Australian phone number.

Contact person 2 (optional)

Name
First Name Last Name

Position

Organisation
Organisation Name

Email

Must be an email address.

Phone

Must be an Australian phone number.

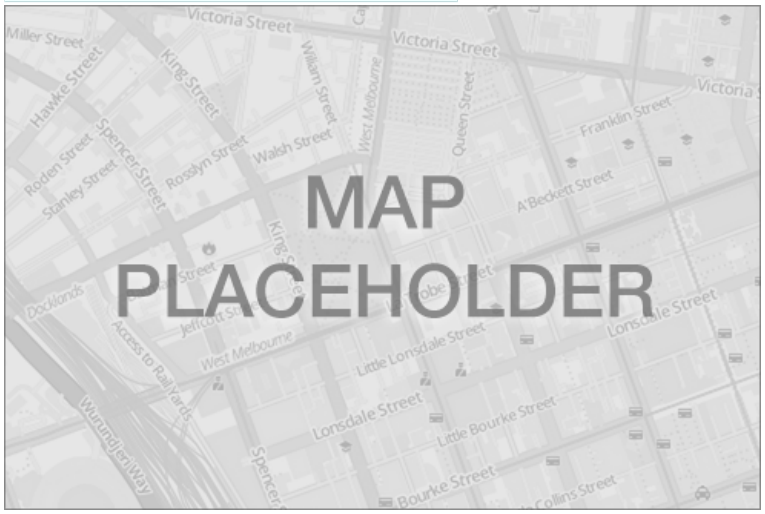
Project overview and lot details

* indicates a required field

Project overview

Project name *

Project address *
Address



Address Line 1, Suburb/Town, State/Province, Postcode, and Country are required. Country must be Australia

Project description *

Lot details

Lot number(s)

Refers to the lot number for lot on survey parcel identifiers. Leave blank if unknown/unsure.

Survey type(s) and survey number(s)

Refers to the type of survey (i.e. DP = Deposited Plan; P = Plan; D = Diagram; SP = Strata Plan); and the number assigned to the survey document. Leave blank if unknown/unsure.

Road number(s)

Refers to the number of the address in the road or thoroughfare.

Road name(s)

Refers to the name(s) of street-front.

Suburb *

Certificate of title(s)

Include the volume number and folio number. Leave blank if unknown/unsure.

Location details

* indicates a required field

Eligible locations

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

1. The **Central sub-region of the Perth metropolitan region,** which includes the local government areas of the Town of Bassendean, City of Bayswater, City of Belmont, Town of Cambridge, City of Canning, Town of Claremont, Town of Cottesloe, Town of East Fremantle, City of Fremantle, City of Melville, Town of Mosman Park, City of Nedlands, Shire of Peppermint Grove, City of Perth, City of South Perth, City of Stirling, City of Subiaco, Town of Victoria Park and City of Vincent.
2. Within the local government areas of the **City of Cockburn, City of Kwinana and City of Rockingham**.
3. Within 1,000 metres of a **Transperth train station, including Station Precincts.**
4. Within 1,000 metres of a **strategic, secondary or district activity centre,** as defined by **State Planning Policy 4.2 - Activity Centres*.***
5. Within the **Bunbury central business district (as defined by the Greater Bunbury Region Scheme 'Regional Centre' zone) and 1,000 metres surrounding.**
6. **Sites identified as Housing Diversity Pipeline project sites.**

Details of the eligible locations can be found on the Department's website.

Applications for apartment development projects that are not located within these areas will not be eligible to receive funding.

Is the project within an eligible location? *
☐ Yes
☐ No

IMPORTANT: If the project is not in an eligible location, you cannot proceed with an application.

If yes, which category of eligible location? *
☐ Central sub-region of Perth metropolitan region
☐ City of Cockburn, City of Kwinana or City of Rockingham
☐ Within 1,000 metres of a Transperth train station, including Station Precincts
☐ Within 1,000 metres of a strategic, secondary or district activity centre
☐ Bunbury CBD and 1,000 metres surrounding
☐ Housing Diversity Pipeline project site

Local government area *

Development approval details

* indicates a required field

Development approval details

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 letter, 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. **For development approvals granted through the Development Assessment Panel or the Significant Development Pathway only** - a copy of the receipt for payment of development application fees. If the applicant and payee for the development application fee(s) is different from the Targeted Apartment Rebate applicant, it must be demonstrated there is a connection between the parties, and the Targeted Apartment Rebate applicant is the appropriate party to receive the reimbursement.
3. Proof of land ownership (or a landowner agreement) and applicant details.
4. Demonstrate the 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.

Approval date *

Must be a date.

Approval authority *

(i.e. local government, Development Assessment Panel, Western Australian Planning Commission, DevelopmentWA)

Approval authority reference number *

Details of any approved amendments/modifications (if applicable)

Approval valid to

Must be a date.

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.

Please provide a copy of the development approval (as well as any approved amendments/modifications if applicable) in full, including the letter, determination notice and approved plans. *
Attach a file:

For development approvals granted through the Development Assessment Panel or the Significant Development Pathway only - please provide a copy(ies) of the receipt and/or remittance advice for payment of development application fees.
Attach a file:

For development approvals granted through the Development Assessment Panel or the Significant Development Pathway only - if the applicant and payee for the development application fee(s) is different from the Targeted Apartment Rebate applicant, please provide evidence to demonstrate there is a connection between the parties, and the Targeted Apartment Rebate applicant is the appropriate party to receive the reimbursement.
Attach a file:

Development composition details

* indicates a required field

Number of buildings and building height

Does the development consist of multiple buildings? *
☐ Yes
☐ No

What is the number of of storeys? *

Multiple dwellings

Does the development include multiple dwellings? *
☐ Yes
☐ No

IMPORTANT: If the development does not include multiple dwellings, you cannot proceed with an application.

What is the total number of multiple dwellings? *
Must be a number.

What is the total number of studio apartments?

Must be a number.

What is the total number of one-bedroom apartments?

Must be a number.

What is the total number of two-bedroom apartments?

Must be a number.

What is the total number of three-bedroom apartments?

Must be a number.

What is the total number of four-bedroom (or more) apartments?

Must be a number.

Other uses

Applications for mixed use developments including multiple dwellings will be accepted.

Applications with at least 75 per cent of the total net lettable area (NLA) designated for multiple dwelling use will be able to seek 100 per cent of eligible water, wastewater and electricity infrastructure connections and contributions costs.

Applications with less than 75 per cent of the total NLA designated for multiple dwelling use will be able to seek pro-rata funding of eligible water, wastewater and electricity infrastructure connections and contributions costs. Details should be provided of any non-residential uses which form part of the mixed use development.

Is the development a mixed use development? *

☐ Yes
☐ No

If the development is a mixed use development, what uses other than multiple dwellings does the development include?

Net lettable area (NLA)

Please provide the total NLA for:

- Multiple dwellings; and
- Uses other than multiple dwellings (i.e. including grouped dwellings and non-residential uses, if applicable).

The application form will automatically calculate the total NLA, as well as the percentage of the total NLA designated for multiple dwellings.

The Department will verify all NLA figures using the relevant development approval as part of assessment.

What is the total NLA (in square metres) for multiple dwellings?

Must be a number.

What is the total NLA (in square metres) for uses other than multiple dwellings?

Must be a number.

Total NLA (in square metres)

This number/amount is calculated.

Multiple dwellings account for [ ] per cent of the total NLA.

This number/amount is calculated.

Development timeframes

* indicates a required field

Substantial commencement

Development projects that have already substantially commenced are not eligible for the **Targeted Apartment Rebate.**

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.

Has the development been substantially commenced? *
☐ Yes
☐ No

IMPORTANT: If the development has been substantially commenced, you cannot proceed with an application.

Development approval valid to

Must be a date.

If the development approval has less than 12 months to expiry, please demonstrate that there is a reasonable prospect you are able to substantially commence the development within the remaining time period. You may wish to provide evidence such as an executed construction contract with a registered building contractor and/or a building permit for main works.

Attach a file:

Estimated commencement and completion

Evidence of commitment to construct

All successful applicants are required to provide evidence of commitment to commence construction of the development project within two years from 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 that the Targeted Apartment Rebate is supporting apartment development projects that can commence construction within two years from the 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.

Development completion

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

The apartment development project must be completed within the full terms of the funding agreement. The project 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 a certificate of construction compliance. In line with the requirements of the funding agreement, evidence of construction completion is to be provided to the Department.

A discretionary extension of up to one year to achieve construction 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 justifications for the request.

When is the development expected to commence? *

When is the development expected to be completed? *

Infrastructure costs

* indicates a required field

Engagement with the Water Corporation and/or Western Power

Have you engaged with the Water Corporation and/or Western Power regarding the development project? *
☐ Yes
☐ No

If yes, please provide copies of correspondence with the Water Corporation and/or Western Power, including estimates or quotations.
Attach a file:

Eligible infrastructure costs sought under this application

What is the estimated total cost of eligible infrastructure connections and/or contributions costs sought under this application? *
$
Must be a dollar amount.

Please explain the methodology you have used to arrive at the above figure, including any limitations. *

Please provide copies of any other supporting evidence, including correspondence with, or estimates or quotations prepared by any consultant(s) engaged by you.
Attach a file:

Costs already incurred for infrastructure works commenced or completed

Please note recovery of costs for infrastructure works commenced or completed are ineligible for funding.

Have you already incurred costs for infrastructure works commenced or completed? *
☐ Yes
☐ No

If yes, please provide details.

Other funding

* indicates a required field

Targeted Apartment Rebate

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.

Has the development project already received pre-approval for funding under the Targeted Apartment Rebate? *
☐ Yes
☐ No

IMPORTANT: If the development project has already received pre-approval for funding under the Targeted Apartment Rebate, you will be asked to withdraw the existing pre-approval. Please contact the Department's Infrastructure Development Fund Project Team to discuss.

Development contribution plan

Is the development project subject to a development contribution plan? *
☐ Yes
☐ No

If yes, please provide details.

Other funding

Has the development project received funding through other funding or grant programs? *
☐ Yes
☐ No

If yes, please provide details.

Applicant's acknowledgement

* indicates a required field

Applicant's acknowledgement

All information provided is true and correct to the best of my knowledge, and I understand that any omission or false statement may result in the rejection of the application, withholding of funding or termination of the funding agreement. *

○ Yes

I acknowledge that the Department of Planning, Lands and Heritage, or its representatives, may check any of the information contained in this application and agree to provide any additional information they may request to assist with application assessment. *

○ Yes

I understand that this is an application only and does not guarantee funding. *

○ Yes

I acknowledge that if my application is successful, information such as the applicant's name, organisation, the location of the project/development, a project summary and funding amount will be published on the Department of Planning, Lands and Heritage website. *

○ Yes

I acknowledge that the Department of Planning, Lands and Heritage collects my personal information in order to process my application to the Infrastructure Development Fund, as per the collection notice outlined on this application form and the Infrastructure Development Fund - Stream 1: Targeted Apartment Rebate - Guidelines for Applicants. *

○ Yes

Application submitted by:

Submitter name *

First Name Last Name

Submitter position *

Submitter organisation *

Organisation Name

Date submitted *

Must be a date.