

Density Incentive Grant - Application Form

Form Preview

Eligibility

* indicates a required field

Before proceeding with your application, please ensure you are eligible.

You must meet all of the following eligibility criteria to apply for a grant.

Eligible applicants

1.Applicants must be:

- 1.the owner(s) of the land which is the subject of the application and their name(s) must be on the title (please note, a contract of sale or any evidence other than a property search through the Tasmanian Land Titles Office will **not** be accepted as evidence of ownership); or
 - 2.a community housing provider that is responsible for the development of land for which Homes Tasmania is the owner.
- 2.All title holders, except for Homes Tasmania if the development is being undertaken by a community housing provider, must be named as applicants.
 - 3.Applicants that are natural persons must be aged over 18 years.

Ineligible applicants

- 1.Homes Tasmania is not eligible to apply or receive funding under this program.
- 1.A community housing provider is eligible to apply and may receive funding to develop land owned by Homes Tasmania.

Eligible developments

- 1.Only one grant will be issued per development approval (i.e., per council permit).
- 2.The development approval must not have been used for a prior approved grant under the program.
- 3.The minimum number of additional dwellings in a single development for which a grant can be claimed is three.
- 4.The cumulative number of dwellings for which an applicant may claim payment is 50.
- 5.Applicants may be approved for multiple grants relating to different developments, but cumulative funding per applicant may not exceed the maximum grant allocation of \$10,000 per dwelling, up to a maximum of 50 dwellings.
- 6.All dwellings, as described in the development approval issued by the relevant council, must be multiple dwellings.
- 7.The development site must be located in one of the following areas:
 - 1.Land that is zoned under the Tasmanian Planning Scheme or the Tasmanian Interim Planning Scheme as:
 - 1.General Residential;
 - 2.Inner Residential;
 - 3.Urban Mixed Use;
 - 4.Local Business;
 - 5.General Business;
 - 6.Central Business; **OR**
 - 2.Land that is zoned as one of the following Particular Purpose Zones under the Tasmanian Planning Scheme or the Tasmanian Interim Planning Scheme:
 - 1.Kangaroo Bay (Clarence Local Provisions Schedule (LPS));
 - 2.Willow Court (Derwent Valley Interim Planning Scheme (IPS));
 - 3.Royal Derwent Hospital (Derwent Valley IPS);
 - 4.University of Tasmania (Sandy Bay Campus) (Hobart IPS);
 - 5.Port Sorell Waterfront Site (Latrobe LPS);

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6. Inveresk Site (Launceston LPS);
7. University of Tasmania, Newnham Campus (Launceston LPS); **OR**
3. Land that is zoned under the Sullivans Cove Planning Scheme as:
 1. Inner City Residential (Wapping);
 2. Sullivans Cove Mixed Use; **OR**
4. Land that has its geometric centre point within a Specific Area Plan that is consistent with the objectives of this program to facilitate medium- or high-density housing close to transport or services, which are limited to the following:
 1. Northern Apartments Corridor Specific Area Plan (Glenorchy LPS);
 2. North Hobart Specific Area Plan (Hobart IPS);
 3. Hobart Commercial Zone Specific Area Plan (draft Hobart LPS);
 4. The Green Specific Area Plan (Launceston LPS).
1. If the development is in a General Residential zone or an eligible Particular Purpose Zone, as defined under 11.2, the site area per dwelling must be less than 325m².
2. All dwellings must have a use class, as described in the development approval issued by the relevant council, that is "Residential".
 1. Dwellings with the use class "Visitor Accommodation", as described in the development approval issued by the relevant council, are not eligible.
3. If the development is in a Local Business Zone, the development must have a use class, as described in the development approval issued by the relevant council, that is "Residential" and one or more of the following:
 1. Business and professional services;
 2. Food services;
 3. General retail and hire.
4. All dwellings for which a grant is claimed must either be new or the result of adaptive reuse of an existing non-residential building.
5. All developments for which a grant is claimed must result in a net increase in the total number of dwellings on that development site by at least three. E.g., a development that demolishes one dwelling and builds three new dwellings would result in a net increase of two dwellings and would not be eligible.
6. All dwellings must have development approval from the relevant Tasmanian council at the time of application.
7. Applicants have up to six months from the date of the grant funding agreement to claim their grant payment.
8. To receive the grant payment, the applicant must provide evidence that work on the development is permitted to commence and that construction has substantially commenced. The only evidence of this that will be accepted is;
 1. a 'Form 39 - Start-Work Notification and Authorisation' notice authorised by a person licensed as a building surveyor in Tasmania. This notice must not have been dated before 11 April 2024; and
 2. a signed statutory declaration stating that construction of the development has substantially commenced.

Program administration

1. To be eligible, the applicant must provide all information and evidence reasonably requested by State Growth. This includes evidence of a valid development approval issued by the relevant council and including approval for all dwellings for which the grant is claimed.
2. Applicants that do not include all required information will be notified that they are unsuccessful and will forfeit their place in the queue. Unsuccessful applicants may submit a new application.
3. Applications will only be accepted when they are complete and made using the approved form made available by State Growth.

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- 4.The program will close on 31 March 2026 or when the program's funding allocation has been fully allocated, whichever occurs first. No further applications will be accepted after this time.
- 5.Complete applications will be assessed in order of receipt but applications that do not include all required information will be notified that they are unsuccessful and will forfeit their place in the queue.
- 6.State Growth may consider the reputation of the applicants, and the conduct of the applicants in relation to any other programs managed by the Tasmanian Government when assessing their eligibility for a grant.
- 7.Applications submitted by a third party will not be accepted without evidence of permission to apply on behalf of the applicant in the application.
- 8.This program has limited funding. If funding is exhausted, not all eligible applications will receive a grant.

Definitions

Community housing provider means an organisation, other than Homes Tasmania, that is:

- 1.registered under the *Community Housing Providers (National Law) Tasmania Act 2013* as a community housing provider, or
- 2.declared by the Minister for Housing, under the *Residential Tenancy Act 1997*, to be providing social housing.

Dwelling means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.

Homes Tasmania land means any land for which Homes Tasmania, or any previous iteration, is a title holder.

Site area per dwelling has the same meaning as in the State Planning Provisions, which is the area of a site, excluding any access strip (e.g., driveway), divided by the number of dwellings on that site.

I confirm that I meet all of the eligibility requirements *

☐ Yes

If you are unsure about your eligibility, please contact densitygrant@stategrowth.tas.gov.au.

You may be asked to supply documentation to support your eligibility claims as part of the application process, or as part of an audit process to confirm your claims were true and correct.

Previous applications

Has the applicant submitted any previous applications for grant funding under this program in relation to a separate development? *

- ☐ Yes
☐ No

In relation to previous applications under this program, what is the total number of dwellings for which you are either awaiting an assessment outcome OR have been approved for grant funding? *

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Do not include dwellings that were not approved under a previously assessed application.

You have reached the maximum number of dwellings per applicant under the program guidelines. You are ineligible to apply for further funding under this program at this time.

Your details

* indicates a required field

Who is completing this form?

The person identified here is the primary contact for this application.

They do not need to be the applicant (i.e. the person who will sign the agreement), but must be appropriately authorised to complete the application on their behalf.

Name *

First Name

Last Name

What is your relationship to the applicant? *

Please provide more details of your relationship to the applicant *

For example: solicitor, accountant, bookkeeper, etc.

Contact details

These are the details we will use to contact you (the nominated contact person).

Email *

Phone number *

Information you will need to provide

Important information

This application form requires you to provide detailed information about your project to help us assess your eligibility for the program. This information includes:

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1. Basic identifying information about yourself, your property and your planned development.
2. Evidence of ownership of the land on which the development will be built.
3. Evidence of council approval to undertake the development.
4. Payment information.

Once you submit the form, no additional claims can be made for this development. It is **very important** that you take the time to provide complete and accurate information. Incomplete applications will be refused and will not reserve your place in the program.

If you need to collect more information to make a complete application, you can save the form and come back to it at any time.

Knowingly providing false or misleading information is an offence.

Development information

In this form, the following phrases have specific meanings:

- "Dwelling" means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
- "Development" means a construction project that is the subject of a single planning/development permit. A development may take place on either one parcel of land or multiple contiguous parcels of land.

If you have several developments at different locations, you must apply for them separately up to the maximum of 50 dwellings.

Development details

* indicates a required field

Provide details about your development.

Each application must relate to a single development only. If you have further developments for which you intend to apply for grant funding, each development must be applied for separately.

Commencement of work

Has building work commenced on your development?

- ☐ Yes
☐ No

On what date did building work commence on your development?

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This must be the date that a 'Form 39 – Start-Work Notification and Authorisation' was completed for this development. If a Form 39 has not been completed for your development, select 'No' above.

This program is only eligible to developments that commenced work on or after 11 April 2024. Your development is not eligible for funding under this program.

Ownership

Title holders

Please provide a complete list of all title holders for the proposed development. All title holders will be considered applicants for the grant and will need to sign the legal agreement to receive payment.

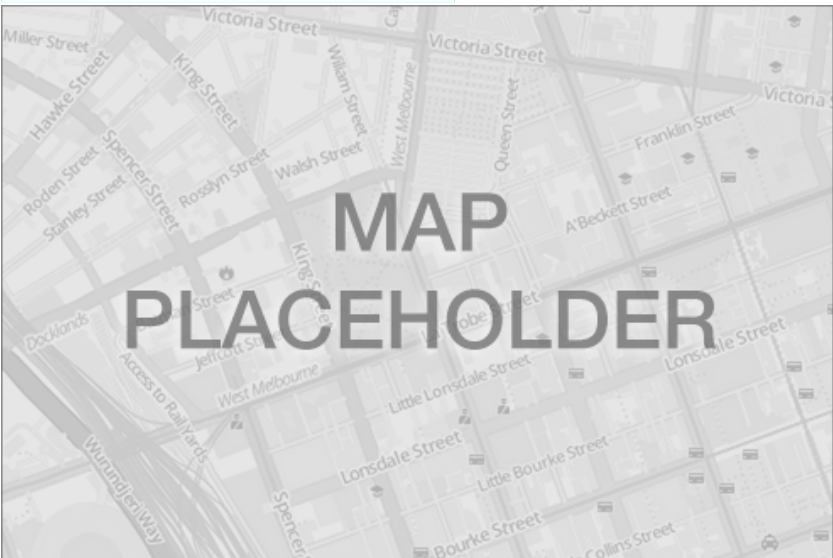
Use the 'Plus' and 'Minus' buttons to add extra title holders or remove them as needed.

Name	Entity type

Site location

Address of development land *

Address



If your development is taking place across multiple addresses, please input the address at which the largest portion of the development will take place.

Does the address in the above field match the full address listed on your planning/development permit? *

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☐ Yes

☐ No

Please provide the full address listed on your planning/development permit. *

Planning Zone

Your development must be located in an approved zone under the relevant planning scheme or Special Area Plan (SAP) or Particular Purpose Zone (PPZ) to be eligible for a grant. Refer to the eligibility criteria for a full list of the approved zones, SAPs and PPZs.

Select the approved zone from the following list *

Select the approved PPZ *

Select the approved SAP *

Number of dwellings

Please upload your approved planning permit *

Attach a file:

How many existing dwellings are/were there on the development site prior to the approved development? *

This is the total number of dwellings on the development site prior to the construction of this development. This includes dwellings that are intended for demolition as part of the development.

How many dwellings are approved under this planning permit? *

This is the total number of approved dwellings on the site post-development. This may include existing dwellings that are not being constructed as part of this development.

Net additional dwellings resulting from this development

This number/amount is calculated.

This is the number of approved dwellings minus the number of existing dwellings prior to the development.

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How many new dwellings are you claiming a grant for in this development? *

If you have made previous applications under this program, please ensure the total number of dwellings across all your developments for which you have applied for a grant is no more than 50.

Total number of dwellings claimed across all applications

This number/amount is calculated.

This is the total number of dwellings for which you are applying to claim a grant across all applications.

Total grant amount

This number/amount is calculated.

This is the total grant funding for which this application will be for, based on a rate of \$10,000 per dwelling. This amount is an estimate and may change based on the assessment of your application.

You must provide evidence showing the location of each dwellings for which you are applying for a grant ("grant dwellings"). This evidence must be in the form of a development plan, which clearly shows the locations of each of your grant dwellings. The location of the development in relation to existing property titles must also be shown.

Each grant dwelling must be marked, labelled, highlighted, or numbered as 'grant dwelling' on the plan.

This evidence forms part of your grant funding agreement and will be used to determine the location of your grant dwellings when your application is audited.

You may not substitute your grant dwellings for different dwellings or alter your evidence of grant dwellings once a grant funding agreement has been entered into.

Please upload evidence of your grant dwellings *

Attach a file:

Maxium Dwellings Exceeded

You have exceeded the maximum number of dwellings for which you may claim a grant. You may only claim up to 50 dwellings across all your developments, including dwellings you have claimed for developments in separate grant applications.

You must adjust the number of dwellings claimed from this development so that your total is 50 or fewer.

General Residential - Site Area Per Dwelling

Your development is in a General Residential zone. To be eligible, you must have a site area per dwelling of less than 325m².

Definitions

Site area per dwelling means the area of a site, excluding any access strips, divided by the number of dwellings on that site.

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Site means the lot or lots on which a use or development is located or proposed to be located.

Access strip means the narrow part of an internal lot to provide access to a road.

What is the total site area? *

Must be a number.
m2

What is the combined total area
of all access strips? *

Must be a number.
m2

Site area (excluding access strips)

This number/amount is
calculated.
m2

Site area per dwelling

This number/amount is
calculated.
m2

Site Area Per Dwelling Exceeded

You have exceeded the site area per dwelling of 325m2 for multiple dwellings in a General Residential zone.

Your development does not meet the eligibility criteria.

Dwelling details

In this section, you will be asked to provide information about the types of dwellings that you are building as part of this development.

Medium and high density housing includes a broad range of multiple-dwelling housing types ranging from small lot housing through to terraces, townhouses and apartments.

Multiple-dwelling housing types may also be conjoined (i.e., sharing at least one wall or floor with another dwelling) or fully detached.

The following information is collected for reporting purposes only and will not affect the eligibility of your development.

How many of the new dwellings in your development are fully detached (i.e., fully separate from other dwellings)? *

How many of the new dwellings in your development are conjoined (i.e., sharing a wall or floor with at least one other dwelling)? *

Dwelling details continued

In this section, you are asked to provide further details about the configuration of your development.

1 Bed

How many of your new dwellings
have a single bedroom? *

Must be a whole number
(no decimal place).

2 Bed

How many of your new dwellings
have two bedrooms? *

Must be a whole number
(no decimal place).

3 Bed

How many of your new dwellings
have three bedrooms? *

Must be a whole number
(no decimal place).

4+ Bed

How many of your new dwellings
have four or more bedrooms? *

Must be a whole number
(no decimal place).

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Further Information

* indicates a required field

Developer details

ABN (if applicable)

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.

Do the applicants own the land under a trust arrangement? *

☐ Yes ☐ No

Please upload a copy of your trust deed and any amendments *

Attach a file:

Correspondence address

We will use these addresses for sending notices or correspondence if necessary, although email will generally be used wherever possible.

Street address *

Address

This must be a street address for legal purposes. Provide the most appropriate address for your circumstances - for example, a residential address or registered address for a company.

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Postal address *

Address

Proof of identity documents

* indicates a required field

In order to process your application we require ID from a person whose name is on the title. If the development is across multiple titles, please provide ID for a person whose name is on all of the titles (the 'common title holder'), unless the common title holder is a company.

You will need to provide:

1. one primary and
2. one secondary form of ID.

Select the type of ID provide the details below.

Primary

Type of evidence *

- ☐ Australian Driver Licence
- ☐ Australian Passport
- ☐ ImmiCard
- ☐ Government issued Proof of Age Card

Secondary

Type of evidence *

- ☐ Medicare Card
- ☐ Bank or Credit Card (last four digits)
- ☐ Firearms Licence
- ☐ Australia tertiary student card
- ☐ Australian Defence identity card
- ☐ Australian Police Force Officer card
- ☐ Department of Foreign Affairs Document or Certificate of Identity

Identification number *

e.g. drivers licence number

Identification number *

e.g. medicare card number

Primary proof of identity document *

Attach a file:

Secondary proof of identity document *

Attach a file:

Declaration

* indicates a required field

Tax requirements

Grants paid by the Department of State Growth may be considered part of your income in a financial year and may be subject to tax. You must determine your own taxation liabilities. We suggest you consult your financial adviser or contact the The Australian Taxation Office on 13 28 66.

Personal information protection statement

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You are providing personal information to the Department of State Growth, which will manage that information in accordance with the *Personal Information Protection Act 2004*. The personal information collected here will be used by the Department for the purpose of the grant approvals process and administering grants. Failure to provide this information may result in your grant application being unsuccessful or records not being properly maintained. The Department may also use the information for related purposes, or disclose it to third parties in circumstances allowed for by law. You have the right to access your personal information by request to the Department and you may be charged a fee for this service.

Conditions

Refer to the program guidelines [LINK TBC] for the full conditions to this grant.

The term 'Application' means this on-line form and all attached documents.

For and on behalf of the applicant detailed in this application, I acknowledge and warrant (as the case may be) that:

1. I have authority to provide the information contained in this application and to execute (by completion of details below) this application for and on behalf of the applicant.
2. the Department can rely upon the information and representations contained in this application (including these acknowledgements).
3. I have read, understood and I am able to comply with all criteria, terms and conditions contained in the guidelines and application form.
4. I have read and understood the eligibility requirements and assessment criteria for this program and declare to the best of my information, knowledge and belief, the applicant is eligible under those criteria and the information provided is true and correct.
5. the Department may undertake all necessary credit checks, organisational searches and any other checks and enquiries on the applicant as the Department determines and is hereby authorised to do so.
6. the application is made at the applicant's own cost and risk. The selection of the applicant for program funds is at the absolute discretion of the Department and this application remains the property of the Department.
7. the applicant will be responsible for notifying the Department in writing of any changes relating to information provided in this application. Until receipt of such notification, the Department shall process the application in accordance with the information provided.
8. grant payments will be made via Electronic Funds Transfer (EFT) to a nominated bank account and the Department is hereby authorised to make such payments.
9. the Department is under no obligation to verify the authority of the undersigned on the bank account details.
10. the Department will not be held responsible for delays of payment, or errors due to factors outside their reasonable control. The Department reserves the right to terminate or suspend an EFT and to pay by cheque or any other manner which the Department may determine.
11. the applicant agrees to indemnify the Crown in the Right of Tasmania, against all present and future legal liability, claims or proceedings for financial loss arising from, or attributable to the provision and use of the information contained in this application and/or receipt and use of grants.
12. if a grant is awarded, the applicant must enter into a legal agreement with the Department in order to receive the grant. This agreement will be on such terms and

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conditions as the Department determines and, together with this application form and any applicable program guidelines, will form the whole agreement.

I agree *

☐ Yes