

Residential Activation Fund

Frequently asked questions

These frequently asked questions provide explanatory information about elements of the Residential Activation Fund (the Fund) and should be read in conjunction with the Residential Activation Fund Round 1 [Program Guidelines](#).

These FAQs will be updated with additional information and new questions as required.

Question	Added/Updated
<p>What is the purpose of the Residential Activation Fund?</p> <p>To accelerate the delivery of critical trunk and essential infrastructure, such as water supply, sewerage, stormwater, power, telecommunications and transport, which is fundamental to activating residential housing developments.</p> <p>It will support local governments and developers in bringing forward planned and approved housing projects where access to funding for planned infrastructure is delaying delivery of new homes in both SEQ and regional, rural and remote Queensland.</p>	06/04/2025
<p>How much funding is available?</p> <p>A total of \$2 billion in funding is available with at least half to be invested outside South East Queensland, across regional, rural and remote local government areas.</p> <p>Under Round 1, \$500 million is available to fund eligible projects.</p>	06/04/2025
<p>Who can apply for funding?</p> <p>For Round 1, applicants (or the project lead in the case of a consortium) must be:</p> <ul style="list-style-type: none">• A Local Government body constituted under the <i>Local Government Act 2009</i> or the <i>City of Brisbane Act 2010</i>• A developer or landowner with a company registered in Australia, with development approval for a residential development in Queensland, necessitating Trunk and Essential Infrastructure (as defined in the Program Guidelines). <p>A list of those specifically excluded from applying can be found in the Program Guidelines.</p>	06/04/2025
<p>When is the Fund open for applications?</p> <p>Applications will open in April 2025. Check the Fund's website for further details.</p>	06/04/2025
<p>How do I apply?</p> <p>Read the Residential Activation Fund Program Guidelines.</p> <p>Complete an online application form and submit the required documentation through the department's online SmartyGrants portal. A link to the SmartyGrants online portal will be provided on the Fund website when applications open.</p>	06/04/2025

Question	Added/ Updated
<p>What projects can I apply for?</p> <ul style="list-style-type: none"> All Queensland local governments and eligible developers may apply for trunk and essential infrastructure projects to facilitate residential housing development. Queensland regional, rural and remote local governments (those outside South East Queensland) may apply for infrastructure planning activities (Specific Infrastructure Planning Projects) that facilitate residential housing developments. These projects will be limited to undertaking detailed design of trunk and essential infrastructure for a residential housing development or part thereof. <p>Refer to the Program Guidelines for more information about eligible projects.</p>	06/04/2025
<p>What are the timeframes for delivering approved projects?</p> <p>Trunk and essential infrastructure projects must commence construction within 12 months of a fully executed funding agreement and should be completed within 3 years of a fully executed funding agreement.</p> <p>Specific Infrastructure Planning Projects must be able to commence within 3 months of a project funding agreement being signed.</p>	06/04/2025
<p>Is there a limit to the amount of funding available per project?</p> <p>There are no upper or lower limits on the amount of funding that may be applied for per project.</p>	06/04/2025
<p>Is a financial co-contribution required?</p> <p>Co-contributions are not mandatory, however, applications with confirmed financial co-contributions will be assessed more favourably.</p> <p>Co-contributions can be made by the Applicant or a third-party contributor, e.g. Commonwealth Government, consortium members, etc.</p>	06/04/2025
<p>What if work on a residential development has commenced?</p> <p>Projects to deliver trunk and essential infrastructure that are currently underway, completed or are planned to commence prior to a project funding agreement being executed are not eligible for funding.</p> <p>A residential development may include a number of stages or multiple items of trunk or essential infrastructure. Applications should detail scope of works to be delivered ensuring the Project is eligible for funding.</p>	06/04/2025
<p>What if I have more than one project that is eligible?</p> <p>You may submit more than one application for funding:</p> <ul style="list-style-type: none"> Each Project requires a separate application. Where an applicant has multiple projects that are not interdependent and could reasonably be delivered separately, a separate application should be submitted for each project. Before applying, consider your capacity to lead and deliver multiple projects, given the timeframes for starting and completing projects under round 1. Rank your applications in order of priority. 	06/04/2025

Question	Added/ Updated
<p>Can a project have more than one item of trunk or essential infrastructure?</p> <p>Yes. A single Project may include multiple items of trunk or essential infrastructure.</p> <p>In your application provide details of all items of trunk and essential Infrastructure that will be delivered as conditioned or needed in order to carry out the relevant Development Approval.</p>	06/04/2025
<p>Will detailed designs and costings need to be completed prior to application?</p> <p>Trunk and essential infrastructure projects must have detailed designs and recent costings. Projects with more advanced or completed detailed designs will be assessed more favourably.</p> <p>Costings must be:</p> <ul style="list-style-type: none"> • Within the last two years for applications being submitted by local governments • Within 12 months for all applications being submitted by eligible developers and landowners. 	06/04/2025
<p>Who can be a member of a consortium?</p> <p>Consortiums may be comprised of anyone (organisation or individual) who is necessary to deliver the proposed Project. At least one member of a consortium must be an Eligible applicant and that member will be the Project lead and take responsibility for submitting the application, and entering the funding agreement with the State if successful.</p> <p>Refer to the Program Guidelines at 3.3 for more details on consortium arrangements.</p>	06/04/2025
<p>Are utility providers eligible to apply for funding?</p> <p>Utility providers are not eligible to apply in their own right.</p> <p>Utility providers may work with other eligible applicants such as local councils, developers or landowners, and other relevant parties, in a consortium arrangement. In such circumstances one eligible applicant must be the Project lead for the application.</p>	06/04/2025
<p>Which local government areas are in South East Queensland (SEQ)?</p> <p>SEQ is defined by ShapingSEQ 2023, the SEQ Regional Plan, and encompasses the 12 local government areas of Brisbane, Gold Coast, Ipswich, Lockyer Valley, Logan, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast, and Toowoomba (urban extent).</p> <p>For further information visit https://www.planning.qld.gov.au/planning-framework/plan-making/regional-planning/south-east-queensland-regional-plan</p>	06/04/2025
<p>Will there be further rounds?</p> <p>Yes, currently it is planned the Fund will be delivered across multiple rounds.</p> <p>Round 1 will prioritise those projects that are ready for immediate implementation. If an eligible applicant has projects that aren't ready yet, there is an opportunity to undertake and complete detailed planning in preparation for future rounds.</p>	06/04/2025

Question	Added/ Updated
<p>If I don't make an application in Round 1, can I apply for funding in future rounds?</p> <p>Yes, each funding round of the program is discreet. Eligible applicants who do not apply, or who are unsuccessful in the first round will be able to apply for funding under future rounds of the program, subject to meeting eligibility criteria.</p>	06/04/2025

Further information

For further information refer to the [Program Guidelines](#).

If you have questions or would like to discuss your proposed project, contact the Department of State Development Infrastructure and Planning at RAFund@dsdip.qld.gov.au or telephone 07 3452 6882.