

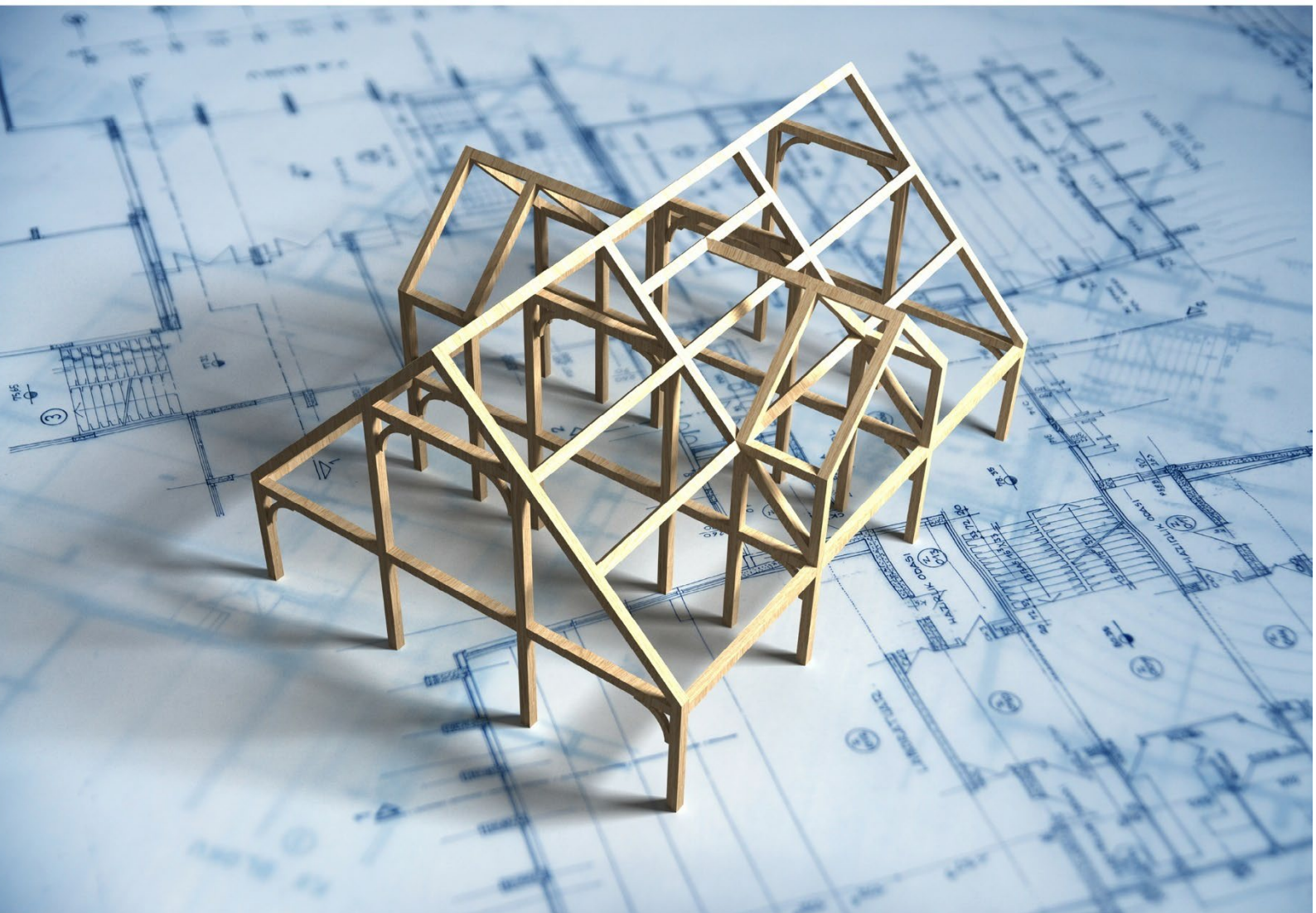


Department of **Planning,**
Lands and Heritage

National Planning Reform Blueprint

Western Australia March 2025

progress report



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In the spirit of reconciliation, the Treasury acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.

Contents

Measure 2	1
How Western Australia's strategic planning will deliver on housing supply targets	1
Measure 3	5
Summary of planning, zoning and land release reforms.....	5
Reforms as part of the Planning and Development Amendment Act 2023.....	5
Other planning, zoning and land release reforms.....	6
Measure 4	11
Key findings from a development ready land stocktake	11
Measure 5	16
Zoning, planning and other amendments to support dense, well-located housing	16
Reforms to non-planning barriers preventing a diversity of housing	22
Measure 6	25
Identifying barriers in development approvals	25
Key barriers to the timely issuing of development approvals and barriers to delivering housing where development approvals have been granted	25
Reforms to development approvals.....	25
Social Housing Affordable Housing Community Housing.....	25
Reforms to social and affordable housing approval pathways	26
Reforms addressing barriers to the timely issuing of development approvals	26
Planning reforms to address existing development approvals which have not been acted upon...	27
Western Australia's position on planning and inclusionary zoning reforms to support permanent affordable, social and other specialist housing in developments.....	28
Initiatives to share planning data and improve visibility of factors affecting housing delivery.....	28
Measure 10	29
Well located government land suitable for housing.....	29
Best practice examples.....	29

Measure 2

Planning Ministers will report to National Cabinet on state, regional and local strategic plans that reflect their jurisdiction's share of housing supply targets agreed by National Cabinet and links with infrastructure pipelines.

How Western Australia's strategic planning will deliver on housing supply targets

The Western Australian planning framework has a hierarchy of strategic land use plans, including at the highest level the [State Planning Strategy 2050](#). There are separate strategies for the Metropolitan area (includes the Perth and Peel regions) and each of the other eight regions to enable planning for potential population growth, associated development and infrastructure planning.

The strategies for future planning, range in timeframes to 2031-2050, and there are differences between Metropolitan and regional Western Australian plans due to the vastness of the state (being one-third of Australia's land area):

- Metropolitan (Perth) and Peel Regions: *Perth and Peel@3.5million* (2018) is a suite of strategic land use and infrastructure plans (Sub-regional Planning Frameworks) which plans for an increase in population of 1.5 million people and an additional 1.2 million jobs by approximately 2050¹. The suite of plans identifies land for future housing, employment, minimum urban infill and density targets, regional open space, infrastructure and seeks to protect environmental attributes of State and Commonwealth significance with urban and infrastructure staging plans to guide development.
- Regional Western Australia: The current Regional Planning and Infrastructure Frameworks are being reviewed, and Regional Planning Strategies are currently being drafted for the eight planning regions – the Gascoyne, Goldfields-Esperance, Great Southern, Kimberley, Mid-West, Pilbara, South-West and Wheatbelt. It is expected that drafts will be advertised during 2025. Due to their vast size and diversity, regional-scale strategic planning does not include the designation of discrete land uses over individual parcels of land. As such the new strategies will not have a role in identifying the land required for the delivery of housing supply targets. The strategies are intended to designate a settlement hierarchy for each region using a consistent methodology as a mechanism to manage urban growth and inform infrastructure funding. As such, the new strategies are intended to guide the infrastructure investment required to deliver the housing.

Strategic Plans within Western Australia are used to guide zoning under Region Planning Schemes (where they are applicable, Perth, Peel and Greater Bunbury), as well as Local Planning Strategies and Local Planning Schemes across the state.

¹ <https://www.wa.gov.au/government/publications/perth-and-peel-35-million-frameworks>

Consultation

Perth and Peel@3.5million (final release in 2018) built upon Directions 2031 and Beyond (released in 2010) which had undergone broad consultation. Through the subsequent preparation of the suite of documents:

- Minimum infill dwelling targets were prepared in consultation with local government.
- Key issues, including environmental attributes, servicing and infrastructure issues were considered in consultation with WA government departments and servicing agencies.
- The plans were publicly advertised.

This resulted in a balance of social, economic and environmental factors while ensuring sufficient land was identified to accommodate future anticipated population growth.

The strategies currently being prepared for the eight regions have been workshopped with key stakeholders across the state, including local government, the relevant Development Commissions and meetings held on-country.

Land Supply – Perth and Peel

Perth and Peel@3.5million includes capacity for approximately 1 million new homes which can potentially accommodate an additional 2.2 million people (from 2018) through the identification of minimum urban infill targets, undeveloped urban and urban deferred land, and future urban land supply.

While there is capacity for approximately 1 million dwellings the development scenario from Perth and Peel @3.5 million requires an additional 800,000 new homes to be delivered by 2050, with 380,000 of these to be urban infill (minimum 47 per cent). Annual reporting in the Perth and Peel Metropolitan area through the Urban Growth Monitor identified that if land consumption continues at a rate consistent with the 20-year average, it would theoretically take an estimated 26 years to deplete existing stocks of undeveloped land for urban development in the Perth metropolitan and Peel regions.

Table 1: Potential land supply identified in *Perth and Peel@3.5 Million* (March 2018)

	Gross Site Area (ha)	Dwellings Estimate	Population Estimate
Infill	N/A	414,120	829,610
Undeveloped Zoned	26,000	398,460	839,400
Urban Expansion/Investigation	9,450	109,630	324,290
Planning Investigation Areas (Resolved)	6,738	78,000	200,000
Total	42,188	1,000,210	2,193,300

Source: *Perth and Peel@3.5million*. Undeveloped zoned land is as of 2018 and will have altered due to development, changes in zoning, etc. Note that all land identified is not suitable for development due to factors such as its environmental attributes; this was factored into growth scenarios.

During the period between the release of *Perth and Peel@3.5million* in March 2018 and December 2022, amendments have been undertaken to the (Perth) Metropolitan Region Scheme to facilitate land supply as outlined in Table 2 below.

Update Table 2: Lands rezoned in the Perth Metropolitan Region Scheme since March 2018 (to December 2022)

Sub-region	Stock of 'Urban Expansion' rezoned to 'Urban' and 'Urban Deferred' in the Region Scheme (ha)	Stock to 'Urban Investigation' rezoned to 'Urban' and 'Urban Deferred' in the Region Scheme (ha)	Total
Metro North West	2,200	0	2,200 ha
Metro North East	700	30	730 ha
Metro South and Peel (including Metro South West, South East and Peel)	290	190	480 ha
Total	3,190 ha	220 ha	3,410 ha

Source: Data Analytics, 2024.

Urban infill, the redevelopment of urban land in the Metropolitan region, is based on ten principles of urban consolidation (outlined in the Sub-regional Planning Frameworks), including an emphasis on well-located medium-high density housing in proximity to public transport, employment and amenity. This is reflected in the WA Government's METRONET project, the largest integrated transport and land use program ever delivered in Perth. Investment in rail will act as a catalyst for land use change in over 8,000 ha of land, within walkable catchments around METRONET stations. METRONET rail infrastructure and stations have been designed to efficiently use Government land and create new development opportunities on Government landholdings within walking distance of stations. These precincts present an opportunity to deliver new housing within well-situated locations.

In addition, minimum urban infill dwelling targets to 2050 have been set for most local governments (within the Perth and Peel Regions), with the location of those dwellings refined for local context through the preparation of local planning strategies and local planning schemes to identify suitable locations for medium and higher density. The targets require 47 per cent of dwellings to be delivered through urban infill by 2050 (a 50 per cent increase on infill development across Perth and Peel in 2010). A significant portion of the minimum urban infill targets is anticipated to be constructed in the Metropolitan Central sub-region (Perth Region), being 214,000 infill dwellings across 19 local governments.

Future urban land supply within the Metropolitan Region was based on a growth scenario, factored in environmental attributes and infrastructure requirements, occupancy rates and minimum residential density to support the identified estimated capacity. Ultimately, these will be subject to further detailed planning through district-level structure planning (for undeveloped Urban and Urban Deferred Zoned land), and will likely require further Region Scheme amendments, which will also require associated environmental approvals. For some locations, additional approvals may also be required from the Commonwealth.

Decisions on the future urban land supply in the Metropolitan Region identified an additional 6,700 ha of land for urban development, with a potential capacity for 78,000 dwellings accommodating a population of approximately 200,000. These have been included in the capacity for over 1 million homes outlined above.

Land Supply – Regional Western Australia

Regional land supply data is based on regional assessments, which are prepared upon request rather than annually as the Urban Growth Monitor for the Metropolitan Region. Land supply and estimated dwelling yield varies from 2015 to 2025, reflecting the timing of such requests for that information. Therefore, this data needs to be considered carefully as some is now dated and it can be assumed that annual dwelling construction since the last report would have utilised the estimated undeveloped zoned land supply.

Update: Table 3: Regional Western Australia Land Supply

Regional Government (Year Data available)*	– Local Area	Estimated Residential (Zoned) (ha)**	Undeveloped Land	Estimated Dwelling Yield	Estimated Population (people/dwelling)***
Albany (2015)		1,120		10,700	25,680 (2.4)
Augusta Margaret River (2016)		1,240		6,640	16,600 (2.5)
Broome (2020)		660		1,700	4,590 (2.7)
Bunbury (2023)		420****		2,810	6,744 (2.2)
Busselton (2016)		1,400		13,790	34,475 (2.5)
Capel (2023)		920****		8,450	23,660 (2.8)
Dardanup (2023)		1,310		21,270	55,302 (2.6)
Denmark (2017)		440		1,890	4,347 (2.3)
Esperance (2023 in progress draft)		260		2,290	5,496 (2.4)
Greater Bunbury region (Bunbury, Capel, Dardanup, Harvey combined)		4,080*****		35,680	92,768 (2.6)
Greater Geraldton (2016)		4,460		24,460	58,704 (2.4)
Kalgoorlie-Boulder 2024		650		5,980	17,066 (2.6)
Karratha (2020)		320		4,500	12,600 (2.8)
Port Hedland (2022)		800		6,030	16,281 (2.7)
Total		15,430 ha		113,660 dwellings	288,607 people

Source: Data Analytics, 2025.

*Regional data collection is produced on an as needed basis, and therefore, has different data dates ranging from 2015-2024. The data may be subject to change.

**Given regional data collection is produced on an as needed basis, available land in 2015, may be less in 2024, and on that basis, average land consumption needs to be considered, as this will impact estimated dwelling yields and population capacity, also zoned includes land identified for residential purposes in the local planning strategies but may not yet have been zoned in the scheme.

***Average person per dwelling utilises Australian Bureau of Statistics 2021 Census QuickStats.

**** Sourced from the Urban Growth Monitor 16 (unpublished). Refers to the stock of the undeveloped urban and urban deferred in the region schemes (non-urbanised area) as at the end of 2023.

Notes: Land supply figures for Capel, Dardanup and Harvey from the Urban Growth Monitor 16, estimated dwelling yields from the Bunbury Geographie Regional Land Supply Assessment. Augusta Margaret River and Denmark land supply and estimated dwelling yields from the respective regional land supply assessments.

Measure 3

Planning Ministers will undertake planning, zoning, land release and other reforms, such as increasing density, to meet their jurisdiction's share of housing supply targets agreed by National Cabinet.

Summary of planning, zoning and land release reforms

Reforms as part of the Planning and Development Amendment Act 2023

These reforms include amendments to the *Planning and Development Act 2005* (Amendment Act 2023) and were made in response to the Action Plan for Planning Reform (2019).

Western Australian Planning Commission Reforms

Enacted. Commenced 1 July 2024.

Reform of the Western Australian Planning Commission will improve efficiency in decision making, streamline membership and clarify the Commission's role as an expert advisor and independent decision-making body with the necessary technical expertise. On June 7, 2024, the streamlined membership of the nine board members was announced and meetings began in July 2024.

Revised Residential Design Codes

Single House streamline approvals

Enacted. Commenced 1 July 2024

Decisions to be made by the CEO or local government Authorised Officer and not to be determined by the Council.

Ancillary accommodation approval exemptions

Enacted. Commenced 10 April 2024

Compliant ancillary dwelling on residential lots (including grouped dwelling and strata lots) of any size will no longer require approval.

Permanent Significant Development Pathway and Regulations

Update: Enacted. Commenced 1 March 2024.

As part of the Planning Reform Agenda, the Western Australian Government has introduced a system whereby in certain instances proponents will have the option to choose different pathway options for the assessment and determination of development applications, which will give developers the choice

of whether to have their applications determined by the Western Australian Planning Commission, a Development Assessment Panel, or by a local government.

For complex proposals of more than \$20 million in Perth and Peel and more than \$5 million in regional Western Australia, the Western Australian Planning Commission acts as the decision maker if the applicant lodges a development proposal through the Significant Development Pathway.

The introduction of an alternative permanent decision-making pathway creates a streamlined, efficient and coordinated pathway for complex proposals that meet a monetary threshold. Since the new Part 11B Significant Development Pathway became operational, 39 proposals have either progressed or are currently progressing through the pre-lodgement process. Of these, 10 have been lodged and 7 are in application conformance. Since September 2024, four Form 17B applications (under the temporary) Part 17 pathway were determined by the WAPC.

Furthermore, Amendments to the Planning and Development (Significant Development) Regulations 2024 were published on 22 January 2025 and will become operational on 30 May 2025. The amendments will enable the development of multiple dwellings (of any value), which incorporate at least five percent community housing in designated areas to be classified as 'prescribed significant development' and lodged for determination under Part 11B of the *Planning and Development Act 2005*.

Development Assessment Panel Reforms

Update: Enacted. Commenced 1 March 2024.

The Development Assessment Panel (DAPS) reforms create an opt-in pathway for any development over \$2 million (including group and multiple dwellings but excluding single houses and ancillary structures). The WA Government is providing all community housing projects with the ability to opt into the DAPS pathway regardless of the scale and value of the project.

Since the pathway's enactment in March 2024, a total of 175 (Form 1 for new applications) and 45 (Form 2 for amendments/cancellations) DAP applications have been received. Further, since the DAP's reform 177 (Form 1) and 30 (Form 2) applications have been determined.

Other planning, zoning and land release reforms

The Planning Reform Agenda

Ongoing

As part of the implementation of the planning reform agenda, the following is in progress or has been completed to provide improved and contemporary guidance for the preparation of planning documents that plan for and facilitate the delivery of housing:

- local planning strategies (complete);
- structure plans (complete);
- local planning schemes (underway);
- local development plans (underway); and
- local planning policies (underway).

The planning agenda will support contemporary and consistent local planning strategies and structure plans. Progress of the planning reform agenda will provide consistency regarding local planning schemes, local development plans and local planning policies.

Finalisation of Planning Investigation Area

Announced

The Planning Minister announced the finalisation of Planning Investigation Area assessments under Perth and Peel@3.5million. Approximately 6,700 hectares (ha) (78,000 dwelling capacity) of land was identified for future urban land uses. The sites require rezoning and infrastructure planning to be undertaken prior to development.

Establishing a State Referral Coordination Unit

Progressed, commenced 1 March 2024

The WA Government has established a State Referral Coordination Unit to initially service the Permanent Significant Development Pathway applications, providing WA government agencies with a Single Sector Response to the Western Australian Planning Commission.

This enables State Referrals to be coordinated to assist in the timely determination of Permanent Significant Development Pathway applications.

Schemes and Strategies

Ongoing

Provides zoning for urban land supply for housing, amenity with regional open space, infrastructure, and public infrastructure (i.e. high schools, hospital) with region schemes administered by the Western Australian Planning Commission and local schemes administered by local government (requiring Ministerial approval).

Local government is required by the *Planning and Development Act 2005* to prepare and keep current local planning strategies and schemes. This is the principal planning tool in areas without a region scheme. Local planning strategies require the approval of the Western Australian Planning Commission, and schemes (and amendments) require final approval from the Minister for Planning. These planning mechanisms must be aligned with the WA Government's Strategic Plans, including *Perth and Peel@3.5million*, particularly the minimum urban infill dwelling targets (to 2050) and minimum urban density where specified. It is a requirement that these are kept contemporary through regular review.

Sufficient suitable land has been identified and zoned to facilitate dwelling construction aligned with State strategic plans, including *Perth and Peel@3.5million* and the Regional Strategies currently being prepared.

Creating Regional Planning Strategies

Anticipated delivery 2025

The WA Government is preparing new regional planning strategies for each of the following regions: Gascoyne, Goldfields-Esperance, Great Southern, Kimberley, Mid West, Pilbara, South West and Wheatbelt. The purpose of the strategies is to outline a vision for each region, identify

issues/opportunities, and set strategic land use planning direction. The draft regional planning strategies are currently being drafted.

The new strategies will designate a settlement hierarchy based on a consistent methodology to support and manage urban growth and infrastructure pipeline.

District Structure Planning

Update: Ongoing. Progressed 2024.

The WA Government has committed to leading District Structure Planning, and work has commenced to establish a process. This will unlock land and facilitate development consistent with State Strategic Plans, such as *Perth and Peel @ 3.5 million* and regional strategies including Bunbury-Geographe, Leeuwin-Naturaliste, Guilderton to Kalbarri, Gascoyne Coast, Great Lower Southern, Ningaloo Coast and Shark Bay.

To date, the following plans have been prepared by the State:

Perth Metropolitan Region – East Wanneroo (finalised 2022).

Regional WA: Wanjui and Waterloo District Structure Plans and Glen Iris District Structure Plan.

Other District Structure Plans are currently being prepared by others including local government and developer led. Examples of this include Albany North Structure Plan, Emu Point Structure Plan, Karnup and East Kwinana.

Redevelopment Schemes

The Draft Bentley Redevelopment Scheme and Draft Master Plan is a significant urban renewal project delivered by DevelopmentWA and was released for public comment in 2024. A report on the consultation outcomes will be presented to their Redevelopment Committee for consideration in Autumn 2025.

The project is anticipated to deliver between 800 to 1000 new dwellings. The draft Master Plan proposes that one in seven homes across the precinct will be dedicated to social and affordable housing. The focus will be on medium density residential housing, with some medium-high density is also proposed including low-rise apartments (up to 4 storeys) and medium-rise apartments (up to 6 storeys).

Development Contribution Program

Activated in January 2023.

The program focuses on improving the coordination, consistency and transparency of development contribution plans (DCPs) to facilitate infrastructure delivery. DCPs are a mechanism for the cost-sharing arrangement to fund local infrastructure such as roads, paths, cycleways, water supply, sewerage, drainage, parks, open spaces and community facilities and are delivered under a local planning scheme. Preparation is guided by State Planning Policy 3.6 Infrastructure Contributions and associated guidelines.

The program ensures adequate rigour and statutory weight for its implementation. The program has a positive impact on ensuring adequate need and nexus for infrastructure items, appropriate costings, and transparency and accountability for the ongoing administration of DCPs by local authorities. This

process provides a mechanism to build a pipeline of critical local infrastructure to support the delivery of housing supply to the market.

Streamlining of Western Australian State Policy Framework

Ongoing

The Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission is progressing a series of projects that will refine and streamline the State planning policy framework to make it easier to navigate and streamline decision making. The existing policy framework is being reviewed to determine further opportunities to streamline and modernise existing policy suites. All policy reviews are being considered for their potential impact on the economy and dwelling construction.

State Planning Policy and Planning Code Regulations

Enacted. Commenced 1 March 2024.

On 1 March 2024 the new Planning and Development (Planning Code) Regulations 2024 and Planning and Development (State Planning Policy) Regulations 2024 came into effect. These regulations introduce 'risk-based' assessment and decision-making pathways for several planning instruments, including State planning policies (SPP), is listed within the Action Plan for Planning Reform (Action C4).

This approach will reduce SPP review requirements and timeframes, providing for a more contemporary and agile policy suite. SPPs will remain as strategic due-regard documents, providing direction on a range of land use planning matters applicable to Western Australia, whilst at the same time being easier to review and amend (i.e. administrative amendments not requiring Governor approval).

Planning Codes were introduced via the *Planning and Development Amendment Act 2020*, with the regulations outlining the administrative processes to prepare Planning Codes. The Residential Design Codes (R-Codes) were transitioned to be the first Planning Code, with the potential for other planning codes to be introduced in the future. Only designated Planning Codes will have the ability to be read into local planning schemes given their status as subsidiary legislation.

Planning Codes: Residential Design Codes, Volume 1 and 2

Ongoing

The WA Government is undertaking a review of the main policy suite for development applications, being the R-Codes, to guide design and development for low, medium and high-density residential development across Western Australia. Deemed-to-comply provisions provide a straight-forward pathway for approval for single houses and generally do not require planning approval.

The R-Codes Volume 1 was amended and released (March 2023) to include provisions for contemporary housing included in Part C. The amended R-codes Volume 1 was released 8 March 2024 and Volume 1 and consequential amendments to Volume 2 were made operational on 10 April 2024.

Planning and Development (Region Planning Scheme) Regulations 2023

Enacted. Commenced 1 August 2024

The Regulations introduce three streams for region planning scheme amendments (complex, standard and basic), and outline the advertising requirements and factors associated with the consideration of

submissions region planning scheme amendments and new region planning schemes. The purpose of which is to introduce the use of risk-based assessment and decision-making pathways for region scheme amendments (and any new region scheme), reducing timeframes for lower-risk proposals.

Planning and Development Amendment (Metropolitan Region Scheme) Bill 2024

New: Enacted. Commenced 24 October 2024

The *Planning and Development Amendment (Metropolitan Region Scheme) Bill 2024* passed through State Parliament on 24 October 2024 and is now the *Planning and Development Amendment (Metropolitan Region Scheme) Act 2024*. The Bill modernises the 60-year-old text of the Metropolitan Region Scheme to cut unnecessary red tape and removes significant duplicate processes from the planning system.

The new Metropolitan Region Scheme will become operational on 31 March 2025. Western Australian Planning Commission notices were finalised on 22 January 2025 and delegations were finalised on 19 February 2025.

Measure 4

Planning Ministers will identify well-located 'development ready' land, having appropriate regard to the protection of land with key attributes e.g. environmental or economic.

Key findings from a development ready land stocktake² Update

The data provided is centred on the existing stock of lots for both conditional and final subdivision approvals (as of Dec 2024).

In summary:

- The stock of lots with valid conditional approval in June 2024 was 61,010 lots and as of Dec 2024 is 64,326 lots across the wider Metropolitan area and the major regional areas in Western Australia. These approvals will include conditions requiring servicing, connection to water, sewerage and power, with road access (gazetted and constructed road frontage). The stock of lots is variable depending on applications lodged by landowners/developers. Through the COVID-19 planning response to support economic recovery, some approvals were granted an automatic extension.
- In 2024, 11,238 residential lots have been created (i.e. approval conditions have been satisfied and final approval granted) across the wider Metropolitan areas and the major regional areas in Western Australia.
- A majority of the stock of lots under conditional approval as of Dec 2024 (56,602 of 64,326 lots) and those granted final approval in 2024 (10,103 of 11,238 lots) are located within the wider Metropolitan area (being the Perth and Peel regions).
- However, lot creation relies on external parties applying for subdivision approval and then undertaking the required works on land over which conditional approval has been granted. As a result, the state does not have direct control of the timing and delivery of land.
- Census data indicates that the 10-year average annual increase in dwelling stock equates to approximately 15,600 dwellings in the Metropolitan region, and 3100 dwellings per annum in Western Australia's major regional centres.

² For the purpose of this report it is assumed that development ready means land with infrastructure that is ready to sell and/or construct

Table 4 below provides a summary of land supply (as outlined in Tables 1 and 2 in Measure 3) and includes the stock of lots and annual dwellings within the Metropolitan Region and major regional areas in Western Australia. This includes land that is zoned urban and urban deferred but undeveloped, land that has been identified strategically for future growth and urban infill in the Metropolitan Region, and includes the Regional Land Supply Data prepared during 2015-2024.

Update Table 4: Land supply, stock of lots and average annual dwellings in the metropolitan region and major regional areas (Dec 2024)

Region	Estimated dwellings – land zoned or identified for zoning to 2050	Stock of residential lots with conditional subdivision approval		Residential lots granted final approval (Jan to Dec 2024)	Estimated annual dwelling increase	
	Estimated Dwelling Yields on undeveloped Urban and Residential Land (see Notes)	Current approvals – as at Dec 2024***	conditional residential subdivision – as at Dec 2024***	Final approvals – residential subdivision – Jan to Dec 2024****	Average change in dwelling stock (2011 to 2021) ABS Census	annual increase in stock (2011 to 2021) ABS Census
Perth and Peel metropolitan Regions	1,000,210* (to 2050)	56,602		10,103	15,637	
Regional LGAs						
Albany	10,700	617		63	234	
Augusta-Margaret River	6,640	1355		155	206	
Broome	1,700	321		30	165	
Bunbury	2,810	155		67	116	
Busselton	13,790	305		289	540	
Capel	8,450	478		157	166	
Dardanup	21,270	297		65	110	
Denmark	1,890	279		9	46	
Esperance (in progress draft)	2,290	133		33	35	
Greater Bunbury Region (Bunbury, Capel, Dardanup, Harvey)	49,400	1,866		649	1,151	
Greater Geraldton	24,460	1,361		7	191	
Harvey	3,080	631		71	219	
Kalgoorlie-Boulder (in progress draft)	1,170	336		124	64	
Karratha	4,500	281		63	157	
Port Hedland	6,030	175		2	190	
Regional total (listed centres only)	n/a	7,724		1,135		
TOTAL (listed centres only)	n/a	64,326		11,238		

Source: Data Analytics, 2025.

*In Metropolitan Region – Perth and Peel Regions, estimated dwellings includes strategic land use plans future urban land identified in *Perth and Peel@3.5million*

**Regional data collection is produced on an as needs basis, and therefore have different data dates ranging from 2015-2024. The data may be subject to change. Given regional data collection is produced on an as needs basis, available land in 2015, may be less in 2024, and on that basis, average land consumption needs to be considered, as this will impact estimated dwelling yields and population capacity.

***Conditional subdivision approvals, are subdivision approvals granted by the Western Australian Planning Commission are still valid in accordance with the *Planning and Development Act 2005* and extensions under the Act.

****Final subdivision approval issued by Western Australian Planning Commission, requires developers to request Titles to be issued through Landgate.

WA Government Initiatives

The single largest project in the Metropolitan Region has been METRONET (2017, and currently under construction), with the planned expansion of the railway network providing opportunities for urban infill, and increased diversity of housing. See www.metronet.wa.gov.au for further information.

State and Commonwealth Partnership

A new investment partnership between the Australian Government and State Government will deliver 21 new social and affordable housing projects to deliver almost 1,800 social and affordable homes near METRONET stations and on other Government-owned land. The State Government will make initial investments of land and capital, with dwellings to be sold to Community Housing Providers (CHP) to own and manage. The Commonwealth will contribute funds through the Housing Australia Future Fund Facility and the National Housing Accord Facility.

The WA Government also has several other initiatives, commenced during 2022, 2023 and 2024, including:

- supporting efficient use of Government land
- maximising the use of existing and proposed infrastructure
- well-located sites for development
- promoting the delivery of social and affordable housing
- assisting with the cost of infrastructure provision.

Examples of the WA Government's initiatives are summarised in Table 5 below.

Update: Table 5 – WA Government initiatives with Associated Dwelling Commitments

WA Initiative	Government	Expected impact	Further information
Social Investment Fund	Housing	Delivery of 5,000 new social dwellings across WA	State Government housing reforms deliver over 1,300 social homes Western Australian Government (www.wa.gov.au)
Infrastructure Development Fund (2023) \$80 million (\$40 million Metropolitan and \$40 million Regional)	Fund	Infill/well located development – apartments Metropolitan Central METRONET sites Worker's accommodation – regions 96 residential development projects with a potential yield of more than 6,780 multiple dwellings.	Funding to support delivery of 363 new apartments Western Australian Government (www.wa.gov.au) Infrastructure Development Fund (www.wa.gov.au)
\$55 million strategic investment into water and wastewater infrastructure		To drive metropolitan housing development over the next 10 years. More than 15,000 sites for new homes to be fast-tracked across METRONET sites, and strategic sites across Metropolitan Region. Special Development Contribution Areas to be created to recoup fair/equitable investment from future developers who benefit from planned upgrades.	New homes in the pipeline through \$55 million water investment Western Australian Government (www.wa.gov.au)

WA Initiative	Government	Expected impact	Further information
		Delivered by Water Corporation.	
Housing Supply Unit – Department of Treasury Western Australia		Established to assist in WA Government’s continued drive to boost housing supply and affordability in Western Australia. Unit will report to Residential Lands and Housing Delivery Ministerial Oversight Committee and be responsible for producing economic forecasts for Western Australia and development of market-driven housing policies including measures to boost supply and improve choice and affordability. Unit became operational in 2024.	New unit established to drive housing supply in Western Australia Western Australian Government (www.wa.gov.au)
Unlocking Surplus Government Land		Housing Diversity Pipeline reviews surplus Government land, that is well located, with transport, employment opportunities and amenity. Unlocking underutilised land at well located sites with amenity and near transport infrastructure, including METRONET.	Housing Diversity Pipeline (www.wa.gov.au) Land released to build housing diversity PS News).
Regional land booster program		Funding of \$7 million per year to improve supply of development-ready land across regional Western Australia to help build strong and vibrant regions. Through Development WA, there is currently approximately 577 residential/mixed use lots for sale in the regions across all land release programs.	Funding boost to unlock development-ready land in the regions Western Australian Government (www.wa.gov.au)
Transfer duty concession for off-the-plan apartments and apartments under construction		Aims to make home ownership more accessible to Western Australians and encourage employment in the construction industry. Rebate original due to expire in October 2021 – Scheme has been extended to 30 June 2025.	Off-the-plan Duty Concession and Rebate Scheme (www.wa.gov.au) Apply for an off-the-plan duty concession or rebate Western Australian Government (www.wa.gov.au)
Keystart loan product		Keystarts home loan limit has been lifted and will be reviewed against annualised median house prices on a regular basis. Keystart's new Urban Connect Plus is an extension of the Urban Connect Home Loan and will allow approved Urban Connect Home Loan customers to access a loan to support developers' deposits for off-the-plan apartments. Legislation has been introduced to the Western Australian Parliament to make Government-owned home lender Keystart a statutory corporation, to support more Western Australians to achieve home ownership.	Changes to Keystart property price and income limits Western Australian Government (www.wa.gov.au) New Keystart product to improve access to urban infill projects Western Australian Government (www.wa.gov.au) Keystart to become a Government Trading Enterprise Western Australian Government (www.wa.gov.au)
Home Buyers Assistance Account		The Home Buyers Assistance Account (HBAA), administered by Consumer Protection, provides a grant of up to \$2,000 for eligible first home buyers in WA, but previously only covered properties bought for \$400,000 or less. That threshold has now been raised to \$500,000.	Scheme expanded to help more first home buyers Western Australian Government (www.wa.gov.au)
Build-to-rent land tax exemption		Build-to-rent exemption aims to increase the availability of rental properties in WA by providing a 50 per cent exemption from land tax for up to 20 years for eligible developments. The exemption will apply to developments that: – contain at least 40 self-contained dwellings available for three-year residential leases	Build-to-rent land tax exemption Western Australian Government (www.wa.gov.au)

WA Initiative	Government	Expected impact	Further information
		- are owned by the same owner or group of owners and be managed by the same management entity and - completed between 12 May 2022 and 1 July 2032.	
Call for Submission for Social Housing		The 'Call for Submissions for Social Housing' (CFS-SH) initiative invites private industry to help deliver liveable and sustainable apartment and grouped dwelling residential developments (of up to 30 homes) for social housing in Perth and regional Western Australia. The CFS-SH is supported by the \$843 million increase in funding provided by the 2024-25 State Budget. Eligibility for the \$50 million grant funding has now been expanded to local government submissions, with funding available for housing projects in the South West, Great Southern, Wheatbelt, Goldfields-Esperance, Mid West, Gascoyne, Pilbara and the Kimberley Regions. Delivered by Department of Communities	Submissions now open to deliver WA's new social housing Western Australian Government (www.wa.gov.au)
Community Housing Prequalification Scheme		Boost delivery of new social and affordable housing across Western Australia by reducing procurement times and costs, allowing Community Housing Providers to prequalify for predetermined categories of developments	Community Housing Prequalification Scheme Western Australian Government (www.wa.gov.au)
State-wide Construction and Refurbishment Builders Panel		A state-wide Housing Construction and Refurbishment Builders Panel has been established, consisting of 145 small, medium and large companies from across Western Australia, to expedite new construction and refurbishments.	New builders appointed to State-wide social housing delivery panel Western Australian Government (www.wa.gov.au)
Short Term Rental Accommodation		Unhosted STRA properties in the Perth metropolitan area to have development approval if rented out for more than 90 nights in a 12-month period. A \$10,000 incentive for owners of short term rental properties to return them to the long-term rental market. Now extended until to 30 June 2025.	Short-Term Rental Accommodation Initiatives Western Australian Government (www.wa.gov.au)
Vacant Property Rental Incentive Scheme		The Vacant Property Rental Incentive Scheme offers a \$5,000 grant to owners of vacant residential properties in Western Australia, Christmas Island, or Cocos Keeling Islands, to transfer their property to the long-term rental market for at least 12 months to support people seeking a rental home. As at 3 November 2024 a total of 97 properties have utilised the scheme.	Vacant Property Rental Incentive Scheme Western Australian Government (www.wa.gov.au)
New Builders Support Facility		A New Builders Support Facility round 3 opened to help more Western Australians move into their homes sooner. Program provides cashflow support for builders to complete delayed housing projects. Additional \$5 million in support available on top of the initial \$10 million allocation. Support provided for 150 homes to date, with 65 now complete.	Builders' Support Facility Western Australian Government (www.wa.gov.au)

Further details on METRONET and the Housing Diversity Pipeline are included in Measures 5.

Measure 5

Planning Ministers will streamline approval pathways and prioritise planning control amendments to support diverse housing across a range of areas, including promoting medium and high-density housing in well-located areas close to existing public transport infrastructure connections, amenities and employment.

Zoning, planning and other amendments to support dense, well-located housing

Planning and Development Amendment Act 2023

Announced and approved in November 2023, operational from 1 March and 1 July 2024

Various reforms were introduced through legislative and regulatory change, including:

- single House/Ancillary accommodation approvals exemptions
- permanent Significant Development Pathway
- development Assessment Panel Reforms
- Western Australian Planning Commission Reforms.

There will be greater options available for applicants to choose the preferred assessment pathway to better suit their purpose and project.

These reforms will improve efficiencies in planning processes and decision making to assist with the delivery of housing and other critical infrastructure, reduce unnecessary red tape and streamline planning processes.

Further detail is provided in Measure 3.

Region Scheme Amendments – Metropolitan and Greater Bunbury

Update

Gazetted Metropolitan Region Scheme rezonings from 1 March 2024 to December 2024 have rezoned an estimate of 130 (hectares) of land to Urban and rezoned an estimate of 30 (hectares) to Urban Deferred. Key Metropolitan and Greater Bunbury Region Scheme Amendments include:

GBRS amendment 0069/57 (Treendale East Urban Expansion Area)

Transfer approximately 188.5 hectares from the Rural zone to the Urban Deferred zone in order to facilitate future urban development.

MRS amendment 1408/57 (Forrestdale Townsite East)

Transfer approximately 56.37 ha in Forrestdale from the Rural zone to the Urban and Urban Deferred zones and Primary Regional Roads and Parks and Recreation reservations. The proposed amendment will facilitate the future residential development of the site with Public Open Space and conservation areas. It also provides for future road widening.

MRS amendment 1433/27 (Part Lot 202 Skeet Road and Part Lots 600 – 602 Balannup Road, Harrisdale)

Transfer approximately 1.74 hectares of land within part of Lot 202 Skeet Road and parts of Lots 600, 601 and 602 Balannup Road in Harrisdale from the Urban Deferred zone to the Urban Zone.

MRS amendment 1419 (Woodvale Drive and Ancestor Retreat, Woodvale)

Transfer approximately 4.64 hectares within Lot 900 Wanneroo Road, Lot 26 Woodvale Drive, Lot 803 Ancestor Retreat, and the road reserve for Woodvale Drive from the Rural zone to the Urban zone.

MRS amendment 1400/41 (North Fremantle Urban Precinct)

Transfer approximately 23.95 ha in North Fremantle from the Industrial zone to the Urban Deferred zone and Parks and Recreation reservation. The intent of the amendment is to facilitate redevelopment of the land for primarily mixed-use purposes with areas of public open space.

MRS amendment 1404/41 - Roe 8 Remainder and Roe 9 (removal of Primary Regional Roads (PPR) reservation)

Transfer approximately 58.01 ha being portions of the PRR reservation and some nearby Urban zoned land to the Parks and Recreation reservation. Other portions of the PRR reservation are proposed to be transferred to the Urban zone.

MRS amendment 1414 (Leederville Parade Road Rationalisation)

Transfer 1,368.95 m² of land in Leederville from the Primary Regional Roads reservation to the Urban zone.

MRS amendment 1405/57 (South Mandogalup Urban Precinct):

Transfer approximately 27.8 ha of land in the Mandogalup locality from the Rural zone to the Urban zone. The amendment will allow for the residential development of the subject land, following a local scheme amendment, structure planning and subdivision approval.

MRS amendment 1424/27 (Part Lots 877 and 878 Stakehill Road, Karnup):

Transfer approximately 39.7 ha of land within Lots 877 and 878 Stakehill Road, Karnup from the Urban Deferred zone to the Urban zone.

MRS amendment 1410 (Part Lot 96 Starflower Road, Henley Brook):

Transfer approximately 3.78 (ha) of land within Lot 96 Starflower Road, Henley Brook from the Public Purposes – Special Uses reservation to the Urban zone. The proposed Urban zoning will facilitate

further planning and development of the subject land for residential and related land uses, along with adjacent Urban zoned land to the east.

MRS amendment 1407/57 (Hamilton Street, Cannington):

Transfer approximately 3,800 m² of land from Other Regional Roads (ORR) reservation to the Urban zone. The proposed Urban zoning will facilitate the Department of Communities proposal to construct an Aboriginal short-stay accommodation facility on land within a portion of the amendment area and adjacent to it.

MRS Amendment 1399/57 (Hay Road, Ascot):

Transfer approximately 1.53 ha of land in Ascot (5 km from the Perth CBD) from the Parks and Recreation reservation to the Urban zone under the Metropolitan Region Scheme (MRS). The local planning scheme was amended concurrently to align with the MRS. Provides for redevelopment of surplus parks and recreation land for housing and associated uses.

MRS Amendment 1401/57 (former Challenger TAFE site):

Transfer approximately 4.36 ha in Beaconsfield (3 km east of Fremantle) from the Public Purposes - Technical School reservation to the Urban zone under the MRS. The amendment enables the redevelopment of the TAFE site which ceased operating in 2017.

METRONET

Update: Progressing since 2017

METRONET is the largest integrated transport and land use program ever delivered in Perth. Investment in rail will act as the catalyst for land use change in over 8,000 ha of land within walkable catchments around METRONET stations. METRONET rail infrastructure and stations have been designed and delivered to use government land efficiently and create new development opportunities on Government landholdings within walking distance of the station. These precincts present an opportunity to deliver new housing within well-situated locations across the Perth and Peel region. On 8 December 2024 the METRONET Ellenbrook Line opened and includes five new stations: Morley, Noranda, Ballajura, Whiteman Park, and Ellenbrook.

This work continues as the project progresses, with the State leading precinct planning. METRONET station precincts provide the opportunity to deliver new housing opportunities for all West Australians. Working across State and local governments, key precincts are being planned to provide new infrastructure, amenity and services to communities and establish a pipeline of housing development options in a mix of tenures, including social and affordable housing, for public and private investment.

To support the delivery of housing, work is underway to identify and prioritise suitable State-owned land in METRONET station precincts and other well-located areas. The identified sites will have the potential to provide for social and affordable housing, mixed with other new housing types where applicable. Being within station precincts, the sites will be within walking distance of high-quality public transport infrastructure and provide a foundation for transit-oriented development with medium to high-density housing that both maximises the benefits of the public transport investment and other National, State and/or local government investments in these precincts, such as the Ellenbrook Leisure Centre (approved by WAPC in February 2025).

Precinct planning is being led by the Department of Planning, Lands and Heritage on several METRONET precincts to establish the planning frameworks for streamlined delivery of housing and transit-oriented development across the network. These include Ballajura, Bennett Springs East and Karnup, with Concept Master Plans also completed in Whiteman Park and Morley. The Department of Planning, Lands and Heritage utilises a number of planning tools to establish development ready planning frameworks with streamlined approval processes including Precinct Structure Plans, Master Plans, Planning Control Areas, Improvement Plans and Schemes and the Significant Development Pathway.

In this regard, the Karnup Station Precinct Structure Plan and associated scheme amendment was publicly advertised in 2024. This Precinct provides for up to 800 new homes and a town centre within walking distance of this future station. Delivery of the Karnup Station is subject to a future investment decision of Government.

The Ballajura Station Precinct Structure Plan and Improvement Scheme provides for a new town centre and up to 1400 new dwellings within walking distance of the new Ballajura Station. In August 2024, the planning documents were referred to the WA Environmental Protection Authority and Commonwealth Department of Climate Change, Environment, Energy and Water. The Ballajura Station Precinct Improvement Scheme No. 1 is currently out for public comment until 9 April 2025.

Other METRONET precincts are being delivered by DevelopmentWA, with Redevelopment Areas and Schemes in place to establish new planning frameworks and provide for efficient determination of proposals.

The Department and DevelopmentWA are also working with the Infrastructure Development Fund, Market Led Proposals and Housing Diversity Pipeline initiatives to identify further opportunities for de-constraining land for housing and development by both public and private sector.

METRONET precinct planning works and initiatives to support housing supply have been in preparation prior the 16 August 2023. While METRONET precinct site identification and prioritisation is underway, these opportunities have not been endorsed by the WA Government at this stage.

Further information at: [METRONET Delivering Station Precincts Brochure.pdf](#)

Housing Diversity Pipeline (2022)

Update

The WA Government is progressing a range of reforms and policy initiatives that are accelerating housing supply, including the delivery of 5,000 new social homes in four years through a record investment of \$3.2 billion. The pilot Housing Diversity Pipeline (HDP), a key component of this program, seeks innovative solutions and proposals from the private sector to address the current critical shortage of social housing and housing availability by releasing underutilised and surplus government landholdings to the market.

The pilot HDP identifies surplus government landholdings to determine their suitability for residential development, and prioritises these outcomes over alternative uses. The delivery of well-located density accommodation is a key program consideration, including the prioritisation of infill and transit-oriented developments. An expression of interest process closed in October 2024 seeking responses from developers identifying State-owned land and proposing to deliver residential lots or housing in the short-medium term. Evaluation of responses and negotiation of land sales is underway.

HDP Round Two, will leverage the knowledge and expertise of the development industry to identify and then develop the most suitable land to bring new housing supply to market in the quickest possible way. Round Two Request for Expressions of Interest closed on 21 October 2024.

Under the HDP, suitable sites are de-constrained and taken to market with minimal prescription with a view to partnering with industry and delivering mixed-tenure developments including social housing.

Some key examples of HDP projects current underway include:

Brown Street, Busselton

The 2,034m² development site is part of the Housing Diversity Pipeline, to maximise the potential of lazy government land to bolster social and affordable housing.

In November 2024 a proponent was announced to construct and operate the planned 30-dwelling community housing development (mix of 16 social and 14 affordable houses) in Busselton. The development application was lodged in November 2024.

Further information on this project is available at [Social and affordable housing boost in Busselton | Western Australian Government](#).

Tulloch Way, Canning Vale

The Department of Communities is progressing a project to deliver a mix of one, two and three-bedroom social and affordable rental homes on 8,500m² of State-owned land in Canning Vale and leveraging on new METRONET infrastructure.

A Development Application to construct 49 new homes was lodged on 9 October 2024. The 18 townhouses and 31 apartments will be built to silver level Liveable Housing Australia standard.

Northwood Street, Narrogin

The Crown land on Northwood Street, Narrogin will be sold at a discounted price to the Shire of Narrogin to deliver housing options and boost the availability of affordable housing within the community.

Pier Street, Perth

Development application for housing redevelopment was approved in April 2024 and construction has commenced.

The project is planned to deliver approximately 200 new apartments, including a mix of social housing and affordable rentals through a Build-to-Rent model.

Further information on this project is available at, [Pier St - Overview - DevelopmentWA - Shaping our State's future](#) and <https://www.wa.gov.au/government/media-statements/Cook-Labor-Government/Development-application-for-major-build-to-rent-project-in-CBD-20240118>

Smith Street, Highgate

Housing redevelopment of former public housing site. A contractor has been awarded for demolition of the existing buildings and preparation of the site for redevelopment.

The Development application for 109 apartments across a four-storey development (mix of one and two-bedroom social, affordable and specialist disability rental units) was approved in November 2024.

Further information on this project is available at, [Smith Street Build-to-Rent Project \(www.wa.gov.au\)](#)

Court Place, Subiaco

Expressions of interest sought to deliver new integrated residential project as part of the broader Subiaco East redevelopment.

Expected to deliver up to 350 dwellings (with approximately 42 per cent of this to be social housing). Demolition works to remove 58 vacant and no longer fit for purpose public housing dwellings has been completed. Currently the timeline for development will be established once a successful developer is announced in 2025.

Further information on this project is available at, [Expressions of Interest launched for new Subi East housing project | Western Australian Government \(www.wa.gov.au\)](#).

See also:

[Housing Diversity Pipeline \(www.wa.gov.au\)](#)

[Housing Diversity Pipeline to boost social housing and support jobs - DevelopmentWA - Shaping our State's future](#)

[Land released to build housing diversity | PS News](#)

Infrastructure Development Fund (2023)

Update

The WA Government established the Infrastructure Development Fund, allocating \$80 million equally between metropolitan and regional projects, with applications open for 18 months, until 6 September 2024, unless the funding is fully allocated earlier. The Infrastructure Development Fund includes three funding programs:

- targeted Apartment Rebate;
- unlocking Infill Precincts; and
- unlocking Regional Worker Accommodation opportunities.

The first two funding programs support Metropolitan Central Urban Infill Projects, and METRONET station precincts. Funding through these programs is contingent on development receiving funding to commence construction within two years of approval and be completed within four years. The third funding stream aims to address infrastructure constraints in the water, wastewater and electricity network at a precinct or strategic site scale impacting the delivery of accommodation for key workers and community housing in regional areas. Applications for the third stream closed on 6 September 2024.

As of 28 February 2025, the State Government has committed a total of \$49.19 million to 96 apartment development projects approved under Stream 1: Targeted Apartment Rebate. Together, the 96 approved projects are anticipated to deliver over 6,780 multiple dwellings across the Perth metropolitan region. Of the 96 approved projects, construction has been completed on one project, delivering 93 multiple dwellings in Mount Pleasant. A further 38 approved projects have commenced works on site or commenced construction. Together, they will deliver over 2,490 multiple dwellings.

As of 28 February 2025, the State Government has committed a total of \$2.37 million to four proposals approved under Stream 2: Unlocking Infill Precincts (Stream 2). The funds committed will deliver water, wastewater and electricity infrastructure upgrades to three medium to high density infill precincts in Nedlands, High Wycombe, Midland and Fremantle.

See for more detail:

<https://www.wa.gov.au/government/media-statements/McGowan-Labor-Government/%2480-million-headworks-fund-to-boost-infill-and-regional-housing-20230222>

<https://www.wa.gov.au/organisation/departments-of-planning-lands-and-heritage/infrastructure-development-fund>

Review of Environmental Legislation and Processes

Update Enacted 24 October 2024

In December 2023, the Western Australian Government announced a comprehensive review of environmental legislation and processes, with a commitment to creating certainty for projects aimed at job creation while maintaining environmental protection. An investment of \$18 million has been allocated to streamline processes, while ensuring strong environmental protection.³

The *Environmental Protection Act Amendment Bill 2024* was enacted on 24 October 2024 and aims to speed up approvals while retaining strong environmental protections, while also introducing parallel approvals and Statement of Expectation for the Environmental Protection Authority. Furthermore, the establishment of a new Coordinator General role aims to expedite priority assessments across Government. This initiative represents a proactive approach to balancing economic development with environmental sustainability in Western Australia.

Furthermore, as part of *Environmental Protection Amendment Regulations 2024* enacted on 24 January 2024, schemes that do not impact the environment will no longer need to be referred to the Environmental Protection Authority⁴.

Community-led pilot program to support regional social and public housing

A Pilot program to deliver supported accommodation to tackle homelessness in Albany. The Albany In-Reach Supported Accommodation Service will use former holiday homes to provide five units of accommodation for vulnerable individuals, couples and families experiencing, or at risk of experiencing, homelessness in the Great Southern.

Further programs have seen:

- Completion of eight new social housing homes in the Great Southern. The new two-bedroom modular homes were built to silver Liveable Homes standard by Murray River North and Modularis in their Perth yards and transported to Katanning.
- Four new modular tiny homes have been built in Northam for social housing. Prefabrication is undertaken over approximately 12 weeks and the design and construction method means faster construction time, less time on site, waste reduction, design adaptability and a small on-site building footprint that allows for more extensive landscaping.

³ Overhaul of approvals system to unlock jobs, investment | [wa.gov.au](https://www.wa.gov.au)

⁴ Change to planning scheme referrals to benefit EPA, local governments and proponents (www.wa.gov.au)

Reforms to non-planning barriers preventing a diversity of housing

Housing Industry Forecasting Group

April 2024

The Housing Industry Forecasting Group is a joint industry and government body that provides independent commentary on the housing sector in Western Australia. The most recent report from the Housing Industry Forecasting Group was prepared in April 2024. The report provides data to support forecasting for dwelling commencements. The report considers a variety of construction trends, the state of the WA economy, interest rates, household spending, key risks (labour/ materials), demand for dwellings, land supply, rental market, and State and Commonwealth Grants (i.e. First Home Owner Grant and Homebuilder Grant).

At the April meeting, the consensus of the Group was that dwelling commencements are likely to remain below the long-term average and well below target levels over the next few years (Table 1).

The Housing Industry Forecasting Group has revised its 2023-24, 2024-25 and 2025-26 dwelling commencement forecasts since the November 2023 forecast. The revision downwards was driven by capacity constraints, manifesting in sluggish completions, and delayed commencements.

Table 6: Housing Industry Forecasting Group - Projected dwelling commencements - WA

Financial Year	November 2023 Dwelling commencements	April 2024 Dwelling commencements
2022-23 (actual)	14,967	14,967
2023-24 (forecast)	15,500	14,000
2024-25 (forecast)	16,000-18,000	15,000-17,000
2025-26 (forecast)	17,000–19,000	16,000-18,000

Source: [Housing Industry Forecasting Group \(www.wa.gov.au\)](https://www.wa.gov.au)

Non-planning initiatives referenced in Measure 4

Measure 4 initiative	Expected impact on housing diversity
Housing Diversity Pipeline	Urban Infill. Well located. Diversity of housing. Social/Affordable housing. Identification of surplus government land.
Infrastructure Development Fund	Metropolitan and Regional Western Australia housing and working opportunities. Urban Infill/METRONET. Focused on development of apartment projects.
\$55 million commitment to water and wastewater infrastructure	Capacity to service land associated with METRONET and in Metropolitan Central.
Housing Supply Unit	Report to Residential Lands and Housing Ministerial Oversight Committee. Responsible for economic forecasts. Working with Commonwealth.
Transfer duty concession for off-the-plan apartments and apartments under construction	Make homeownership more accessible. Ensure developments achieve pre-sales to commence construction.

Measure 4 initiative	Expected impact on housing diversity
Financial Support for residential builders in WA	Prevent further insolvencies. Enable unfinished dwellings to be finished. Create confidence in buyers.
Keystart loan product	Make homeownership more accessible. Make medium and high-density living more accessible.
Build-to-rent land tax exemption	Reducing barriers to investment. Increasing the supply of rental properties.
Call for Submission for Social Housing	Increase supply and diversity of social housing. Refurbish existing social housing stock to extend its useful life.
Community Housing Prequalification Scheme	Efficient, effective and flexible procurement. Social and affordable housing.
State-wide Housing Construction and Refurbishment Builders Panel	Cuts red tape for development of social housing.
Regional land booster program	Supply of development ready land in regional towns.
Short Term Rental Accommodation	As of November 2024, 332 properties have been added to the long-term rental market.
Vacant Property Rental Incentive Scheme	So far 97 properties have been added to the long term rental market.

Measure 6

Planning Ministers will create accelerated development pathways and streamline approval processes for eligible development types, particularly in well-located areas, including to support the rapid delivery of social and affordable housing.

Identifying barriers in development approvals

Key barriers to the timely issuing of development approvals and barriers to delivering housing where development approvals have been granted

Update

Survey responses from landowners, developers, and industry feedback highlighted that barriers to issuing approvals and delivering housing primarily include access to finance, service infrastructure capacity, and costs associated with necessary upgrades.

In Western Australia, most barriers to housing delivery are not planning related and include broader issues such as economic conditions, labour availability, material availability and cost, consumer confidence due to collapsed residential building companies, lengthy construction timeframes, infrastructure pipeline and developer willingness/ability to release land.

Reforms to development approvals

Social Housing | Affordable Housing | Community Housing

Single House/Ancillary Accommodation Exemptions

Enacted. Commenced 10 April 2024 (ancillary accommodation) and 1 July 2024 (single house)

See Measure 3.

Planning and Development Amendment Act 2023

Requires CEO or authorised person in local government to determine single house development applications and cannot be considered by Council. Consideration of proposals will be undertaken by planning professionals.

Social Housing | Affordable Housing | Community Housing

Development Assessment Panel Reforms

Enacted. Commenced 1 March 2024.

The Development Assessment Panel (DAPS) reforms create an opt-in pathway for any development over \$2 million (including group and multiple dwellings but excluding single houses and ancillary structures). The WA Government is providing all community housing projects with the ability to opt into the DAPS pathway regardless of the scale and value of the project.

Community Housing

Permanent Significant Development pathway

Enacted. Commenced 1 March 2024.

Delivered through the *Planning and Development Amendment Act 2023* and associated regulations. This pathway enables development projects that meet specified Metropolitan and regional criteria (currently monetary value only) to opt to have the Western Australian Planning Commission determine the application in lieu of a local government or Development Assessment Panel. Ability to request the Premier to authorise the lodgement of an application considered to raise an issue of State or Regional importance that does not meet the specified criteria.

Social Housing | Affordable Housing | Community Housing

Reforms to social and affordable housing approval pathways

[Update](#)

Refer to Measure 6 - Reforms to development approval pathways.

Regulatory reforms to ensure public works are determined by the Western Australian Planning Commission and the applicant can choose the most appropriate assessment pathway for social and affordable housing projects for all non-public work.

Expansion of delegation from the Western Australian Planning Commission to the Housing Authority (Department of Communities) to determine applications for social/public where approval is required under the Metropolitan Region Scheme.

Future changes which come into effect on 30 May 2025 will enable apartment developments of any value, in targeted locations that include a minimum of five per cent social or affordable housing to be eligible for the Significant Development Pathway.

Reforms addressing barriers to the timely issuing of development approvals

[Update](#)

Significant work has already been undertaken to streamline approvals through reforms listed in Measures 4 and 5.

Statutory timeframes of 60 days (90 days where public consultation is required) for determining development applications and exemptions from requiring approval for most single houses (subject to meeting R-Code requirements) have been in place since at least 2005 through local planning schemes.

While some local governments report voluntarily on the performance of planning matters in annual reports, this is not a mandatory requirement. Monitoring of systems allows them to be scrutinised and managed; consequently, there are persistent industry calls for the collection and publication of information on local government performance in undertaking statutory planning functions. Improved reporting on planning matters is a component of the WA Governments planning reform agenda.

Planning reforms to address existing development approvals which have not been acted upon

In Western Australia, the majority of development assessments are undertaken by local government. Understanding the key barriers to implementing development approvals largely comes from feedback provided by local government and the development industry. Every three years the Department of Planning, Lands and Heritage surveys landowners and developers to better understand how the development industry views future land and dwelling developments. They are encouraged to provide specific information about their projects, including development type, expected dwelling yields, staging and issues affecting project delivery.

Survey responses and industry feedback suggest that constraints include access to finance and the availability of service infrastructure, including the capacity of existing infrastructure; and costs and material supplies related to upgrades that are required to deliver the project. Housing is primarily delivered through large residential estates in the outer suburbs (limited infrastructure networks are available and are therefore required to be extended) or intensive infill in older areas (limited capacity therefore upgrades are required).

Furthermore, to address this, the WA Government has several (non-planning) initiatives commenced during 2022 to 2025 including: Housing Diversity Pipeline, Infrastructure Development Fund (\$80m), Social Housing Unit, Water and Wastewater Infrastructure Investment (\$55m), Transfer duty concession for off-the-plan apartments and apartments under construction, and financial support for residential builders. These Government initiatives are delivered through the Departments of Treasury; Finance; Planning, Lands and Heritage; Communities and Development WA. Further the extended builders support facility aims to provide financial assistance to residential building businesses to complete homes that have been under construction for more than two years.

Also see Measure 4 and 5 and the [Housing Industry Forecasting Group \(HIFG\) – April 2024 Update](#)

Western Australia's position on planning and inclusionary zoning reforms to support permanent affordable, social and other specialist housing in developments⁵

The WA Government is progressing with work on the Development of Bonus Incentives for Social and Affordable Housing.

The intent is to boost social housing and affordable housing supply in private developments at targeted locations. The aim is to deliver a minimum of 5 per cent social and affordable housing through larger scale, private projects, in the inner city and medium to high density areas, including those close to METRONET stations. Development bonuses will need to be commensurate with the type and amount of social and affordable housing being delivered in a private development.

A net increase of social housing on-site will also be required. The delivery mechanism is regulatory change and supporting guidance.

Redevelopment schemes under the *Metropolitan Redevelopment Authority Act 2011* already include requirements for diverse and affordable housing (minimum 12% in development over a certain scale).

Initiatives to share planning data and improve visibility of factors affecting housing delivery

The Department of Planning, Lands and Heritage supports data sharing practices between Government agencies and the public under the Framework of the Department's Data Strategy. Improving data sharing promotes efficiencies in planning processes and the coordination of land supply and infrastructure delivery. The Department monitors land and housing supply on behalf of the Western Australian Planning Commission through the Urban Development Program (UDP).

UDP research and analysis data is shared through a variety of means including:

- written reports and tabular data published on the Department of Planning, Lands and Heritage website;
- interactive maps available through the PlanWA spatial viewer;
- spatial datasets are available for download from the SpatialWA website; and
- reporting on the Department of Planning, Lands and Heritage's KPI performance at the Department is annually.

There is an opportunity for increased data sharing between states and territories. It is noted that the annual Australian Bureau of Statistics convention allows for discussion and knowledge sharing regarding demographic matters. The WA Government is open to considering opportunities for capturing, reporting on data and exploring data sharing arrangements in the future.

⁵ Where appropriate and where such zoning and planning does not add to construction costs e.g., through the use of incentives such as density bonuses

Measure 10

All levels of government will ensure the efficient use of government land, including the identification of surplus land suitable for housing and the delivery of best practice projects to support housing supply, diversity and affordability.

Well located government land suitable for housing

The Western Australian Government's Housing Diversity Pipeline (HDP) focuses on identifying surplus government land suitable for residential development, prioritising this over other uses. Central to the program is delivering medium and high-density housing, with a strong emphasis on infill and transit-oriented developments.

Further detail is provided in Measure 10 case study 2.

Best practice examples

Case Study 1- METRONET

METRONET is the largest integrated transport and land use program ever delivered in Perth. Investment in rail will act as the catalyst for land use change in over 8,000 ha of land within walkable catchments around METRONET stations. METRONET rail infrastructure and stations have been designed and delivered to use government land efficiently and create new development opportunities on Government landholdings within walking distance of the station. These precincts present an opportunity to deliver new housing within well-situated locations across the Perth and Peel region. On 8 December 2024 the METRONET Ellenbrook Line opened and includes five new stations: Morley, Noranda, Ballajura, Whiteman Park, and Ellenbrook.

This work continues as the project progresses, with the State leading precinct planning. METRONET station precincts provide the opportunity to deliver new housing opportunities for all West Australians. Working across State and local governments, key precincts are being planned to provide new infrastructure, amenity and services to communities and establish a pipeline of housing development options in a mix of tenures, including social and affordable housing, for public and private investment.

To support the delivery of housing, work is underway to identify and prioritise suitable State-owned land in METRONET station precincts and other well-located areas. The identified sites will have the potential to provide for social and affordable housing, mixed with other new

housing types where applicable. Being within station precincts, the sites will be within walking distance of high-quality public transport infrastructure and provide a foundation for transit oriented development with medium to high-density housing that both maximises the benefits of the public transport investment and other National, State and/or local government investments in these precincts, such as the Ellenbrook Leisure Centre (approved by WAPC in February 2025).

Precinct planning is being led by the Department of Planning, Lands and Heritage on several METRONET precincts to establish the planning frameworks for streamlined delivery of housing and transit-oriented development across the network. These include Ballajura, Bennett Springs East and Karnup, with Concept Master Plans also completed in Whiteman Park and Morley. The Department of Planning, Lands and Heritage utilises a number of planning tools to establish development ready planning frameworks with streamlined approval processes including Precinct Structure Plans, Master Plans, Planning Control Areas, Improvement Plans and Schemes and the Significant Development Pathway.

In this regard, the Karnup Station Precinct Structure Plan and associated scheme amendment was publicly advertised in 2024. This Precinct provides for up to 800 new homes and a town centre within walking distance of this future station. Delivery of the Karnup Station is subject to a future investment decision of Government.

The Ballajura Station Precinct Structure Plan and Improvement Scheme provides for a new town centre and up to 1400 new dwellings within walking distance of the new Ballajura Station. In August 2024, the planning documents were referred to the WA Environmental Protection Authority and Commonwealth Department of Climate Change, Environment, Energy and Water. The Ballajura Station Precinct Improvement Scheme No. 1 is currently out for public comment from 9 January 2025 to 9 April 2025.

Other METRONET precincts are being delivered by DevelopmentWA, with Redevelopment Areas and Schemes in place to establish new planning frameworks and provide for efficient determination of proposals.

The Department and DevelopmentWA are also working with the Infrastructure Development Fund, Market Led Proposals and Housing Diversity Pipeline initiatives to identify further opportunities for de-constraining land for housing and development by both public and private sector.

METRONET precinct planning works and initiatives to support housing supply have been in preparation prior the 16 August 2023. While METRONET precinct site identification and prioritisation is underway, these opportunities have not been endorsed by the WA Government at this stage.

Further information at: [METRONET Delivering Station Precincts Brochure.pdf](#)

Case Study 2 – Housing Diversity Pipeline

The WA Government is progressing a range of reforms and policy initiatives that are accelerating housing supply, including the delivery of 5,000 new social homes in four years through a record investment of \$3.2 billion. The pilot Housing Diversity Pipeline (HDP), a key component of this program, seeks innovative solutions and proposals from the private sector to address the current critical shortage of social housing and housing availability by releasing underutilised and surplus government landholdings to the market.

The pilot HDP identifies surplus government landholdings to determine their suitability for residential development, and prioritises these outcomes over alternative uses. The delivery of well-located density accommodation is a key program consideration, including the prioritisation of infill and transit-oriented developments. An expression of interest process closed in October 2024 seeking responses from developers identifying State-owned land and proposing to deliver residential lots or housing in the short-medium term. Evaluation of responses and negotiation of land sales is underway.

HDP Round Two, will leverage the knowledge and expertise of the development industry to identify and then develop the most suitable land to bring new housing supply to market in the quickest possible way. Round Two Request for Expressions of Interest closed on 21 October 2024.

Under the HDP, suitable sites are de-constrained and taken to market with minimal prescription with a view to partnering with industry and delivering mixed-tenure developments including social housing.

State and Commonwealth Partnership

A new investment partnership between the Australian Government and State Government will deliver 21 new social and affordable housing projects to deliver almost 1,800 social and affordable homes within Western Australia. The State Government will make initial investments of land and capital, with dwellings to be sold to Community Housing Providers (CHP) to own and manage. The Commonwealth will contribute funds through the Housing Australia Future Fund Facility and the National Housing Accord Facility.

Some other key examples of HDP projects current underway include:

Brown Street, Busselton

The 2,034 square metre development site is part of the Housing Diversity Pipeline, to maximise the potential of lazy government land to bolster social and affordable housing.

In November 2024 a Proponent was announced to construct and operate the planned 30-dwelling community housing development (mix of 16 social and 14 affordable houses) in Busselton. The development application was lodged in November 2024.

Further information on this project is available at [Social and affordable housing boost in Busselton | Western Australian Government](#).

Tulloch Way, Canning Vale

The Department of Communities is progressing a project to deliver a mix of one, two and three-bedroom social and affordable rental homes on 8,500m² of State-owned land in Canning Vale and leveraging on new METRONET infrastructure.

A Development Application to construct 49 new homes was lodged on 9 October 2024. The 18 townhouses and 31 apartments will be built to silver level Liveable Housing Australia standard.

Northwood Street, Narrogin

The Crown land on Northwood Street, Narrogin will be sold at a discounted price to the Shire of Narrogin to deliver housing options and boost the availability of affordable housing within the community.

Pier Street, Perth

Development application for housing redevelopment was approved in April 2024 and construction has commenced.

The project is planned to deliver approximately 200 new apartments, including a mix of social housing and affordable rentals through a Build-to-Rent model.

Further information on this project is available at, [Pier St - Overview - DevelopmentWA - Shaping our State's future](#) and <https://www.wa.gov.au/government/media-statements/Cook-Labor-Government/Development-application-for-major-build-to-rent-project-in-CBD-20240118>

Smith Street, Highgate

Housing redevelopment of former public housing site. A contractor has been awarded for demolition of the existing buildings and preparation of the site for redevelopment.

The Development application for 109 apartments across a four-storey development, in a mix of one and two-bedroom social, affordable and specialist disability rental units was approved in November 2024.

Further information on this project is available at, [Smith Street Build-to-Rent Project \(www.wa.gov.au\)](#)

Court Place, Subiaco

Expressions of interest sought to deliver new integrated residential project as part of the broader Subiaco East redevelopment.

Expected to deliver up to 350 dwellings (with approximately 42 per cent of this to be social housing). Demolition works to remove 58 vacant and no longer fit for purpose public housing dwellings has been completed. Currently the timeline for development will be established once a successful developer is announced in 2025.

Further information on this project is available at, [Expressions of Interest launched for new Subi East housing project | Western Australian Government \(www.wa.gov.au\)](#).

See also:

Housing Diversity Pipeline - Background Information:

[Housing Diversity Pipeline \(www.wa.gov.au\)](#)

[Housing Diversity Pipeline to boost social housing and support jobs - DevelopmentWA - Shaping our State's future](#)

[Land released to build housing diversity | PS News](#)