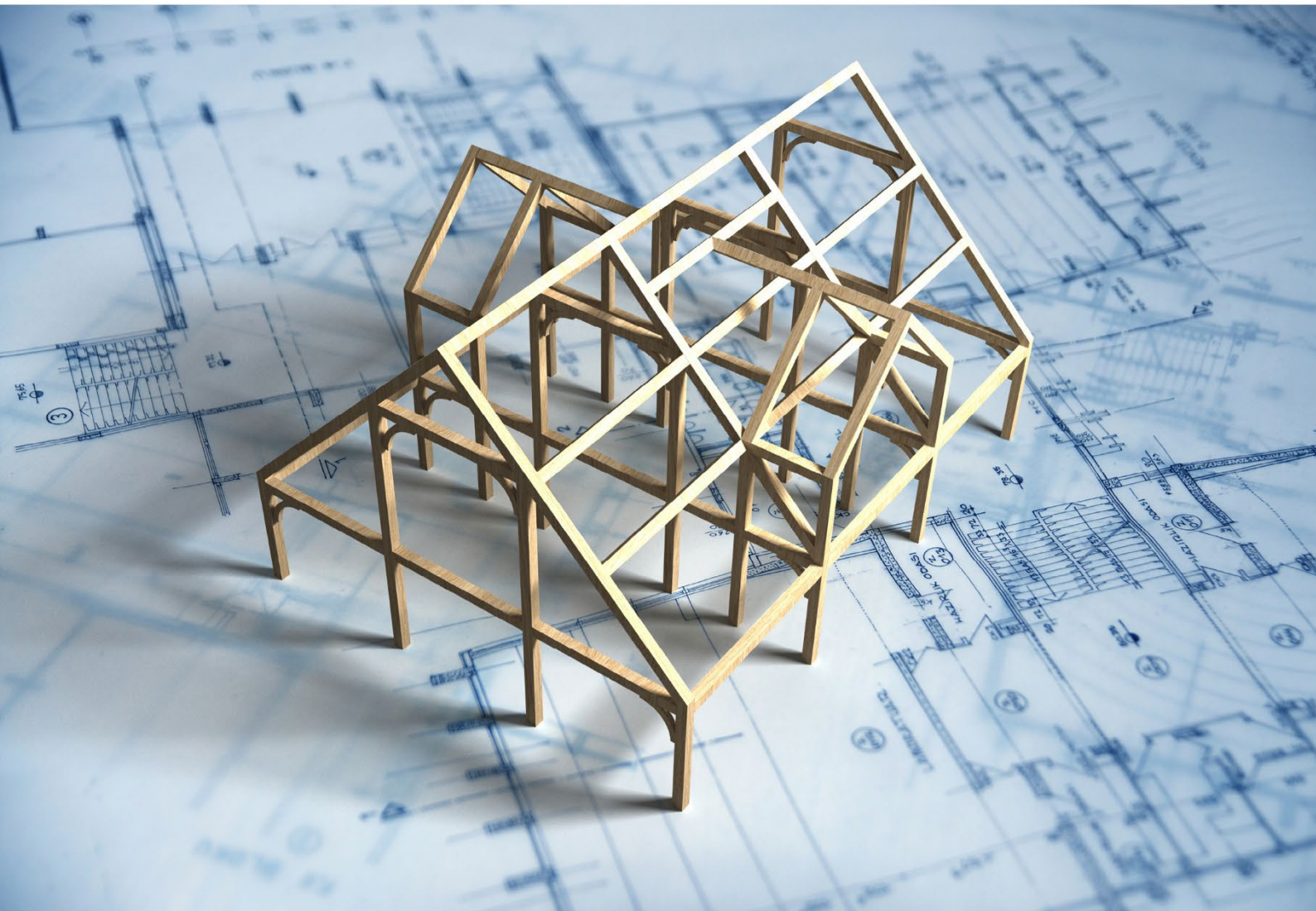




Department of Planning,
Lands and Heritage

National Planning Reform Blueprint

Western Australia March
progress report



This document has been produced by the Western Australian Department of Planning, Lands and Heritage. Any representation, statement, opinion, or advice expressed or implied in this publication is made in good faith and on the basis that the Western Australian Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

This publication is available for your use under a Creative Commons Attribution 4.0 international licence, except for the Government of Western Australia and/or the Department of Planning, Lands and Heritage Coat of Arms, photographs, images, signatures and where otherwise stated. The full licence terms are available from <http://creativecommons.org/licenses/by/4.0/>.



Use of Government of Western Australia material under a Creative Commons Attribution 4.0 international requires you to attribute the work (but not in any way that suggests that the Government of Western Australia endorses you or your use of the work).

Government of Western Australia material used 'as supplied'.

Provided you have not modified or transformed Government of Western Australia material in any way including, for example, by changing the Government of Western Australia text; calculating percentage changes; graphing or charting data; or deriving new statistics from published Government of Western Australia statistics — then Government of Western Australia prefers the following attribution:

Source: Government of Western Australia - Department of Planning, Lands and Heritage.

Derivative material

If you have modified or transformed Government of Western Australia material, or derived new material from those of the Government of Western Australia in any way, then the Western Australian Government prefers the following attribution:

Based on Government of Western Australia data Department of Planning, Lands and Heritage.

Use of the Government of Western Australia Coat of Arms

Official use of the Government of Western Australia Coat of Arms (State Coat of Arms) is restricted to authorised agencies to authenticate documents, to show ownerships of property and to signify government projects or publications.

The State Coat of Arms is protected under the *Armorial Bearings Protection Act 1979* (the Act). It is an offence under the Act, without previous written authority, to reproduce the State Coat of Arms for any commercial purpose, or in such a manner as to suggest use of the State Coat of Arms on the material or object has official significance.

In accordance with the Act, non-government organisations cannot use the State Coat of Arms in any format unless authorised to do so.

Non-government bodies may seek approval from the Western Australian Department of the Premier and Cabinet for the use of the State Coat of Arms for educational or cultural purposes.

Other uses

Enquiries regarding this licence and any other use of this document are welcome at:

Department of Planning, Lands and Heritage
140 William Street, PERTH WA 6000
Locked Bag 2506, Perth WA 6001

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

Contents	i
Measure 2: Strategic plans and housing supply targets	1
Summary of state, regional and local strategic plans	1
Measure 3: Zoning, planning, land release and other reforms	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: Development ready land	10
Key findings from a development ready land stocktake	10
Measure 5: Promoting dense, diverse housing	14
Zoning, planning and other amendments to support dense, well located housing	14
Reforms to non-planning barriers preventing a diversity of housing	17
Measure 6: Accelerated development and approval pathways	18
Reforms to development approval pathways.....	18
Existing development approvals which have not been acted upon, and barriers to delivering approved housing.....	19
Reforms to social and affordable housing approval pathways	19
Barriers to the timely issuing of development approvals, and reforms to address them	19
Initiatives to share planning data and improve visibility of factors affecting housing delivery.....	20
Planning and inclusionary zoning reforms to support permanent affordable, social and other specialist housing in developments	20
Measure 10: Government land	22
Well located government land suitable for housing.....	22
Best practice examples of developing government land	22

Measure 2

Planning Ministers will report to National Cabinet on state, regional, and local strategic plans before 1 March 2024 that reflect their jurisdiction's share of housing supply targets agreed by National Cabinet and links with infrastructure pipelines.

Summary of state, regional and local strategic plans

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 being prepared for the eight planning regions – the Gascoyne, Goldfields-Esperance, Great Southern, Kimberley, Mid-West, Pilbara, South-West and Wheatbelt. 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. They are anticipated to be publicly advertised in 2024.

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 a 27-year supply of land that is undeveloped and currently zoned urban and urban deferred in the applicable Region Scheme in 2022².

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 at 2018, and will have altered due to development, changes in zoning, etc. Note all land identified is not suitable for development due to factors such as its environmental attributes, this was factored into growth scenarios.

² Urban Growth Monitor 15 - Report (www.wa.gov.au)

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.

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. Regional land supply assessments are prepared for major regional population areas only given the size of the state. Land supply and estimated dwelling yield varies from 2015 to 2023, 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.

Table 3: Regional Western Australia Land Supply

Regional – Local Government Area (Year Data available)*	Estimated Undeveloped Residential Land (Zoned) (ha)**	Estimated Dwelling Yield	Estimated Population (people/dwelling)***
Albany (2015)	1,120	10,700	25,680 (2.4)
Broome (2020)	660	1,700	4,590 (2.7)
Bunbury (2023)	180	2,810	6,744 (2.4)
Busselton (2016)	1,400	13,790	34,475 (2.5)
Esperance (2023 in progress draft)	260	2,290	5,496 (2.4)
Greater Geraldton (2016)	4,460	24,460	58,704 (2.4)
Kalgoorlie-Boulder 2023 (in progress draft)	1,170	12,570	32,682 (2.6)
Karratha (2020)	320	4,500	12,600 (2.8)
Port Hedland (2022)	800	6,030	16,281 (2.7)
Total	10,370 ha	78,850 dwellings	197,252 people

Source: Data Analytics, 2024.

*Regional data collection is produced on an as needed basis, and therefore, has different data dates ranging from 2015-2023 (draft unpublished). 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 2023, 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.

Measure 3

Planning Ministers will undertake planning, zoning, land release and other reforms, such as increasing density, to meet their jurisdiction 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).

Single House/Ancillary accommodation approvals exemptions.

Enacted. Commencing 1 July 2024.

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

Permanent Significant Development Pathway

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.

Development Assessment Panel Reforms

Enacted. Commenced 1 March 2024.

The Development Assessment Panel (DAPS) reforms will 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.

Western Australian Planning Commission Reforms

Enacted. Commencing 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.

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 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 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 2024/25

The WA Government is progressing a review of the current Regional Planning and Infrastructure Frameworks to create Regional Planning Strategies for Gascoyne, Goldfields-Esperance, Great Southern, Kimberley, Mid-West, Pilbara, South-West, Wheatbelt.

This review will designate a settlement hierarchy based on a consistent methodology to support and manage urban growth and infrastructure pipeline.

District Structure Planning

Ongoing. Progressed 2024.

The WA Government has committed to lead District Structure Planning and work has commenced to establish a process. This will serve to unlock land and facilitate development consistent with State Strategic Plans, such as *Perth and Peel @ 3.5 million*.

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

Perth Metropolitan Region – East Wanneroo (finalised 2022).

Regional WA: Wanju and Waterloo District Structure Plans, Glen Iris District Structure Plan, Albany North Structure Plan, Emu Point Structure Plan.

Other District Structure Plans are currently being prepared by others including local government and developer led. Examples of this include Karnup, East Kwinana and North Ellenbrook East/West.

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 Policies

Ongoing

The Western Australian Planning Commission is currently progressing with the drafting of new Planning and Development (Planning Code) Regulations 2023 and Planning and Development (State Planning Policy) Regulations 2023. The introduction of '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 seeks to 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).

State Planning Policy 7.3 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 Residential Design Codes (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.

Meeting deemed-to-comply provisions provides a straightforward pathway for approval for single houses as planning approval is generally not required.

Planning Code Regulations

Ongoing

The R-Codes, currently classified as an SPP, have had their legal status queried in State Administrative Tribunal (SAT) cases. This is due to being read into local planning schemes through the current clause 77(1)(b) of the *Planning and Development Act 2005*. Consequently, amendments to facilitate the implementation of the SPP risk-based approach and the introduction of a new planning instrument to be known as 'Planning Codes' were progressed via the *Planning and Development Amendment Act 2020*. Only designated Planning Codes will have the ability to be read into local planning schemes given their status as subsidiary legislation.

Measure 4

Planning Ministers will identify well-located 'development ready' land before 1 March 2024, having appropriate regard to the protection of land with key attributes e.g., environmental or economic.

Key findings from a development ready land stocktake³

For this report, there is a limitation on the data relating to a stocktake of development ready land that can be provided within the required timelines. The data provided is centred on the existing (of November 2023) stock of lots for both conditional and final subdivision approvals.

In summary:

- The stock of lots (2023) with valid conditional approval is 63,393 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 2023, 8,448 residential lots were 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 (58,565 lots) and those granted final approval in 2023 (7,936 lots) are located within the wider Metropolitan area (being the Perth and Peel regions).
- Lot creation relies on landowners and developers applying for subdivision approval and then undertaking the required works on land over which conditional subdivision approval has been granted. In this context, landowners and developers effectively control the latter stages of the residential land supply process.
- 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.

³ 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 2015-2023.

Table 4: Land supply, stock of lots and average annual dwellings in the Metropolitan Region and major regional areas (November 2023)

Region	Estimated dwellings – land zoned or identified for zoning to 2050	Stock of residential lots with conditional subdivision approval	Residential lots granted final approval in 2023	Estimated annual dwelling increase
	Estimated Dwelling Yields on undeveloped Urban and Residential Land (see Notes)	Current conditional approvals – residential subdivision – as at December 2023***	Final approvals – residential subdivision – 2023 total)****	Average annual change in dwelling stock (2011 to 2021) ABS Census
Perth and Peel metropolitan Regions	1,000,210* (to 2050)	58,688	8,621	15,637
Regional LGAs				
Albany	10,700	641	91	234
Broome	1,700	285	84	165
Bunbury	2,806	245	45	116
Busselton	13,790	1,316	261	540
Esperance (in progress draft)	2,290	176	7	35
Greater Geraldton	24,460	1,397	8	191
Kalgoorlie-Boulder (in progress draft)	1,170	320	21	64
Karratha	4,500	234	Nil	157
Port Hedland	6,030	20	2	190
Regional total (listed centres only)	n/a	4,634	519	1,690
TOTAL (listed centres only)	n/a	63,322	9,140	17,327

Source: Data Analytics, 2024.

*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 2015-2023. 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 2023, 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.

The WA Government also has several other initiatives, commenced during 2022 and 2023, 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.

Table 5 – WA Government initiatives with Associated Dwelling Commitments

WA Government Initiative	Expected impact	Further information
Social Housing Investment Fund	Delivery of 4,000 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)	Infill/well located development – apartments Metropolitan Central METRONET sites Worker’s accommodation – regions	\$80 million headworks fund to boost infill and regional housing 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. Delivered by Water Corporation.	New homes in the pipeline through \$55 million water investment Western Australian Government (www.wa.gov.au)
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 to be operational in 2024.	New unit established to drive housing supply in Western Australia Western Australian Government (www.wa.gov.au)

WA Government Initiative	Expected impact	Further information
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)
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).

Further details on METRONET and the Housing Diversity Pipeline is included in Measures 5 and 10.

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 in 2024 (pending announcement of dates by Government).

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

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

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.

This work continues as the project progresses, with the State leading precinct planning. More detail in Measure 10.

More detail is provided in Measure 10 and at www.metronet.wa.gov.au.

Housing Diversity Pipeline (2022)

The WA Government's Housing Diversity Pipeline (HDP) identifies surplus government landholdings to determine their suitability for residential development and prioritises these outcomes over alternative uses. The delivery of well-located medium and high density accommodation is a key program consideration, including the prioritisation of infill and transit-oriented developments.

Projects progressing – refer to Measure 10.

Initial projects have been supported, examples are listed in Measure 10.

See also:

[Housing Diversity Pipeline \(www.wa.gov.au\)](http://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)

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.

Metropolitan projects equate to an estimated 2,198 dwellings (noting the final number of dwellings may alter).

This fund provides an opportunity for increased urban infill (Metropolitan Central) as apartments and address the need for regional WA Workers Accommodation. Delivery remains susceptible to 'barriers' such as labour shortages, access to construction materials and supply chain issues.

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/department-of-planning-lands-and-heritage/infrastructure-development-fund>

Review of Environmental Legislation and Processes

Announced, December 2023.

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.⁴

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.

⁴ Overhaul of approvals system to unlock jobs, investment | [wa.gov.au](https://www.wa.gov.au)

Reforms to non-planning barriers preventing a diversity of housing

Housing Industry Forecasting Group

June 2023

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 November 2023. 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 November 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).

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

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

Source: [Housing Industry Forecasting Group - November 2023 \(www.wa.gov.au\)](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.
Financial Support for residential builders in WA	Prevent further insolvencies. Enable unfinished dwellings to be finished.

Measure 4 initiative

Expected impact on housing diversity
Create confidence in buyers.

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.

Reforms to development approval pathways

Single House/Ancillary Accommodation Exemptions

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

Delivered through the *Planning and Development Amendment Act 2023* and associated regulations. These reforms enable Community Housing providers to opt-in to the Development Assessment Panel for determination of a development application without needing to meet criteria such as minimum scale/cost of development.

Community Housing

Permanent Significant development Pathway

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

Existing development approvals which have not been acted upon, and barriers to delivering approved housing

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).

Also see Measure 5 and the [Housing Industry Forecasting Group \(HIFG\) - June 2023 Update](#)

Reforms to social and affordable housing approval pathways

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.

Barriers to the timely issuing of development approvals, and reforms to address them

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 agenda⁵.

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.

Planning and inclusionary zoning reforms to support permanent affordable, social and other specialist housing in developments⁶

The WA Government is progressing with work on the Development of Bonus Incentives for Social and Affordable Housing (2023).

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.

⁵ https://www.wa.gov.au/system/files/2021-05/PRJ_Green_Paper_May2018.pdf

⁶ 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.

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).

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 of developing government land

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 stations. These precincts present an opportunity to deliver new housing within well-situated locations across the Perth and Peel region.

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.

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 Malaga, 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. 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 4,000 new social homes in four years through a record investment of \$2.6 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.

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:

Pier Street, Perth

Development application recently lodged for housing redevelopment.

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.

The project will deliver a mix of social and affordable rentals through a Build-to-Rent model.

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

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

Housing Diversity Pipeline - Background Information:

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