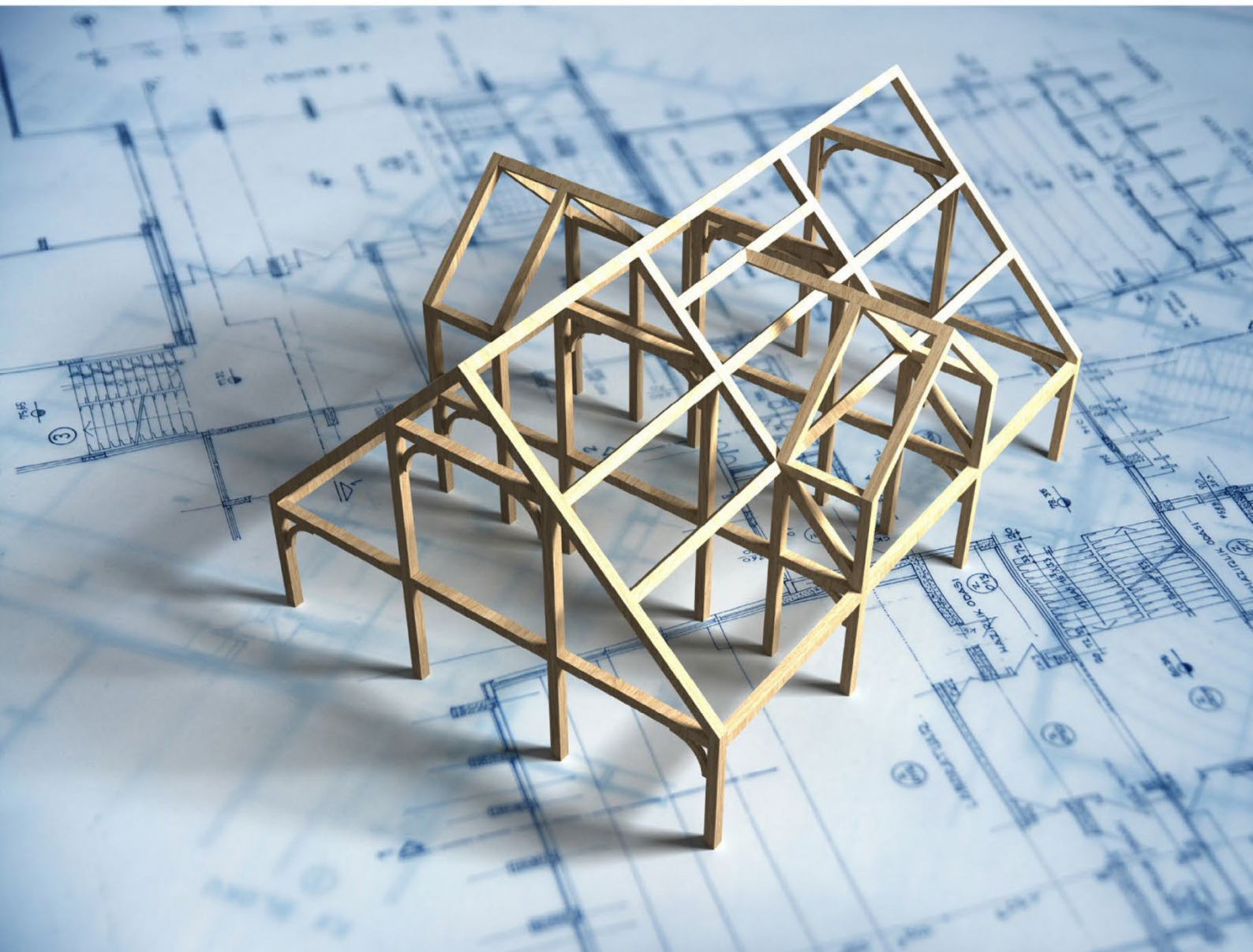




Department of Planning,
Lands and Heritage

National Planning Reform Blueprint

Western Australia September 2024
progress report



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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.

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. 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.

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

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.

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

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

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.

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 2024, 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.

Since March 2024 reporting, the estimated undeveloped land in Kalgoorlie-Boulder has been reduced in accordance with the new City of Kalgoorlie-Boulder Local Planning Scheme No. 2 (gazetted 31 October 2023), which redefines greenfield land availability and emphasises theoretical infill potential (not factored into the estimated dwelling yield).

Update: Table 3: Regional Western Australia Land Supply

Regional Government (Year Data available)*	Local Area	Estimated Residential Residential (Zoned) (ha)**	Estimated Undeveloped Land	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 2024 (in progress draft)		910		6,564	17,066 (2.6)
Karratha (2020)		320		4,500	12,600 (2.8)
Port Hedland (2022)		800		6,030	16,281 (2.7)
Total		10,110 ha		72,844 dwellings	181,636 people

Source: Data Analytics, 2024.

*Regional data collection is produced on an as needed basis, and therefore, has different data dates ranging from 2015-2024 (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 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.

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

Update: 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

Update: 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

Update: 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

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, 20 pre-lodgement meetings have been held, and two are scheduled for prospective Part 11B applications. Twelve proposals are progressing through the pre-lodgement design review process, and two more proposals have engaged with the State Referral Coordination Unit. Further, the Western Australian Planning Commission has approved seven applications that were already in the process.

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 67 (Form 1 for new applications) and 13 (Form 2 for amendments/cancellations) DAP applications have been received. Further, since the DAP's reform 70 (Form 1) and 12 (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 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

Update: 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*.

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.

An additional 163ha has been identified for urban purposes in North Ellenbrook (West) District Structure Plan, which provides greater greenfield development capacity, with an anticipated 2,500 extra dwellings to support approximately 7000 people. The site represents a complex balance between social, economic and environmental considerations, including clearing environmental attributes to facilitate basic raw material extraction while maximising the use of existing and proposed infrastructure with Tonkin Highway and the Morley-Ellenbrook METRONET line.

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

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

Update: 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

Update: 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

Update: 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.

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

Update

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 June 2024) stock of lots for both conditional and final subdivision approvals.

In summary:

- The stock of lots with valid conditional approval in December 2023 was 63,322 lots and as of June 2024 is 61,010 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, 8,621 residential lots were created and in the six months from January to June 2024 4,741 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 as of June 2024 (56,805 lots) and those granted final approval between January to June 2024 (4,453 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 approval has been granted. In this context, landowners and developers effectively control the latter stages of the residential land supply process.

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

- 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.

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 (June 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 June 2024)	Estimated annual dwelling increase
	Estimated Dwelling Yields on undeveloped Urban and Residential Land (see Notes)	Current approvals – as at June 2024***	conditional residential – as at June 2024***	Final approvals – residential subdivision – Jan to June 2024)****	Average annual change in dwelling stock (2011 to 2021) ABS Census
Perth and Peel metropolitan Regions	1,000,210* (to 2050)	56,805		4,453	15,637
Regional LGAs					
Albany	10,700	650		11	234
Broome	1,700	308		15	165
Bunbury	2,806	166		57	116
Busselton	13,790	1,230		56	540
Esperance (in progress draft)	2,290	81		33	35
Greater Geraldton	24,460	1,303		Nil	191
Kalgoorlie-Boulder (in progress draft)	1,170	259		52	64
Karratha	4,500	190		62	157
Port Hedland	6,030	18		2	190
Regional total (listed centres only)	n/a	4,205		288	1,692
TOTAL (listed centres only)	n/a	61,010		4,741	17,329

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 2015-2024. 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.

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 Government Initiative	Expected impact	Further information
Social Housing Investment Fund	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 (Metropolitan and Regional)	Infill/well located development – apartments Metropolitan Central METRONET sites Worker’s accommodation – regions 57 residential development projects with a potential yield of more than 3,700 apartments	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. 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.	New unit established to drive housing supply in Western Australia Western Australian Government (www.wa.gov.au)

WA Government Initiative	Expected impact	Further information
	Unit became operational in 2024.	
Unlocking Government Land	Surplus 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.	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)
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: <ul style="list-style-type: none"> – contain at least 40 self-contained dwellings available for three-year residential leases – 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. 	Build-to-rent land tax exemption Western Australian Government (www.wa.gov.au)
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. Delivered by Department of Communities	Submissions now open to deliver WA's new social housing Western Australian Government (www.wa.gov.au)

WA Government Initiative		Expected impact	Further information
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	Housing and	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 Accommodation	Rental	<p>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.</p> <p>A \$10,000 incentive for owners of short term rental properties to return them to the long-term rental market. Remains open until 8 November 2024.</p> <p>As at 5 August 2024 a total of 457 applications have been received with 267 grants paid and these properties have been added to the long term rental market.</p>	Short-Term Rental Accommodation Initiatives 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

Update: 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

Update

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 hectares 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.

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.

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 will be publicly advertised from 1 August for 42 days. 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 which is scheduled to open in December 2024. In August 2024, these planning documents will be referred to the WA Environmental Protection Authority and Commonwealth Department of Climate Change, Environment, Energy and Water. The draft plans will be released for public comment once the environmental agencies have made a determination on assessment pathway for the project.

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.

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 for housing redevelopment was approved in April 2024. With construction expected to commence August 2024.

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.

Development application recently lodged to 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 \(www.wa.gov.au\)](#)

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 \(www.wa.gov.au\)](#).

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.

As at 30 June 2024, under Stream 1, 57 apartment projects across key infill precincts in metropolitan Perth have been successful in securing funding worth up to \$37.09 million, supporting construction of up to 3,709 apartments.

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

⁴ Overhaul of approvals system to unlock jobs, investment | wa.gov.au

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 Authority⁵.

Reforms to non-planning barriers preventing a diversity of housing

Housing Industry Forecasting Group

Update: 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 Homer 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 \(www.wa.gov.au\)](http://www.wa.gov.au)

Non-planning initiatives referenced in Measure 4

Measure 4 initiative	Expected impact on housing diversity
Housing Diversity Pipeline	<ul style="list-style-type: none"> Urban Infill. Well located. Diversity of housing. Social/Affordable housing. Identification of surplus government land.

⁵ Change to planning scheme referrals to benefit EPA, local governments and proponents (www.wa.gov.au)

Measure 4 initiative	Expected impact on housing diversity
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. 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	So far 267 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

Update: 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

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.

Community Housing

Permanent Significant Development pathway

Update: 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

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.

Reforms addressing barriers to the timely issuing of development approvals

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 Government's 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).

To address this, the WA Government has several (non-planning) initiatives commenced during 2022 and 2023 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.

Also see Measure 4 and 5 and the [Housing Industry Forecasting Group \(HIFG\) - June 2023 Update](#)

Western Australia's position on 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

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

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.

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 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](#)