

UDIA ELECTION PRIORITIES

01



A LIVEABLE CITY



Not Met



Partially Met



Fully Met

Labor

Liberal

Introduce incentives for Local Governments to facilitate the achievement of density targets set by the State.



Limit Local Governments' ability to undermine the achievement of diverse, affordable housing and density.



Conduct a State Government led public education campaign on the merits of increased density.



Develop a plan for strategic aggregation of lands in priority areas.



Remove the use of maximum density limits and allow for a performance based approach to development around activity centres.



Introduce a form based (height, bulk, scale) approach and remove plot ratio limits for development assessment in specified areas / precincts as part of Design WA.



Adopt Planning Bulletin 112/2016 (Medium Density Single House Development Standards) as state planning policy, including appropriate deemed provisions to apply across all Local Governments.



Commit to the introduction of the Community Title and Staged Strata Development sections of the strata legislation reforms within the first year of government.



Introduce a proponent led system to enable projects that can meet pre-established WAPC criteria for development outside of the Perth and Peel @3.5m footprint to be considered by the Commission.



Use a 'servicing boundary' which reflects the State's infrastructure commitments to Perth's growth, but does not prevent other development proposals being put forward where merit can be demonstrated.



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Liberal

Establish a new independent infrastructure body, which includes development industry representation in its composition, and has the legislative powers to identify and prioritise infrastructure funding.



Develop a long term State Infrastructure Plan, which is costed and prioritised.



Commit to using alternative infrastructure funding mechanisms such as value capture, tax increment financing and user pays as alternatives to the existing developer contributions system.



Commit to investing the proceeds of asset recycling into the funding of priority infrastructure that will deliver economic growth.



Establish an industry consultation framework to identify market demands, the intentions of the development industry, viability of projects and inform government infrastructure and investment priorities.



UDIA ELECTION PRIORITIES

HOUSING AFFORDABILITY

 Not Met  Partially Met  Fully Met

Labor

Liberal

Expedite the introduction of the outstanding planning reforms identified in Planning Makes it Happen.



Provide Local Government with contemporary policy guidance on matters such as car parking, cash-in-lieu and waste management, particularly for multi-unit developments.



Introduce full private certification for building approvals and investigate the introduction of private certification for planning approvals, including technical and /or design compliance aspects of building and planning approvals.



Introduce planning incentives such as density bonuses for projects that include provision of affordable housing.



Increase the First Home Owners Grant from \$10k to \$20k.



Increase the thresholds for Keystart loans by 25%.



Commit to the conduct of regulatory impact assessments by State and local governments for all policy that may have an impact on the cost of delivering housing.



Revise the Bushfire Risk Management Planning Framework to reduce duplication and include an effective means of considering contextual landscape factors in the assessment of risk.



UDIA ELECTION PRIORITIES

04



TAXATION
REFORM



Not Met



Partially Met



Fully Met

Labor

Liberal

Commit to lowering and phasing out stamp duty and moving to a broad based land tax system which distributes tax more equitably, over the term of government.



Reduce the top marginal rate of land tax in the current, or any new land tax system to 2%.



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Not Met



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In consultation with industry, develop regulations to require performance reporting by local governments and other referral bodies on planning matters.



Establish a joint government / industry Sub-Committee to investigate and develop more timely, innovative and flexible approaches to urban development which support a principles based approach.



Review and simplify state and local planning and environmental policies that are inconsistent, and place limitations on local governments' ability to modify or undermine State planning policies.



Review community input processes to ensure that projects that are generally consistent with adopted policy are not unnecessarily delayed through the approvals process by a vocal minority.



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Not Met



Partially Met



Fully Met

Labor

Liberal

Establish a joint government / industry committee tasked with identifying the ongoing issues related to environmental approvals and making recommendations for change to address them.



Expedite finalization of the Strategic Assessment of Perth and Peel (Green Growth Plan) with the federal government.



Establish a joint government / industry committee to enable industry input into the approvals criteria, processes and funding arrangements for implementation of the outcomes of the Strategic Assessment of Perth and Peel.

