

22 April 2024

Ms Sam Boucher  
WAPC Secretary  
Western Australian Planning Commission  
140 William Street  
PERTH, WA 6000

Email: [infrastructure@dplh.wa.gov.au](mailto:infrastructure@dplh.wa.gov.au)

### **Submission on Improvement Plan 47 – Draft Mandogalup Improvement Scheme No. 1.**

Thank you for the opportunity to provide feedback on the Draft Mandogalup Improvement Scheme No. 1 (the Scheme).

The Urban Development Institute of Australia (UDIA) WA is the peak body representing the property development industry in WA, with members across both private and public sector organisations. Our Vision is for 'Diverse living options in thriving, connected communities', and we strive to support this in working towards our Purpose of 'Great places + Housing choice = Better lives'.

#### **Housing Crisis**

UDIA WA holds concerns over the Scheme, as currently drafted, given the projected shortfall in residential land supply across the Perth and Peel region and the potential strategic importance of the land in the Mandogalup area in the context of the ongoing housing crisis that the community faces.

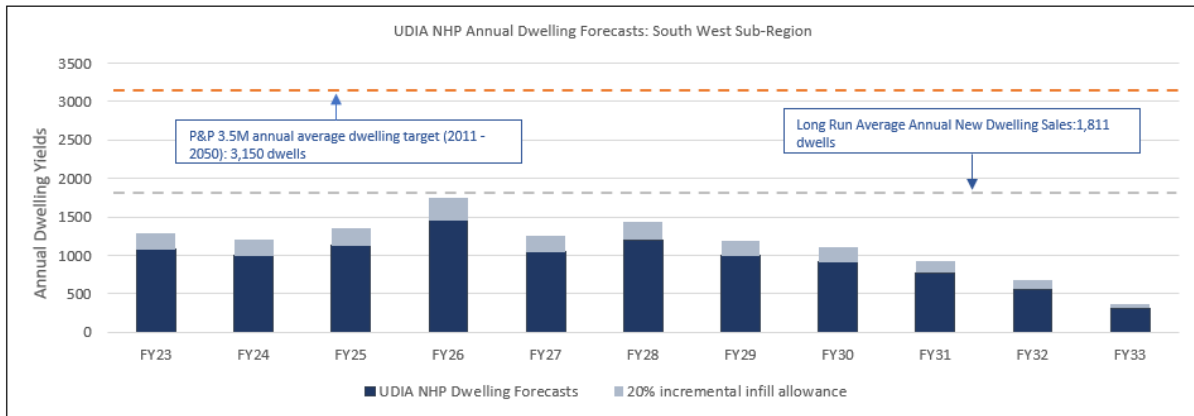
The South-West Sub-region has the lowest volume of undeveloped urban zoned and urban deferred zoned land across the Perth Metropolitan growth corridors. The most recent Urban Growth Monitor data reports a stock of 3,090ha which compares unfavourably to:

- 8,350ha in the North-West;
- 5,090ha in the South-East;
- 3,380ha in the North-East; and
- 3,760ha in Greater Bunbury.

The UDIA's National Housing Pipeline (NHP) Project has, in part, been developed with the intent to assist the State and Federal Government's in understanding the reality of the land supply situation across Australian capital cities. It encompasses the input of government agencies, services providers and developers to determine the residential land supply outlook, considering constraints on land (environmental, buffer zones etc.) and developer intention.

UDIA's NHP analysis (released in November 2023) of land and dwelling supply pipelines across Greater Perth's sub-regions highlighted a vast chasm between the residential yield volumes developers were able and anticipating on commencing year-on-year over the coming 15 years against both the long-run average and more dramatically against the annual new housing supply target set out in the Perth and Peel @3.5 Million Frameworks and the informing South-West Sub-regional Planning Framework.

This NHP analysis shows the South-West Sub-Region will produce less than half the new dwelling stock annually required over the forward five years.



Land in the Mandogalup area is largely ready for development with the Florence and Apsley Estates already underway within the north-east of Mandogalup and lands further south already being substantially clear and able to be serviced by existing infrastructure in the area. Re-consideration of the zoning of the area east of the Hammond Road extension to provide for critically needed residential land supply is a reasonable conclusion as discussed further below.

### Alcoa Kwinana refinery and residue storage

Factoring in the change in circumstances of the area due to Alcoa’s recently announced ‘curtailment’ of activities in the Kwinana Alumina Refinery and associated residue storage should also be considered when determining the future of the Scheme area.

Alcoa has stated that a progressive reduction in activity has begun, leading to a reduction in workforce to 50 people by Q3 2025, and most importantly the act of refining at the facility will be reduced to nil over the course of 2024. Whilst we are not privy to the machinations of the Alcoa operations, an end to the refining of alumina in Kwinana would lead to the assumption of the residue storage facility not needing to expand in size and rather that it should begin to reduce as rehabilitation of the site begins.

Planning for the long-term future of Mandogalup based on a land-use that will not continue in its current form in the immediate future and will then be progressively wound back over the longer term, appears to be short sighted when the demand for residential housing in the area is at all-time highs.

### The right land-use at the right time

The UDIA Urban Development Index (UDI), which tracks lot sales by developers, showed an all-time high for lot sales in the March quarter within the South-West sub-region, with 1,034 lot sales recorded. This is up 83% from the December 2023 quarter and up 223% from 12 months earlier. Compounding this is the fact that remaining lots are dwindling in supply with under 100 remaining at the close of the March quarter, the lowest volume of available stock recorded over the twenty years across the South-West sub-region.



There is an abundance of differing types of industrial lands in the neighbouring Kwinana Industrial Estate and surrounds of which an addition to, through adoption of this plan would add substantially very little to the greater footprint. As illustrated above, the need for residential land is pressing, current and unlikely to ease anytime soon. Further, when considering the longer-term impacts of the wind-down of the Kwinana Refinery and associated infrastructure, there is scope for this land which is currently utilised for alumina refining related activity, to be renewed and brought back onto market as future industrial land supply.

Whilst the full “residential scenario” is likely not viable due to the impacts of the residue storage on the broader area, the opportunity and ability to use the Hammond Road extension as a logical and natural transition point from well-designed light industrial to residential land and implementing a mixed and transitioning zone across the Mandogalup area is a logical and balanced outcome.

With the above in mind, we would request that the WAPC reconsiders the zoning of the area east of the Hammond Road extension to facilitate land supply for the development of critically needed new homes.

Should you require further information or wish to discuss this please contact Sarah Macaulay, Executive Director – Strategy and Policy at [smacaulay@udiawa.com.au](mailto:smacaulay@udiawa.com.au) or 9215 3404. Thank you again for the opportunity to provide feedback.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tanya Steinbeck'.

Tanya Steinbeck  
**Chief Executive Officer**