

e udia@udiawa.com.au
t 08 9321 1101
f 08 9321 1102
w www.udiawa.com.au

Urban Development Institute of Australia
(Western Australia)
Level 5, 150 St Georges Terrace,
Perth, Western Australia 6000



30th March 2009

Project Manager
Perth Coastal Planning Strategy
Western Australian Planning Commission
469 Wellington Street
Perth WA 6000

By email: pcpsprojectmanager@dpi.wa.gov.au

Dear Sir/Madam

Public submission – draft Perth Coastal Planning Strategy

The Urban Development Institute of Australia (WA) is pleased to provide comment on the draft *Perth Coastal Planning Strategy (PCPS)*. UDIA is the peak body representing the property development industry in Western Australia with a membership drawn from the land development, planning, engineering, environmental and urban design professions. UDIA members have a strong interest in the final development of the Strategy as their future activities in the metropolitan coastal area will be subject to the guidance detailed in the Strategy.

Integration required

While the PCPS relates only to the metropolitan coastal zone, it is fundamental that it is consistent and integrated with other draft planning documents or strategies such as the draft Spatial Planning Framework, the draft Activity Centres Policy and the future public transport strategy for Perth all of which are currently under preparation. Tourism WA is also undertaking a comprehensive review of tourism development in WA the outcomes of which will undoubtedly impact on the final PCPS and should be integrated with the all these documents.

The draft PCPS identifies 56 coastal precincts some of which contain Activity Centres which are described in the context of Network City. UDIA would like clarity on whether the role and function of these centres will be the same under the Perth Spatial Framework approach to metropolitan planning. The final document should be updated to reflect the intent and desired outcomes of this planning framework.

Requirement for Policy on Climate Change

UDIA notes that climate change is referred to in the draft PCPS however it is significant that WAPC does not have a policy on climate change for developers to use to demonstrate compliance. It is incumbent on WAPC to develop a climate change policy to support the PCPS as the development industry is increasingly subject to requirements to account for climate change in developments, requirements which can vary widely between local government authorities. Clarity is needed regarding development in coastal areas in relation to climate change.

Further comments

p.viii – General recommendations, Urban Development

Develop a policy for affordable housing on the coast

While this is stated as a key theme of Network City and the community engagement process identified the lack of affordable housing on the coast as an issue, the PCPS rightly identifies the metropolitan coastal areas as having the highest median prices in Perth. UDIA would caution against the development of a policy for affordable housing on the coast as it is unlikely that the development industry can deliver affordable housing in metropolitan coastal locations and compliance with such a policy would not be achievable. The focus of affordable housing should include affordable living so it would seem more reasonable to focus on Transit Oriented Developments than coastal areas.

We trust that you will give UDIA's feedback due consideration in development of the final Perth Coastal Planning Strategy.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Debra Goostrey', with a stylized flourish at the end.

Debra Goostrey
Chief Executive Officer