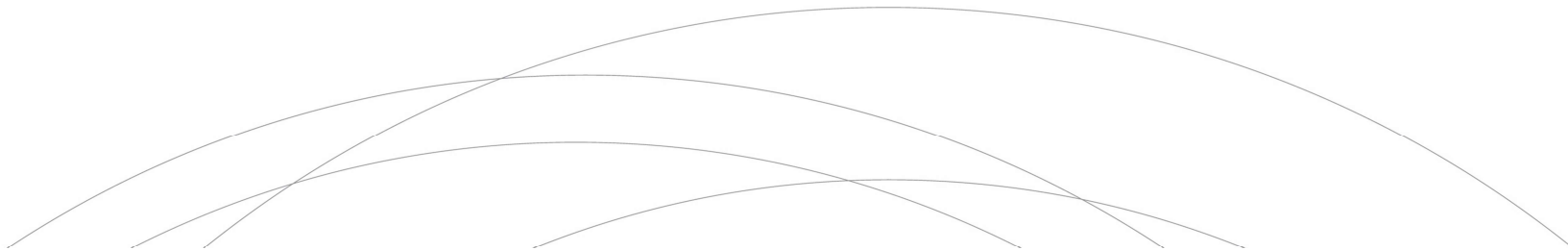




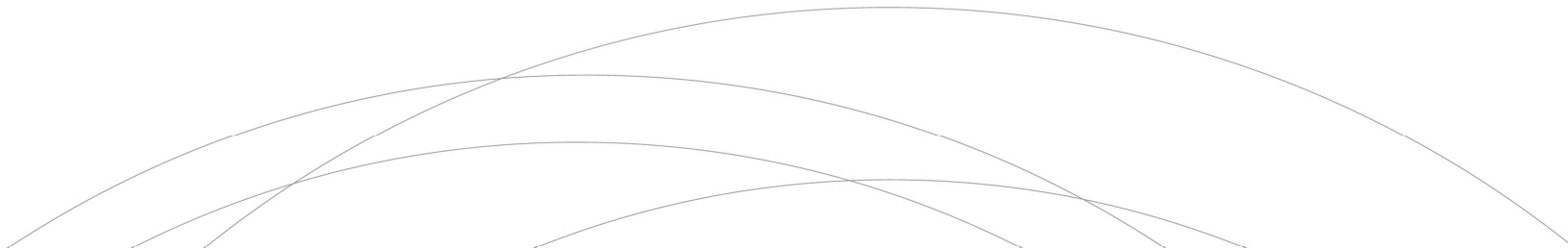
Urban Development Institute of Australia (WA)

Chris Green, Director Policy and Research



Presentation Structure

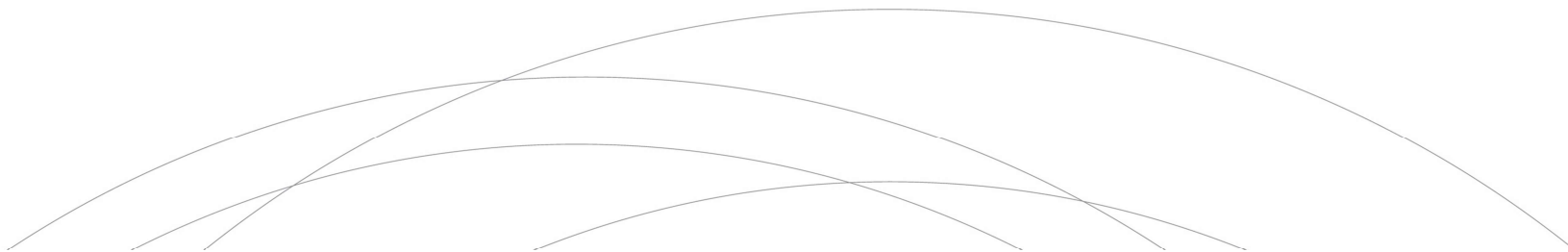
- UDIA – who we are, who we represent....
- Recognising the importance of greenfield development
- Greenfield supply and housing affordability
- Advantages of greenfield
- Achieving good outcomes



UDIA – Who we are



- The peak organisation representing all aspects of the Urban Development Industry.
- Encompassing all aspects of urban development including land, built form and infrastructure across residential, commercial and mixed uses.
- Our purpose is to –
 - promote excellence and innovation in the creation of sustainable communities
 - educate all stakeholders about the value of development.
 - represent the industry
- Use evidence based research and member knowledge to address complex policy issues.



UDIA - Representation

- The UDIA has a diverse membership base:
 - Land Developers
 - Built Form Developers
 - Town Planners
 - Engineers
 - Civil Contractors
 - Hydrologists
 - Lawyers
 - Valuers
 - Urban Designers
 - Environmental Consultants
 - Public and private sectors
 - Education and research institutions

The Western Australian Development Industry provides jobs

for **235,000** people.

17.5%
of the total workforce



15.5% of Australian employment is generated
by the Development Industry

1.85 million people.



UDIA – Vision & Mission

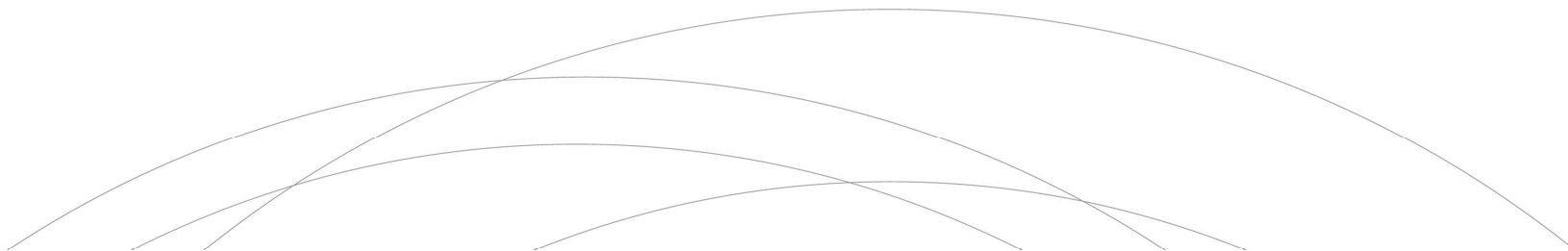


OUR VISION

A strong urban development industry creating thriving, sustainable communities and economic prosperity for all.

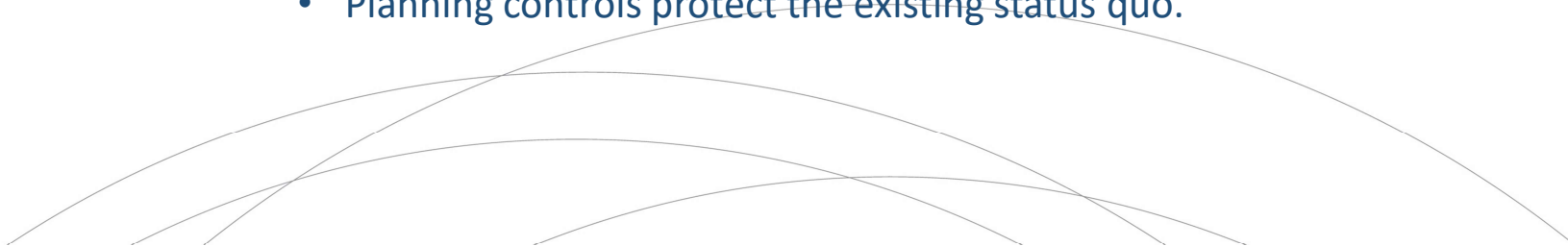
OUR MISSION

To be the leading voice on urban development, promoting and supporting the industry's pivotal role in creating smart, sustainable and liveable communities.



The importance of greenfield development

1. Our housing and development needs exceed infill capacity
 - Capacity constraints of existing infrastructure
 - Expensive costs of infrastructure upgrades
 - High land costs
 - Community resistance to increased density
 - Lifestyle expectations – traffic, urban environment quality etc
2. Infill development can be difficult to deliver
 - Land fragmentation – takes a long time to consolidate lots
 - Development site issues – surrounding uses may not be complementary, contamination etc.
 - Planning controls protect the existing status quo.



The importance of greenfield development

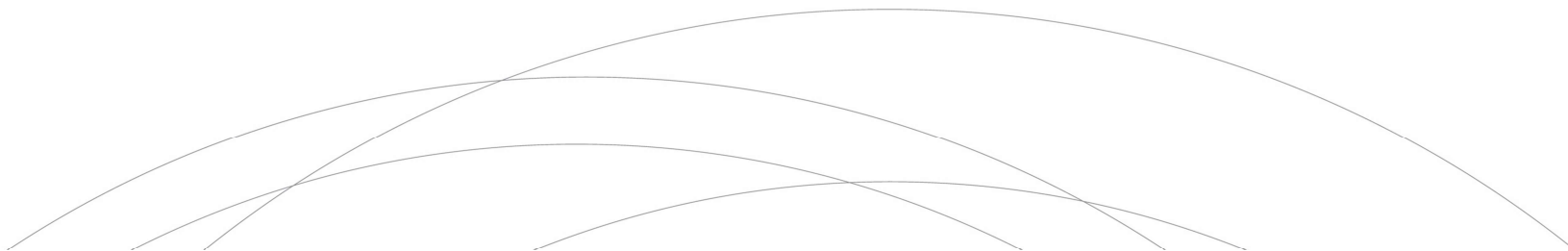


3. Poor infill development outcomes

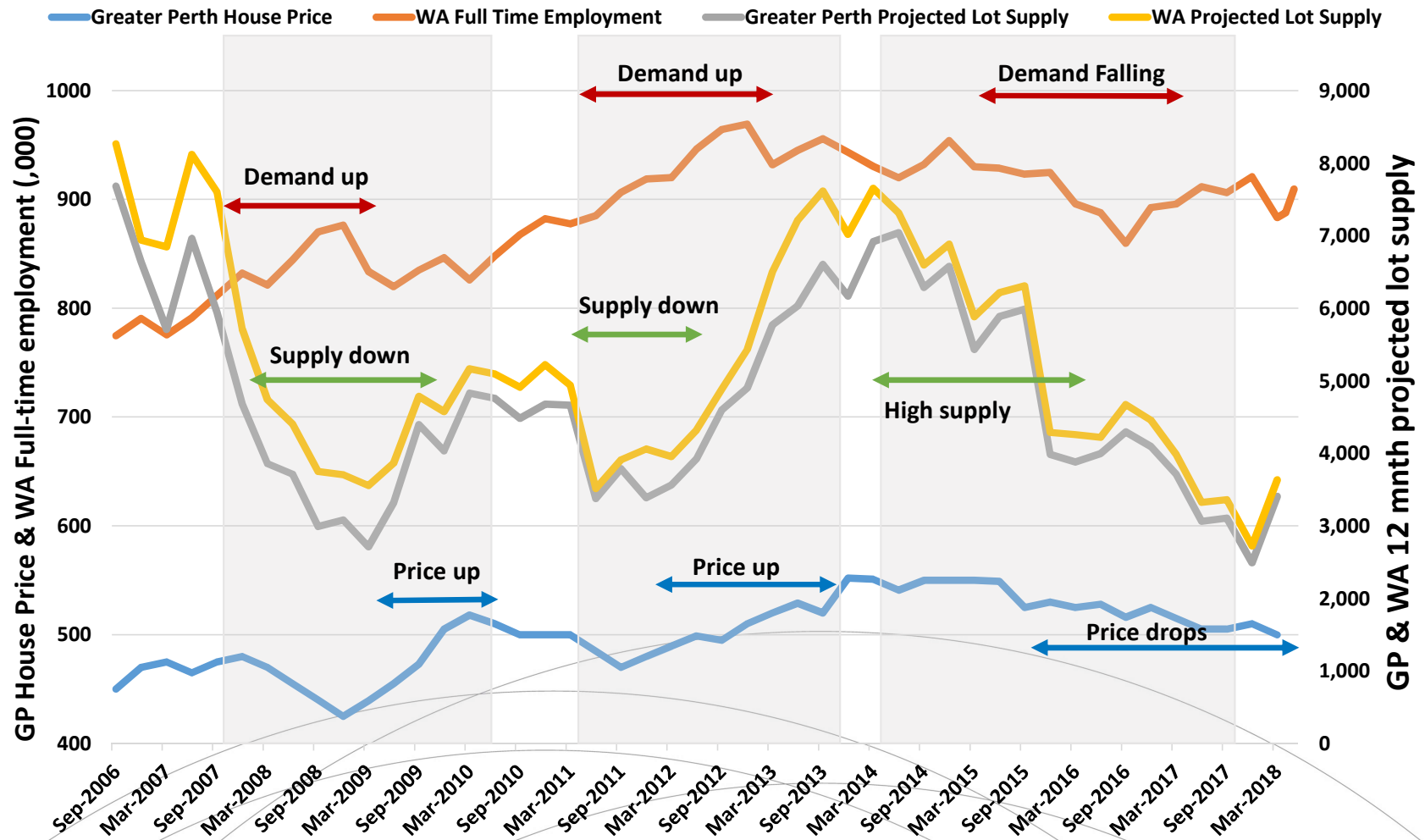
- Urban Heat Island
 - Loss of urban tree canopy
 - Increased hard surfaces
 - Drainage issues

4. Housing supply is essential to housing affordability

- Restricting land supply increases the cost of housing
- WA economic cycle – rapid and dramatic increase in demand
- Greenfield land more able to quickly respond to demand.



Greenfield supply and housing affordability



Source: ABS 6416.0: UDIA Urban Development Index.

Advantages of greenfield development

- Maximum design flexibility
 - Provide greater housing diversity – broader range of lot sizes
 - Density can be better planned and integrated (transition high to low)
 - Regenerate degraded and/or underused land
 - Vacant farm land
 - Opportunity to deliver higher quality and more sustainable outcomes.
 - Sustainability features can be imbedded into the community.
 - Logical ‘urban extensions’
 - Opportunity to use new development to better protect existing communities against bushfire and other natural hazards
- 

Misconceptions

Land on the outskirts of cities is often well served by public transport.

Those who build a home do not commute any longer (37.8 mins) than those who buy an established home (37.7 mins)
(HouseandLand.com.au)

We don't all work in central areas.

Housing growth is closely linked to employment trends.

WA Total Jobs	March 2016	Sep 2017	Growth
Inner Met	476,597	473,469	-3,128
Outer Met	624,124	626,624	2,500
Metro Total	1,100,721	1,100,093	-628
Country	334,558	336,733	2,175
WA Total	1,435,279	1,436,826	1,547

Source: ABS

Achieving Good Outcomes



ECOSYSTEMS

Healthy, sustainable ecosystems based on natural processes and rich with native biodiversity
Includes consideration of water quality, landform, flora and fauna



WASTE

Reduce waste sent to landfill, more efficient use of resources
Considers demolition and/or land clearing phases as well as construction and post-construction phases



ENERGY

Use of renewable energy sources
Considers both energy efficiency measures and source substitution such as use of solar energy



MATERIALS

Environmentally responsible material usage
Encourages reuse of resources, material with recycled content, materials from sustainable, renewable sources and non-toxic products



WATER

Improve water use efficiency
Considers both water efficiency mechanisms and/or source substitution such as water reuse facilities



COMMUNITY

Vibrant, cohesive, healthy, happy, adaptable, sustainable communities
Includes consideration of consultation, transport, community design, local facilities, safe and accessible housing and indoor air quality



Getting the balance right



Argument should not be greenfield vs infill development rather;

- What are our community needs and what do we want to achieve?
- How can we best achieve these goals?
- Which land is the most suitable?

The challenge:

To provide a range of housing types at different price points to suit community needs.

