

# ANNUAL REPORT

2017/18



# About Us

UDIA is the peak membership organisation representing all aspects of the urban development industry in WA.

We work collaboratively with government and other industry bodies to represent our members and achieve a policy environment that enables the world's best practice in urban development in our state.

UDIA promotes excellence and innovation in the creation of sustainable communities. We educate stakeholders about the value of city and town creation.

Our work is based on quality research and knowledge, enabling us to address a range of policy issues and produce expert market commentary and information

Our members operate in all aspects of urban development including land, built form and infrastructure across residential, commercial, industrial and mixed uses.

## Mission & Vision

### OUR VISION

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

### OUR MISSION

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



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# President's Report



***During my first term as UDIA WA President, the institute has continued to represent members effectively despite the continuation of challenging market conditions.***

We understand the pressure that many of our members have been experiencing in recent years and always endeavour to ensure that we are delivering the services and opportunities that our members need.

On that note, our advocacy agenda this year has centred on ensuring that government and other industry stakeholders, along with the wider community, understand the importance of a healthy property market to the broader Western Australian economy.

Some of the key issues that we have been pursuing, include high level concerns, such as Perth's identity and the need to have a renewed 'brand Perth' to attract more people to live and invest in the state.

We have clearly highlighted to the state government the importance of a focused campaign on the positive attributes of Perth's lifestyle, along with other policy initiatives such as a positive migration policy to attract more migrants to settle in WA along with the need to diversify the housing available in Perth.

In particular, there is a need to address the 'missing middle' and ensure that people have a variety of living options, in a range of areas, at multiple price points, to suit their needs and budget.

UDIA has been active in the media and in meetings with key government Ministers and agencies, to ensure that our perspective on these issues is understood. In particular, the need to finalise the Medium Density Code to provide sufficient guidance and facilitate more high quality medium density development.

In terms of key achievements this year, the introduction of Strata Reform legislation to Parliament was welcomed in June. The introduction of this legislation, particularly the introduction of Community Title in WA, will change the way we can deliver mixed use and other forms of strata developments in WA.

UDIA worked closely with lead agency Landgate on development of the legislation and we were particularly impressed with the level of consultation that the government undertook to ensure the reform process achieved the best outcomes for strata developments into the future.

Another reform process that has been integral to our activities this year is the state government planning reform agenda, resulting in the planning reform green paper – Modernising Western Australia's Planning System – authored by Evan Jones and which provided a series of draft recommendations on how WA's convoluted planning system can be simplified and streamlined.

Mr Jones made several presentations during the drafting and consultation process and met with UDIA to take on board our key recommendations for improving the system.

We are now focused on ensuring that the implementation of the proposed reforms is successful and we hope the reform agenda not only simplifies processes, but also achieves greater overall transparency of decision-making so developers and the broader community understand why decisions are made and there is greater accountability across government agencies and local government.

A significant decision was made in April this year to suspend the Strategic Assessment of Perth and Peel Region (SAPPR). The SAPPR was commenced by the previous government in 2011 with the aim of producing a Green Growth Plan (GGP) that identified the urban development footprint and conservation areas in the region for the next 30 years.

While UDIA was supportive of the original intent of this project, we have raised major concerns about the GGP in recent years as the scope and implications have evolved. Following our advocacy on this issue, we welcomed the government's decision to suspend work while an independent review takes place.

UDIA has since been closely engaged in the consultation process as part of the review and we look forward to learning the outcomes and how the government will proceed in the near future.

All of these issues and more, have been at the forefront of UDIA's advocacy agenda in 2017/18 and we will continue to work hard on behalf of our members to ensure these issues progress to a positive resolution in the coming year.

**NICK ALLINGAME**  
**UDIA WA PRESIDENT**

# CEO's Report



***This year has been a year of solid growth for UDIA as the transition to the new organisational structure was completed and we pursued a clear set of goals and objectives for this financial period.***

A key area of UDIA's success has been the solid events and professional development program that we have delivered to members. Our industry breakfasts, luncheons and professional development series have all attracted excellent numbers and involved a range of high profile industry and government speakers with a broad range of experience and knowledge to share with participants.

Of note during the 2017/18 financial period, was the return of the UDIA WA State Conference to Bunker Bay featuring the theme, 'Developing WA'. The conference sold out with over 100 delegates attending for two days of learning and networking. Key note presenter Professor Ian Harper from Deloitte Access Economics was a highlight, with an energetic delivery of the latest economic data plus a positive outlook for future growth.

Key discussion items coming out of the conference helped to shape some of UDIA's activities in the following months, including the consideration of value capture models; increasing the opportunities for Public Private Partnerships; investigating the option of moving to a broad based land tax system; as well as continuing to work with the state government on planning reform and leading discussion on creating a new 'brand' and identity for Perth.

Guests at state conference also received a rundown on the proposed model for Infrastructure WA and UDIA has since been involved in the consultation process for establishing the independent body and a final report is expected from the government in late 2018.

The importance of infrastructure planning and provision is a major focus for UDIA and we have continued to highlight to government and in the media, the importance of WA receiving a fair share of federal infrastructure funding.

This is also tied in with our advocacy for a fairer GST deal for WA over the last year or more, which looks to be coming to fruition following the federal government's response to the Productivity Commission Report on GST distribution and subsequent moves to implement a new distribution system into legislation.

Getting the necessary funding in place will ensure that plans at a state level, such as the ambitious METRONET program can be rolled out in a timely manner. UDIA has welcomed the first opportunities that have started to arise out of METRONET for our members, including the first station precincts.

UDIA has also lodged comprehensive submissions on a range of government policy documents this year, which are covered in more detail later in this report. UDIA is dedicated to providing informed, practical, solutions based submissions in order to achieve positive outcomes 'on the ground' for the development industry.

UDIA also continues to foster positive working relationships with all levels of government from a Ministerial through to local government and department level.

Our committees work tirelessly to progress industry related issues and I thank them for their expertise and contribution to UDIA's submissions and broader policy work. We undertook a review of our standing committees earlier this year which resulted in two new committees being established, the Industry Diversity Committee and the Housing Diversity Committee.

I would also like to take this opportunity to thank the UDIA WA Council for their fantastic support this year as we continue to navigate a challenging economic environment.

Our valued sponsors are also critical to the institute's success and our ability to deliver such well received events and professional development opportunities to our members and I thank you too for your support.

Overall, I believe that UDIA continues to build a reputation as the leading organisation representing the urban development industry in WA across all our stakeholders and we look forward to continuing to provide the very best service to our members.

**ALLISON HAILES**  
**UDIA WA CEO**



# Treasurer's Report



***I am pleased to provide the results of the UDIA WA accounts for FY17/18, which have been audited by Armada Accountants and Advisors and for which an unqualified audit report was provided on 5th October 2018.***

A copy of the audited accounts and audit report is available on request.

UDIA WA commenced the year once again anticipating a challenging economic period for the industry and accordingly for the Institute. UDIA therefore framed a conservative operational budget.

Unbudgeted expenditure was incurred during the year for finalization of the new UDIA website. The website has been developed over the past two years and whilst the final cost has come in over our budgeted amount, the end results have exceeded our expectations.

Notwithstanding, UDIA WA ended the year with a surplus of \$31,587 which is considered to be a satisfactory outcome in the context of WA's economy. Despite the prolonged downturn in the property market UDIA's activity has increased, with membership numbers up and sponsorship and event registration income slightly higher than budgeted.

Membership continues to be an important revenue source contributing just over 37% of our total income which is used to underpin the day to day operations of the Institute. It should be noted that membership fees were not increased for 2017/18 despite the forecast challenging economic conditions .

The other contributors for the balance of revenues were:

- Events income, which contributed 38% of our total income. This outcome was driven by a revised events calendar and introduction of new event types and themes;
- Sponsorship income, which comprised 14% of income; and
- The Professional Development and EnviroDevelopment Programs which comprised 11% of income.

Our current assets, non-current assets and current liabilities position compared to previous years, improved very slightly. Our Net Assets position improved by 1.2% to \$2.61m, up from \$2.57m in 2016/17 which enables State Council to continue to deliver enhanced services to members in coming years.

Whilst it may be some time before they translate to the property market, there are some early indicators that the general economy is improving. These will subsequently improve the industry's capacity going forward and therefore UDIA's opportunities for growth. Further to this more positive economic outlook, UDIA continues to make internal improvements and find efficiencies to better resource its policy and advocacy, communications and commercial functions, laying the foundations to expand the range of services and benefits that can be delivered to members.

With its strong financial position and renewed energy I am confident the Institute is well positioned to continue to support members, ride out the downturn and be geared up when the market turns. In the meantime, I am also confident that we are well positioned to continue to deliver value and grow our services in a managed, sustainable way.

Congratulations are extended to outgoing CEO, Allison Hailes for the way she has managed UDIA WA and its activities over the past 2.5 years and to the staff for their continued hard work and diligence and support of Allison throughout the year.

I would also like to acknowledge our President, Nick Allingame for his strategic leadership, and my fellow State Councillors for their time, commitment and the support they have provided to the organisation.

**ALF LAY  
UDIA WA TREASURER**

# Environment Committee



***The Environment Committee has handled an extensive suite of policy items over the last 12 months, including the review of the Strategic Assessment of the Perth and Peel Regions (SAPPR)...***

...ongoing concerns regarding the operation of the Environmental Protection and Biodiversity Conservation Act (EPBC Act) in WA, along with related legislation; and the recently passed Environmental Protection Amendment Regulations 2018.

The technical and practical expertise that members of the committee bring has been instrumental in advocating for best practice and positive outcomes in environmental legislation, which will have a significant impact on the operations of the urban development industry.

An item of particular importance to the committee's agenda was the review of the SAPPR. UDIA had long been advocating for a review of the SAPPR, in particular due to the length of time that it had been in development and the increasing size and scope of the Assessment. Following the announcement of the review process, UDIA delivered a succinct submission outlining industry concerns regarding the SAPPR, with a sub-committee established to guide advocacy on the matter.

UDIA's submission outlined three key areas: simplification of the SAPPR; achieving certainty in the outcome; and transparency and governance associated with the process for its ongoing development and finalisation. UDIA also recommended simplifying the SAPPR, including reducing the many Matters of National Environmental Significance (MNES) which the Assessment include. It was suggested that the Assessment be scaled back to cover the two main MNES areas causing significant issues in the navigation of the EPBC Act, those being clearing of Black Cockatoo habitat and Banksia Woodlands. These two items are also included in the Environment Committee's key focus areas.

UDIA has also provided strong advocacy to the Commonwealth Government, seeking a review of policy and assessment approaches along with improved resourcing in the Department of Environment and Energy to reduce approval timeframes. The current operation of the EPBC Act has large cost and time implications for the WA urban development industry, as well as lack of certainty due to differing interpretations and application of the legislation.

In particular, we advocated for the Commonwealth Government to review the listing of the Banksia Woodlands as a Threatened Ecological Community (TEC) under the EPBC Act, and submissions were also made in relation to the proposed listing of Tuart Woodlands as a TEC and the revised referral guidelines for three black cockatoo species.

Further to this, the Environment Committee also provided feedback to inform the UDIA submission on the Environmental Protection Amendment Regulations 2018, which proposed clarifications to the effect that clean fill used for the purposes of development would not be subject to the waste levy. UDIA is pleased that the Amendment Regulations were recently passed in Parliament, with an accompanying commitment to review the uncontaminated fill testing requirements. The Institute looks forward to working with the Department and Minister on the review, supported by the Environment Committee.

I would like to thank each individual member of the committee for the time, effort and expertise they provide to UDIA's environmental advocacy work. This input is highly valuable and fundamental to the achievements made in this key area.

**DARREN WALSH**  
**ENVIRONMENT COMMITTEE CHAIR**

## **COMMITTEE MEMBERS:**

- Scott Bird - 360 Environmental Pty Ltd
- Sharon Clark - LandCorp
- Adam Colins - Estates Development Company
- Peter Hale - Mirvac WA
- Jason Hick - Emerge Associates
- Warren McGrath - Eco Logical Australia
- Louise Nazareth - Stockland
- Kris Nolan - Urbis Pty Ltd
- Steve Rolls - RPS Group
- Shelley Shepherd - Urbaqua
- Clay Thomas - Peet Limited
- Paul Van Der Moezel - PGV Environmental
- Craig Wallace - Lavan
- Sean Walsh - Department of Biodiversity, Conservation and Attractions
- Kristen Watts - Coterra Environment

# Housing Diversity Committee



***The State Government's focus on advancing the METRONET precincts, coupled with the introduction of the Strata Titles and Community Titles Bills to Parliament, means that the role of UDIA's Housing Diversity Committee is becoming ever more important.***

UDIA's Housing Diversity Committee includes a broad range of expertise from both private and public sector agencies. Leveraging this expertise, the Committee has prepared a comprehensive matrix of opportunities and barriers to increasing housing diversity and is developing a solutions based advocacy agenda, focusing on five key areas:

- affordability;
- adopting effective legislation;
- sufficient and timely infrastructure;
- community engagement; and
- matching housing typology with demand and demographics.

The Committee's matrix identifies a number of solutions to these challenges which will be further refined to ensure that Government legislation and policy successfully delivers a range of housing to the market.

UDIA and the Committee have been liaising with the Department of Planning, Lands and Heritage to provide detailed input into the preparation of SPP7 and the Design WA suite of documents including the Apartment Design Guide. As a result of UDIA's advocacy, the Department undertook financial modelling of the Apartment Design Guide and presented an overview of its findings to UDIA. This modelling developed by the Department is currently undergoing further refinement following feedback from UDIA.

The Design Guide and broader Design WA policy framework remains a key focus area for the Committee and UDIA looks forward to working with the Department to ensure that the policy framework does not negatively impact housing affordability and diversity.

Similarly, the Strata Titles Bill and Community Titles Bill have been priority issues for the Committee for a number of years, with numerous submissions provided on the various chapters of these Bills. The introduction of these Bills to Parliament represents a key milestone and we look forward to their anticipated adoption in the coming months.

As such, ensuring that the Regulations supporting the Bills are effective will form a key component of the Committee's activities in 2019.

Alongside the Housing Diversity Committee, UDIA has commissioned Ernst & Young to undertake a research study, analysing alternative construction methods in WA. A number of committee members are actively involved in this study.

Members of the Committee have provided valuable feedback and assistance in helping to prepare a number of submissions which intersect the Housing Diversity Committee and other UDIA Standing Advisory Committees such as the Housing on Lots Less than 100m<sup>2</sup> Draft Position Paper and the Local Government Act review.

In closing, I would like to thank the Committee for dedicating their time and expertise to overcoming the challenges that industry faces in providing a diverse supply of housing. Their assistance is greatly appreciated.

**JUSTIN CROOKS**  
**HOUSING DIVERSITY COMMITTEE CHAIR**

## **COMMITTEE MEMBERS:**

- Tiffany Allen - Department of Communities
- Nick Allingame - Pindan
- Daniel Arndt - City of Cockburn
- Gavin Broom - Cameron Chisholm Nicol
- Scott Cameron - Finbar
- Andrew Carville - Red Door Planning Group
- Priya Correia - Mirvac WA
- Eloise Healy - ABN Group
- Tamara Heng - Lavan
- Nathan James - Georgiou
- Lachlan McCaffrey - RPS Group
- Dane O'Callaghan - Peet Limited
- Neil Thom - CLE Town Planning + Design
- Samantha Thompson - Taylor Burrell Barnett
- Janelle Veitch - MRA
- Jay Walter - JWH Group



# Industry Diversity Committee



***Recognising the opportunity to provide leadership across industry in the fostering of diversity and inclusivity in the urban development industry, UDIA was pleased to introduce the Industry Diversity Committee to the broad suite of areas that the Institute is proud to represent members' interests in.***

The purpose of this new committee is to represent the diversity of those who work within the urban development industry and assist in promoting greater equality, engagement and participation across the industry.

After identifying several key diversity issues within industry including gender diversity, flexible and changing working arrangements, diversity in UDIA events and mentoring opportunities, the committee agreed to form three subcommittees to address these issues in more detail and recommend further action.

The subcommittees are focusing on a framework for a mentoring program; development of a Diversity Plan Toolkit; and the potential to run several diversity-related UDIA events. The subcommittee members have been extremely proactive in progressing their respective focus areas and we look forward to presenting more information to the broader membership early in the New Year.

To date, the mentoring sub-committee have been working on a proposed framework for a mentoring program that is consistent with the aims and objectives of the Industry Diversity Committee. They have consulted with several professionals regarding the intricacies involved in establishing a mentoring program and what are the most useful and viable models. In the year ahead the sub-committee is anticipated to continue to refine this framework to determine viability with a view for the Institute to move forward with their proposed model.

The development of a diversity toolkit or model, for use by UDIA members to develop a diversity plan for their own business, is an initiative which the committee believes will enable businesses to foster and support employee diversity. As such, the sub-committee aims to have a finalised toolkit available on the UDIA website for member use in the next 12 months.

In addition, the events subcommittee is focusing on ideas for diversity-related events in the year ahead, as well as looking at ways to encourage greater representation of women within the standard UDIA event program. The Institute looks forward to progressing these initiatives.

It is energising to see the passion and enthusiasm that each committee member has for progressing these important issues and I sincerely thank each member for their hard work. I am excited to see what this committee will achieve in the future.

**ALLISON HAILES  
INDUSTRY DIVERSITY COMMITTEE CHAIR**

## **COMMITTEE MEMBERS:**

- Phil Anderton - Bankwest Property Finance
- Carla Chatzopolous - Element
- Anika Chhabra - Department of Planning, Lands and Heritage
- Virginia Chong - Stockland
- Melissa Constance - LandCorp
- Joanne Cousins - RPS Planning and Development
- Jacqueline de Meyrick - QUBE Property Group Pty Ltd
- Susan Dunn - Peet Limited
- Rachel Evans - Emerge Associates
- Louise Houghton - GHD Pty Ltd
- Jarrod Ross - Taylor Burrell Barnett

# Infrastructure Committee



***Mirroring the broad skill set and diverse range of professional disciplines contained on UDIA's Infrastructure Committee, the Committee has been active across a number of advocacy initiatives this year. Amongst these, a long term focus area has been to ensure the effective operation of Western's Power 'High Voltage (HV) Subdivision Pool'.***

UDIA and Western Power have been working together to establish a 'HV Pool Board' to oversee the administration of the Pool, its operating balance and rate of charges. This progress is almost complete with UDIA currently awaiting legal advice on the governance arrangements proposed by Western Power. UDIA very much looks forward to the board being set up and congratulates Western Power for its commitment to establishing an independent board to govern the pool and the development industry's contributions.

Another key focus area for the Committee is ensuring that Development Contribution Schemes operate effectively. Committee members have provided valuable assistance supporting UDIA's advocacy in calling for a review of Development Contribution Schemes (DCS). Research undertaken by the Committee highlighted significant amounts of monies collected through DCS's are being held by local governments with little reporting on how these contributions will be spent. It is particularly concerning that the cost of operating schemes has been increasing despite the significant reduction in infrastructure construction costs within the Perth market. The Committee's research has helped inform a number of UDIA submissions, including the Review of the Local Government Act and Planning Reform Green Paper. The Committee has also been actively involved in the preparation of the revised Pump Station Bulletin and it is anticipated the amended Bulletin will be released by the WAPC early next year.

Moving forward, providing input into the IPWEA Subdivision Guidelines Review will be a key priority for the Committee in 2019. Similarly, the Review of the Local Government Act also provides an opportunity to assist the Committee's advocacy and calls for a review of local government fees and charges more broadly. The Committee is particularly concerned about local government assessment charges and the legitimacy of local governments charging hourly rate fees without providing upper costing limits. Addressing these issues will be a priority for the Committee in the coming year.

The Committee has been working closely with Main Roads WA on its intersection control guidelines and has had some success in ensuring that Main Roads adopt a safe systems approach to intersection control, rather than a 'roundabouts' first approach. Main Roads have also given a commitment to engaging with development proponents and local governments early in the process to ensure greater consistency in the subdivision -intersection design approval process.

In closing, I would like to once again thank all the committee members for the valuable contribution that they are able to provide to the committee and UDIA. UDIA particularly values the opportunity to engage directly with utility providers in this forum and the collaborative approach that they bring.

**JEREMY CORDINA**  
**INFRASTRUCTURE COMMITTEE CHAIR**

## **COMMITTEE MEMBERS:**

- Peter Bowyer The Civil Group WA Pty Ltd
- Mark Busher Water Corporation
- Nathan Butson Cossill & Webley Pty Ltd
- Carl Done Serpentine Jarrahdale Shire
- Brenton Downing Satterley Property Group
- Jeremy Cordina Parcel Property
- Brian Farrell Tabec Pty Ltd
- Sam Gill Eastcourt Property Group
- Kristy Gillian Western Power
- Cameron Leckey CLE Town Planning + Design
- Sharni Millman Wood & Grieve Engineers
- Connor Moore APD Engineering
- Michael Mulhall Wormall Civil Pty Ltd
- Stuart Nahajski LandCorp
- Vince Petracca Mirvac (WA) Pty Ltd
- Thananjeyan Shivakumar 3E Consulting Engineers

# Land Use Planning Committee



***This year began with a new team of members on the Land Use Planning Committee, and the establishment of several key focus areas to concentrate the efforts of the committee.***

The committee includes diverse and strong representation from developers, industry consultants, local government, State Government and its agencies. The varied expertise of individuals, coupled with clearly defined focus areas, has enabled the committee to work successfully towards achieving positive outcomes in relation to several major policy areas throughout the year.

In particular, the release of the Perth and Peel @ 3.5 million Sub-regional Frameworks, which are currently undergoing implementation, has been a major priority. UDIA established a special advisory committee to focus on the implementation process and, while acknowledging the investment the State Government has made in establishing a strong foundation for consideration of future development in the Perth and Peel region, a number of matters were identified that should be addressed.

Recommendations included that further guidance be provided to clarify the implementation of the Frameworks; improving the transparency of the decision-making process by providing reasons to justify the adopted Frameworks; the inclusion of proponent-led development proposals; and the immediate commencement of the Frameworks review process.

UDIA has raised these issues on behalf of members with the Department of Planning, Lands and Heritage (DPLH) and the Western Australian Planning Commission (WAPC), both of which have maintained a strong and open dialogue with the Institute, including contributing as presenters at UDIA's Industry Breakfast entitled 'What's next for the Perth & Peel @ 3.5 million Sub-regional Frameworks'. This breakfast was also UDIA's biggest in terms of numbers, demonstrating the interest which industry has in the Frameworks. The Institute looks forward to working further with DPLH and WAPC to achieve the Framework's objectives.

UDIA also made a comprehensive submission on the Planning Reform Green Paper, informed by feedback from the Land Use Planning Committee. The committee looks forward to learning the results of the DPLH assessment of the submissions received on the Paper, and contributing to efforts to improve, streamline and achieve best practice in Western Australia's planning system.

In late 2017 the State Government also announced a review of the Local Government Act 1995, including arrangements around Development Contribution Schemes (DCP), following much advocating by UDIA on behalf of members regarding DCP reporting. We are hopeful that the reforms recently released for comment, along with State Planning Policy Review by DPLH, will lead to a resolution of many DCP issues, particularly around expenditure and reporting, in the year ahead.

The Land Use Planning Committee has also welcomed several guest presenters on a range of issues and policies which have generated robust discussion at meetings on strategic solutions to current and future policy problems. The committee will continue to work on major policy issues in the year ahead with a particular focus on planning reform, bushfires, medium density housing, and development contribution plans.

A sincere thanks to each member of the committee, whose dedication and focus over the past year has been instrumental to UDIA's strong advocacy on planning reform and related matters.

**JANE BENNETT**  
**LAND USE PLANNING COMMITTEE CHAIR**

## **COMMITTEE MEMBERS:**

- Tony Aleksovski - Mirvac (WA) Pty Ltd
- Lex Barnett - Taylor Burrell Barnett
- Jane Bennett - CLE Town Planning + Design
- Wayne Burns - Frasers Property
- Jane Charters - Mortons Urban Solutions
- Ryan Darby - Roberts Day
- Mark Dickson - City of Wanneroo
- Rod Dixon - Rowe Group
- Tayne Evershed - Planning Solutions (Aust) Pty Ltd
- Brendan Foley - Lavan
- Olivia Hammond - Peet Limited
- Lorissa Kelly - Department of Planning, Lands & Heritage
- David Maiorana - Harley Dykstra
- Susan Oosthuizen - LandCorp
- Kym Petani - GHD Pty Ltd
- Ross Povey - City of Stirling
- Craig Shepherd - PwC
- Grant Shepherd - Stockland
- Karl White - Cedar Woods Properties Limited

# Outlook Committee



***The Outlook Committee has continued to play an integral role in the development and engagement of young industry professionals this year, acting as ambassadors to not only young professionals, but also in promoting the industry to university and high school students, who are the future of the urban development industry.***

The Outlook brand underwent a review at the end of 2017, to both align it more closely with UDIA's broader principles and objectives, and achieve more relevance to current young industry professionals. The resulting focus was to identify and promote opportunities for professional development, networking, growth and engagement of young property development professionals.

This year the suite of Outlook events on offer ranged from a highly-competitive Mini-Golf Networking event at Holey Moley Golf Club in Northbridge and an upcoming End of Year Party; to educational sundowner events such as A Conversation with the Commission's Chairman, David Caddy; and an interactive Working with Style(s) workshop with Alison Fernandez.

Each event strived to address one or more of the themes included in the Committee's focus areas, providing events which incorporate an educational basis for skills development, while also maintaining opportunities to network and connect.

In addition, a free Outlook member masterclass was also held on Public Speaking and Presentation Skills, especially tailored to young development professionals. The committee has also been discussing several proposals for other member briefings in the future.

The committee has also continued to develop an Outlook LinkedIn page which provides regular updates on upcoming Outlook events and other articles and items relevant to industry. The page also provides a medium for young professionals to grow their online networks appropriate to the digital era.

The members of the Outlook committee come from a wide range of professions and different backgrounds and are incredibly committed to working together and using their diverse skillsets to help other young people grow, engage and learn.

Each individual committee member is an incredible industry ambassador, and I congratulate and thank them for their achievements and hard work over the past year. I am excited to see what the committee can achieve in 2019.

I would also like to extend sincere thanks to Outlook Partners Cedar Woods Properties Limited; Pritchard Francis Consulting Pty Ltd; Now Living; and Winning Commercial, for their support over the year.

## **VIVIENNE EDWARDS OUTLOOK COMMITTEE CHAIR**

### **COMMITTEE MEMBERS:**

- Michael Arena Tabec Pty Ltd
- Adam Casotti BGC Development
- Vivienne Edwards Wood & Grieve Engineers
- Megan Gammon Urbis Pty Ltd
- Cameron Hayes Cossill & Webley Pty Ltd
- Mark Mackenzie BankWest Property Finance
- Caitlin McLeod 360 Environmental Pty Ltd
- Fenualla O'Brien Parcel Property
- Daniel Panickar Eco Logical Australia Pl
- David Paz Linc Property Pty Ltd
- Melissa Ross Stockland
- Naden Scarfone Hames Sharley
- Carli Turner Strategen Environmental
- Sarah Walton Now Living
- Ali Wheeler Cedar Woods Properties Limited
- Trent Will Planning Solutions (Aust) Pty Ltd
- Mariam Yaqub LandCorp

# Urban Water Committee



***Urban water management and its relationship to disciplines including planning and built form is a vital consideration within the urban development industry. As Australia's climate continues to dry and density infill increases, the management of surface water and the protection of groundwater resources and waterways is becoming increasingly important.***

The contributions of the Urban Water Committee are key to UDIA's advocacy and influence in this area.

This year the committee has focused its work on several key areas, with the aim of achieving greater alignment, cooperation and coordination of the urban development industry with the greater objective of transitioning Perth to a water sensitive city.

The Institute has been working with the Department of Water and Environmental Regulation (DWER) to ensure consistent advice is provided in relation to the management of small rainfall events (15mm). These negotiations are on-going, and will provide the development industry an opportunity to refine how small rainfall events are calculated and managed upstream in the catchment and within public open space areas.

DWER also kindly offered to take feedback on any gaps in its current list of Drainage Water Management Plans (DWMPs) and consider these as a priority. The Committee has reviewed DWER's current list of DWMPs, specifically in future urban expansion and investigation areas and has provided a short-list of areas for prioritisation by DWER. The aim of this key area is to help unlock future urban areas with constrained water issues.

In addition, the Committee has been liaising with relevant service agencies to prepare a framework for the consistent and reasonable transition to the new "Australian Rainfall and Runoff – A Guide to Flood Estimation" ARR2016 standard published online by Geoscience Australia in 2016. This new standard varies the way stormwater is modelled and has implications for pipe sizes, drainage storage requirements and resulting costs of land and infrastructure.

Other work being undertaken by the Committee includes: the preparation of a short-list of opportunities to promote a smoother approvals process for innovative projects as well as assisting with improving approval timeframes for water management plans overall; and understanding the road-blocks to implementing alternative water supplies including grey water reuse, recycling and non-potable water supplies, including what in the way of inter-government and agency collaboration it would take to progress these alternative water supplies. The Committee has also continued to monitor the progress of other relevant forums including clearance to groundwater regulations, sediment control standards and Water Wise Perth initiatives.

Consideration of the above items, and many more, would not have been possible without the hard work and dedication of each member of the Urban Water Committee. Your willingness to provide your time and expertise is very much appreciated.

**AVRIL THOMSON  
URBAN WATER COMMITTEE CHAIR**

## COMMITTEE MEMBERS:

- Tao Bourton - Yolk Property Group
- Peter Bowyer - The Civil Group WA Pty Ltd
- Helen Brookes - Urbaqua
- David Coremans - Emerge Associates
- Dan Covich - Wood & Grieve Engineers
- Jim Davies - JDA Consultant Hydrologists
- Rebecca Epworth - Coterra Environment
- JoI Godbold - Stockland
- Peter Howard - Water Corporation
- Ryan Hunter - Peet Limited
- Nadja Kampfenkel - Lendlease
- Greg Ryan - LandCorp
- Craig Sanford - Metropolitan Redevelopment Authority
- Suzanne Smart - Hyd2o
- Avril Thomson - Cossill & Webley Pty Ltd
- Susan Worley - Department of Water and Environmental Regulation
- Emma Yuen - UWA/CRC for Water Sensitive Cities



# EnviroDevelopment Board

***It has been another busy year for the EnviroDevelopment program in Western Australia, with two new projects certified during the year and the program reaching a milestone 150 certified projects nationally.***



As sustainability becomes even more of a priority among new home buyers, the EnviroDevelopment program provides consumers with a fantastic opportunity to identify a development that meets strict, scientifically rigorous sustainability criteria. This is a very valuable market distinction for participating developments, along with providing developers with an excellent tool to ensure they are setting the bar high in terms of sustainable achievements at a project level.

In terms of newly certified projects, the coastal community at Catalina Estate by Tamala Park Regional Council, a project managed by Satterley Property Group, achieved a full six leaf certification in May 2018.

Catalina is a 170 hectare masterplanned community located in Mindarie and Clarkson. When complete, the project will comprise around 2,500 lots and be home to approximately 6,000 residents. Catalina Beach and Catalina Grove, two precincts of the broader Catalina Estate, have received the certification.

In June, Vivente by Richard Noble, the boutique style community located in Hammond Park, achieved certification in the areas of ecosystems, water and community.

Significantly, this certification continues the great work of Richard Noble, given they were the first developer to achieve EnviroDevelopment certification in WA back in 2009 with Cygnia Cove in Waterford.

It was also my pleasure to award the EnviroDevelopment Chairman's Choice Award in September 2017 to Rosehill Waters by Noah's Rosehill Waters. Rosehill Waters successfully overcome a range of challenges associated with a difficult site location and the complexities of delivering an infill project to become the first private developer in WA to achieve EnviroDevelopment Certification across all six focus areas, a fantastic achievement.

This financial year also saw the continuation of our long standing partnership with the Water Corporation to provide the opportunity for EnviroDevelopment's that achieve a Water leaf certification to be eligible to join the Waterwise Development program. The Waterwise logo is a well-known and regarded achievement amongst consumers and within industry and government.

I would like to take this opportunity to thank my fellow Board members, who have made a significant personal commitment throughout the year. In particular, I recognise the contribution of long serving member Fiona Bentley, who has recently resigned from her position on the Board.

**PAUL MCQUEEN  
ENVIRODEVELOPMENT BOARD CHAIR**

## **BOARD MEMBERS:**

- Lex Barnett - Taylor Burrell Barnett
- Fiona Bentley - Community Development Consultant
- Scott Bird - 360 Environmental
- Martin Bowman
- Ian Holloway - All Things Residential
- Alf Lay - LWP Property Group (representing UDIA Council)
- Paul McQueen - Lavan Legal
- Mark Taylor - Josh Byrne and Associates

# UDIA Submissions

## 2017/18

UDIA WA was pleased to make the following submissions on behalf of members:

- Strata Titles Amendment Bill 2018 Standing Committee Submission
- Market-led Proposals Policy
- Review of the Strategic Assessment for the Perth and Peel Regions (SAPPR)
- Planning Reform Green Paper: Modernising Western Australia's Planning System
- Draft decision on proposed revisions to the access arrangement for the Western Power network
- Draft position statement: Housing on lots less than 100m2
- Planning for Bushfire prone areas fact sheet: Local planning strategy bushfire assessment requirements
- WA Pre-Budget submission 2018-19
- Strata Titles Amendment Bill 2018: Termination of Strata Title Schemes
- Infrastructure WA
- Development Control policies 1.1, 1.2, 1.7, 2.5 and 5.1
- Community Title Bill
- Review of the Waste Strategy
- Draft State Planning Policy 4.1 – Industrial Interface
- Local Government Act Review
- Environmental Protection Regulations – Clean Fill Amendment (Eclipse Decision)
- Westport: Preparing for the Strategy
- Subiaco Redevelopment Scheme 2
- Strata Titles Discussion Paper – Seller Disclosure Regulations
- Tuart Woodlands and Forests of the Swan Coastal Plain
- Draft State Planning Policy 5.4 – Road and Rail Noise
- Draft Leeuwin Naturaliste Sub-Regional Planning Strategy
- Roundabouts and Traffic Signals for the Selection of Intersections
- Discussion paper – Waste levy and waste management: Proposed approaches for legislative reform
- AS 3959 Construction of buildings in bushfire-prone areas
- Strata Titles Act Reform Discussion Paper: Management of Schemes Staged Development and Dispute Resolution
- Port Hedland Dust Management Taskforce Report
- Guidelines: Lifting of Urban Deferment
- Revised draft referral guideline for three threatened black cockatoo species



# UDIA COUNCIL 2017/18



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PRESIDENT



KIM LAWRENCE  
VICE PRESIDENT



JANE BENNETT  
VICE PRESIDENT



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DARREN WALSH

# LETTER FROM THE AUDITOR



*strength in numbers*

## Independent Auditor's Report To the Members of Urban Development Institute of Australia WA Division Inc

### Opinion

We have audited the financial report of Urban Development Institute of Australia WA Inc ("the Entity") which comprises the balance sheet as at 30 June 2018, the profit and loss statement, and notes to the financial statements, including a summary of significant accounting policies, and the declaration by those charged with governance.

In our opinion, the accompanying financial report presents fairly, in all material aspects, the financial position of the Entity as at 30 June 2018, and its financial performance in accordance with the accounting policies as described in note 1 of the financial statements.

### Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Entity in accordance with the auditor independence requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* ("the Code") that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Information Other than the Financial Report and Auditor's Report Thereon

Those charged with governance are responsible for the other information. The other information comprises the information included in the Annual Report for the year ended 30 June 2018, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

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In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Responsibilities of Management for the Financial Report**

Management is responsible for the preparation and fair presentation of the special purpose financial report in accordance with the accounting policies as described in note 1 of the financial statements, and for such internal control as management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the special purpose financial report, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intend to liquidate the Entity or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's Responsibilities for the Audit of the Financial Report**

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.



- Conclude on the appropriateness of the management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Dated: 3<sup>rd</sup> day of October 2018

**Armada Audit Services Pty Ltd**



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GRAEME WOVODICH CPA

Registered Company Auditor Reg. No. 13421

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