



For the  
*community*  
*creators*

# **Perth and Peel Region Growth Corridors Infrastructure Requirements Report April 2026**



# Contents

|  |    |
|--|----|
| Executive Summary                          | 3  |
| Immediate Priority Enabling Infrastructure | 4  |
| Introduction                               | 5  |
| The Problem and Opportunity                | 5  |
| The Approach                               | 6  |
| Infrastructure Commitments                 | 8  |
| North-East Sub-Region                      | 9  |
| North & West Ellenbrook and Bullsbrook     | 9  |
| North-West Sub-Region                      | 11 |
| East Wanneroo                              | 11 |
| Yanchep-Eglington                          | 13 |
| South Metropolitan Peel Sub-Region         | 14 |
| Mundijong                                  | 14 |
| North East Baldivis                        | 15 |
| Jandakot-Treeby                            | 17 |
| Karnup                                     | 19 |



The Urban Development Institute of Australia (UDIA WA) acknowledges the traditional custodians of the land on which we work, the Whadjuk people of the Noongar Nation. We also acknowledge the traditional Custodians across Western Australia and their continuing connection to the land and waters where our members operate.

We wish to acknowledge the strengths of their continuing culture and offer our respects to Elders past, present and emerging.

# Executive Summary

**Lead infrastructure is a crucial component of a development-ready pipeline. Identifying these ‘building blocks’ and working collaboratively to plan, coordinate and deliver infrastructure at the right time is essential to catalyse development for the creation of much-needed new homes.**

To aid this, over the past few years, UDIA WA has progressed work to identify the crucial enabling infrastructure required to unlock land for housing supply in key growth corridors across the Perth and Peel Region. If funded, these infrastructure packages would provide a strong foundation to accelerate the creation of tens of thousands of new homes.

This work is supported by [UDIA’s National Housing Pipeline® project](#), which is a complementary annual assessment of ‘real’ land supply availability and high-level infrastructure shortfalls. This specific report however seeks to drill deeper into the scope and cost estimates for specific immediate enabling infrastructure requirements.

Work on UDIA WA’s first iteration of this report, subsequently released in September 2024, identified enabling infrastructure that formed a key component of UDIA WA’s 2024–25 Pre-Budget Submission and 2025 State Election Platform. UDIA WA actively engaged with the State Government on these priorities and welcomed the 2024–25 mid-year review announcement of the \$400M Housing Enabling Infrastructure Fund in December 2024 and the first \$101M allocation of that funding commitment in the 2025–26 State Budget.

This is the second iteration of the report builds on the initial work and UDIA WA continues advocating for additional investment, as well as measures to address the systemic challenges (e.g. an enhanced mechanism for strategic infrastructure coordination, planning and funding) to ensure delivery of infrastructure at the right time for a sustainable pipeline of forward housing supply.

The following table summarises the immediate enabling infrastructure requirements within the key corridors which are explored in greater depth through this report.



## Immediate Priority Enabling Infrastructure

|  |  |
|--|--|
| <p><b>North-East Sub-Region</b></p> <p>North &amp; West Ellenbrook<br/>Bullsbrook</p>                                    | <ul style="list-style-type: none"> <li>• Interim sewer: 3x Wastewater Pump Stations (WWPS) and pressure mains (incl North &amp; West Ellenbrook)</li> <li>• Water distribution trunk main</li> <li>• Immediate power infrastructure: 2x feeder</li> <li>• North Ellenbrook Zone Substation 1</li> <li>• Stock Road WWPS &amp; pressure main</li> <li>• High level water tank and initial DN200 distribution mains</li> </ul>   |
| <p><b>North-West Sub-Region</b></p> <p>East Wanneroo<br/>Yanchep-Eglinton</p>  | <ul style="list-style-type: none"> <li>• Immediate power infrastructure: 2x HV feeders &amp; Pinjar Zone Substation Upgrade</li> <li>• New Zone Substation and feeder extensions</li> <li>• Immediate sewer infrastructure: 5x WWPS plus associated pressure mains</li> <li>• Balance of Yanchep main sewer</li> <li>• Yanchep main sewer 2.2km extension from Yanchep Beach Road heading north</li> <li>• Immediate Power Infrastructure: Re-augmentation of feeders and network reinforcement</li> </ul>         |
| <p><b>South Metropolitan Peel Sub-Region</b></p> <p>Mundijong<br/>North East Baldivis<br/>Jandakot-Treeby<br/>Karnup</p> | <ul style="list-style-type: none"> <li>• New zone substation and feeder upgrades</li> <li>• Water distribution main</li> <li>• WWPS and pressure main discharge to Pug Road</li> <li>• Bridge connection Baldivis Road (over rail)</li> <li>• 2x WWPS and pressure mains</li> <li>• High voltage feeder augmentation works</li> <li>• WWPS and pressure main infrastructure</li> <li>• Water distribution main - Extend DN400 main to Stakehill Road</li> <li>• HV feeder from Baldivis zone substation</li> </ul> |

**An initial investment of ~\$596M over four years for these identified enabling infrastructure items could unlock these key growth corridors to ultimately deliver ~116,500 homes.**



**7 Key**  
Growth Corridors  
unlocked



**\$596M**  
Investment  
over four years



**116,500**  
New homes  
unlocked

# Introduction

**The funding for and availability of enabling infrastructure is now a critical roadblock to the ability for growth corridors to progress through the planning framework and development delivery processes. Without sufficient prioritisation and action, this will continue to be a significant cause of land supply shortages experienced in the market for the delivery of new homes. This report sets out current enabling infrastructure requirements for key growth corridors to support a more sustainable housing pipeline.**

## The Problem and Opportunity

The Perth and Peel Region's greenfield land market has been recording strong growth in prices. Driven in part by a lack of stock availability in the established residential market, demand for greenfield land across Greater Perth has surged over the last two years, with a volume of 2,542 lots sold recorded in the December quarter 2025 (although this was slightly short of the September 2025 quarterly volume of 3,685 lots sold). It continues to be challenging to bring lots to the market quick enough, with new stages generally oversubscribed and estates trading out.

With this and Western Australia's population continuing to grow at a rate exceeding that of any other state or territory in the nation, demand will continue to outpace supply. All forms of supply, in both greenfield and infill locations, are urgently needed to meet the growing and evolving needs of our population and provide relief to a market in a critical state.

There is a perception that available land zoned for urban or future urban development is plentiful. However, the reality is that not all available land can be developed for housing due to a myriad of constraints. The 2025 analysis for [UDIA's National Housing Pipeline® project](#) (NHP) has highlighted that there is just under ~6 years of unconstrained residential land supply remaining in Greater Perth based on the National Housing Accord annual dwelling target take-up rate (totaling 125,400 dwellings, or ~21,000 homes per year). This is based on 35% (4,502ha) of undeveloped residential zoned land in Greater Perth being identified as constrained (11% of which is fundamentally constrained). A further 15% of all potential future urban land, such as land in planning investigation areas and zoned as urban deferred has been identified as fundamentally constrained and an additional 23% has 'other' types of constraints, which will prove challenging to the delivery of new homes.

Given these constraints, and as greenfield land parcels become increasingly fragmented, delivering development together with appropriate infrastructure is becoming increasingly difficult and we need a greater focus on addressing constraints wherever we can to unlock land for new homes.

This is also impacted by the 'just in time' infrastructure planning and funding approach of service agencies. This current approach, and lack of holistic understanding of the development pipeline intentions, impacts capacity to address:

- issues associated with land ownership fragmentation, which impact on the ability of industry to fund enabling infrastructure upfront;
- requirements for service agency commitment ahead of traditional planning framework requirements;
- State Government funding constraints – with submissions to Infrastructure Australia now needing to exceed \$250M, without packaging strategically important items, we will continue to miss opportunities for Federal funding; and
- the need for industry and government to collaboratively leverage infrastructure to deliver timely housing supply in identified, key growth corridors.

It is crucial that infrastructure coordination, funding and delivery align with development pipeline intentions for undeveloped urban zoned land and potential future urban land to enable early planning for residential projects and the delivery of much needed homes.

<sup>1</sup>UDIA WA, 2025. *Urban Development Index, December 2025*

To do this effectively, there is a need to shift to an 'at the right time' approach to infrastructure planning and funding that will enable industry to:

- Bring new housing to the market faster than currently possible;
- Unlock diverse and affordable housing options, delivered below the Perth median house price;
- Work towards the consistent availability of land supply to the market; and
- Support a collaborative response to WA's housing crisis.

## The Approach

To identify the critical enabling infrastructure building blocks for key growth corridors, a Working Group was formed in 2024 with members of UDIA WA's Infrastructure and Masterplanned Communities committees. It comprised developers, engineers and planners to ensure broad expertise and a holistic view. The Working Group was re-established in 2025 to update the work for this second iteration of the report.

The Working Group analysed different development corridors across the Perth and Peel region which could deliver significant housing supply but are constrained by a lack of infrastructure.

The selection of initial focus growth corridors, and the associated critical enabling infrastructure items, was informed by consideration of:

- the planning framework requirements;
- capacity to fund (with a focus on more significant infrastructure items, as opposed to business as usual); and
- where removal of the infrastructure burden would unlock development due to the current cost base.

Ultimately, it was determined that for this second iteration of the report the following areas would be included:

- North & West Ellenbrook and Bullsbrook
- East Wanneroo
- Yanchep-Eglinton
- Mundijong
- North-East Baldivis
- Jandakot-Treeby
- Karnup

**Establishment of UDIA WA working group – comprising developers, engineers, and planners**



**Identification of critical enabling infrastructure requirements for key growth corridors**



**Identification of costing estimates, timings, and anticipated yield to be unlocked**



**Engagement with GTEs, State and local government**



**Report Finalisation**



**Ongoing Advocacy**

These are growth corridors where a significant amount of housing could be unlocked in multiple projects if the enabling infrastructure constraints can be addressed.

In future reporting work, consideration will continue to be given to other areas of interest and will be added as the situation develops in areas such as:

- Carabooda
- Wattle Grove
- Wungong
- Banjup (south of Armadale Road)
- South West Region

In addition to the above, we acknowledge the importance of infill development in the greater puzzle that is unlocking further housing supply within Perth and Peel, as well as key regional centres. The constraints on infill development are different in nature and through our Infill Development and Precincts Committee, UDIA WA will continue to identify opportunities to increase the viability of medium and high density infill projects and accelerate the delivery of diverse supply across the housing continuum. UDIA WA welcomed the introduction of the State Government's \$80M Infrastructure Development Fund in 2024 and have been exploring opportunities to expand and improve the Fund's impact on project viability.

The infrastructure requirements identified in this report are items/packages where industry believes there is a direct correlation between the infrastructure funding and accelerated delivery to market and there is currently no funding committed (unless otherwise stated). The infrastructure timings consider the projected population growth but importantly are also reflective of development intention, for infrastructure planning and provision at the right time. Items identified as critical enabling infrastructure are the key to kick-starting or accelerating development and thus the delivery of much-needed housing to commence.

The ultimate infrastructure and associated funding required to deliver the full dwelling yield in the growth corridors has not been included. However, in some cases funding for the planning of these items has been included. The costs and dwelling yields are estimates only, based on publicly available information and industry expertise. Further work is required by Government to confirm the detailed costings for delivery of these crucial enabling infrastructure items.

The maps included in this report utilise the mapping work performed as part of the NHP 2025 analysis and reporting. These maps highlight broader constraints in the development areas and are combined with an overlay of existing utility infrastructure in and around the development areas.

Initial engagement has taken place with the service agencies (e.g. Western Power and Water Corporation), the Growth Area Perth and Peel (GAPP) Councils, the State Government's Housing Supply Unit, the Department of Planning, Lands and Heritage and the Priority Corridors Working Group (which is part of the governance and accountability framework for allocation of the State Government's \$400M Housing Enabling Infrastructure Fund (HEIF)) as part of this work.

## Infrastructure Requirements Context

The infrastructure requirements presented in the following tables for each growth corridor represent the immediate priority enabling infrastructure items requiring funding in the 2026-27 State Budget year and forward estimates period.

Immediate items, in this context, are items required to begin or continue delivering housing within the growth corridors where one or more infrastructure constraints are preventing delivery.

Longer term items and additional funding will be required to facilitate the ultimate dwelling yields and associated population.

While not identified as being enabling requirements at this stage, as development continues this may change and items will need to begin the planning phase to ensure continued development is not constrained by available infrastructure capacity.

# Infrastructure Commitments

Since undertaking the work in preparing the first iteration of the UDIA WA Growth Areas Infrastructure Requirements Report, publicly released in September 2024, UDIA WA and the development industry have welcomed several key infrastructure commitments.

Key Government commitments to date include:

- ✓ \$105M Housing Support Fund, in partnership with Federal Government (announced in November 2024)
- ✓ \$400M Housing Enabling Infrastructure Fund (announced in December 2024)
- ✓ Establishment of the Priority Corridors Working Group, as part of the governance model for the HEIF
- ✓ First HEIF allocation of \$101M (June 2025)
- ✓ Fully funded and committed infrastructure items in the identified growth corridors:

## North Ellenbrook/West Ellenbrook

- North Ellenbrook Interchange \$100M (inclusive of up front funding by developers)
- Ellenbrook DN900 collection sewer Drumpellier/Barrambie Way

## Bullsbrook

- Power feeder from Muchea zone substation
- Roundabout intersection on Great Northern Highway at Rutland Road (completed)

## East Wanneroo

- Alkimos Desalination Plant transfer water main (commenced)
- Jandabup wastewater pump station "A" & interim pressure main - initial phase

## Yanchep-Eglington

- Power feeders

## Mundijong

- Tonkin Highway Extension
- Wastewater pump station and pressure mains
- Power feeders



# North-East Sub-Region

The Western Australian Planning Commission (WAPC) North East Sub-regional Planning Framework identified that the corridor is set to grow by around 160,000 people between 2024 and 2050, which reflects a 56% increase in population. It forecasts that an additional 68,000 new dwellings will be required over this 26-year time frame, a clear demonstration of the importance of this corridor to current and future housing needs of Perth.

## North & West Ellenbrook and Bullsbrook

The North & West Ellenbrook and Bullsbrook growth corridor extends from the current Ellenbrook and The Vines boundaries, north towards Bullsbrook, and is intersected by Tonkin Highway immediately to the west through Lexia, and bounded by Gngangara Road to the south. It is located in the upper reaches of the Greater Perth North-Eastern region entirely within the City of Swan, in the Federal electorates of Pearce and Durack; and the State electorate of Swan Hills.

The North-East Sub-Regional Planning Framework has identified significant areas within the corridor for Urban Expansion, Urban Investigation, Industrial Expansion, and Industrial Investigation. While the approvals process for new land supply is ongoing and some development is underway, the critical enabling infrastructure to allow this land to more rapidly come to market is yet to be put in place to facilitate the expected growth.

The North & West Ellenbrook and Bullsbrook growth corridor is an example of where infrastructure funding is required “at the right time”. While the infrastructure is not required to be built at this stage, the certainty of funding is required now to enable the planning process to unlock the residential developments.

This future population will be well located both in proximity to existing employment centres, and the future growth of the Bullsbrook industrial precincts.

**\$870,000<sup>1</sup>**  
Perth Median House Price  
(Established Market)  
As of January 2026

**\$780,000<sup>1</sup>**  
Median New House and  
Land Package (Swan LGA)  
As of January 2026

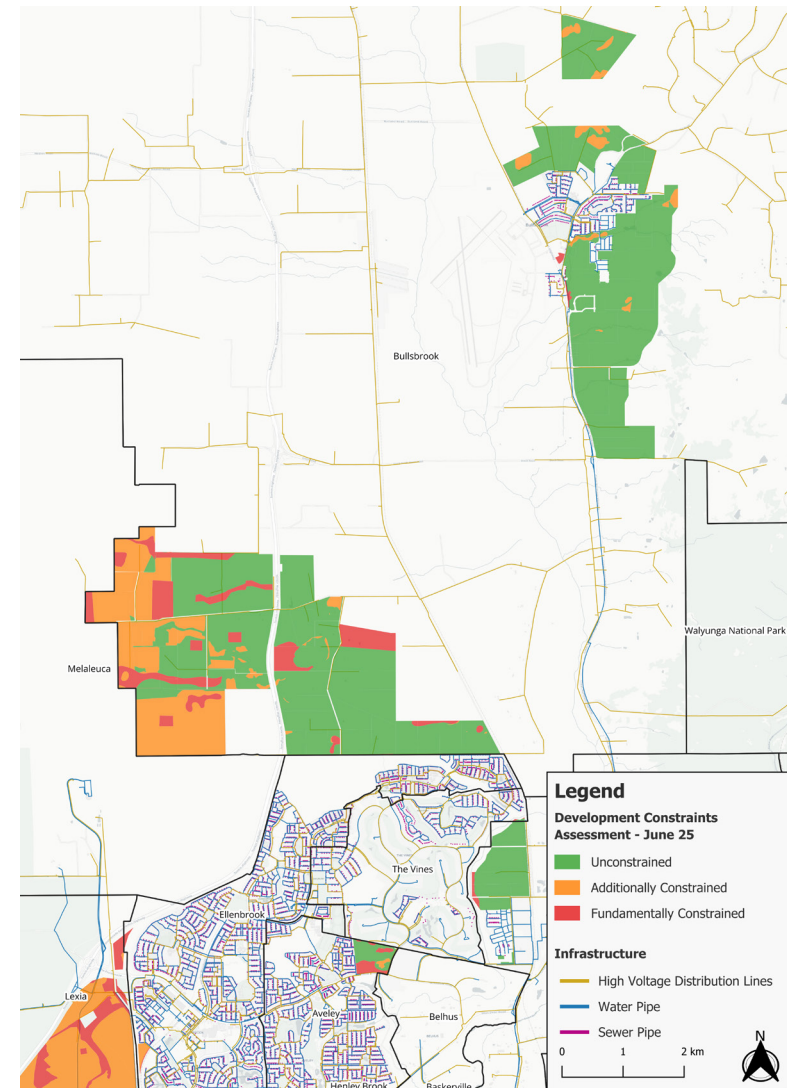
**~10,000<sup>2</sup>**  
Past 5-Year  
Dwelling Yield (Swan LGA)

**~26,000<sup>3</sup>**  
Current Planned Dwelling Yield  
(North Ellenbrook & Bullsbrook)

1 Source: Cotality; UDIA WA

2 Source: ABS; UDIA WA

3 Source: DPLH/WAPC



Map Source: [UDIA National Housing Pipeline® 2025](#)  
(Phase 1 Development Constraints Mapping)

## North & West Ellenbrook and Bullsbrook Immediate Priority Enabling Infrastructure

The following infrastructure is required to enable the delivery of housing in North/West Ellenbrook and Bullsbrook:

| Infrastructure Item   | Infrastructure Type | Estimated Cost |
|---|---------------------|----------------|
| Interim sewer: 3x Wastewater Pump Stations (WWPS) and pressure mains (incl North & West Ellenbrook) | Wastewater          | \$80M          |
| Water distribution trunk main   | Water               | \$25M          |
| Immediate power infrastructure: 2x feeder   | Power               | \$30M          |
| North Ellenbrook Zone Substation 1  | Power               | \$70M          |
| Stock Road WWPS & pressure main   | Wastewater          | \$35M          |
| High level water tank and initial DN200 distribution mains  | Water               | \$20M          |
| <b>Total</b>  |                     | <b>\$260M</b>  |



# North-West Sub-Region

The North-West Sub-regional Planning Framework identified that the corridor is set to grow by 278,600 people between 2024 and 2050, reflecting a 60% growth in population.

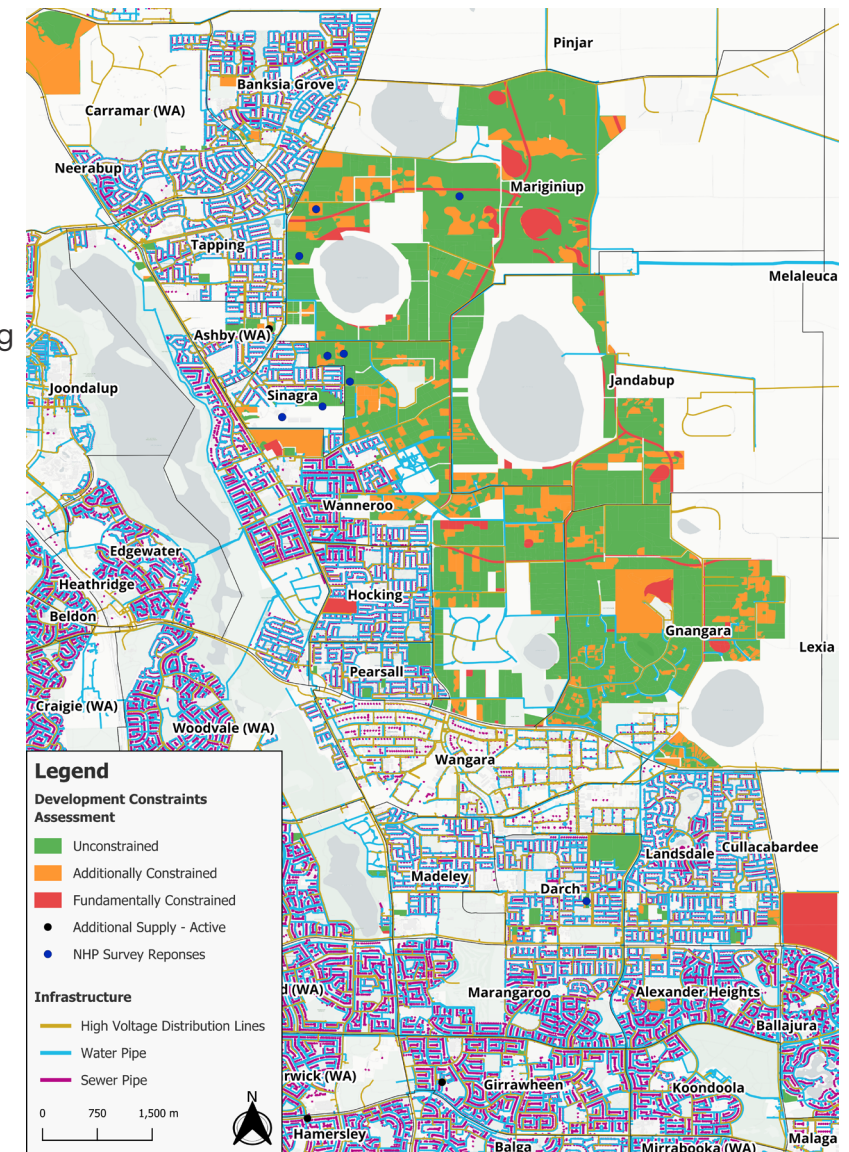
## East Wanneroo

The East Wanneroo growth corridor has long been touted as the next growth front and the connecting piece between the North-West and North-East of Perth and Peel. Located within the Federal electorate of Pearce and the State electorates of Wanneroo and Landsdale, the intent is for East Wanneroo to provide future residents with central access to essential facilities and services through a district centre.

The Sub-Regional Planning Framework estimates that 112,500 new dwellings will be required across the City of Wanneroo over the coming 25 years to 2050. With East Wanneroo's dwelling target of up to 50,000, it is a key focus for achieving this target approaching the mid-way point of that timeframe.

East Wanneroo's proximity to employment nodes, including the expanding Neerabup industrial area and the Australian Automation and Robotics Precinct, the Joondalup city centre and other industrial investment in surrounding areas, will see it well-positioned to allow its residents to hold jobs in close proximity and ensure the workforce in the northern suburbs is growing to accommodate the labour-needs that these precincts will demand.

Whilst much of the land in this area has Urban Expansion or Investigation status within the Planning Framework, the nature of the fragmented land ownership in the area, in combination with the required upfront investment in infrastructure to facilitate development, has delivered very limited progress since the publishing of the Framework in 2018.



Map Source: *UDIA National Housing Pipeline*® 2025 (Phase 1 Development Constraints Mapping)

**\$870,000<sup>1</sup>**

Perth Median House Price  
(Established Market)  
As of January 2026

**~11,800<sup>2</sup>**

Past 5-Year Dwelling Yield  
(Wanneroo LGA)

**\$790,000<sup>1</sup>**

Median New House and Land  
Package (Wanneroo LGA)  
As of January 2026

**~50,000<sup>3</sup>**

Current Planned Dwelling Yield  
(East Wanneroo)

1 Source: Cotality; UDIA WA

2 Source: ABS; UDIA WA

3 Source: DPLH/WAPC

## East Wanneroo Immediate Priority Enabling Infrastructure

The following infrastructure is required to enable the delivery of housing in East Wanneroo:

| Infrastructure Item  | Infrastructure Type | Estimated Cost |
|--|---------------------|----------------|
| Immediate power infrastructure: 2x HV feeders & Pinjar Zone Substation Upgrade | Power               | \$20M          |
| New Zone Substation and feeder extensions                                      | Power               | \$70M          |
| Immediate sewer infrastructure: 5x WWPS plus associated pressure mains         | Wastewater          | \$40M          |
| <b>Total</b>   |                     | <b>\$130M</b>  |



# Yanchep-Eglinton

Yanchep-Eglinton is one of Perth’s fastest growing coastal precincts, located within the City of Wanneroo in the State Electorate of Butler and the federal Division of Pearce.

Extending north from Alkimos toward lower Two Rocks, the area is experiencing rapid population expansion, with Eglinton projected to grow from 8,844 residents in 2026 to 24,159 by 2046, and Yanchep forecast to reach 15,360 over the same period (among the highest growth rates nationally).

With access to the retail, commercial and civic functions in the Yanchep strategic centre and other employment opportunities and services and amenities planned, as well the lifestyle appeal, this area will increasingly be an attractive location to live, work and play.

While development has progressed in Yanchep, further housing provision is constrained by lack of infrastructure capacity. Consistent and predictable investment will continue to be essential to support and accelerate housing supply and maintain affordability.

**\$870,000<sup>1</sup>**

Perth Median House Price  
(Established Market)  
As of January 2026

**\$790,000<sup>1</sup>**

Median New House and Land  
Package (Wanneroo LGA)  
As of January 2026

**~11,800<sup>2</sup>**

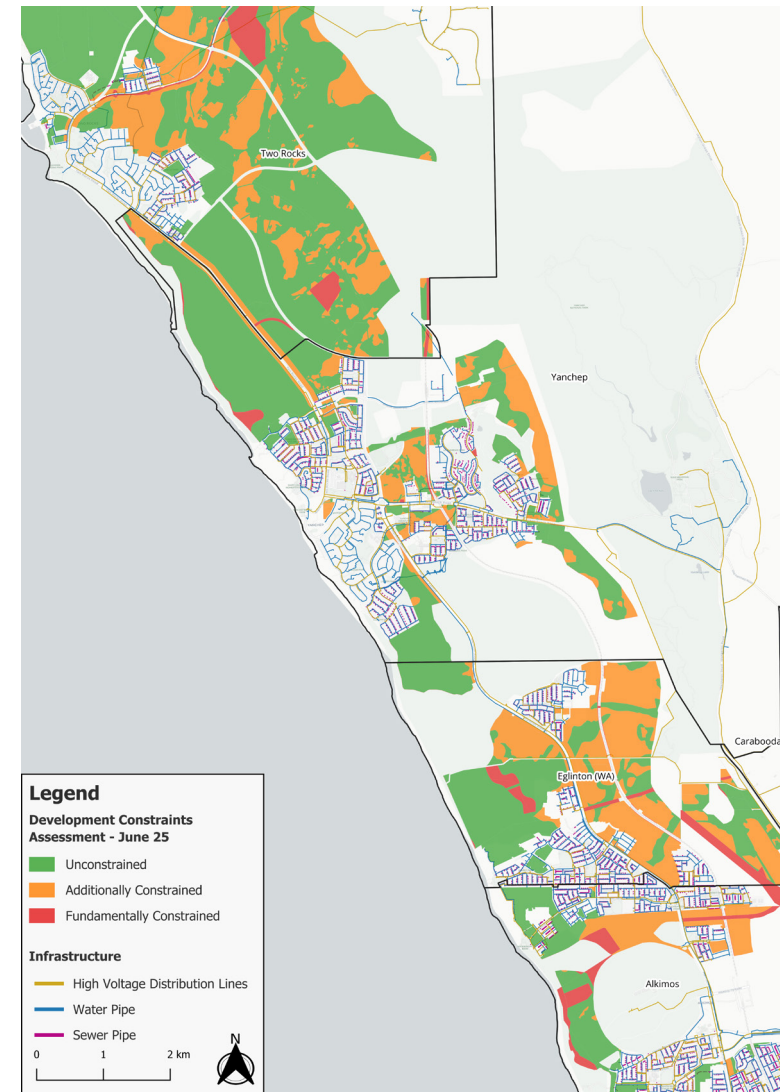
Past 5-Year Dwelling Yield  
(Wanneroo LGA)

**~25,000<sup>3</sup>**

Current Planned Dwelling Yield  
(Yanchep-Eglinton)

## Yanchep - Eglinton Immediate Priority Enabling Infrastructure

The following infrastructure is required to enable the delivery of housing in Yanchep-Eglinton:



| Infrastructure Item  | Infrastructure Type | Estimated Cost |
|--|---------------------|----------------|
| Balance of Yanchep main sewer  | Wastewater          | \$40M          |
| Yanchep main sewer 2.2km extension from Yanchep Beach Road heading north             | Wastewater          | \$5M           |
| Immediate Power Infrastructure: Re-augmentation of feeders and network reinforcement | Power               | \$10M          |
| <b>Total</b>   |                     | <b>\$55M</b>   |

1 Source: Cotality; UDIA WA  
2 Source: ABS; UDIA WA  
3 Source: DPLH/WAPC

Map Source: UDIA National Housing Pipeline® 2025  
(Phase 1 Development Constraints Mapping)

# South Metropolitan Peel Sub-Region

The South Metropolitan Peel Sub-Regional Planning Framework identified that the southern corridor is set to grow by around 491,000 people between 2024 and 2050, reflecting an increase of 64% in base population. The Framework anticipates a dwelling growth requirement of around 201,500 to accommodate the increase in population across the sub-region. A heavy burden is being placed on this sub-region to accommodate growth and ensuring infrastructure is being facilitated at the right time to enable the delivery of the required homes is critical to ensure key areas in the Perth and Peel region can accommodate the growth demands.

## Mundijong

The Mundijong growth corridor is located in the south-east of Perth and Peel region, approximately 9km south of Byford within the Shire of Serpentine-Jarrahdale. It is located within the Federal electorate of Canning and the State electorate of Darling Range.

The Metropolitan Region Scheme has classed Mundijong as Urban since 2006 and additionally the Western Australian Planning Commission's South Metropolitan Peel Sub-Regional Planning Framework has identified additional adjoining land as Urban Expansion.

Mundijong's proximity to Kwinana port complex, the planned Westport infrastructure projects, Henderson precinct and industrial investment in surrounding areas will put significant pressure on the local housing market. In order to accommodate growth and support a local workforce, significant new housing supply will need to be brought on stream in the next 5-10 years.

Whilst development has been occurring in Mundijong, progress has been and continues to be reliant upon the delivery of significant infrastructure investment to bring more land to market, this pattern will continue until the Mundijong area is better established and more urbanised across the zoned areas.

**\$870,000<sup>1</sup>**

Perth Median House Price  
(Established Market)  
As of January 2026

**~2,320<sup>2</sup>**

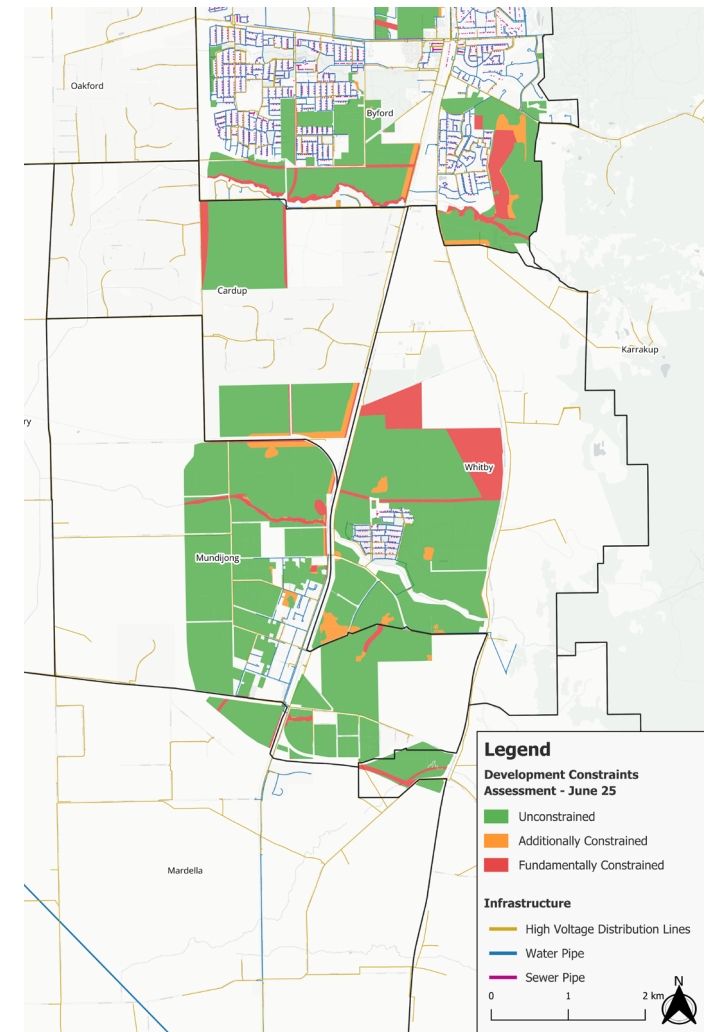
Past 5-Year Dwelling Yield  
(Serpentine-Jarrahdale LGA)

**\$750,000<sup>1</sup>**

Median New House and  
Land Package (Serpentine-  
Jarrahdale LGA)  
As of January 2026

**~7,500<sup>3</sup>**

Current Planned Dwelling Yield  
(Mundijong & North East  
Baldivis)



Map Source: [UDIA National Housing Pipeline® 2025](#)  
(Phase 1 Development Constraints Mapping)

1 Source: Cotality; UDIA WA

2 Source: ABS; UDIA WA

3 Source: DPLH/WAPC

## North East Baldvis

North East Baldvis is a planned urban growth corridor within the City of Rockingham, forming part of the rapidly expanding Baldvis locality about 46 km south of Perth. It sits within the City of Rockingham, the State Electoral District of Baldvis, and the Federal Division of Brand.

The precinct's development is being guided by Metropolitan Region Scheme (MRS) amendments and District Structure Plans, including the recent rezoning of 129ha under MRS Amendment 1427 and 630ha under Amendment 1428. These changes establish over 750ha of future urban land east of Baldvis Road and north of Safety Bay Road, including East Wellard.

Baldvis is one of WA's fastest-growing suburbs, increasing from 37,697 residents in 2021 to an estimated 45,925 in 2024, with growth expected to reach around 49,000 by mid-2025. North East Baldvis will accommodate a substantial share of long-term housing demand as the area transitions from rural to urban land under the South Metropolitan Peel Sub-Regional Planning Framework.

Its location offers strategic access to nearby centres and major employment areas including the Kwinana Port and the planned Henderson AUKUS precinct. Delivering the area requires significant infrastructure investment to support residential development and the workforce needs of defence, maritime and advanced manufacturing industries.

**\$870,000<sup>1</sup>**

Perth Median House Price  
(Established Market)  
As of January 2026

**~3,520<sup>2</sup>**

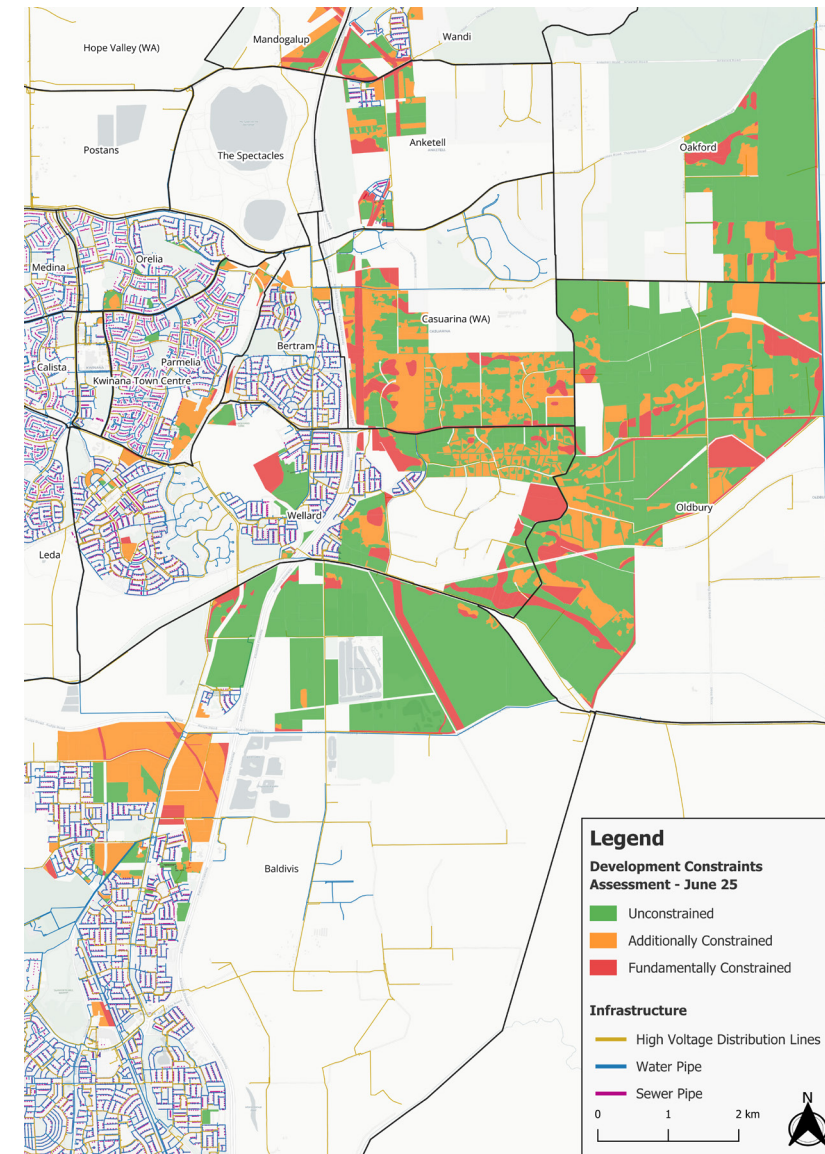
Past 5-Year Dwelling Yield  
(Kwinana LGA)

**\$700,000<sup>1</sup>**

Median New House and Land  
Package (Kwinana LGA)  
As of January 2026

**~7,500<sup>3</sup>**

Current Planned Dwelling Yield  
(Mundijong & North East  
Baldvis)



Map Source: *UDIA National Housing Pipeline® 2025*  
(Phase 1 Development Constraints Mapping)

1 Source: Cotality; UDIA WA

2 Source: ABS; UDIA WA

3 Source: DPLH/WAPC

## Mundijong and North East Baldivis Immediate Priority Enabling Infrastructure

The following infrastructure is required to enable the delivery of housing in Mundijong and North East Baldivis:

| Infrastructure Item                          | Infrastructure Type | Estimated Cost |
|--|---------------------|----------------|
| New zone substation and feeder upgrades      | Power               | \$80M          |
| Water distribution main                      | Water               | \$3M           |
| WWPS and pressure main discharge to Pug Road | Wastewater          | \$12M          |
| Bridge connection Baldivis Road (over rail)  | Transport           | \$10M          |
| <b>Total</b>                                 |                     | <b>\$105M</b>  |



## Jandakot-Treeby

Jandakot-Treeby is a key growth corridor positioned within the City of Cockburn. Located south of Roe Highway and east of the Kwinana Freeway, the area benefits from strong connectivity to the Cockburn Gateway Activity Centre and major employment hubs including Jandakot Airport and Canning Vale. It sits in the State Electorate of Jandakot, and at the Federal level within the Division of Fremantle.

In August 2023, the State Government identified the Jandakot-Treeby Planning Investigation Area as suitable for future urban development, releasing approximately 580 hectares of land for detailed planning.

The Draft Jandakot-Treeby District Structure Plan provides for the development of around 4,800 new homes supporting an estimated 12,900 residents, contributing to the State's broader strategy to boost housing supply across major growth corridors. This expansion aligns with significant regional demand, with the City of Cockburn's population forecast to increase from 141,198 in 2026 to 183,454 by 2046, reinforcing the need for timely housing enabling infrastructure.

Recent investment (e.g. in a new 2.6 kilometre water pipeline to support growth in Treeby, Jandakot and Banjup) demonstrates ongoing efforts to service the area's expanding residential base. Further investment in enabling infrastructure will be key to unlocking land for development in this area.

**\$870,000<sup>1</sup>**

Perth Median House Price  
(Established Market)  
As of January 2026

**~5,040<sup>2</sup>**

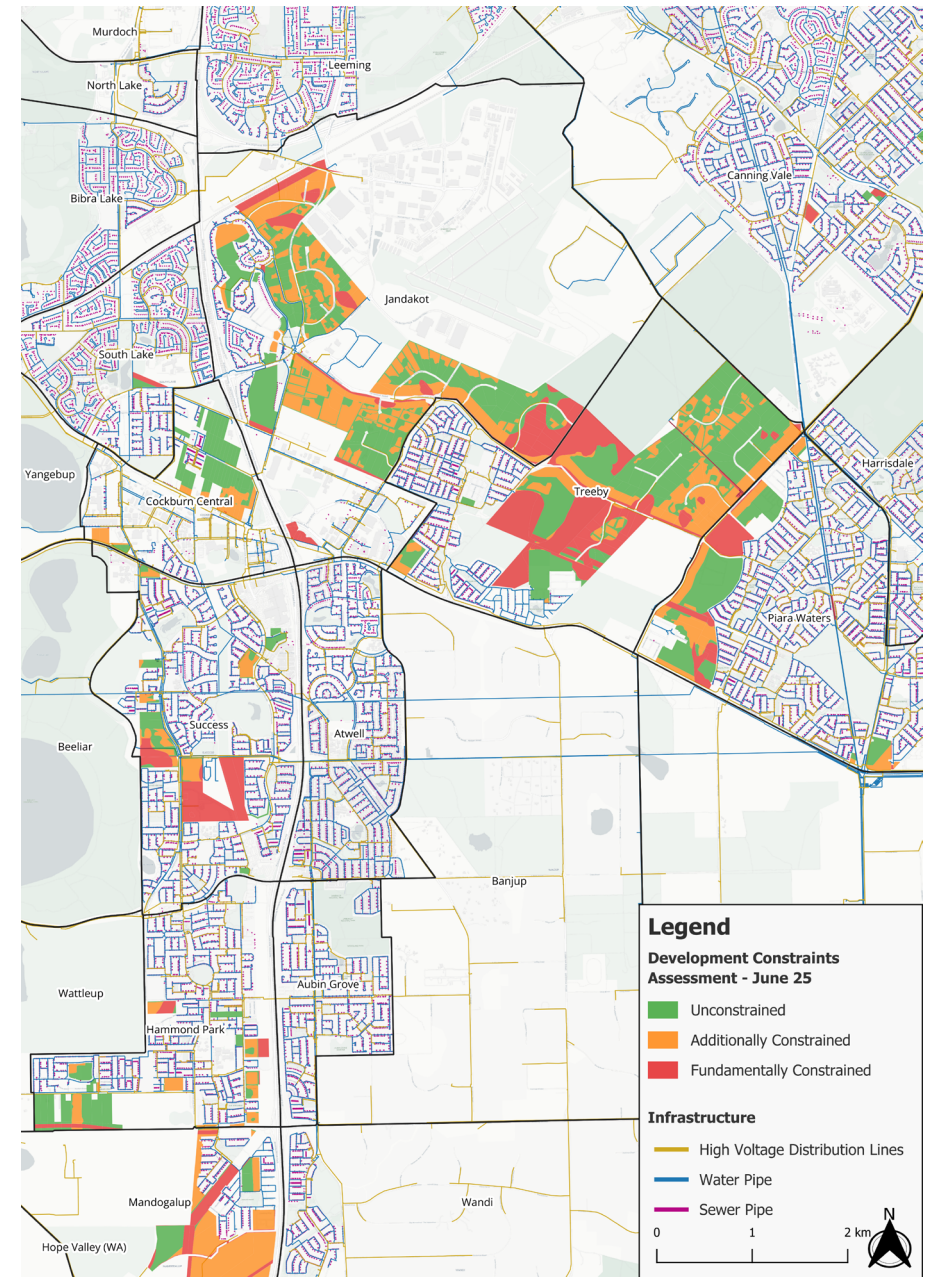
Past 5-Year Dwelling Yield  
(Cockburn LGA)  
FY21-FY25 Approvals

**\$900,000<sup>1</sup>**

Median New House and Land  
Package (Cockburn LGA)  
As of January 2026

**~5,500<sup>3</sup>**

Current Planned Dwelling Yield  
(Jandakot-Treeby)



Map Source: *UDIA National Housing Pipeline® 2025*  
(Phase 1 Development Constraints Mapping)

1 Source: Cotality; UDIA WA

2 Source: ABS; UDIA WA

3 Source: DPLH/WAPC

## Jandakot-Treeby Immediate Priority Enabling Infrastructure

The following infrastructure is required to enable the delivery of housing in Jandakot-Treeby:

| Infrastructure Item                    | Infrastructure Type | Estimated Cost |
|--|---------------------|----------------|
| 2x WWPS and pressure mains             | Wastewater          | \$15M          |
| High voltage feeder augmentation works | Power               | \$5M           |
| <b>Total</b>                           |                     | <b>\$20M</b>   |

Other enabling infrastructure will be identified as planning progresses.



# Karnup

Karnup is a southern coastal growth corridor within the City of Rockingham, located ~50km south of the Perth CBD. It lies within the State Electorate of Secret Harbour and the Federal Division of Brand. The area spans from Sixty Eight Road in the north to Paganoni Road in the south, and from Mandurah Road/Stakehill Road in the west to Baldivis Road and the Kwinana Freeway in the east.

Identified for urban development since the 1980s, the Sub-Regional Framework designates Karnup as an Urban Expansion Area, guiding future growth through coordinated staging, new activity centres, major transport upgrades, and community and regional infrastructure planning.

Karnup is experiencing strong population momentum, expanding from 2,096 residents in 2021 to an estimated 2,764 residents by late 2025, driven by strong demand from family households and associated development activity. To meet long term housing needs, district structure planning has commenced and a 484 hectare masterplanned community is expected to deliver more than 4,000 new homes for approximately 10,400 residents over the next 20 years, including early delivery of around 1,500 homesites, new schools, a district centre and regional transport upgrades.

Further development in the Karnup area is however constrained by available infrastructure capacity and critical investments are needed in the near-term to support the Government's growth aspirations.

**\$870,000<sup>1</sup>**

Perth Median House Price  
(Established Market)  
As of January 2026

**\$743,000<sup>1</sup>**

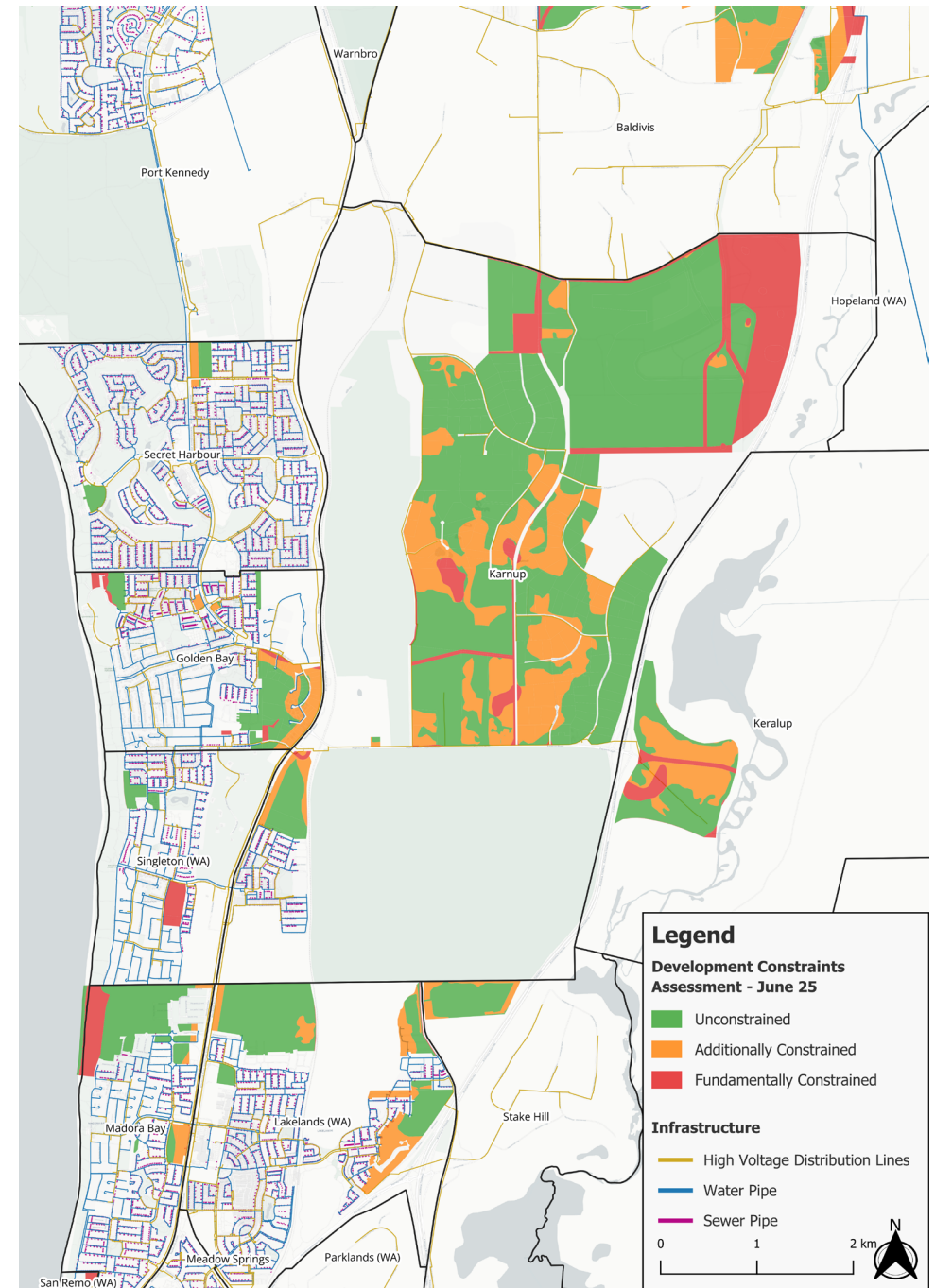
Median New House and Land  
Package (Rockingham LGA)  
As of January 2026

**~6,170<sup>2</sup>**

Past 5-Year Dwelling Yield  
(Rockingham LGA)  
FY21-FY25 Approvals

**~2,500<sup>3</sup>**

Current Planned Dwelling Yield  
(Karnup)



Map Source: [UDIA National Housing Pipeline® 2025](#)  
(Phase 1 Development Constraints Mapping)

1 Source: Cotality; UDIA WA

2 Source: ABS; UDIA WA

3 Source: DPLH/WAPC

# Karnup Immediate Priority Enabling Infrastructure

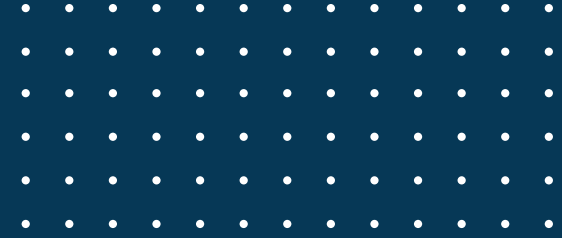
The following infrastructure is required to enable the delivery of housing in Karnup:

| Infrastructure Item   | Infrastructure Type | Estimated Cost |
|---|---------------------|----------------|
| WWPS and pressure main infrastructure                         | Wastewater          | \$12M          |
| Water distribution main - Extend DN400 main to Stakehill Road | Water               | \$9M           |
| HV feeder from Baldivis zone substation                       | Power               | \$5M           |
| <b>Total</b>  |                     | <b>\$26M</b>   |





For the  
*community  
creators*



## About UDIA WA

The Urban Development Institute of Australia WA (UDIA WA) is the leading membership organisation representing the urban development industry in Western Australia. We represent member organisations across the entire housing supply chain, from both the private and public sector, and we have been representing industry in WA for over 50 years.

We inform and engage government and industry, enabling better policy and better business decisions aligned with our Purpose, Vision, and Mission.

### Our Purpose

Great places + Housing choice = Better lives

### Our Vision

Diverse living options in thriving, connected communities

### Our Mission

Lead, influence and deliver remarkable member value for a strong urban development industry

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