

PLANNERS POLLS

How many planners does it take to find a solution to the housing crisis?

Outcomes from the Housing Crisis
Survey: PIA WA State Conference 2024

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INTRO

At the PIA WA State Conference on 6 September 2024, Cassie Barrow led a dynamic and interactive session focused on one of the most pressing challenges facing our industry today: the housing crisis.



The session set out to gauge how the industry perceives the current state of the crisis and evaluate how effectively we are responding. It also tapped into the collective knowledge of participants, driving a brainstorm to uncover actionable, quick-win solutions to improve housing supply and affordability. This report distills the session's outcomes into **five key themes**, offering ideas for a clear path forward.

- 1 Alternative forms of construction and types of housing
- 2 Funding, incentives and discounts
- 3 Collaboration and partnerships
- 4 Unlocking land for development
- 5 Changing the housing culture in the community

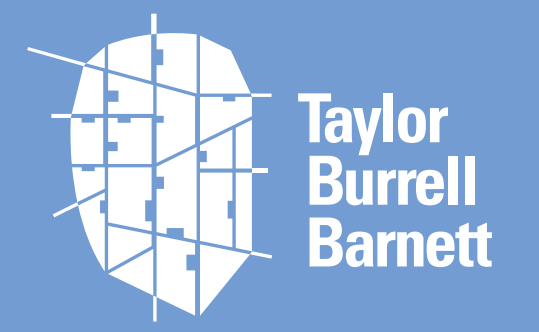


CASSIE BARROW
ASSOCIATE AT TBB

ACKNOWLEDGEMENT

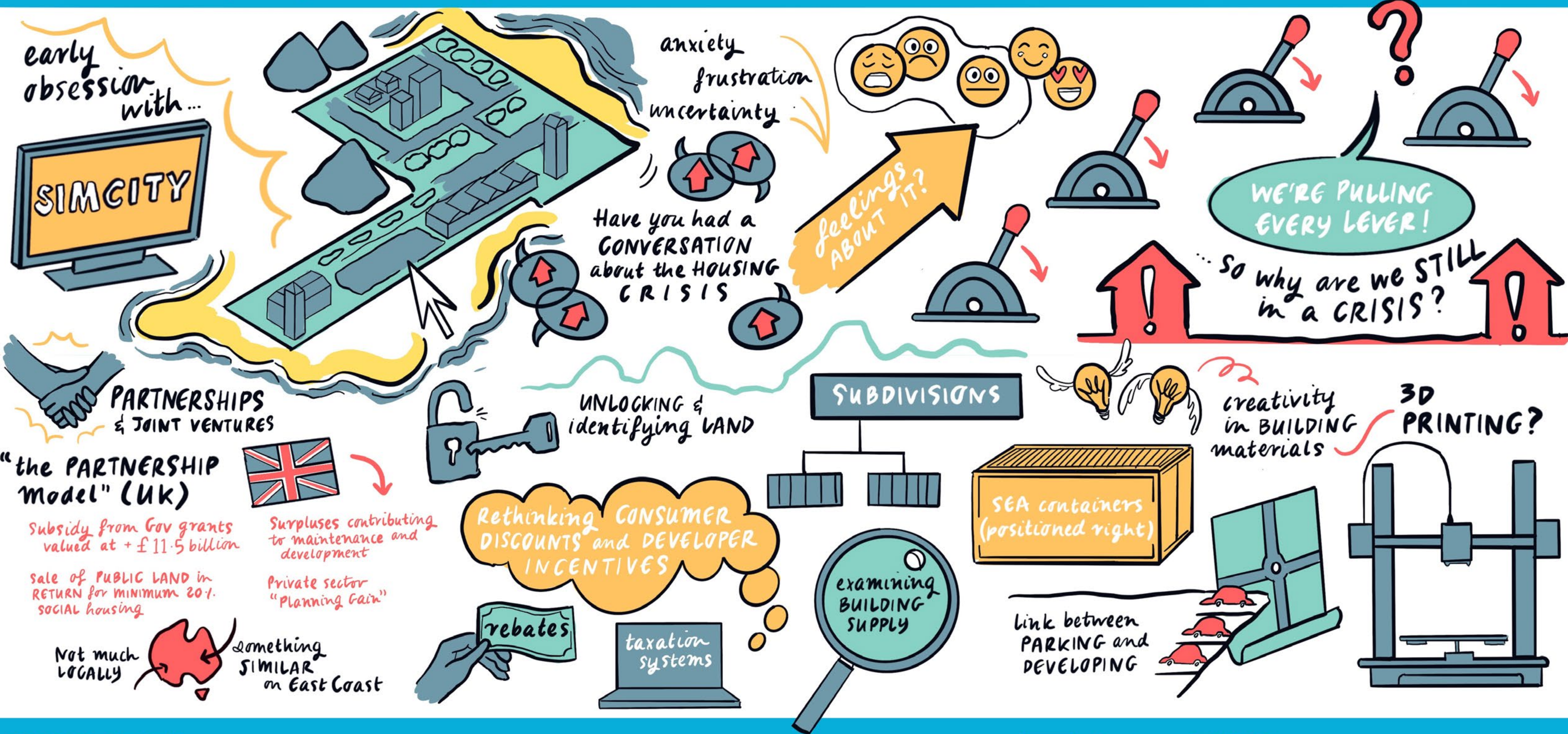
We respectfully acknowledge the Whadjuk people of the Noongar nation, as the traditional custodians of the land on which we live and work, and recognise their continuing connection.

We pay our respects to the Elders past, present and emerging for they hold the memories, the traditions, the culture and hopes that, through meaningful connection, we aim to apply to the design and planning of communities now and in the future.



How many planners does it take to find a solution to the housing crisis?

Cassie Barrow PIA (Assoc.) - Associate, Taylor Burrell Barnett





ABOUT

THE SURVEY:

Insights from over **200** participants

Used **interactive polling**



THE SENTIMENT:

97% have had a **conversation** about the housing crisis



37% think we're **responding "ok"** to the housing crisis



96% think there's **other levers** we could be pulling to **address the housing crisis.**





Embracing alternative forms of construction and types of housing

THE FEEDBACK:

Facilitate and encourage housing diversity especially housing for smaller families (one or two bedrooms).

Avoid construction where it uses materials in high demand (e.g. brick).

The planning framework, including development of policy, structure plans and local development plans, through to the subdivision and development assessment process needs to be set up to enable these to happen.

What would diverse housing look like?

- smaller homes
- modular homes
- shared living arrangements
- multi-generational living

What could alternative forms of construction look like?

- prefabricated and modular housing
- light frame construction
- 3D printing
- sea containers



THE IDEAS:

- Develop 'housing blueprints': State pre-approved housing designs for single houses, grouped dwelling and low-rise multiple dwellings.
- Create fast-tracked assessment processes, and 'deemed approvals' rather than 'deemed refusals'.
- Remove the need for minimum lot sizes and assess the subdivision proposal, with a development application for a site-specific housing design together.
- Establish and enforce minimum densities.
- Revise how many car parks are required for developments, particularly mid to higher density residential.

34% SUGGESTED WE NEED MORE DIVERSE HOUSING AND MORE OPTIONS FOR CONSTRUCTION METHODS



Funding, incentives and discounts

THE FEEDBACK:

Ideas related to exploring alternative ways to fund the delivery of housing, incentivise developers to deliver particular types of development, and provide meaningful discounts to help lower-socio economic groups get into the housing market.

A key focus was on first home buyers: extending the first home buyer grants to existing housing (not just new housing), increasing the property value limit and changing KeyStart to be available for all first home buyers regardless of property value.

For developer incentives, additional height and/or plot ratio (as a mechanism of delivering more yield) was identified as not helping with delivery in this current market.

The challenge of securing financing from banks was also top of mind. Financial reforms to help reduce the risk and facilitate build-to-rent and long-term lease housing models should be encouraged.

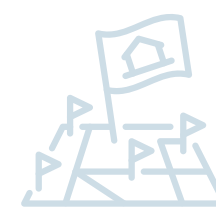


THE IDEAS:

- Tax reforms on investment properties, holiday homes, underutilised land and vacant land to encourage owners to sell and/or develop their land.
- Reform first home buyer discounts and provide actual discounts.
- Review the approach to setting developer incentives.
- Introduce incentives to encourage older generations to downsize, such as via a one-off stamp duty concession.
- Review the incentives associated with providing social and affordable housing.
- Review the application of the community benefit framework and consider housing as a community benefit.

23% THINK THAT FUNDING AND INCENTIVES NEED A RETHINK





Collaboration and partnerships

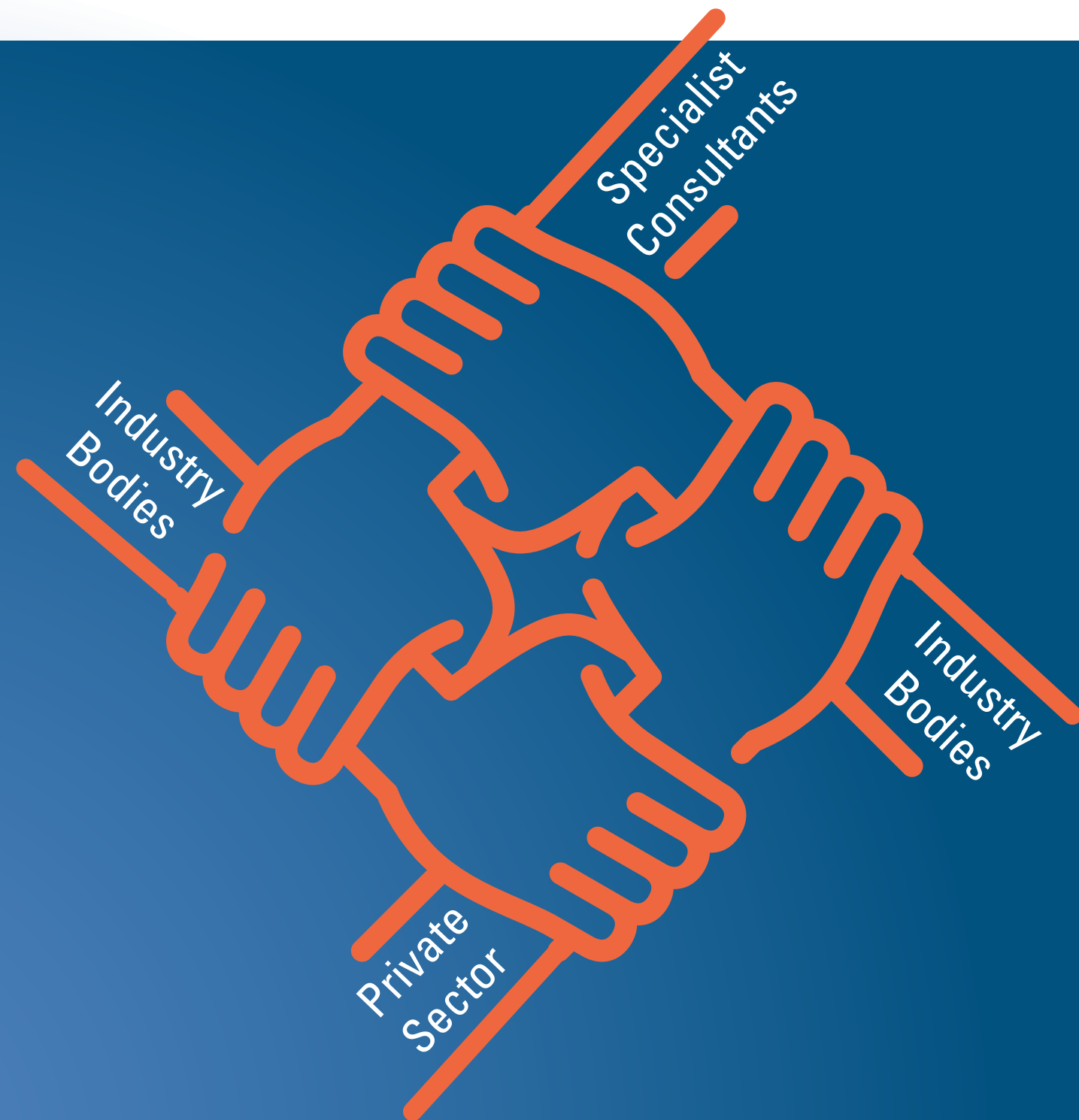
THE FEEDBACK:

State and local government need to work in partnership with the private industry to delivery housing. This could take the form of a joint venture relationship between land owners and developers.

There is State and local government owned land available, including the significant portfolio of land that Department of Communities has. There needs to be a focus on releasing this for development.

THE IDEAS:

- Roll out a Housing Diversity Pipeline process across the entire State.
- Consider a City Deal for Housing and Transit as a focus for station precincts.
- Think outside the box to support social housing, consider grants or other funding beyond the developer (ie. supporting financial viability for the whole project delivery team).
- Pro bono planning work by consultant for social and community housing developments to be recognised and encouraged.



7% SUGGESTED THE FOCUS ON COLLABORATION COULD ACHIEVE SOME SHORT-TERM WINS



Unlocking land for development

THE FEEDBACK:

Much of the work to be done to unlock land for development sits with Government. The aim should be to make development more feasible and housing more affordable by reducing key site constraints.



THE IDEAS:

- Up-code existing R20 areas to allow for the land to be subdivided into two.
- Rezoning land in key areas to facilitate the delivery of diverse housing typologies.
- Ready-to-go precinct infrastructure assessment.
- Fund and subsidise enabling infrastructure upgrades.
- Convert surface level car parks to develop the land (and a carpark under it).
- Release land held in road reserves that will never be required for roads.

10% SUGGESTED TO UNLOCK LAND FOR DEVELOPMENT



Changing the housing culture in the community

THE FEEDBACK:

Changing the culture of housing in Perth through community education about the different housing types available (a new "Aussie Dream"), the benefits of living in different types of housing, and why we need a diversity of products is needed.

There is a lack of strategic education that is undertaken with the community on planning issues such as housing and why there is a need to densify in order to sustainably accommodate a growing population.



THE IDEAS:

- Roll out a medium density code demonstration and advocacy program - show community what is possible
- Re-educate Australians to accept alternatives such as higher density
- Support for developers to build different types of homes
- Counter the new home marketing myth that resale value depends on the biggest house on the block.
- Learn from other states and countries about how they've accommodated population growth.

5% THINK COMMUNITY CULTURE AND SENTIMENT NEEDS TO CHANGE



OTHER PLANNER PROPOSALS



Incorporate

nature's

positive benefits into

affordable housing.

Offer

temporary housing approvals

when it is not feasible to develop major housing products.

State targets for

infrastructure coordination

and targeted

investment.

All agencies including service agencies to get involved through having

KPI's related to housing affordability.

Unbundled car parking.

Add a

fast tracked process

that is reliable and makes a quick process to ask for

social housing.

WHAT NOW



Learn more about the role TBB is taking in advocating for WA's housing needs **HERE.**

