



WAPC

Western
Australian
Planning
Commission

LEADING A
CONTEMPORARY
PLANNING SYSTEM



Perth and Peel@3.5million

Health Check 2026

Acknowledgement of Country

The Western Australian Planning Commission acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.



Department of **Planning,
Lands and Heritage**



Disclaimer

This document has been produced by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia
Published by the
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000
Locked Bag 2506
Perth WA 6001
Publication date: July 2026

Website: www.wa.gov.au/dplh
Email: info@dplh.wa.gov.au
Tel: 08 6551 8002
National Relay Service: 13 36 77

The Department of Planning, Lands and Heritage owns all photography in this document unless otherwise stated.

This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.



Contents

Chair foreword	4	3. Health Check findings	12	List of figures	
Executive summary	5	3.1 Population growth	12	1. Perth and Peel@3.5million sub-regions	7
1. Introduction and purpose	7	3.2 A connected city	13	2. Perth and Peel@3.5million growth scenario – connected city	9
1.1 Health Check purpose	8	Perth and Peel@3.5million vision	13	3. Key planning stages to enable housing delivery	11
1.2 Health Check methodology	8	Key indicators	13	4. Perth and Peel region – population growth	12
2. Strategic and operational context	9	Implementation	15	5. Greenfield density comparison	13
2.1 Growth scenario, principles and strategic directions	9	3.3 Economic growth	17	6. Progress towards Perth and Peel@3.5million infill targets	14
Core planning principles	9	Perth and Peel@3.5million vision	17	7. Priority station precincts	15
2.2 Macroenvironmental disruptors and Government response (2018-2025)	10	Key indicators	17	8. Perth and Peel industrial land supply	17
Government initiatives and infrastructure	10	Implementation	18		
Land supply status	11	3.4 Infrastructure delivery	19		
2.3 National housing agenda and WA's planning reforms	11	Perth and Peel@3.5million vision	19		
		Key indicators	19		
		Implementation	19		
		3.5 Natural attributes	20		
		Perth and Peel@3.5million vision	20		
		Key indicators	20		
		Implementation	22		
		4. Conclusion and key actions	22		
		4.1 Conclusion	22		
		4.2 Key actions	22		
		5. References	23		



Chair foreword



The Perth and Peel region is entering a new phase of growth, change and opportunity.

Since Perth and Peel@3.5million was released in 2018, the strategy has provided a clear long-term direction for how our metropolitan region can grow and support liveable communities, connected places and a stronger, more resilient economy.

Eight years on, the vision for a liveable, prosperous and sustainable metropolitan region offering a range of lifestyle choices within a connected city, remains unchanged. However, the pace and complexity of growth in a rapidly evolving context requires us to continually test, refine and strengthen our approach.

This Health Check is an opportunity to consider how the strategy is working in practice, where to focus our efforts, and how the Western Australian Planning Commission (WAPC) will continue to provide clear direction for developing the Perth and Peel region.

Alongside supporting a fast growing population, the decisions we make now will be critical to ensure Perth and Peel continues to offer housing choice, employment opportunities, timely infrastructure and careful stewardship of the places and unique environment that define our metropolitan region.

Importantly, the strategy continues to align land use, transport and infrastructure planning, with environmental considerations, to support coordinated and sustainable growth.

The WAPC is progressing key initiatives to support this work, including reforms to the Residential Design Codes, the Station Precincts Improvement Plan and Scheme, and a new process for sub-regional strategic investigation areas.

These actions will help translate the connected city growth model into practical outcomes, starting with further investigation in the South Metropolitan Peel sub-region to respond to emerging housing and employment opportunities linked to AUKUS and Westport.

Our success will depend on continued collaboration. The WAPC will keep working with State and local government, industry and the community to build on progress and shape well-planned, connected and resilient communities for Western Australians now and into the future.

A handwritten signature in black ink, appearing to read 'Emma Cole', written in a cursive style.

Emma Cole
Chairperson
Western Australian Planning Commission



Executive summary

Perth and Peel@3.5million and the four Sub-regional Planning Frameworks (Frameworks) (2018) are the high-level strategic land use and infrastructure plans for the Perth and Peel regions to accommodate a population of 3.5 million by around 2050. The vision is for a liveable, prosperous, connected, sustainable and collaborative city with an additional 1.5 million people and 1.2 million jobs, compared to 2018.

The Western Australian Planning Commission (WAPC) has undertaken a Health Check on Perth and Peel@3.5million to consider progress towards achieving the strategy vision, whether the suite of documents remains suitable to guide the growth of the city and recommendations for ongoing delivery.

The foundational connected city growth scenario and core planning principles support land use decisions in both greenfield and infill contexts. Alongside the strategic directions within each sub-regional framework, this provides for consideration of contemporary issues while continuing to work towards long-term objectives.

Since the release of Perth and Peel@3.5million in 2018, significant progress has been made in implementing the strategy. However, conditions affecting implementation have changed due to challenges such as the COVID-19 pandemic, rising housing costs, supply chain and workforce interruptions, housing supply pressures and broader

cost-of-living increases. As Perth and Peel continue to grow, new challenges and opportunities will emerge. An agile and adaptable approach guided by robust principles towards a long-term vision helps to navigate this complexity and deliver lasting value for Western Australians. As a high-level strategy, Perth and Peel@3.5million is embedded within WAPC decision making and provides a guide for all stakeholders involved in the development of Perth and Peel.

Increasing housing supply is a national priority in recognition of multiple interrelated factors and challenges currently affecting housing delivery and affordability across Australia. The National Planning Reform Blueprint (2024) outlines a range of measures, including nation-leading reforms undertaken and in progress by Western Australia. While the planning system is important in facilitating the delivery of housing, other economic and market factors also contribute to housing outcomes.

Key Health Check findings

Population growth

Since 2018, Perth and Peel have experienced strong population growth. Although growth rates vary from year to year, the long-term outlook still points to a population of 3.5 million by around 2050.

Connected city

Land has been added to the long-term land supply to ensure that Perth and Peel maintain a stock of undeveloped zoned land for urban development. New greenfield urban areas are now developing at a density that is close to the Perth and Peel@3.5million target, which is important to maintain land supply and make efficient use of infrastructure. However, complex environmental and servicing constraints affect many greenfield areas.

Delivery of urban infill remains below target due to a range of factors largely outside of the planning system. Initiatives to support infill development and reduce barriers remain important to deliver more well-located homes and maintain urban land supply.



Economic growth

Both jobs and labour force have grown in response to strong economic growth in Perth and Peel. Employment remains focused in the Central sub-region, with the Perth CBD being the largest employment area and strong jobs growth in some activity centres.

A supply of zoned industrial land is maintained; however, the conversion of undeveloped industrial land to build-ready lots can be affected by factors including infrastructure, environmental considerations, basic raw materials, landowner intentions and user needs. Creation of industrial lots can occur over extended timeframes, reinforcing the importance of maintaining a diverse and well-sequenced supply pipeline across multiple locations.

Strategic Government decisions to support ongoing economic growth, and changing employment and land use patterns, highlight the need for further analysis and planning to capitalise on a range of major commitments, including Westport and AUKUS.

Infrastructure delivery

Major social and community, transport and service infrastructure projects, such as METRONET, major regional road projects, education facilities, hospitals, desalination plants, and sport and cultural facilities have been undertaken since 2018. Further investments, including Westport and associated industrial facilities and freight network, are expected to also shape growth of Perth and Peel into the future.

Coordination of development and service infrastructure is important to support timely release of land for housing and employment, facilitate renewable energy and deliver value for money. The ongoing monitoring of land supply and infrastructure provision is a key focus to enable coordination and staging.

Natural attributes

Perth and Peel's natural assets are key contributors to current and future liveability. Perth and Peel@3.5million aims to balance conservation, natural resource management and urban development through strategic planning alongside a robust policy framework. Consideration of environmental attributes, natural resources and disaster resilience as early as possible in the planning process is essential to maintain these important qualities of the Perth and Peel region.

Conclusion and key actions

The principles that underpin Perth and Peel@3.5million remain sound and appropriate to guide growth towards a population of 3.5 million. Delivery of housing is critical to accommodate this growing population in both infill and greenfield locations aligned with the connected city growth scenario.

A range of initiatives are underway to support housing delivery and the WAPC is preparing an Action Plan to provide a structured framework for ongoing implementation. Perth and Peel@3.5million provides the high-level strategy to help manage the challenges and opportunities that emerge as the region grows through an agile and principles-based approach to strategic planning.



1. Introduction and purpose

Released in 2018, Perth and Peel@3.5million is the state's long-term strategic planning blueprint to support a population of 3.5 million people in the Perth and Peel region by the year 2050. As a high-level strategic plan, Perth and Peel@3.5million is implemented through decision-making by WAPC and at all levels of the planning system. Four distinct Sub-regional Planning Frameworks (Frameworks) were established to support operational delivery (**Figure 1**).

- Central
- North-West
- North-East
- South Metropolitan Peel

When launched, Perth and Peel@3.5million was designed to map out the provision of land supply and critical infrastructure within the context of the region's natural environmental attributes and rich Aboriginal heritage, ensuring the capacity to accommodate an additional 1.5 million residents and support 1.2 million jobs. Its core purpose and intent remains unchanged: to guide the evolution of the Perth and Peel region into a liveable, prosperous, connected and sustainable city that Western Australians aspire to.

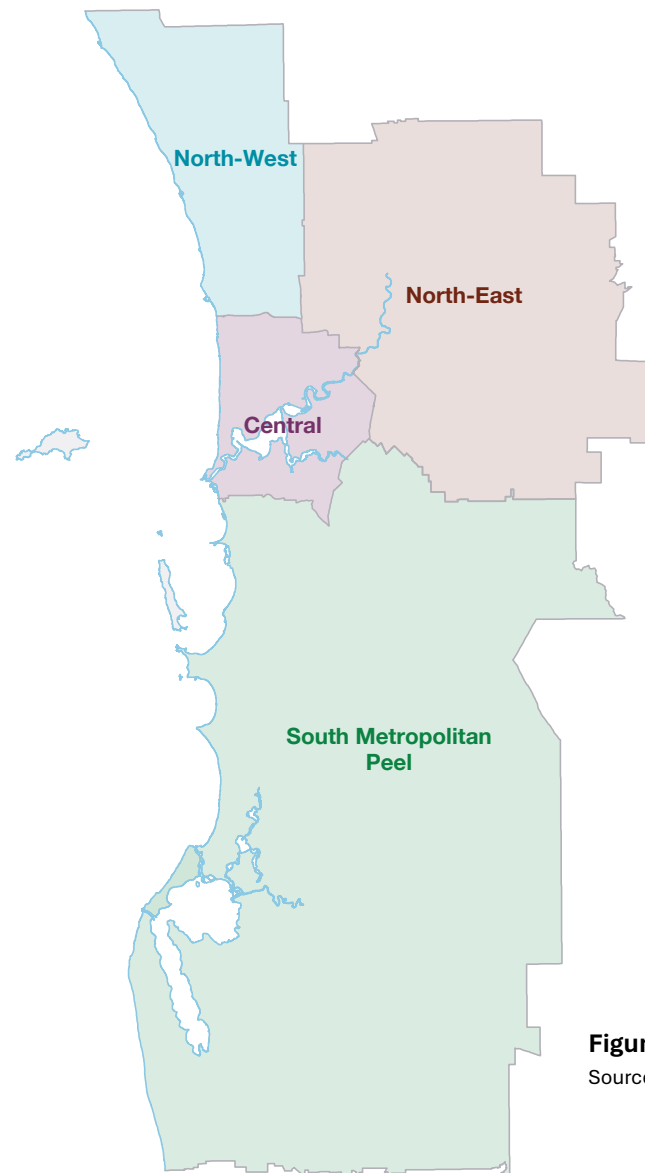


Figure 1: Perth and Peel@3.5million sub-regions
Source: Perth and Peel@3.5million.



1.1 Health Check purpose

A lot has changed since 2018, with shifting global, national and local conditions introducing new pressures. For a long-term planning blueprint, regular analysis is standard practice and good governance, providing a vital opportunity to identify inefficiencies and make improvements early.

The WAPC has conducted this Health Check to systematically review the performance of the Perth and Peel@3.5million strategy, and:

- **Evaluate Core Principles:** Determine if the 2018 foundational principles and growth scenarios are still effective under current conditions.
- **Measure Progress:** Analyse how close the sub-regions are to meeting targets, particularly regarding housing density and urban infill.
- **Identify Challenges:** Pinpoint emerging social, economic and environmental factors that are affecting land and housing delivery.
- **Direct Future Action:** Update the implementation program with immediate, short-term initiatives and prepare a structured Action Plan to keep the 2050 vision on track.

Note: This Health Check is a monitoring and evaluation tool. It does not replace, modify, or supersede the existing Perth and Peel@3.5million strategy or Frameworks.

1.2 Health Check methodology

This Health Check draws on analysis of publicly available information sources. The process involved:

- **Collating available information** and data across key sectors.
- **Conducting a high-level assessment** of the strategy's foundational principles, objectives and strategic directions in relation to recent land use planning decisions.
- **Analysing progress** made toward achieving the Frameworks' core objectives and strategic directions.
- **Assessing the impact** of key policy initiatives, infrastructure investments and Government decisions on the implementation of the Frameworks.
- **Evaluating social, economic and environmental factors** that may have influenced the original principles, modelling, objectives and strategic directions.

Each of the seven key elements within the Frameworks were assessed against current evidence to identify themes, impacts and outcomes. This includes evaluating the cumulative effects of land use decisions against the overarching planning principles of Perth and Peel@3.5million, to identify emerging trends and shifts affecting the delivery of the connected city scenario.



2. Strategic and operational context

To evaluate whether Perth and Peel@3.5million remains best positioned to guide the region's future, it must be assessed against the macroenvironmental disruptors encountered between 2018 and 2025. This includes evaluating the impacts of Government actions undertaken in response, such as the implementation of an extensive planning reform agenda alongside targeted infrastructure investments to accelerate land supply and support development. To establish this context, this section outlines the strategy's foundational growth scenarios, the external disruptors that have impacted them, and the resulting policy and operational responses.

2.1 Growth scenario, principles and strategic directions

Perth and Peel@3.5million builds upon Directions 2031 and Beyond (2010) by adopting a connected city growth scenario (**Figure 2**).

A connected city is defined as having a strong central business district, a network of connected activity centres, a range of lifestyle choices from low-density suburban to medium and high density urban, high-quality infrastructure and integrated land and water management policies.

A connected city provides opportunities for a balance of greenfield and infill development that maximises the use of proposed and existing infrastructure, including METRONET, in proximity to employment opportunities and areas with high amenity.

Core planning principles

Perth and Peel@3.5million sets out key principles to guide future land use decisions:

- Develop a consolidated urban form that limits the identification of new greenfield areas to where they provide a logical extension to the urban form, and that places a greater emphasis on urban infill and increased residential density.

- Avoid areas that are of a high risk of bushfire to manage the potential impact on people, property and infrastructure.
- Limited support for new rural residential development, with the emphasis on areas currently zoned for that purpose.
- Facilitate increasing the number of people living close to where they work with the identification of suitable sites for employment within the sub-regions, with a focus on attracting strategic economic and employment land use to the subregions.
- Protect employment land from competing land uses that could limit its ability to be used for employment purposes.

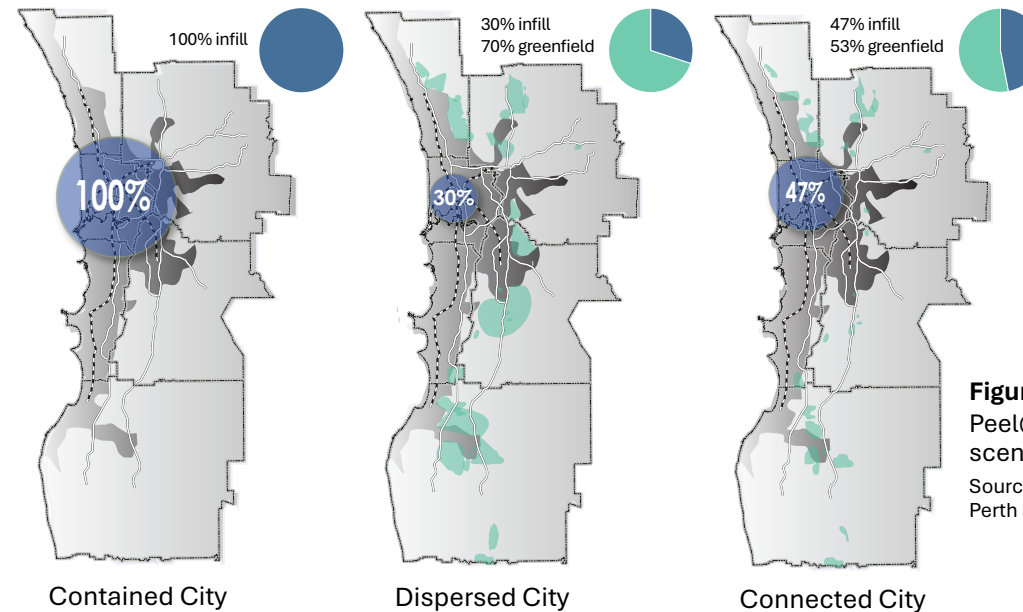


Figure 2: Perth and Peel@3.5million growth scenario – connected city

Source: Perth and Peel@3.5million.



- Integrate land use and public transport to contribute to maintaining air quality.
- Maximise the use of and add value to existing infrastructure including transport, community/social and service where there is a concentration of urban and employment opportunities.
- Promote shared infrastructure corridors and sites for transport, community/social and service infrastructure (where appropriate).
- Provide effective and sustainable management of water resources including public drinking water source areas, drainage, nutrient management and water allocation to minimise environmental impacts, particularly in a changing climate.
- Avoid, protect and mitigate impacts on environmental attributes (with an emphasis on avoiding and protecting) when allocating proposed land uses, or address impacts through an improved conservation estate where those impacts cannot be avoided or mitigated, especially the Peel-Harvey Catchment area.
- Identify ultimate land uses for industrial and public purposes sites, while promoting access to finite basic raw materials, through the strategic staging and sequencing of development.
- Retain land for agriculture and food production.

A connected city would include housing within new masterplanned greenfield areas, designed in a consolidated urban form that achieves minimum density targets, with the remaining housing to be provided in urban infill within existing urban areas. Minimum urban density and minimum urban infill targets are applied across Perth and Peel to achieve the connected city.

Each Framework provides a series of strategic directions to guide housing in attractive neighbourhoods, jobs in a strong economy, infrastructure to meet the needs of a growing community, efficient transport, environmental conservation, and management of natural resources.

2.2 Macroenvironmental disruptors and Government response (2018-2025)

Planning needs to be able to respond to contemporary challenges that affect the way we live, work, travel and impact the environment. Since the release of Perth and Peel@3.5million, significant events have resulted in a mix of international, national and localised conditions that were not envisaged when the suite of documents was prepared and released, including:

- COVID-19 pandemic was an abrupt shock that continues to influence the economy and society, including through changes to working conditions, transport and housing.
- Housing prices and rents in Perth have grown significantly since 2020. Strong population growth, investor demand and housing supply shortages have all contributed to price growth, low availability of housing and limited choice for many households.
- Cost of living is reflected in inflation, in addition to housing costs, and interest rate rises that are affecting affordable living for many people.

Government initiatives and infrastructure

A number of initiatives have been undertaken to support housing delivery and economic growth, including:



METRONET has delivered approximately 72 kilometres of new passenger rail and 23 new stations.



Perth City Deal has been a \$1.6 billion partnership between Federal, State and local governments to encourage and support investment in the Perth CBD.



Westport will shift Perth's container port from Fremantle to Kwinana, which will enable former port land in Fremantle to transition for alternative uses.



Alkimos Seawater Desalination Plant will supply 50 billion litres of drinking water a year to reduce dependence on rainfall and groundwater.



Infrastructure planning, coordination, prioritisation and funding initiatives to manage urban growth.



Planning reform has modernised WA's planning system to improve efficiency, reduce red tape and better coordinate infrastructure funding.



Land supply status

Planning for new urban areas has included resolution of Planning Investigation Areas, which added approximately 6,700 hectares to the long-term land supply, and preparation of District Structure Plans and region scheme amendments. The Urban Growth Monitor 17 (2026) reports that Perth and Peel has maintained a stock of undeveloped zoned land for urban development.

2.3 National housing agenda and WA's planning reforms

Housing supply and affordability have become critical priorities at the national level. Western Australia is party to the National Housing Accord, which seeks to construct 1.2 million new well-located homes over five years, commencing 1 July 2024. Each State and Territory shares a portion of the target and reports on progress to the Commonwealth biannually as part of the National Planning Reform Blueprint (<https://treasury.gov.au/policy-topics/housing/blueprint-progress-reports>).

The National Planning Reform Blueprint (2024) (Blueprint) outlines planning, zoning, land release and other measures to improve housing supply and affordability. The latest published progress report (September 2025) notes that significant progress has been made by all jurisdictions in delivering on the Blueprint. However, further work remains necessary to meet national housing supply targets, including to address non-planning constraints (Australian Government, 2025).

Reporting on the Blueprint outlines nation-leading reforms undertaken by Western Australia to planning, zoning and land release, to support achievement of housing supply targets. Reforms to the WAPC and Development Assessment Panels, revisions to the Residential Design Codes, introduction of the Significant Development Pathway and Regulations, improved coordination and inter-government collaboration to address enabling infrastructure issues and other planning reforms aim to improve efficiency of decision making and reduce red tape for housing. Additional planning reforms and further revisions to the Residential Design Codes are in progress to further streamline and improve the planning framework for housing delivery.

The Western Australian planning system plays a significant role in supporting the delivery of housing, through decision making as part of planning schemes and strategies, structure planning, subdivision and development approvals at both the State and Local Government levels. **Figure 3** outlines the status of four key stages of the planning process that enables development of the additional dwellings required to house a population of 3.5 million.

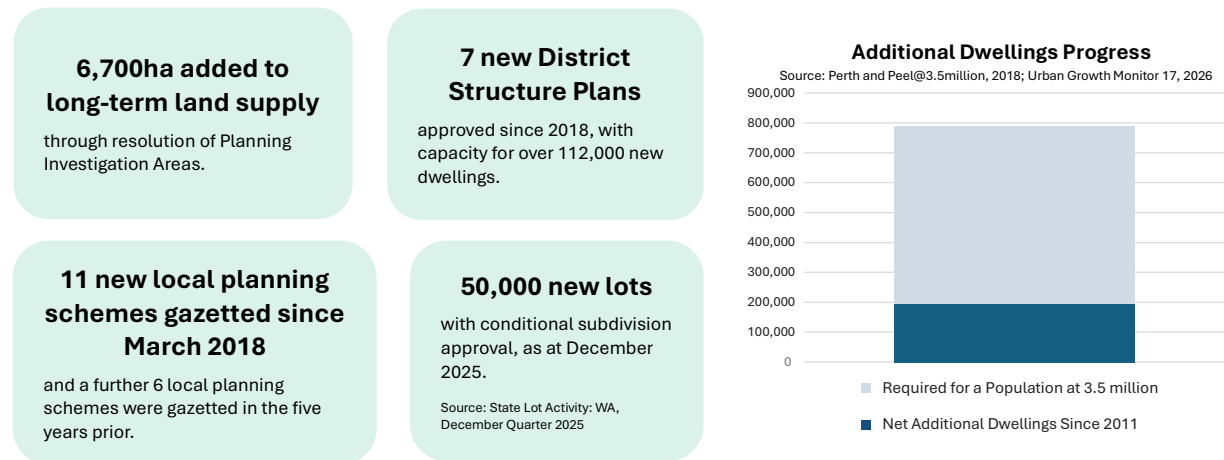


Figure 3: Key planning stages to enable housing delivery



3. Health Check findings

The Health Check findings address the following elements of the Frameworks:

- 3.1 Population Growth
- 3.2 Connected City
- 3.3 Economic Growth
- 3.4 Infrastructure Delivery
- 3.5 Natural Environment.

3.1 Population growth

When Perth and Peel@3.5million was released in 2018, the population of the Perth and Peel region was 2.08 million. This grew to approximately 2.46 million by 2025 (Australian Bureau of Statistics, 2026).

The State Government’s WA Tomorrow 12 (2024) forecasts population growth and demographic changes throughout Western Australia to inform strategic planning. It provides medium-term projections based on trends in fertility, mortality and migration through to 2036. **Figure 4** presents population growth for Perth and Peel since 2011, based on the Australian Bureau of Statistics’ estimated resident population, alongside the WA Tomorrow 12 projections to 2036 and the Perth and Peel@3.5million long-term outlook to 2050.

Perth and Peel@3.5million
Health Check 2026

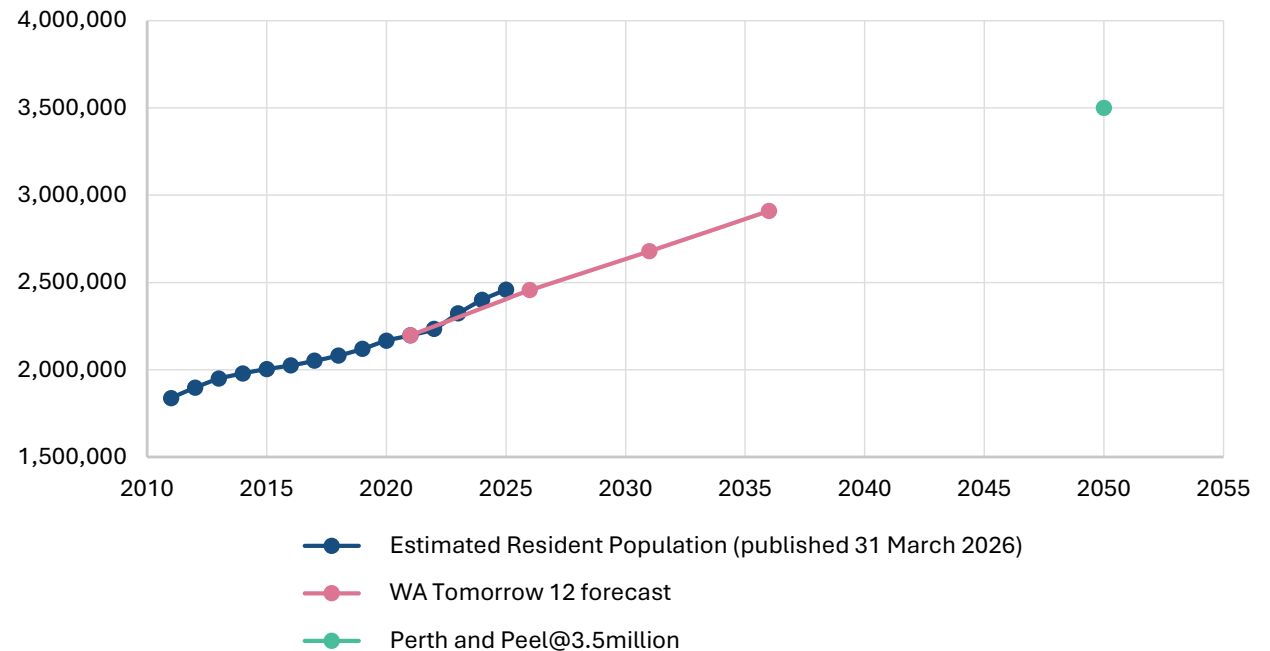


Figure 4: Perth and Peel region – population growth

Source: Australian Bureau of Statistics, WA Tomorrow 12 and Perth and Peel@3.5million.

2026-2050 focus

The rate of population growth in Perth and Peel varies from year to year in response to changes in interstate and international migration and broader economic conditions. Over time, these fluctuations generally moderate and align with medium- and long-term population trends. While a period of stronger growth occurred between 2022 and 2024, the long-term growth outlook remains aligned with the Perth and Peel@3.5million growth scenario, which anticipates a population of 3.5 million people by around 2050.



3.2 A connected city

Perth and Peel@3.5million vision

The Connected City scenario aims to deliver a consolidated urban form that minimises impacts on environmental attributes while ensuring sufficient land is available to support both housing and employment growth.

Supporting a population of 3.5 million people by 2050 will require the delivery of approximately 800,000 additional dwellings across Perth and Peel, through a combination of new urban development and infill within established areas.

Perth and Peel@3.5million establishes targets for:

- Urban density, to achieve a minimum of 15 dwelling units per gross hectare (equivalent to 26 dwellings per net site hectare) in new urban areas.
- Urban infill, to provide a minimum of 47 percent of new dwellings as urban infill.

These targets equate to a 50 percent increase in both urban density and infill levels compared to those being achieved under Directions 2031 and Beyond (2010). Delivery is enabled through the planning framework, including district and local structure planning, regional and local planning schemes, and subdivision and development processes.

Key indicators

Between 2018 and 2025, the Perth and Peel region welcomed an additional 320,000 people (Australian Bureau of Statistics, 2026). Key indicators of progress towards a connected city include:

- Resolution of Planning Investigation Areas in 2022-2023, contributing approximately 6,700 hectares of additional land for long term urban land supply.
- The 2025 update to the Metropolitan Region Scheme, which established a clearer statutory framework for District Structure Plans to coordinate land use and infrastructure.
- More than 1,600 hectares were added to the Urban zone between 2018 and 2024 (inclusive) and a further 1,900 hectares to the Urban Deferred Zone. The combined stock of

undeveloped Urban and Urban Deferred zoned land was over 22,000 hectares at the end of 2024 (Urban Growth Monitor 17, 2026).

- Approval of seven District Structure Plans since 2018 across all three outer sub-regions, providing capacity for over 112,000 new dwellings¹. A further three District Structure Plans are under preparation or consideration as of May 2026.
- A stock of more than 50,000 lots with current conditional subdivision approval as at December 2025 (State Lot Activity: WA, December Quarter 2025).
- New urban areas delivering an average of 24.9 dwellings per net site hectare as at 2024, which is close to the minimum density target (Urban Growth Monitor 17, 2026) (refer **Figure 5**).

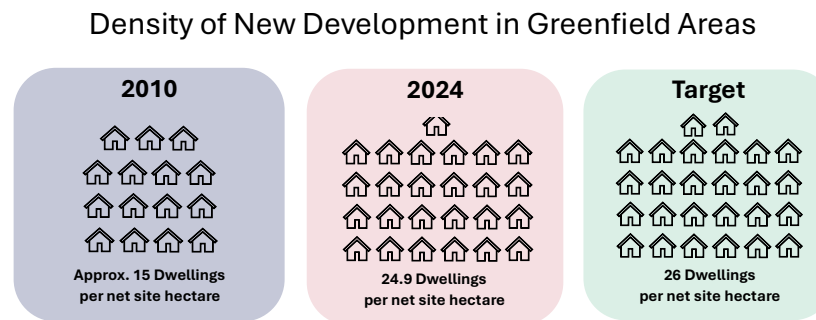


Figure 5: Greenfield density comparison

Source: Urban Growth Monitor 17, Perth and Peel@3.5million.

¹ NOTE: This dwelling capacity is a rounded estimate based on DSP documents and is subject to variation.

- Annual rates of urban infill delivery have fluctuated between 2011 and 2024, from a low of 28 percent in 2013 to a high of 44 percent in 2020. The net infill rate was 39 percent in 2024, up from 34 percent in 2023. Urban infill made up 36 percent of total additional dwellings in Perth and Peel between 2011 and 2024 (Urban Growth Monitor 17, 2026).
- Urban infill since 2011 has been consistently below target rates, which has produced a growing gap between the achieved delivery of infill dwellings and the Perth and Peel@3.5million target (refer **Figure 6**).
- Between 2011 and 2024, 69,340 urban infill dwellings have been delivered (Urban Growth Monitor 17, 2026; Urban Growth Monitor 16, 2025), which equates to 18 percent of the overall minimum urban infill target of 380,000 dwellings by 2050 (refer **Figure 6**).
- From 2018, local planning schemes in Perth and Peel have been progressed and aligned with Perth and Peel@3.5million. Eleven new local planning schemes have been gazetted, and other schemes and strategies are at various stages of the review process.
- Delivery of METRONET is a significant Government initiative. Designation of priority Station Precincts to be included in a new Improvement Plan and Scheme (refer **Figure 7** page 15) will support the delivery of higher density development in proximity to high quality public transport, employment opportunities, amenity and where there is an opportunity to maximise urban infill. This directly addresses foundational principles of Perth and Peel@3.5million by helping to achieve infill targets.

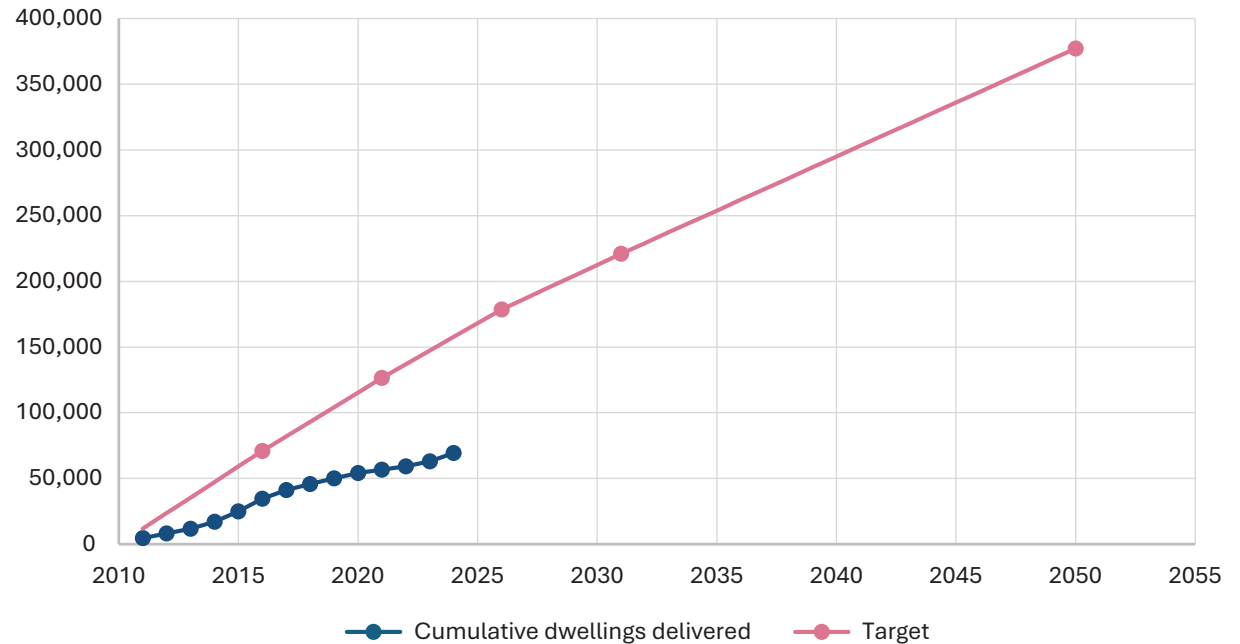


Figure 6: Progress towards Perth and Peel@3.5million infill targets

Source: Urban Growth Monitor 17, Perth and Peel@3.5million.





Figure 7: Priority station precincts

Source: Precincts WA.

Implementation of Perth and Peel@3.5million is also supported by improvements in the Western Australian planning system, with the Action Plan for Planning Reform (2019) delivering one of the most contemporary planning systems across Australia. These reforms have supported consistent town planning schemes and development exemptions for single houses. Efficient planning systems to support land delivery continues to be priority.

Revisions to the Residential Design Codes since 2018 have also been undertaken to simplify and improve guidance for the design of housing.

Implementation

The rapid population growth experienced since 2022 reflects the strength of the Western Australian economy and attractiveness of Perth and Peel to new residents from interstate and overseas. At the same time, key challenges have emerged for urban development, including:

- Dwelling completions overall (both greenfield and infill) meeting population growth;
- Labour and construction costs have risen, particularly for apartment development;
- Financial feasibility of infill development; and
- Capacity of existing essential services (water, wastewater and power) in some locations.



This combination of challenges has placed significant pressure on housing supply, contributing to rapidly rising prices since 2020. Increasing the supply of new housing remains a key priority; however, delivering housing that also provides diversity and choice, makes efficient use of existing and planned infrastructure, is located in proximity to employment and appropriately responds to environmental constraints remains complex.

Many greenfield areas across Perth and Peel are subject to complex environmental and servicing constraints. These include high ground water levels and environmental attributes, and limitations in infrastructure capacity, such as regional transport, reticulated water, sewerage services and power that require coordinated planning. At the same time, climate change is influencing the frequency and severity of natural hazards such as bushfire, with high-risk conditions and longer fire seasons impacting people, property and infrastructure particularly on the urban fringe and in the Perth Hills. Less frequent but more intense rainfall events also pose challenges for drainage systems and increase the risk of localised flooding. This combination of factors makes planning of greenfield areas challenging, with high-level guidance and coordination needed to balance priorities and competing objectives.

The below-target delivery of infill dwellings to date results from complex factors impacting infill development feasibility, including land values, cost and availability of building materials, lack of economies of scale for alternative building methods and access to labour. Some of these challenges may continue into the future, highlighting the importance of identification and planning for urban infill sites that

capitalise on enabling infrastructure opportunities and support urban infill readiness. Protection of priority infill sites from land fragmentation and lower-density development, and facilitation of land assembly to maximise future infill opportunities, are key objectives. Initiatives to reduce barriers to infill development, invest in infrastructure and adopt supportive planning frameworks remain important to support the strategic goal of increasing the rate of infill development, providing more homes in desirable locations and maintaining adequate urban land supply.

Infrastructure is a key consideration in planning and delivering both greenfield and infill development. Alignment between the development industry and service authorities is necessary to ensure that the servicing and release of land for housing and employment occurs in a logical staged manner. Ongoing monitoring of land supply and infrastructure needs, prioritisation and coordination are required to support land supply, value for money and efficient delivery of new housing.

Reforms implemented since 2020 have ensured that the Western Australian planning system is contemporary, robust, and capable of supporting land supply and housing delivery into the future. To continue to support housing delivery, the planning system and operating environment needs to continue to be contemporary and responsive to changing market needs.

2026-2050 focus

A connected city continues to be the preferred growth scenario for Perth and Peel regions, with housing to be provided within new urban areas and urban infill, seeking to minimise the impact on environmental attributes and make efficient use of infrastructure.

Perth and Peel@3.5million provides robust principles to guide the ongoing process of refining and detailing planning proposals as the city grows and in response to community needs. The overarching objectives and strategic directions for each of the seven elements of the Frameworks guide planning for the core components of the connected city. Together they set out a clear vision of a desirable future for Perth and Peel, and reflect a wholistic approach to balancing social, economic and environmental considerations.

Coordination of infrastructure planning, prioritisation and funding is important to maintain a contemporary and adaptable approach to staging, with projects prioritised to enable housing delivery and deliver value for money.

Effective processes and practices, including streamlining where appropriate, are required to maintain an effective planning system that responds to contemporary issues and is outcomes focussed.

Review and update of existing policies, such as the reviews of the Residential Design Codes and Neighbourhood Design that are currently underway as of 2026, will further support the delivery of housing opportunities within a connected city.



3.3 Economic growth

Perth and Peel@3.5million vision

Perth and Peel@3.5million envisages a strong growing economy, with key employment nodes within activity centres and industrial areas, and an efficient regional transport network to support economic growth and freight movement, including potential intermodal terminals.

To support population and economic growth, the strategy aims to locate jobs in proximity to where people live. Improving employment self-sufficiency (ESS) is particularly relevant in the South-East sector of the South Metropolitan Peel sub-region, and the North-West sub-region, which have the lowest ESS rates.

Key indicators

- Strong economic growth continues with both the labour market (144,000 jobs) and labour force (220,000 people) growing between 2011-2021 (Australian Bureau of Statistics, 2011 and 2021). The Central sub-region continues to have the largest labour force and number of jobs, while the fastest economic growth to 2021 has occurred in the South-West sector of the South Metropolitan Peel sub-region.
- Sub-regional ESS figures for 2011-2021 (Australian Bureau of Statistics, 2011 and 2021) indicate that employment remains centralised in the Central sub-region, while the majority of residential growth occurs in the outer sub-regions.

- The Perth CBD continues to be the dominant employment centre within Perth and Peel, with the largest concentration of strategic employment, knowledge-based jobs and strategic or export driven businesses. This is reinforced by significant capital investment, including through the Perth City Deal of \$1.6 billion.
- Activity Centres provide job opportunities in proximity to where people live. Since 2018, there has been a wide variation in jobs growth between activity centres, with some growing strongly.
- As of 2024, the Perth and Peel regions contained just over 17,000 hectares of Industrial zoned land, including 3,920 hectares (23 percent) that was undeveloped (excluding Strategic Industrial Areas (SIAs) in the South-West and Peel sectors) (refer **Figure 8**).
- Stocks of industrial zoned land remains undeveloped. Delivery of industrial land to market is complex, with issues such as land fragmentation, environmental attributes, basic raw material extraction considerations, infrastructure provision and landowner intentions.
- Requests to urbanise industrial land continue to be received, particularly in response to housing needs.
- Westport and AUKUS represent economic decisions to consolidate future economic growth. Planning for Westport has progressed since 2018, and significant investment has been committed to support AUKUS.

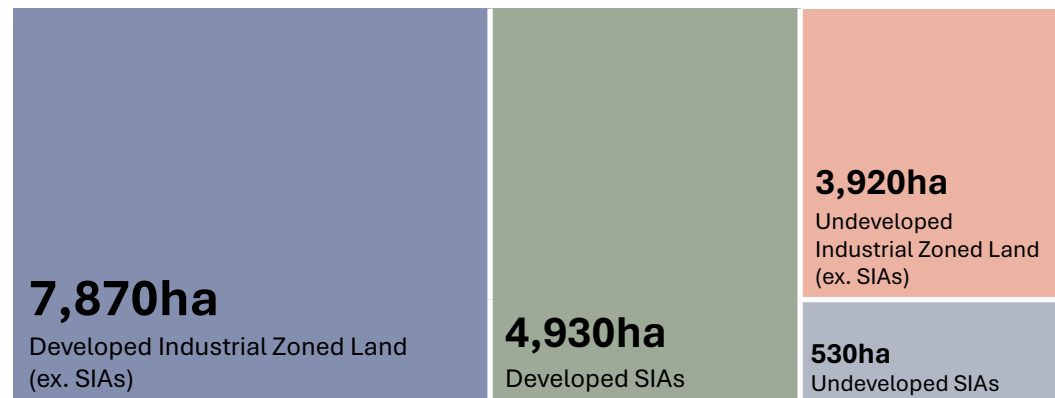


Figure 8: Perth and Peel Industrial land supply

Source: Department of Planning, Lands and Heritage, unpublished.



Implementation

Global and localised economic conditions have varied since 2018, influenced by the COVID-19 pandemic which temporarily slowed migration, followed by a return to high population growth and increases in the costs of materials and labour affecting housing delivery as well as other sectors of the economy.

Strategic economic decisions of Government to support economic growth in the Perth and Peel region have included Westport, the Future of Fremantle and AUKUS. These major commitments highlight the need to consider what supporting uses may be required, including for housing, supporting economic land uses in proximity to the new port, and repurposing of former port land in Fremantle. Further analysis and planning focused on the land use and infrastructure requirements to support Westport and AUKUS, particularly in the South Metropolitan Peel sub-region, will enable further initiatives to capitalise on these major commitments.

Some employment and land use patterns have changed since Perth and Peel@3.5million was released, such as the increase in working from home following the COVID-19 pandemic, the growth of online shopping creating demand for storage and logistics facilities, and technological change and increased automation affecting many industries. However, increasing ESS in the outer sub-regions remains an important strategic goal. More opportunities for people to work close to where they live can help to manage transport demand and traffic congestion while improving the economic sustainability and resilience of the Perth and Peel region.

While there is sufficient industrial land identified to accommodate anticipated long-term demand, the delivery of industrial land is impacted by a range of factors. Like land for housing, land for jobs is also affected by the timing and delivery of infrastructure. In addition, much of the land identified for industrial uses is also located where finite basic raw materials required for building, particularly sand and limestone, are located. These basic raw materials are also often located on land where there are environmental attributes of Commonwealth and State significance. This impacts the timing and delivery of land for industrial uses due to the complexity of environmental approvals and the timing for extraction of the basic raw materials. To address these issues and account for potential timing and delivery implications, land is identified for future industrial use in excess of anticipated demand, including within the North-West sub-region at Neerabup and Nowergup, and within the North-East sub-region. To support this and to optimise existing and proposed freight transport linkages, strengthened east-west regional road linkages are also identified between the sub-regions.

Requests to rezone industrial land to urban to support housing are expected to continue, placing pressure on industrial land supply. The challenge will be to remain adaptable, while ensuring that changes of land uses do not constrain economic growth or exacerbate issues associated with the distribution of jobs and residential development.

Future employment will be influenced by demography (especially the aging population), existing industries and new growth opportunities in each sub-region, technology and other factors. As industries and employment patterns change, adaptable responses will be required to build on strategic opportunities and support continued growth.

2026-2050 focus

Continued focus on strong economic growth and provision of employment opportunities within proximity to where people live, seeking to achieve a minimum of 60 percent ESS.

Protection of employment land supply and addressing associated challenges in its timely delivery.

Undertake strategic studies to explore land uses, employment and supporting land use opportunities in proximity to economic drivers, such as Westport and AUKUS.

Coordinate infrastructure delivery to support employment land.

Manage impacts on environmental attributes and basic raw materials.

Support new strategic employment in key industries.



3.4 Infrastructure delivery

Perth and Peel@3.5million vision

Efficient transport networks, service infrastructure and community/social infrastructure are central to achieving the connected city growth scenario. Perth and Peel@3.5million identifies the distribution and anticipated timing of key infrastructure items to support housing and economic growth.

Perth and Peel@3.5million promotes the co-location of infrastructure and integration with land use to enable better use of existing and proposed infrastructure and facilities, reduce traffic movements and support social cohesion by creating focal points for activity and the delivery of services.

Key indicators

Significant social and community transport and service infrastructure investments have accompanied the growth of Perth and Peel since 2018, including:

- Strengthening of Government planning, oversight and coordination mechanisms to manage infrastructure delivery, including establishment of the Priority Corridor Working Group to identify and coordinate critical enabling infrastructure.
- Delivery of METRONET is the single largest investment in public transport in Perth and Peel, with approximately 72 kilometres of new passenger rail and 23 new stations supporting infill development on more than 8,000 hectares of land close to new stations.

- Major regional road projects support growth in freight volumes and general traffic, including NorthLink, connecting Morley and Muchea as part of the Perth-Darwin National Highway, the westward extension of Roe Highway from the Kwinana Freeway to Murdoch activity centre, and realignment of Armadale Road to connect North Lake Road via the new Armadale Road bridge.
- The new Edith Cowan University City Campus opened in 2026. It will host approximately 10,000 students and staff and help shape the future of the central city.
- Educational investment supports population growth in both new urban areas, such as Henley Brook Primary School (opened in 2024) and urban infill areas such as East Perth Primary School (scheduled to open in 2029).
- New and expanded hospitals include the new Women and Babies Hospital at the Fiona Stanley site in Murdoch, expansion of Osborne Park Hospital, upgrades of Royal Perth Hospital and the proposed new Peel Health Campus.
- Alkimos Seawater Desalination Plant (Stage 1) in the North-West sub-region will supply 50 billion litres of drinking water per year to reduce dependence on rainfall and service new development.
- Major sport and cultural facilities include Sam Kerr Football Centre (opened October 2023), redevelopment of the WA Museum Boola Bardip (opened November 2020), and Perth Film Studios (opened January 2026).

- The Infrastructure Development Fund has invested \$40 million in the metropolitan area to help resolve constraints on the capacity of existing essential services (water, wastewater and power), to support medium- and high-density housing projects in priority infill locations.

A range of infrastructure planning is also in progress as of 2026, including:

- High school sites identified through District Structure Planning.
- The “METRONET on Swan” project to expand the ferry services connecting activity centres and areas of attraction/amenity.
- Redevelopment of Perth Concert Hall (due to be completed in 2028) and the proposed Aboriginal Cultural Centre.
- Westport, in the South Metropolitan Peel sub-region (South-West Sector) is developing new marine infrastructure, such as new port facilities in the Kwinana Industrial Area, and an integrated road, rail and logistics network.

Implementation

Major city-shaping infrastructure such as METRONET and Westport, and large projects such as new major roads, hospitals, schools and desalination plants, impact all elements of the urban system. Managing the timing of infrastructure to support growth and consolidating the opportunities created by major infrastructure requires careful and ongoing balance.



Alignment between the development industry and service authorities is necessary to ensure that the servicing and release of land for housing and employment occurs in a logical staged manner. Ongoing monitoring of land supply and infrastructure needs, and initiatives to coordinate infrastructure planning, prioritisation and funding, help ensure that land use planning and infrastructure coordination remain responsive to current needs and aligned to long-term strategic goals.

Renewable energy is expected to expand into the future as energy consumption grows due to population growth, new technology and the electrification of transport. Upgrades to the energy system are expected to decarbonise energy generation and provide secure and cost-effective sources of energy, guided by the Renewable Energy Planning Code (draft 2025).

2026-2050 focus

Investment in development of station precincts as key drivers of urban consolidation enabled by METRONET.

Planning for land use and infrastructure to support Westport and AUKUS.

Coordinated and timely provision of service infrastructure to support development in priority greenfield and infill areas.

Ongoing monitoring of land supply and infrastructure provision to ensure that infrastructure remains responsive to land development needs.

Support renewable energy generation, transmission and storage to improve energy affordability, security and decarbonisation.

3.5 Natural attributes

Perth and Peel@3.5million vision

Perth and Peel is known for its abundance of coastline, wetlands, network of ecological linkages and natural vegetation. Availability of basic raw materials, water and rich agricultural land support the growth and liveability of the region. Perth and Peel@3.5million seeks to support growth and manage natural resources while avoiding, protecting and minimising impacts on environmental attributes and adapting and responding to climate change.

Key indicators

Significant initiatives to conserve environmental attributes and manage natural resources include:

- Approximately seven percent of undeveloped Urban zoned land and 11 percent of undeveloped Industrial zoned land within the Perth and Peel region contains environmental features that are likely to preclude residential or industrial development (Urban Growth Monitor 17, 2026). A further proportion – up to one third of undeveloped Urban areas and up to one quarter of undeveloped Industrial areas, depending on the location - contains environmental features that may be integrated into future development.
- Bush Forever (2000) has protected approximately 99 percent of the 51,200 hectares originally identified for conservation, including protecting areas of both State and Commonwealth environmental significance (Bush Forever Audit 2021, 2022).

- Accelerated focus on transition to renewable energy post-2018 aims to reduce greenhouse gas emissions that cause climate change while securing reliable and affordable energy.
- Capital investment to secure sustainable water sources includes the Alkimos desalination plant, which will begin producing water in 2028.
- The release of Joint EPA/WAPC Guidelines for District Structure Plans for the early identification of environmental attributes and exploring streamlining options. With a Pilot Project of the Carabooda District Structure Plan (North-West Sub-region).

A strong policy framework is in place to manage renewable energy, environmental conservation and natural resource management. The Urban Greening Strategy (2026) also supports biodiversity and climate change adaptation and sets a target to increase urban tree canopy to 30 percent by 2040. This provides a sound basis to retain and build upon existing valued attributes and priority areas.

Implementation

The growth of Perth and Peel has cumulative impacts on the environment and natural resources. Balancing conservation and natural resource management with urban development requires proactive strategic planning and innovative urban design, informed by sound principles. WAPC and Environmental Protection Authority (EPA) guidance for District Structure Plans, and early EPA advice at the strategy level, supports strategic consideration of environmental matters.



Environmental approvals, which occur in parallel to planning approvals, can significantly impact development timing and viability. Consideration of environmental attributes as early as possible during the planning assessment and approvals process provides opportunities to maximise sustainable development outcomes and integrate environmental considerations.

Management of basic raw materials, water and agricultural land is increasingly important in response to factors such as urban growth, environmental considerations, climate change and economic factors. These are multi-faceted issues that require strategic consideration, adaptation and proactive management.

More frequent and intense extreme weather events demonstrate the effects of climate change and the importance of disaster resilience to protect people, property and assets. The uptake of renewable energy is now accelerating and responding to climate change remains a key challenge and strategic priority.

2026-2050 focus

Monitoring of the cumulative environmental impacts of urban development to identify environmental pressures and potential responses at the sub-regional scale and inform strategic consideration in planning processes.

Consideration of environmental attributes as early as possible during the planning assessment and approvals process.

District and local structure planning informed by robust planning principles and early EPA advice.

Promote increased tree planting to meet the Urban Greening Strategy target.

Continue to implement State Planning Policies regarding environment and natural resources.

Consistent and contemporary development standards for decision-making for renewable energy generation, transmission and storage.



4. Conclusion and key actions

4.1 Conclusion

The Perth and Peel region is on a trajectory to accommodate 3.5 million people by 2050. Perth and Peel@3.5million guides this growth to realise a connected city by carefully balancing greenfield urban expansion and urban infill across the regions.

Delivery of housing is critical. Perth and Peel@3.5million must remain agile to successfully navigate current and future challenges.

The current focus is on reinforcing the connected city growth scenario, its foundational principles and its implementation.

As the region grows, new challenges and opportunities will continue to emerge. An agile, principles-based approach helps manage uncertainty, protect key assets and identify opportunities for change to deliver long-term value for Western Australians. As a high-level strategy, Perth and Peel@3.5million provides a clear roadmap for stakeholders and the WAPC to navigate this complexity.

Continual monitoring and analysis are essential to understand trends and prepare for cumulative impacts. DPLH undertakes an extensive program to monitor and forecast urban growth, including population forecasting, land supply analysis, land use and employment surveys, land use forecasting, and planning and development statistics. This work underpins evidence-based planning and decision-making and the proactive management of potential challenges.

4.2 Key actions

To support implementation of Perth and Peel@3.5million a number of immediate and short-term initiatives are underway, including:

- R-Code Review – delivery in progress.
- Station Precincts – delivery of Improvement Plan and Scheme in progress.
- Sub-regional Strategic Investigation – a strategic study is being undertaken in South Metropolitan Peel to support Westport and AUKUS.
- WAPC Processes – establishing a framework for sub-regional Strategic Investigation Areas to be considered by the WAPC is in progress.

In addition to these immediate initiatives, the WAPC is preparing an Action Plan to provide a structured implementation framework. All current and future initiatives will be subject to ongoing stakeholder engagement.



5. References

Western Australian Planning Commission, 2010, Directions 2031 and Beyond: Metropolitan Planning, Beyond the Horizon, Western Australian Planning Commission, Perth.

Western Australian Planning Commission, 2018, Perth and Peel@3.5million, Western Australian Planning Commission, Perth.

Western Australian Planning Commission, 2018, Central Sub-regional Planning Framework, Western Australian Planning Commission, Perth.

Western Australian Planning Commission, 2018, North-West Sub-regional Planning Framework, Western Australian Planning Commission, Perth.

Western Australian Planning Commission, 2018, North-East Sub-regional Planning Framework, Western Australian Planning Commission, Perth.

Western Australian Planning Commission, 2018, South Metropolitan Peel Sub-regional Planning Framework, Western Australian Planning Commission, Perth.

Government of Western Australia, 2019, Action Plan for Planning Reform, Department of Planning, Lands and Heritage, Perth.

Australian Bureau of Statistics, 2011 and 2021, Census data, Australian Bureau of Statistics.

Western Australian Planning Commission, 2022, Bush Forever Audit 2021, Western Australian Planning Commission, Perth.

Australian Government, 2024, National Planning Reform Blueprint, Australian Government.

Department of Planning, Lands and Heritage, 2025, National Planning Reform Blueprint – Western Australia March 2025 progress report, Government of Western Australia, Perth.

Australian Government, 2025, National Planning Reform Blueprint - Summary of progress as at September 2025, Australian Government.

Western Australian Planning Commission, 2025, WA Tomorrow No. 12 Population Forecasts for Local Government Areas, 2021 to 2036, Western Australian Planning Commission, Perth.

Western Australian Planning Commission, 2025, Urban Growth Monitor 16 Perth Metropolitan, Peel and Greater Bunbury Regions, Western Australian Planning Commission, Perth.

Western Australian Planning Commission, 2026, Urban Growth Monitor 17 Perth Metropolitan, Peel and Greater Bunbury Regions, Western Australian Planning Commission, Perth.

Australian Bureau of Statistics, 2026, Population estimates by LGA, Significant Urban Area, Remoteness Area, Commonwealth Electoral Division and State Electoral Division, 2001 to 2025, Commonwealth of Australia.

Western Australian Planning Commission, 2026, Urban Greening Strategy – Whadjuk (Perth) and Bindjareb (Peel), Western Australian Planning Commission, Perth.

Department of Planning, Lands and Heritage (unpublished), Employment Land Supply Assessment.

