



Australian Government
Department of the Environment
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URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA (NATIONAL) SUBMISSION IN RESPONSE TO THE STRATEGIC ASSESSMENTS PROSPECTUS

The Urban Development Institute of Australia (National) welcomes the opportunity to provide this submission in response to the Australian Government's Strategic Assessment Prospectus.

The Urban Development Institute of Australia (UDIA) is the peak body representing the property development industry throughout Australia. Our members come from a wide range of specialist and industry fields, including developers, planners, engineers, architects, surveyors, lawyers, and state and local Government authorities.

UDIA has been broadly supportive of the strategic assessment process, and believes strategic assessments have the potential to improve certainty and reduce costs and delays in the urban development process, as well as improve environmental outcomes.

In relation to the remit of the Strategic Assessment Prospectus, with the exception of locations where strategic assessments are already planned or operating, UDIA is not aware of any locations where new strategic assessments would be beneficial. Subsequently, UDIA does not have a strong opinion regarding the prioritisation of future strategic assessments.

Of greater concern to the development industry nationally is ensuring the establishment of an efficient and effective streamlined environmental approvals system for areas not covered by strategic assessments. The present lack of bilateral approval agreements ensures a duplicated approvals process between the state and federal systems, creating an unnecessary administrative burden, and contributing to time delays in the development process.

UDIA strongly supports the Government's proposed 'one stop shop' for environmental approvals, which promises to greatly simplify the approvals system whilst maintaining current environmental standards. Any future bilateral agreements as part of the 'one stop shop' need to fully consider and accommodate the land use planning processes specific to each state, as well as ensure that in circumstances where assessment and approval is required, it can be done early in the process. The policy frameworks and expectations of different jurisdictions should also be aligned.

Also of concern to UDIA and the industry are ongoing proposals to introduce cost recovery measures for environmental impact assessments. Urban development provides wide benefits to the broader community through employment and improving housing affordability through increased supply.

Additionally, the housing and development industry is already one of the most heavily taxed industries, with both state and federal Governments receiving substantial tax revenues from development.

UDIA maintains that undertaking cost recovery is inappropriate given the benefits of the industry to wider society, and the existing heavy tax burden. It is also unjustified given the likely reduced strain on the Department as a result of the 'one stop shop' eliminating the workload associated with a federal approval process.

UDIA thanks the Australian Government for the opportunity to provide this submission in response to the Strategic Assessment Prospectus. UDIA would welcome the opportunity to discuss any aspect of this submission in greater detail. For further information, please contact UDIA National on 02 6230 0255 or at udia@udia.com.au.

Yours sincerely,



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