



# 2020/21 UDIA ANNUAL REVIEW

VICTORIAN DIVISION



The voice of  
**urban  
development.**



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# PRESIDENT'S REPORT



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## President's Report



**Ashley Williams**

Founder & Managing Director  
Evolve Development

President, UDIA Victoria

This time last year, I reflected that I had never been prouder of the UDIA. This year, I find history repeating.

We've faced everything this year – extended statewide lockdowns; State and Federal stimulus; a booming land market and challenges in the apartment sector; a tax grab on our industry; and a change of organisational leadership.

Through it all, the UDIA Victoria Board of Directors has worked closely with UDIA staff to advocate for our industry. We have largely kept industry open for business, even at reduced capacity, we have progressed our reform agenda and we have fought the introduction of new taxes that will hurt housing supply and affordability.

Through one of the world's harshest lockdowns, UDIA Victoria has repeatedly presented government with data and responsible policy to keep construction sites open and keep our industry safe.

I want to thank my fellow directors and the UDIA Victoria team for their incredibly hard work during this time. I acknowledge former CEO Danni Hunter, who spent six years at the helm of UDIA Victoria and led us through the initial stages of the pandemic. I also want to thank Angela Gaedke for stepping up as Acting CEO when we needed her, and for her ongoing leadership as General Manager.

The Board undertook a rigorous selection process for our new CEO, and we are pleased to welcome Matthew Kandelaars to UDIA Victoria. We look forward to working closely with Matthew for many years to come.

The entire Board pays tribute to Damien Tangey, who recently resigned to take his place as a Director of the Victorian Planning Authority. Damien has contributed so much as a member, Director and President. His presence around our Board table will be missed and our loss is the VPA's gain.

Finally, I want to thank UDIA's committees for their commitment to this organisation and our industry. Our Committee members bring a wide range of expertise and build the foundation of UDIA's policy and advocacy agenda.

We have achieved some outstanding advocacy wins over the past financial year, including the extension to the Federal HomeBuilder scheme and the 50% stamp duty discount in the November State budget.

We know that the coming year will be challenging. The Board of Directors will continue to show resolve and lead our industry through what's to come.



# 2020/21 BOARD OF DIRECTORS





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## 2020/21 Board of Directors

The UDIA Victoria Board of Directors represents a cross-section of experienced leaders in Victoria's urban development industry. The Board informs our policy priorities and advocacy strategy, ensuring the development, building and construction sector is effectively represented by UDIA Victoria. We thank the Board for volunteering their time and expertise for the benefit of both the industry and the community.

PRESIDENT



**Ashley Williams**  
Evolve Development

VICE PRESIDENT



**Jill Lim**  
Fraser's Property

TREASURER



**Tom Trevaskis**  
National Pacific Properties

COMPANY SECRETARY



**Ed Krushka**  
Stockland

NATIONAL COUNCILOR,  
NATIONAL VICE PRESIDENT



**Maxwell Shifman**  
Intrapac Property

NATIONAL COUNCILOR



**Oscar Stanley**  
ABN Group



**Dean Gold**  
YourLand Developments



**Andrew Fortey**  
PDS Group



**Emma Woodhouse**  
Salta Properties



**Nick Holuigue**  
Maddocks



**Jack Hoffmann**  
Satterley Property Group

# CEO REPORT

## CEO Report



**Matthew Kandelaars**  
Chief Executive Officer  
UDIA Victoria

Our industry has shown enormous resilience over the past financial year and shown itself to be essential to Victoria's fortunes, in every sense of the word.

Like the broader economy, UDIA Victoria and our members have faced the challenge of repeated lockdowns. There are some who may now argue that the uncertainty of the stop-start nature of shorter lockdowns is more disruptive than the extended lockdown faced in 2020. Regardless, UDIA Victoria's operations have been tested and challenged, as have our team and our members.

UDIA Victoria advocated to ensure that our industry largely remained open for business through state-wide lockdowns. Along with other industry associations and building and construction unions, we moved to establish industry guidelines that would keep our people safe and keep our sites open. This has been our core focus. Unfortunately, we have seen in only the past few weeks that capacity on construction sites has been reduced. We're pleased that our hard work was reflected in the concession to allow early-stage development sites to continue to operate at 10 workers per hectare, but we will continue to advocate for a clear pathway to return to full capacity on large-scale construction sites, reflecting our industry's world-class COVID-Safe practices.

Throughout each lockdown, the importance of the urban development industry to the broader economy has been highlighted. Our industry ensured that the Victorian economy's pilot light remained lit through the dark days of 2020, so that it was able to power back when restrictions were lifted – and, of course, this has been the case in shorter more recent lockdowns, too.



Our advocacy this year has resulted in some significant wins for our members. It delivered a 50% stamp duty discount in the 2020 Victorian Budget, led to broadening of HomeBuilder eligibility requirements in Victoria and the extension of construction commencement timeframes, delivered 50% land tax discounts for eligible Build-to-Rent projects and cemented our position as the pre-eminent industry body advising on planning reform through establishment of a UDIA expert panel providing regular, rapid advice to Government.

We have delivered economic modelling and research to show the enormous consequences of the Government's proposed tax on rezoning and will continue our fight against this tax, which will stop projects, cost thousands of jobs and hurt housing affordability.

The year also brought significant change to our organisation. I thank former CEO, Danni Hunter, for her long contribution to UDIA Victoria. I also want to thank our General Manager, Angela Gaedke, for her long-time and continued leadership, particularly during her period as Acting CEO. Ange has been such an enormous support for me since I commenced in my role and shows unparalleled care for our members.

The depth and strength of the UDIA Victoria team – including our Board and policy committees – has never been so evident. I am proud to work with such a committed and passionate group of people.

The UDIA Victoria team works extremely hard. We put everything into our advocacy, to support our members' business objectives, and we put everything into running events - whether physical or online - and our professional development programs, to ensure our members can learn and network.

We do it because we genuinely love our jobs, but also because our members deserve nothing less. And you deserve nothing less because we know how hard you work. Our team knows the sacrifices you make, the risks you take and the contributions you provide our state. You build homes, deliver communities and create thousands of jobs and you should be very proud to say that you are part of the urban development industry. We are very proud to represent you.

In good times and bad, we've got your back.

A handwritten signature in blue ink, appearing to read 'Melissa Karpman'.

## Tax and Finance Committee



**Richard Brice**  
Ernst & Young  
Chair

### PURPOSE

- Explore how taxes, charges and the cost of finance influence the budgets of households and developers purchasing and investing in property
- Communicate the impact and nature of the taxes and charges affecting the industry to higher echelons of state government and the urban development industry
- Engage and represent UDIA members on all matter and issues arising in the finance and investment field of the development industry

### POLICY PRIORITIES

- Investigating and analysing how the cost of taxes and statutory charges in Victoria influence the cost of buying a home
- Understanding how delays in the planning process influence project feasibility and household budgets
- Examining the settings influencing investment decisions and understanding how ongoing changes to tax settings influence the market
- Understanding what the Government can do to encourage greater investment in social housing, key worker housing and new asset classes including build to rent
- Looking at recent changes to the availability of finance and how this influences buyers and developers and what do these changes mean for future development models and dwelling types

### COMMITTEE MEMBERS

Richard Brice, EY (Chair)

Zoe Chung, Greenwoods

Brett Marshall, Fordham

Ken Fehily, Fehily Advisory

Heather Maxwell,  
Development Victoria

Andrew Kinnaird, Urbis

Kathy Johnson, Yarraport

Christian Zatorski, Peet

Teena Lynch, DealCorp

Lisa Fowler, KKILWayers

Paul Beatty, Ethos Urban

Emma Woodhouse, Salta Properties



## Innovation, Sustainability & Technology Committee



**Nicola Smith**  
Niche Planning  
Studio  
Co-Chair



**Mike Day**  
Roberts Day  
Co-Chair

### PURPOSE

- Championing new thinking, the Innovation, Sustainability and Technology (IST) Committee is focussed on emerging policy areas in both built form and greenfield developments.

### POLICY PRIORITIES

- Our working groups advocate on the future of transport and autonomous vehicles; energy efficient buildings; streamlining sustainability controls to remove time and cost delays; and better understanding customer behaviour which is likely to impact and change our urban areas
- We have representation on Greening the West, PSP Guidelines and Integrated Water Management Committees

### COMMITTEE MEMBERS

Nicola Smith, Niche Planning (Co-Chair)

Mike Day, Roberts Day, (Co-Chair)

Ben de Waard,  
Sustainable Development Consultants

Matthew Bradbury, Spiire

Brett Young, Ratio Consultants

Kerry Balci, Stockland

Craig Harris, LID Consulting

Paul Lowe, Lendlease

Victoria Cook, Catalyst Development

Mark Whalen, GHD

Kim Kyle, Lendlease

Dean Gold, YourLand Developments

Mark Whinfield, Metricon

Maureen Benier, Veris

Craig Beconsall, Urbis

Samantha Peart, Development Victoria

Greg Bursill, Lovely Banks

## Greenfield Development Committee



**Jill Lim**

Frasers Property Australia

Chair

### PURPOSE

- To advocate for the timely provision of new housing and communities in greenfield suburbs
- Ensure infrastructure and services meet the needs of new communities without adversely impacting the affordability and accessibility of land prices and housing
- Cultivate and sustain close and productive relationships with key councils, referral authorities and state government agencies

### POLICY PRIORITIES

- Streamlining the PSP process, land supply and lot prices
- Tackling and improving post-PSP lot production challenges
- Implementation of the Infrastructure Contribution Plan system
- Ongoing reform of the Growth Area Infrastructure Contribution system
- Industry representation in ongoing discussions with service providers including water corporations, power companies, local government and road authorities

### COMMITTEE MEMBERS

Jill Lim, Frasers (Chair)

Ed Krushka, Stockland

Jack Hoffman, Satterly

Adam Davidson, Hygge Property

Michael Taylor-Sands, Maddocks

Steve Watters, SMEC

Mark Breuer, Spiire

Nick Bosco, Peet Development

John Forbes, Dennis Family Corporation

David Dordevic, ID Land

Robert Papaleo, Colliers

Anthony Caligiuri, Califam

Leah Wittingslow, Mesh Planning

Chris Engert, MAB Corporation

Penny Coia, Lendlease

Bettina Sheeran, Maddocks

Stuart Worn, Lyssna Group

Jonathon Fetterplace, A Different City

Alicia Davidge, Lendlease



## Urban Renewal and Built Form Committee



**Andrew Fortey**  
PDS Group  
Chair

### PURPOSE

- To advocate for the innovative and responsible re-development of urban renewal precincts
- To address matters affecting affordability and accessibility of housing in our established and growing communities, with a focus on policies that may affect the development industry's ability to deliver Melbourne's urban renewal precincts

### POLICY PRIORITIES

- The implementation and delivery of affordable housing, including building capacity with local government in negotiating voluntary affordable housing agreements
- Ensuing Value Capture and Creation mechanisms do not adversely impact industry's ability to deliver quality urban renewal outcomes at scale
- Providing rapid feedback and expert advice to the planning systems reform rollout
- Successfully advocated for a 50pc stamp duty concession for new residential properties in central Melbourne that have been unsold for less than twelve months
- Provided expert feedback to the Victorian Government's Infrastructure Contributions Advisory Committee
- Promoted industry's ability to operate and remain COVIDSafe, providing Government with confidence to keep industry open through almost every lockdown period
- Commissioning research to identify the true underlying vacancy rate in central Melbourne to use as the basis to advocate for demand side stimulus measures
- Provided a fourth submission to the Victoria Government setting out the policy conflicts, implementation issues and cost impacts of the announced amendments to the Better Apartment Design Standards

### COMMITTEE MEMBERS

Andrew Fortey, PDS Group (Chair)  
Nick Holuigue, Maddocks  
Clement Lee, Riverlee  
George Abraham, Hickory  
Brae Sokolski, MaxCap Group  
Nicholas Golusin, VIMG Australia  
Sean Hogan, ISPT  
Georgia Willis, Moonee Valley Racing Club

Robert Stopajnik, Development Victoria  
Adelene Teh, Beulah  
Brian Herlihy, Lendlease  
Matt Malseed, Hamton  
Renato Candro, Grocon  
Shane Wilkinson, Pace Development  
David Allt-Graham, MAB  
Arthur Williams, 3L Alliance  
Nikki Paton, Salta Properties

## Planning Committee



**John Cicero**

Best Hooper Lawyers

Chair

### PURPOSE

- Industry's ability to deliver on State strategic policy intent for 70 per cent of Melbourne's housing to be located close to jobs and services in Melbourne's established areas, and
- The clarity and speed at which decisions should be made to deliver planning permits for housing.
- Development of a fair and workable Infrastructure Contributions System across all development settings
- Review critical elements of Residential Zones and their impact on developable land as they arise, such as:
  - Garden area requirements
  - Building height definition and application

### POLICY PRIORITIES

- Introduction of code assessment pathways
- Reform of post-permit approvals processes, and advocating for a fast track pathway to VCAT for post-permit disputes
- Advocating for change to the Planning Scheme Amendment process to better facilitate urban renewal opportunities
- Monitoring of the implementation of new voluntary affordable housing legislation and advocating for policy implementation support for industry and local government

### COMMITTEE MEMBERS

John Cicero, Best Hooper (Chair)

Tom Trevaskis, Lendlease

Mimi Marcus, Marcus Lane

Aaron Organ, E&H Partners

Randah Jordan, Veris

Matt Ainsaar, Urban Enterprise

Tim Pepper, Pask

Nevan Wadeson, Tract

Bart O'Callaghan, Urban

Nick Hooper, Taylors

Anthony Scafidi, Stockland

Tim Peggie, Ethos Urban

Sharon Coates, Frasers

Paul O'Shea, CS Town Planning

Cameron Dash, Roberts Day



## Geelong Chapter (Barwon Region)



**Greg Bursill**  
Lovely Banks  
Chair

### PURPOSE

- To provide an opportunity for UDIA members including councils and referral authorities to interact;
- Ensuring the development industry is actively represented in the ongoing discussions of planning and development issues in Geelong and the wider Geelong region;
- Informing the government at all levels of the industry's recommendations around planning strategy and timing, including around the provision of infrastructure and population forecasting.

### POLICY PRIORITIES

- Ensuring the \$2 billion worth of development that is underway or proposed in the City of Greater Geelong is optimised and provides the best possible outcomes for the community
- Advocating for Geelong and its status as Victoria's second largest city, ensuring there are government resources and funding that reflect the level of activity and growth in the region
- Being active in the conversations around the Central Geelong revitalisation that is aimed at bringing life back into the city centre
- Actively participating in conversations with local and regional government and referral authorities, accurately representing the interests of UDIA members

### COMMITTEE MEMBERS

Greg Bursill,  
Lovely Banks Development Group (Chair)  
Nick Clements, Tract Consultants  
(Deputy Chair)  
Aaron Walley, Ratio Consultants  
Adam Jacques, Maddocks  
Anna Borthwick, Plan A Planning  
Drew Dalton, Dalton Consulting Engineers  
Matthew Fleishcmann, Metricon

Matthew Hill, Coffey  
Paul Abel, Villawood Properties  
Shane McGlynn, SMEC  
Stewart Lyons, WT Partnership  
Ryan Cross, Beveridge Williams  
Callum Williamson, Biggin Scott  
Anthony Wansink, Spiire

## Bendigo Chapter (Northern Region)



**Andrea Tomkinson**

Tomkinson Group

Chair

### PURPOSE

- Constructive collaboration on regional planning and development issues and concerns, between developers, consultants and stakeholders
- Deliver development industry representation in the Northern Victorian region
- Produce submissions to Council and Referral Authorities on industry issues and planning strategies including regular meetings with the City of Greater Bendigo
- Host a range of informative speaker functions
- Provide input into UDIA policy on a range of issues, particularly regional issues, and representing industry opinion to a range of other industry bodies
- Publish opinion on industry practices to ensure that the professionalism of our membership base is recognised

### POLICY PRIORITIES

- Submissions to Council and Referral Authorities on industry issues and planning strategies including regular meetings with the City of Greater Bendigo
- Hosting a range of informative speaker functions
- Providing input into UDIA policy on a range of issues, particularly regional issues, and representing industry opinion to a range of other industry bodies
- Publishing opinion on industry practices to ensure that the professionalism of our membership base is recognised

### COMMITTEE MEMBERS

Andrea Tomkinson, Tomkinson Group  
(Chair)

Damien Tangey, Birchgrove Properties

Darren Pitson, Dunlop and Pitson

Murray James, Roberts Day

Julian Perez, Villawood

Gareth Bellchambers,  
Ample Investments Group

Paul Bowe, Terraco

Jamie Horkings, Stantec

Cameron Clarke, Spiire

Damien Cranage,  
Total Property Developments



## Leadership, Industry Workforce & Diversity Committee



**Marnie Dalton**  
Dalton Consulting Engineers

### PURPOSE

- To play a leadership role in driving the UDIA leadership and diversity agenda, inspiring cultural change and engagement with future urban development professionals
- Focus on expanding the UDIA mentoring program, implementing and delivering community engagement programs with schools, and building strategic partnerships with universities and other industry associations, to encourage greater participation in our sector, ensure UDIA are delivering professional development initiatives, industry profiling and other engagement projects
- Develop constructive, practical solutions for UDIA to better identify, engage with and influence the development of future industry leaders
- Assist in the delivery of engagement programs with schools, strategic partnerships with education bodies and professional development programs
- Identify strategies to achieve greater integration and representation of diversity within the industry
- Source, create and monitor content which could be used to promote the initiatives of the committee and engage with industry
- Explore potential industry related research initiatives with academic and private sector parties

### POLICY PRIORITIES

- Deliver an industry-wide Mentoring Program expanding on the pilot program developed by the Women in Property Committee

### COMMITTEE MEMBERS

Marnie Dalton,  
Dalton Consulting Engineering (Chair)  
Oscar Stanley, ABN Group  
Simon Beardall, GTA Consultants  
Zoe Chung, Arnold Bloch Leibler  
Andrew Duggan, Villawood Properties  
Marcus Frizza, Stockland  
Jo Garretty, SALT  
Megan Howell, Spiire

Alex Koidl, HWL Ebsworth Lawyers  
Bec Lollback, Currie & Brown  
Rebecca Scullion, Urbis  
Rosy Serventy, Development Victoria  
Fiona Slechten, Calibre Consulting  
Jaymi Davies, Jinding Australia  
Nicholas Grear, Pomeroy Pacific  
Amy Conti, Simonds Group  
Louise Nixon,  
Oliver Hume Real Estate Group

## Women in Property Committee



**Julie Lancashire**

Urban Design & Management

Chair

### PURPOSE

- The Women In Property Committee have a dual purpose; to represent female professionals within the urban development industry and to develop strategies to achieve greater integration and representation of women in the sector
- Over the course of the last year, the committee has focused on initiatives which raise the profile of female leaders and addressed the barriers to industry participation facing emerging professionals

### POLICY PRIORITIES

**Increase female engagement in the property industry and with the UDIA in four key ways:**

- Promote female leaders and experts in the property industry
- Understand and address the barriers to industry participation for females
- Develop pathways for greater engagement with property industry
- Engage females in industry related discourse

### COMMITTEE MEMBERS

Julie Lancashire,  
Urban Design & Management (Chair)

Alicia Davidge, Lendlease

Amy Watson, Clayton Utz

Claire Cullen, SMEC Australia

Ezreena Aladin,

Dalton Consulting Engineers

Hilary Marshall, Ratio Consultants

Tina Puopolo, Stockland

Leah Wittingslow, Mesh Planning

Lora Armstrong, Woodlea

Nancy Bickerton, Villawood Properties

Salihah Kamal, Colliers International

Ryan Davis, Oliver Hume

Lara Murray, Lendlease

Louise Nixon, Oliver Hume



## Outlook Young Professional Committee



**Marcus Frizza**

Stockland

Chair

### PURPOSE

- To represent young professionals within the urban development industry and to assist in promoting greater engagement, participation and exposure across the industry

### POLICY PRIORITIES

- Deliver key networking and professional development events annually
- Participate and help drive other strategic initiatives across the UDIA more broadly
- Encourage participation and involvement of young professionals within the development industry across all UDIA activities
- Provide an annual fundraising and networking event in conjunction with the young professional committees of VPELA and PIA

### COMMITTEE MEMBERS

Marcus Frizza, Stockland (Chair)

Lauren Catalano, Pask Group

Angela Durston-Ryan, Spiire

Craig Lyons, Taylors

Raymond Li, Taylors

Luke Van Lambaart,  
Arcadis Australia Pacific

Kai Lorrimar,  
Cossill & Webley Consulting Engineers

Bernice Mwenye,  
Dalton Consulting Engineers

Chris Ravat, Yourland

Laura Smoorenburg, Lyssna Group

Darren Blair,  
Oliver Hume Real Estate Group

Matthew Morgan, Risland

Chiara De Pellegrin, Urbis

Nathaniel Freeman, SMEC

Mike Britten, Simonds

Linda Reid, MAB Corporation

# ROADMAP TO RECOVERY

## 2021 and beyond: Roadmap to Recovery

2021 has so far presented the industry with significant challenges with relentless lockdowns and a long road to recovery ahead of us.

Over the past year, the UDIA worked with government and other industry bodies to develop and implement successful policies to mitigate the impact of COVID-19. UDIA's executive leadership team, alongside the Board, have provided strategic advice to government while occupying key advisory positions on groups such as the Industry Response to COVID-19 and COVIDSafety.

We have also looked beyond COVID-19 and seized this opportunity to formulate a clear and coherent policy agenda that will lead us through 2021 and beyond.

With that in mind, the UDIA's key objective is to be as agile as possible to ensure that our interactions with government are well informed, evidence based and relevant. Along with our ongoing initiatives such as the UDIA Residential Development Index (RDI) and engagement with the Building Industry Advisory Group, there are 45 advocacy items that the Board has identified as priorities for this year. Initially, our focus will be on these five key policy areas:

### 1. Fighting against a new rezoning tax

UDIA Victoria has been fighting the new rezoning tax – the Andrews Government's proposed Windfall Gains Tax – since it was first announced in May. We are doing this with a strategic and coordinated approach, understanding the obstacles and the economic and political environments. From day one, we've called this dangerous tax out for what it is: a short-term sugar hit that will lead to long-term and far-reaching consequences across our industry and the broader economy. ***UDIA Victoria opposes this new tax in its entirety***, and it's important that our members know that. It will stop projects, kill jobs and hurt housing affordability. It will disproportionately impact regional Victoria and have significant consequences for the aspirations in *Plan Melbourne*.

UDIA Victoria commissioned research showing that, with the Victorian Government's property tax hikes, taxes, fees and charges will now comprise 42 per cent of a new Melbourne home – an incredible figure when house prices continue to rise and we seek to establish a post-COVID economic recovery.

In collaboration with our Advisory Group, and endorsed by the UDIA Victoria Board, we have made a submission to the Treasurer that sets out an **alternative model**.

**Our proposal advocates to shift the proposed tax from one on unrealised and hypothetical valuation gains, to a transparent contributions model.**

UDIA Victoria has met directly with the Treasurer and has regularly engaged his office and the Department of Treasury and Finance. We need to find a better, more sustainable solution that shifts the State Government away from the dangerous consequences of its proposed model ahead of the next Victorian election in November 2022, and we hope this alternate strategy is a way to do that.

## 2. Planning Systems Reform

In the November State Government Budget, our policy and advocacy work proved successful, with unprecedented funding for planning system reform in response to the Commissioner's recommendations, including:

- \$52.2m for Implementation of the Commissioner for Better Regulation's recommended planning reforms
- \$43.2m for the Victorian Planning Authority: Improving the planning system for urban and regional development and state infrastructure
- \$3.1m to improve VCAT's planning and environmental management case management
- Specialist registry
- Post permit list – guaranteeing hearings within 8 weeks or sooner if parties are ready
- Enhanced compulsory conferences

UDIA Victoria has now established an Expert Panel to work directly with DELWP as they implement the planning reform initiatives, including legislative and administrative reform. This is a means for us to provide rapid, expert advice to government as they fine-tune and implement reform that will benefit you.

## 3. Infrastructure Contributions Reform

In December 2020 the State Government established an Infrastructure Contributions Advisory Committee (ICAC) to make recommendations to the Minister for Planning and Treasurer to improve the administration, efficiency and equity of the ICP system.

**UDIA has invested in first-of-its-kind research** to identify and compare ICP levies from 2010 to 2020 to determine how and why they have increased over time.

The UDIA Board and Policy Team will continue to **work closely with the ICAC to provide insight into the operation of the ICP and GAIC models**. This critical research has enabled us to provide fact and evidence-based recommendations to the ICAC.



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## 2021 and beyond: Roadmap to Recovery (cont.)

### 4. Greenfield Electricity Connection Reform: Draft Customer Service Standards

Following sustained UDIA Victoria engagement with the Essential Services Commission (ESC), the ESC has taken several important steps to improve electricity connection standards.

The latest step is to **seek industry feedback to proposed Customer Service Standards for negotiated greenfield electricity connections** from each distribution business, including the effectiveness of the engagement process, and whether the standards address the issues that are important to our industry.

The UDIA Victoria Policy Team and UDIA Greenfield Development Committee have taken this opportunity to continue to **advocate for a modernised framework that governs the connection of electricity to new developments.**

### 5. Precinct Structure Plan Reform

The Victorian Planning Authority (VPA) is tasked with strengthening and updating the current Precinct Structure Plan (PSP) Guidelines, which are over 10 years old. In December, UDIA Victoria lodged a detailed submission to the draft PSP Guidelines, laying the foundation for a comprehensive consultation and co-creation process with the VPA to develop final Guidelines and tools.

**We will continue to work closely with the VPA on this important project, which will provide a vision and framework for the growth and development of Melbourne's outer urban areas.**

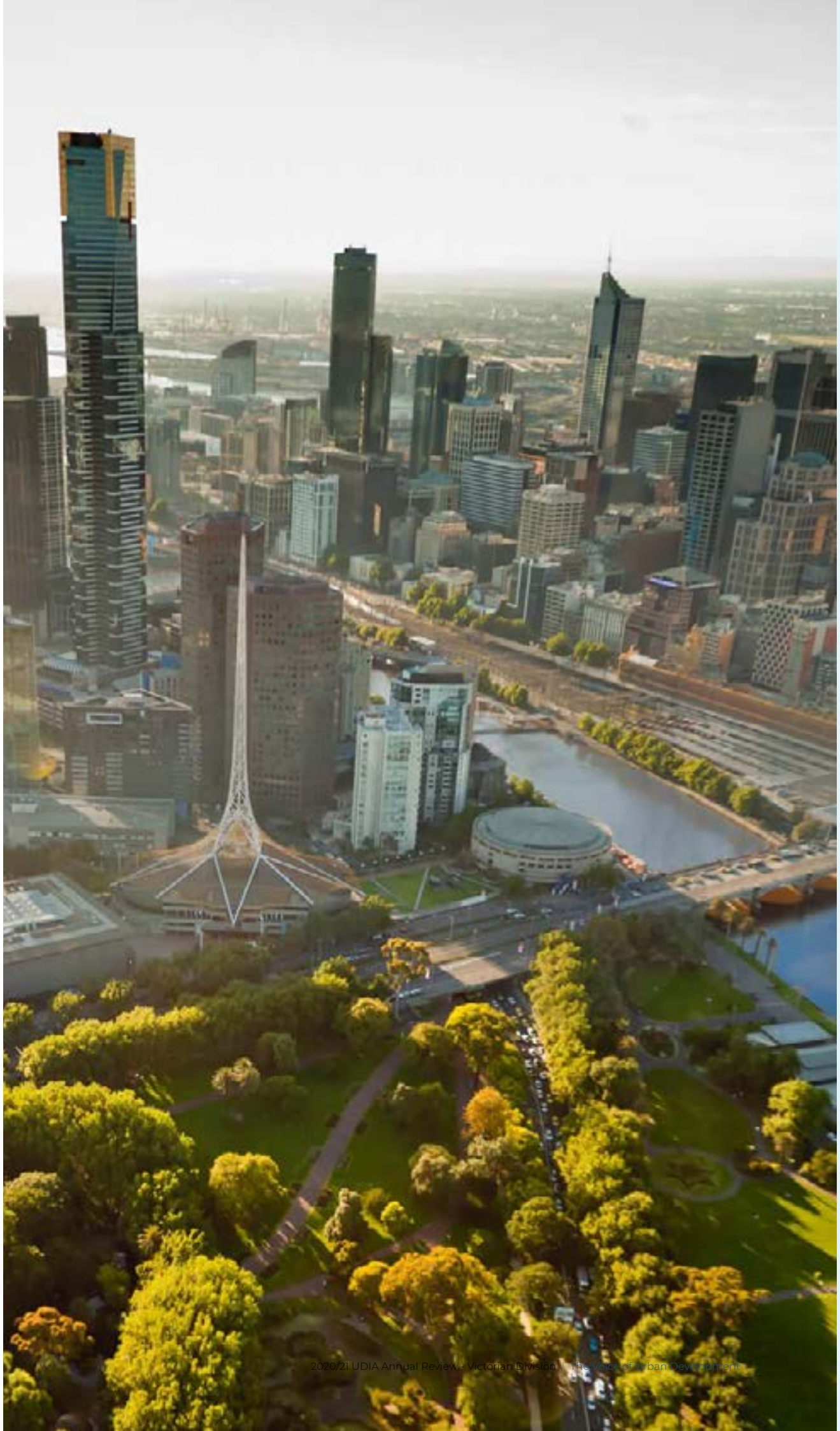
### 6. Better Apartment Design Standards

Throughout 2019, UDIA Victoria worked in collaboration with DELWP to provide detailed feedback to the proposed planning reforms during the initial review of the Better Apartment Design Standards.

**We will continue to advocate for a reasonableness test to be applied to any proposed reforms, and communicate any changes to this program as soon as the information goes public**

**Thank you to our Board, Committees, and members, who continue to work with us to ensure that UDIA Victoria's voice is constructive, respected, influential and welcomed where it matters most.**

We will drive outcomes on the most critical policy items while we will specifically choose key subject matter experts to leverage the industry's knowledge to ensure our recommendations to government are well considered and representative of the whole industry's position.





## 2020-2021 Advocacy Wins

### 1. Influenced State Budgets

We had the unusual situation of two State Budgets having been announced since the last Annual Review.

#### November 2020 State Budget

- The November 2020 State Budget allocated an unprecedented \$111 million over four years to unlock Victoria's planning system, including \$52 million of funding to implement the Commissioner for Better Regulation's planning reforms that came out of the Planning and Building Systems Approval Review. UDIA Victoria was heavily involved in this process, resulting in 70% of the recommendations being a direct result of our advocacy during this review.
- Pitched the idea to halve Stamp Duty as a budget-neutral measure, which Government adopted when it included a 50 per cent Stamp Duty waiver for residential property transactions of up to \$1 million for contracts entered between 25 November 2020 and 30 June 2021.
- Successfully advocated for Government to waive the Vacant Residential Land Tax for properties that are vacant in 2020 across Victoria.
- Influenced measures to make the build-to-rent sector more viable in Victoria, including introduction of a 50% land tax discount and an exemption from the absentee owner surcharge on eligible developments.
- Successfully demonstrated the need for serious housing sector stimulus, resulting in record investment in housing and planning in the 2020 Victoria State Budget, which featured:
  - \$5.3 billion for investment in social and affordable housing
  - \$500 million fund to contribute to the purchase price of a home in exchange for equity interest to accelerate Victorians into home ownership



- \$300 million to help draw more overseas investment, support local industries and create jobs here in Victoria
- Extension to the \$20,000 First Home Owners Grant for regional Victorians
- Creation of a new fast-tracked development assessment model for major projects over \$50 million, making the assessment process simpler and faster for these important projects

### May 2021 State Budget

Building on the November State Budget, we successfully advocated for:

- New residential properties in the Melbourne local government area that have been unsold for less than 12 months to be eligible for a new 50 per cent concession. This applies to contracts entered into from 1 July 2021 to 30 June 2022 and represents \$49.3 million in Stamp Duty concessions.
- A temporary increase in the eligibility threshold for off-the-plan Stamp Duty Concession to \$1 million. The increased threshold will apply for contracts entered into from 1 July 2021 to 30 June 2023. This is valued at \$3.4 million.
- An extension to the waiver of the Vacant Residential Land Tax for new developments to two Land Tax years where the land has not been used or occupied and has not changed ownership. This will save developers \$1.8 on unsold properties.
- The Victorian Planning Authority will receive \$21 million to continue programs like Streamlining for Growth, which has delivered 229 projects since it began in 2016 and is estimated to have saved up to \$470 million in time and red tape.

## 2. Kept industry operating during lockdowns

- Consistently promoted industry's ability to operate and remain COVID Safe, providing Government with confidence to keep industry open through almost every lockdown period.
- Negotiated the easing of industry restrictions to keep more people working safely, including:
  - Expanded definitions to cover more development settings, allowing more people permitted on-site;
  - Established public and private civil construction sites as low-risk activities, enabling them to operate under reduced restrictions;
  - Broadened restrictions on specialist contractors permitted on-site; and
  - Exclusion of support workers from the on-site worker limit, enabling more people on-site at one time.
- Continually updated Government-endorsed industry guidelines in line with changing circumstances to instill confidence in Government and keep work-sites, industry and our communities safe.
- Successfully advocated for the establishment of HomeBuilder and the subsequent broadening of eligibility requirements in Victoria, including increasing property price caps to \$850,000, and extending the construction commencement time limit and the time for buyers to have their name registered on the certificate of title.
- Influenced Government to bring forward the re-opening of display homes, land sales offices, sales suites and open-for-inspections, ensuring a continued sales pipeline for industry.

## 2020-2021 Advocacy Wins (cont.)



### 3. Progressed our Reform Agenda

#### Put the spotlight on infrastructure contributions

- Secured the establishment of the Victorian Government's Infrastructure Contributions Advisory Committee. UDIA Victoria is the principal industry body advising the Committee as it conducts a re-assessment of the operation of the ICP, DCP and GAIC models and pressure-tests reform measures.

Our contributions to the review process have been substantial and have included two major submissions, five separate meetings with the Committee, and seven in-depth briefing papers, as well as a major research project we've commissioned, revealing that residential development taxes and charges contribute a total of \$6.4 billion annually to the Victorian economy, made up of:

- \$2.5 billion of development charges; and
- \$3.9 billion of taxes on residential development.
- Successfully advocated that the regional ICP rollout be paused and re-assessed when the Government's Infrastructure Contributions Advisory Committee has delivered its review and recommendations on the broader ICP system.

- Secured amendments to the Planning ICPs for Greenfield and Environment Act regarding development settings, which will see all developers within a specific PSP area make equitable contributions through the ICP. This is a more transparent and efficient approach to PSP planning, that streamlines the time taken to commence PSPs and will speed up land production.

#### Progressed meaningful planning systems reform

- Building on our influence on the Commissioner for Better Regulation's recommendations for planning systems reform, we cemented our position as the pre-eminent industry body in this space by establishing a UDIA Victoria expert panel. The expert panel provides regular, rapid, expert advice to Government as it fine-tunes and implements a suite of legislative and administrative reform measures under the \$52 million funding package in the November 2020 State Budget.

#### Improved electricity connection standards

- Successfully advocated for increased requirements for distribution businesses connecting power to greenfield developments, including legislation to ensure we see a reduction in time frames and costs.
- Input into customer service standards for negotiated connections from each distribution business.

- Collaborated with Powercor to change the way it manages plan audits, meaning designers no longer need to obtain public lighting approvals prior to submitting a staged plan for audit.
- Influenced the technical standards harmonisation steering committee in the development of the Victorian Electricity Supply Industry Urban Residential Development Standard which is expected to deliver improvements in the way electrical assets are designed and installed. This came into force on 1 July 2021. A governance committee was also established to monitor the standard on an ongoing basis to enable the standard to continue to remain relevant.

#### **Influenced the Precinct Structure Plan (PSP) Guidelines**

- Our contribution to the review process was substantial and included an initial, detailed submission, a workshop convened by the VPA to canvass the primary proposed amendments, and a follow up submission to the VPA. We understand many of our key recommendations have been incorporated into the final PSP Guidelines which are due for release in August.
- The VPA has requested our support to make the case for our recommended mechanisms and interventions required to achieve density and diversity ambitions, particularly related to engineering design standards and expedited approvals. This work will provide an important framework for the growth and development of Melbourne's outer urban areas.

#### **Water Authority Reform**

- UDIA Victoria has been engaging in productive conversations with South East Water regarding feedback from members who continue to report ongoing challenges and frustrations with various aspects of dealings with SEW at the project level. The Managing Director of SEW has subsequently outlined processes that are underway to increase staff numbers and improve response times, and agreed to report back to UDIA Victoria monthly on progress against response times.
- As a result of direct correspondence from UDIA Victoria regarding industry engagement with Melbourne Water, the Development Services Division has been onboarding additional staff and technical expertise to manage the increasing workload and technical challenges posed by the current and future greenfield development sites in PSPs.
- UDIA Victoria shined a light on proposed amendments to Melbourne Water's Greenfield Waterway Corridor Guidelines which included a significant increase in corridor width. As a result, the VPA is investigating these to ensure any amendments are consistent with PSP requirements.



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## 2020-2021 Advocacy Wins (cont.)



### 4. Unlocked opportunities through Victoria's Big Housing Build

- UDIA Victoria focussed on gaining clarity for members to tap into the immense opportunities presented by Victoria's \$5.3b Big Housing Build. We established a working group with the Community Housing Industry Association (CHIA), to:
  - find the opportunities available to members
  - highlight the roadblocks for attention
  - build relationships between industry and housing associations, so members can move through the approvals process with efficiency and confidence.
- The working group engaged with government, providing a key list of issues to be addressed so industry can play its part in delivering the 12,000 plus new homes that will be delivered in the next four years.

### 5. Pushed back on property tax increases

#### The UDIA Victoria alternative to the proposed Windfall Gains Tax

- In collaboration with our Advisory Group, and endorsed by the UDIA Victoria Board, we have made a submission to the Treasurer that sets out an alternative model.
- Our proposal advocates to shift the proposed tax from one on unrealised and hypothetical valuation gains, to a transparent contributions model.

#### Influenced the City of Greater Bendigo Revenue and Rating Plan

In response to the UDIA Victoria submission to the City of Greater Bendigo regarding the *Bendigo Revenue and Rating Plan 2021-2025*, the proposed increase to the vacant residential land rate has been postponed and reduced.



# PROFESSIONAL DEVELOPMENT

## Professional Development



### UDIA PROPERTY DEVELOPMENT PROGRAM

The UDIA offers a 6-Day Property Development Program, which introduce participants to the various areas of knowledge required to operate effectively in Victoria's residential property development sector, and to give professionals the skills and confidence required to better manage future projects.

In response to COVID-19 restrictions and the interest of public safety, this program was delivered online throughout 2020/21. This delivery model enabled us to continue to respond to the industry's professional development and training needs.

Content is delivered online and in-person in a small group setting to encourage interactive discussion. Each session is designed to provide a high level introduction and view of high level development concepts. Course presenters will provide an overview that empowers participants to ask good questions of their project teams and consultants, and to understand the answers.

Course materials are designed and facilitated by the UDIA (the national peak body for the residential property development sector and a 40 year credible brand). Led by experienced presenters from the Victorian property development industry, the course provides practical lessons on how to manage the project life-cycle and understand the principles of commercial awareness, time, quality and cost.



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## PROGRAM PATHWAYS AND PROFESSIONAL DEVELOPMENT POINTS

### Swinburne Diploma Pathway

The UDIA Property Development Program has been aligned to the Swinburne University Diploma of Project Management (BSB51415), meaning that upon completion of the full 6-day professional development course, participants may submit a portfolio of work experience/prior learning evidence to Swinburne and apply for Recognition of Prior Learning (RPL), to be awarded the Diploma of Project Management. Click [here](#) to find out more about the pathway.

### CPD Accreditation

UDIA Victoria assigns one CPD point per one hour of learning for the UDIA Property Development Program. This program attracts 36 hours of CPD. Click [here](#) to find out more about CPD accreditation.

## INDUSTRY DRIVEN MASTERCLASSES AND TRAINING

The suite of UDIA Masterclasses are designed for graduates and professionals within the Urban Development Sector so that you can gain the knowledge and master the skills needed to advance your career. Our Masterclass courses range from half day intensive courses to two-day courses and have been developed in collaboration with industry leaders and our UDIA members to provide practical knowledge on key policy changes and meet the demands of the industry.

Areas of focus in 2020/21 for these industry driven training courses included:

- Feasibility and Financing
- Community Housing
- Townhouse Developments
- Affordable Housing
- Local Development Case Studies

## PRESENTERS AND FACILITATORS

Rob Taber, UDIA Facilitator  
Simon Lee, STM Projects  
Alison Kennedy, Clayton Utz  
Stewart McKenzie, Charter Keck Cramer  
James Bovell, Cedar Woods  
Jonathon Mayes, Charter Keck Cramer  
Cameron Forbes, Clayton Utz  
John Yuen, Villawood properties  
Sara Andreadis, Core Projects  
Michael Darby,  
Quantum United Management  
Matilda Halliday, PICA  
Jacob Peterson,  
Mesh Liveable Urban Communities  
Darren Blair, Oliver Hume  
Harvey Carretero, Oliver Hume  
Leanne Krstevski, the8agency  
Kathy Mitchell, Planning Panels Victoria  
Chris De Silva,  
Mesh Liveable Urban Communities  
Tim Pegg, Ethos Urban  
Brent McLean,  
Victorian Planning Authority  
Leah Wittingslow,  
Mesh Liveable Urban Communities  
Martin Gaedke, Moremac Property  
Nick Glasson, Cardno  
Rohan Davidson, Winslow  
Ben De Waard, Sustainable Development  
Consultants  
Robert Stopajnik, Development Victoria

## EnviroDevelopment



UDIA EnviroDevelopment is a scientifically based branding system designed to make it easier for purchasers to recognise and, thereby, select more environmentally sustainable homes and lifestyles and developments across four or more of the elements – Ecosystems, Waste, Energy, Materials, Water and Community.

In a major milestone for EnviroDevelopment, UDIA launched a new website promoting the program to the general public. The EnviroDevelopment Living website explains the system, promotes certified projects, and provides clarity on what homebuyers can expect when purchasing a home with the accreditation.

The new customer portal, and marketing material explains and promotes the benefits of EnviroDevelopment to homebuyers and property users. Head to [envirodevelopmentliving.com.au](http://envirodevelopmentliving.com.au) to explore the site for yourself!

EnviroDevelopment has been designed to benefit a large range of groups as well as the environment in which we live. The system offers numerous benefits for home buyers, government and environmental groups and participants in the development industry.

Gaining accreditation enables a development to quantify and communicate a strong commitment to sustainability initiatives.

The governance structure of the EnviroDevelopment Program has shifted from state-based assessment boards to a UDIA National EnviroDevelopment Program Accreditation Board that is charged with the assessment of all national certifications and recertifications. This National EnviroDevelopment Board comprises representatives from all participating states and is charged with achieving consistency of assessment across all projects nationally. We believe that by streamlining the assessment of projects around the country we will deliver an even more rigorous assessment model, whilst still retaining the very important local input by having state appointed representatives.

All of this activity and progress would not be possible without the ongoing commitment to this program by our dedicated and expert National EnviroDevelopment Board all of whom have played an integral role in ensuring the program continues to be transparent, consistent and in accordance with the national technical standards.



## ENVIRODEVELOPMENT NATIONAL BOARD MEMBERS

**Sarah Macoun**  
Partner (Chair), HopgoodGanim Lawyers

**Graham Marshall**  
Trustee, Balance of Earth Trust and Stock Foundation

**Leanne Weekes**  
Senior Associate, Minter Ellison

**Nelson Wills**  
Director, New Ground Environmental

**Peter Egerton**  
Urban Design /Masterplanning,  
RPS Australia Asia Pacific

**Tammy Berghofer**  
Real Estate Lawyer, Minter Ellison

**James Coutts**  
Executive Director, Department of  
State Development, Manufacturing,  
Infrastructure and Planning

**Aaron Organ**  
Director, Ecology and Heritage Partners

**Steve Dunn**  
Executive Director,  
Victorian Planning Authority

**Lex Barnett**  
Managing Director, Taylor Burrell Barnett

**Paul Cassidy**  
Director Outer Melbourne, Victorian  
Planning Authority

## PLEASE REACH OUT TO THE UDIA VICTORIAN ENVIRODEVELOPMENT TEAM

**Angela Gaedke** [angela@udiavic.com.au](mailto:angela@udiavic.com.au)  
**Taylor Hood** [thood@udiaqld.com.au](mailto:thood@udiaqld.com.au)

Visit [envirodevelopment.com.au](http://envirodevelopment.com.au)  
to view the UDIA suite of certified  
projects and companies committed  
to environmental and social best  
practice outcomes.

## ENVIRODEVELOPMENT PARTNERS





## 2020 UDIA Victoria Awards for Excellence



The 26<sup>th</sup> UDIA Victoria Awards for Excellence Program continues to highlight quality and innovation across the urban development industry.



In 2020 specialised award categories acknowledged the best in urban development across the State. Standout commitment to excellence was awarded in the areas of environment and water sensitive urban design, affordability, urban renewal, high and medium density, as well as general residential and masterplanned developments.

Winners were announced in March 2021 at The Crown Palladium UDIA Awards for Excellence Gala Ceremony with 680 delegates in attendance despite the pandemic, and proudly supported by the team at RPM Real Estate Group. The Lord Mayor of Melbourne Sally Capp acknowledged the Gala as the largest event she had attended in 2021 and applauded the industry for their commitment to excellence.

Current events warranted a new approach to the judging process with the Judges taking a virtual approach, with all entrants required to also submit a virtual tour. An exciting change that helped to showcase the achievements the Awards Program sets out to recognize against a challenging landscape.

In 2020 the Awards Program introduced two important national award categories that celebrated marketing and design excellence.





CATEGORY	PROJECT / INDIVIDUAL	COMPANY
UDIA Victoria and Jinding Women in Leadership Award	Alicia Davidge	Lendlease
UDIA Victoria & Simonds Young Professional of the Year Award	Nick Clements	Tract
Judges' Award – Regional Victoria	The Point	Moremac Property Group
Judges' Award – Metropolitan Melbourne	Napier St Social Housing Redevelopment	Unison Housing
Urban Renewal Award	80 Collins Street	Dexus and Dexus Wholesale Property Fund
Special Purpose Living Award	Lifestyle Ocean Grove	Lifestyle Communities
Small Scale Development Award	Howard West	C Street Projects
Residential Development Award	Waterford Rise	Baw Baw Developments
Medium Density Development Award	Napier Street by Freadman White for Milieu	Milieu
Masterplanned Development Award	Aston	Peet Limited
Marketing Excellence Award	The Eastbourne	Mirvac
Leaders in Diversity Award	Leveraging our Diversity to Create a Better Victoria	Development Victoria
High Density Development Award	The Eastbourne	Mirvac
Environmental Excellence Award	The Point	Moremac Property Group
Design Excellence Award	Seafarers	Riverlee
Affordable Development Award	Napier St Social Housing	Unison Housing
High Density Development Award Above 10 Storeys	Southbank Place Apartments	Central Equity

## 2021 UDIA National Awards for Excellence



CATEGORY	PROJECT / INDIVIDUAL	COMPANY	STATE
Masterplanned Development	Wentworth Point Marinas Master Plan	Billbergia	NSW
Medium Density Development	Echelon	Giorgi	WA
Small Scale Development	Howard West	C Street Projects	VIC
Affordable Development	Napier St Social Housing Redevelopment	Unison Housing	VIC
High Density Development	El8HT Apartments	Chasecrown	SA
Residential Development	Montego Hills	Villawood Properties	QLD
Urban Renewal	Southpoint, South Bank	Anthony John Group	QLD
Environmental Excellence	25 King, Brisbane Showgrounds Urban Regeneration Project	Lendlease	QLD
Marketing Excellence	Upper House by Aria	Aria Property Group	QLD
Seniors' Living	The Terraces, Paddington	Presbyterian Aged Care and Cottee Parker Architects	NSW
Social & Community Infrastructure	Queensland Country Bank Stadium	Department of Housing and Public Works	QLD
Design Excellence	El8HT Apartments	Chasecrown	SA
Young Leaders' Award	Nick Clements	Tract Consultants	VIC
Women in Leadership Award	Belinda Bentley	9Springs	NSW
Diversity in Development Award	Development Victoria	Development Victoria	VIC
President's Award	The Terraces, Paddington	Presbyterian Aged Care and Cottee Parker Architects	NSW



## Member Engagement



UDIA VICTORIA COMMUNITY

**6,000+**

Member Contacts

AUDIENCE ATTENDANCE

**4300+**

Briefings, Events & Education

ENGAGEMENT ACTIVITIES

**40+**

Briefings, Events & Courses

# MEET THE TEAM

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## Meet The Team

UDIA Victoria has an incredibly dedicated Board and Team, supported by a strong Committee structure, all working together to best represent Victoria's urban development industry.



**Matthew Kandelaars**  
Chief Executive Officer



**Angela Gaedke**  
Victorian General Manager



**Dr Caroline Speed**  
Policy and Research Director



**Toby Adams**  
Policy and Research Lead



**Luke Green**  
Professional Development and  
Marketing Manager



**Hyatt Nidam**  
Engagement and  
Communications Manager



**Nikita Bourbos**  
Finance and Business  
Manager



# PARTNERS AND SPONSORS





## We thank our FY20/21 Partners

UDIA Victoria Partnership aligns partner organisations with the peak body for urban development and provides a credible platform to reach 9,000 member contacts including government representatives, media and thousands of industry professionals. We thank our partners for investing in the UDIA and for making such a generous contribution to ensure the long-term sustainability of our sector.

### UDIA INDUSTRY RESPONSE PARTNERS



UDIA Victoria appreciates the support of our valued Industry Response Partners.

We thank them for their deep and generous commitment to leading the industry through crisis, challenge and change.

### UDIA PROPERTY DEVELOPMENT PROGRAM PARTNERS



## UDIA RESEARCH PARTNERS



## UDIA INDUSTRY SPONSORS







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