



Government of **Western Australia**  
Department for **Planning and Infrastructure**

# **PLANNING REFORM**

## **DPI AGENDA**

UDIA Friday 6<sup>th</sup> March 2009



## **MANDATE FOR REVIEW:**

- **Premier has established a ministerial taskforce on approvals, development and sustainability. Department of Premier and Cabinet co-ordinating short and long term approval improvements across key portfolios. DPI is a key participant in this process.**
- **State Government commitment to reform the Regulatory environment and review the costs of Regulation. Regulatory gatekeeping unit established to assist in improvements in the quality of regulation and ensure that new regulations minimise costs to the consumer.**
- **Director General of DPI is committed to reform of the planning process and taking short term actions to reduce the processing times of all approvals.**
- **DPI chairing sub-committee on Commercial Enterprise and Planning Reform for the Minister for Local Governments SSS Taskforce.**



## SOME CURRENT CONCERNS ABOUT THE PLANNING PROCESS

### UDIA

- Certainty-enforceable timelines
- Clarity-removing duplication between agencies
- Appropriateness- right information at the right stage of the process.
- Development Assessment Panels, the role of WAPC, the future role of Councils.
- Approvals relationship between planning and environment

### LG Planners

- Lack of strategic planning by DPI/WAPC
- Complex, confusing and out of date policies
- Lack of infrastructure coordination
- Loss of WAPCs primacy and coordination role
- Transparency and accountability of WAPC decisions
- Local Planning strategy requirements holding up scheme reviews
- SAT inconsistent approach to different stakeholders



## **DPI Initiatives for improving approval times:**

- DPI processing 62% of subdivisions within 90 days (Target of 80%). Currently 70,000 conditionally approved lots (46,000 in Metro and Peel).**
- Expansion of short - track e-referral system, Average approval time is 38 days (Target of 30 days)**
- Letters sent to 17 Metro and 36 Country Councils on average referrals well in excess of 42 day requirement. Meetings to be held.**
- Working with State Referral Agencies to improve response times. Earlier reminder advise being given.**
- Will determine more applications without referrals being received.**
- Strict rejection of applications that do not have sufficient information.**



## **DPI Initiatives for improving approval times:**

- Reviewing subdivision conditions to reduce number and develop model conditions. By exception approach.**
- Risk based approach for subdivision and DA assessment.**
- Streamline structure planning types and processes.**
- Delegate built strata applications to Local Government.**
- Reduce number of planning polices many outdated or conflicting.**
- Priority on completing Regional Plans holding up structure plans and subdivisions**
- Review of the role and function of the WAPC.**



## **Commercial Enterprise and Planning Reform for Local Government:**

- Statutory Planning and Development Approvals**
  - Approvals performance monitoring**
  - Efficient Subdivision Rezoning and Structure Planning**
  - Best Practice Models in Development Assessment**
- Best Practice in Urban Regeneration**
- Revenue raising including planning fees**
- Developer Contributions for Community Infrastructure**



## **Moving forward:**

- **Release of a draft stakeholder discussion paper on “Building a Better Planning System”**
- **Joint DPI and Planning Institute workshop on Planning Reform Wednesday 18<sup>th</sup> March**
- **Work with new WAPC Chair on reform agenda for the Commission**
- **Recommendations for legislative change from Commercial Enterprise and Planning Reform work for Local Government**
- **Involvement of the Development Industry in the reform process. Establishment of an industry advising group on planning processes.**