

e udia@udiawa.com.au
t 08 9321 1101
f 08 9321 1102
w www.udiawa.com.au

Urban Development Institute of Australia
(Western Australia)
Level 5, 150 St Georges Terrace,
Perth, Western Australia 6000



Your Ref: DPI/08/10550/1

27th July 2009

Executive Director
Strategic Policy and Management
Department for Planning and Infrastructure
469 Wellington Street
PERTH WA 6000

By email: corporate@planning.wa.gov.au

To whom it may concern

SUBMISSION: REVIEW OF TP REGULATIONS AND MST

The Urban Development Institute of Australia (UDIA WA) is pleased to provide this submission on 'Review of the Town Planning Regulations 1967 and the Model Scheme Text'. UDIA (WA) is the key representative body of the land development industry in Western Australia with members engaged in a range of disciplines including land development, planning, urban design, infrastructure and engineering.

UDIA is aware that individual members are who are experienced users of the planning system are providing their own technical analyses of the TP Regulations and MST and we commend these submissions to the WAPC. The key issue of the Review for UDIA is the automatic updating of Town Planning Schemes to remove the scheme review process, and the subsequent time lag, when changes are made to the Model Scheme Text.

Other key issues of relevance to the development industry are articulated below.

Development Assessment Regulations

UDIA submits that development assessment provisions be provided as separate state wide regulations and not be included in the town planning regulations. Review of the development assessment system is best achieved by disengaging development assessment from the proposed GSP regulations. Development assessment regulations should be in line with the Development Assessment Forum (DAF) leading practice model which ensures appropriate scrutiny of development applications while delivering faster, cheaper assessments.

Finalisation of SPP 3.6 Development Contributions for Infrastructure

UDIA strongly supports finalisation of the draft SPP 3.6 on Developer Contributions for Infrastructure to preclude the need for local authorities to introduce interim arrangements.

Implementation of this policy will result in improved transparency and consistency across Western Australia on how developer contributions are applied and funded. UDIA is working with WALGA and the Department for Local Government and Regional Development on the effective implementation of this policy including peer review and professional development for Council officers/elected members. UDIA supports the view that SPP 3.6 be monitored and reviewed prior to commitment as regulation.

Standard Provisions on Structure Plans

Simplifying and streamlining structure planning and avoiding dual approvals for structure plans are key priorities for industry. The consideration and resolution of strategic issues early in the development process is imperative with detailed design issues considered at subdivision phase. UDIA supports the proposal of an SPP for structure plans to test standard provisions on the form, content, preparation and approval of structure plans prior to their commitment as regulations.

The introduction of statutory timeframes for structure plans is a priority for industry and should be included in the SPP. The diagram in Attachment 1, developed by Chappell Lambert Everett, designates appropriate timeframes to the review and assessment of structure plans and allows for a right of review to SAT. UDIA endorses the process articulated in the diagram and commends this approach to the Commission.

Local Planning Scheme Regulations

UDIA supports the proposal to give the Minister the power to direct a local authority to amend a planning scheme to conform to a State Planning Policy. This would remove a major barrier to achieving greater consistency in policy responses between levels of government and result in more efficient approvals.

We trust that you will find this summary of issues useful. Should you wish to discuss further I can be contacted on 9321 1101.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Debra Goostrey', with a stylized flourish at the end.

Debra Goostrey
Chief Executive Officer

ATTACHMENT 1
DRAFT STRUCTURE PLAN PROVISIONS

SUMMARY OF WAPC PROPOSED GENERAL PLANNING SCHEME REGULATIONS DRAFT STRUCTURE PLAN PROVISIONS (June 2009)

