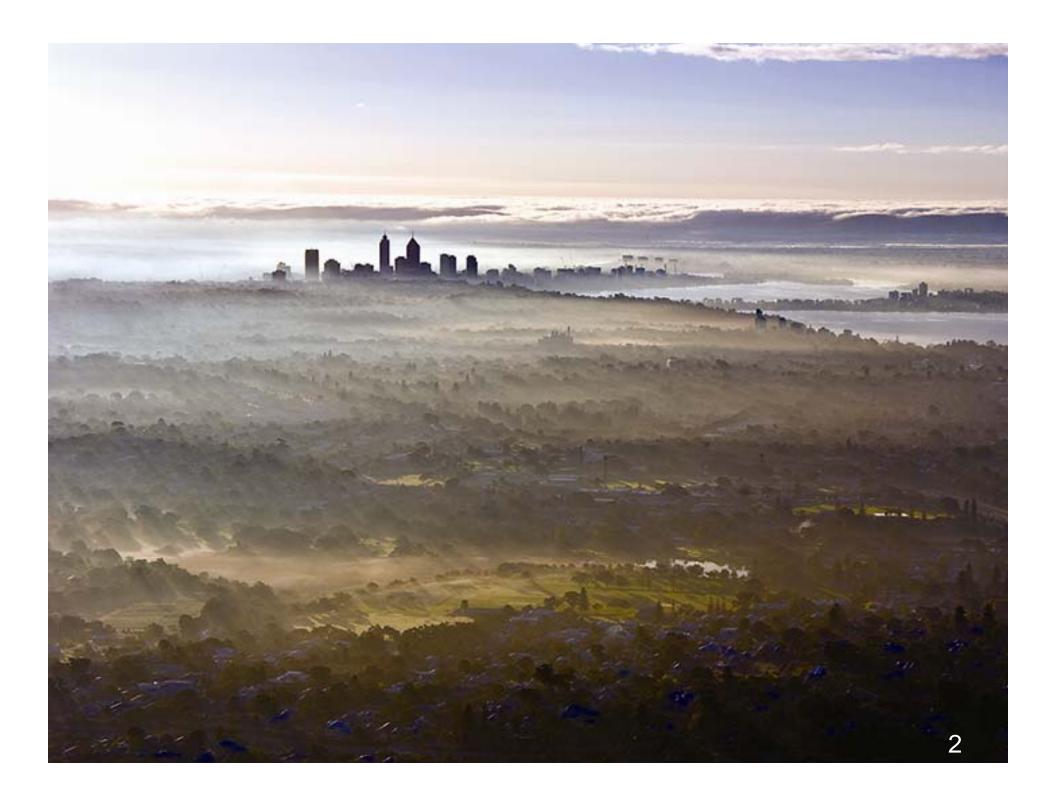
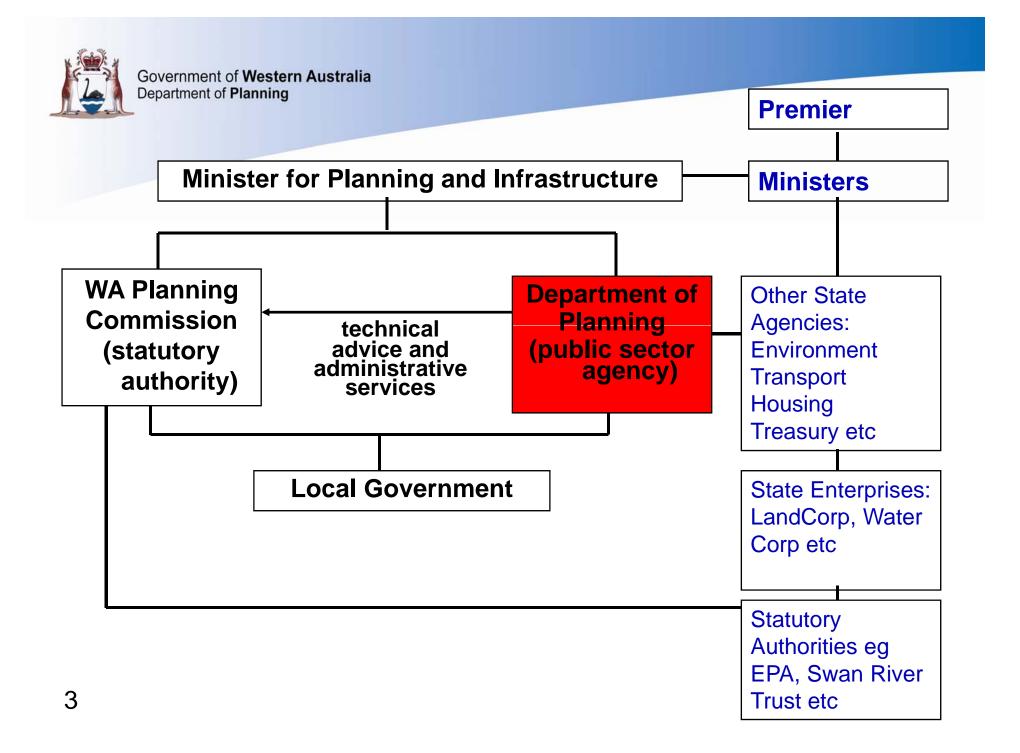


# A Blueprint for Planning Reform CEDA/Committee for Perth 15 July 2009

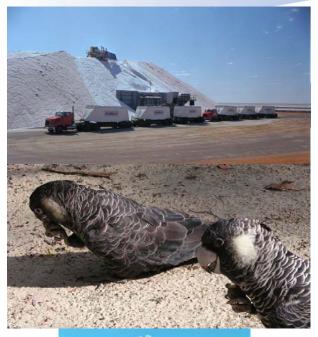


Eric Lumsden PSM Director General Department of Planning











#### **Drivers of change:**

*Economic:* Long term population & economic growth pressures

Attention to resource rich remote regions

*Environmental:* Environmental protection and climate change

Reducing water and energy usage

Social: Maintain lifestyle choice, urban quality and keep WA internationally attractive

Housing affordability, diversity, choice

Community expectations for input into planning decisions



# The planning system is seen to be:

- slow and inefficient; delays result in costs to consumers
- overly complex even for simple applications
- opaque: system is not clear, open or accessible
- not always appropriate to need
- inconsistent: the requirements to achieve an approval change

# Challenges in balancing economic, social and environmental outcomes:

- Stakeholder view of the importance of priorities varies
- Public benefit vs private cost
- General community resistance to change



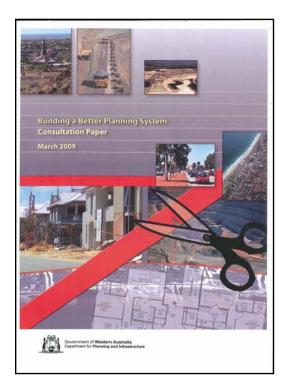
# **State initiatives**

In late 2008 the State government announced a focus on approvals reform: targeting mining/resources, planning, environment.

The commonwealth Government is also prioritising approvals via COAG.

Delivery of Federal stimulus packages is an immediate priority: schools, public housing, major infrastructure.

Consultation paper released by (former) DPI for public comment with a range of initiatives. Sought key stakeholder comment on priorities





# **Priorities**

# Six priority areas targeted for improvement

- 1. Simplifying planning approvals
- 2. More effective planning instruments
- 3. Prioritising major projects
- 4. A comprehensive regional planning framework
- 5. Integrated infrastructure planning & co-ordination
- 6. Improving governance & institutional arrangements



#### **PRIORITY AREA 1. SIMPLIFYING PLANNING APPROVALS**

#### **Underway:**

- •Simplify approvals for multi unit housin
- •Fast track public housing works on zoned land

## **Proposed:**

- •Consider the use of development assessment panels
- •Ensure majority of single houses are planning approval exempt





# Developer appeals Lot 123 decision

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# Green light for Smiths New town a goer

**'No further correspondence' on Guilderton South** By LUCY RICKARD

Residents to have their say on controversial townsite plan

# **Plan for bigger mall**

By JESSICA WILLOUGHBY

Regional centres like Joondalun were prevented from exther expansion for a number of retail centres " he said

9

East End plan delayed

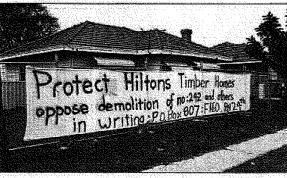
by JENNY D'ANGER

NO

Tavern

A step too far

FREMANTLE'S planning future may be decided by unelected bureaucrats sitting in central Perth instead of locally elected councillors under sweeping changes flagged by the Barnett government.



 Many in Hilton want the suburbs older style homes protected. Photo by Jeremy Dixon

Approval process ties up builders

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Councils are hampering a simple system for new homes, as **Ben Spencer** reports



#### **PRIORITY AREA 2. MORE EFFECTIVE PLANNING INSTRUMENTS**

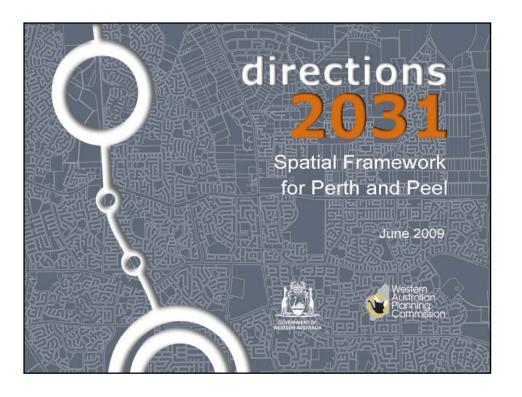
# **Underway:**

•Rewrite the Model Scheme text and implement standard administrative processes across Local Governments

## **Proposed:**

- Integrate state planning & environmental approvals and appeals processes
- •Reduce policy complexity
- •Provide for the statutory implementation of strategic policies











Government of Western Australia Department for Planning and Infrastructure

#### Planning Activity Centres for Communities and Economic Growth

Discussion Paper June 2009



#### **PRIORITY AREA 3. PRIORITISING MAJOR PROJECTS**

### **Proposed:**

- •DP to lead major land and housing approvals
- Ministerial 'call in' powers over Local Government Schemes for major land & housing projects and matters of state and regional significance





# PRIORITY AREA 4: INTEGRATED INFRASTRUCTURE PLANNING & COORDINATION

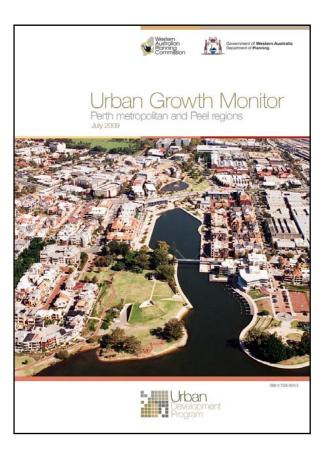
## **Underway:**

•Urban Development Program for comprehensive urban land management information: Perth and regional centres

## **Proposed:**

•Preparation of a State Development Plan to prioritise regional planning needs.

•Funding sources for strategic regional land acquisitions in region schemes to allow future infrastructure development









#### PRIORITY AREA 5: A COMPREHENSIVE REGIONAL PLANNING FRAMEWORK

# **Underway:**

•Regional planning frameworks / plans in high growth regional areas- mid West, Kimberley, Pilbaraalso Gascoyne Coast





#### **Proposed:**

Develop a strategic vision and implementation plan for Perth
Target small regional centres under pressure



# Broome

Regional Hotspots Land Supply Update November 2008

Broome Regional HotStores Land Supply Update | demined Freed Areas () ilingurr identified as future urban expansion area area could yield >900 dwr development subject to B inse ced by infras subject to B Base infor Australian GL248-20 Billngur Date: 24/10/200 Cable Beach/Bilingurr \* this area referred to as 'Broo North' Lot 3150
 Identified as next major land supply area
 development of residential lo plus local retail centres
 development subject to Broo native title negotiations
 amendment put at initiated it + health facilit tertiary school A special school Fairway Drive I identified for future tours development amendment no. 42 in rezone to developme (adopted by council) nt no. 42 initi A primary scho high school development subject to resolution of native title 🔺 district high schoo vecent lots (Sept 2006) ue Haze Industrial An zoned light and service ( airport existing lots not serv development subject \$ power station piant West plant buffe local road (lo Cable Beach Road ' Identified as possible strateg tourism location ' possible resort, cultural and accharitiem uses State road (M Roads control Roebuck Estate (803) furth er structure pla red for western town centre sm uses on of native 2 roome Airport relocation of almort to identified site will present Broome with long term opportunities for housing, commercial, civic, cultural and (from 1 July 200 30 June 2008) \_\_\_\_ area of interest recreational needs likely timeframe beyond 10 years shire and airport currently prepari a plan for the future development e future develops on of the almost Reid Road/Nightingali Drive (B33/34) \* local scheme amendments inflated to resone these areas for residentia Reserve 43465 Kerr Street local scheme amendment (no. 41) Initiated to rezone to residential RSI to be developed and managed by Foundation Housing (not for profit) Januburu Six Seasons Stage 4 \* current conditional approval for remaining stage \* stage 4 chill works commenced April 2008 for affordable empl could accommodate 50-100 workers in a mix of single and sha April 2008 \* stages 4 will yield more than 150 dwelling units \* ballot for stage 4 lots held on 30 August 2008 \* portion of lots to be sold by private treaty Tropicana inn ' development of 238 new room:  $\sim 1$ Broome \* much of the dwelling stock in this area built in the 1960s/70s/80s rezoning would facilitate infili opportunities in this area Area 5D & 5E \* development subject to resolution of native title and aboriginal heritage issues \* development of this area highly unlikely at this stage \* requires further planning \* significant potential lot yield xisting LIA rezoning would expand the rang rezoning would expand the rang of uses and allow showrooms in select locations
 amendments to allow odour-sensitive land uses within waste-water treatment plant buffer not supported by Water Corporation Broome Road inset ebuck Bay Golf Cours potential of this site inv potential but devel 44 Broome Road area identified for uses zoned industry requires resolution



#### PRIORITY AREA 6: STRENGTHEN GOVERNANCE AND INSTITUTIONAL ARRANGEMENTS

## Underway:

 Increased transparency of WAPC decisions
 Proposed:

# Proposed:Indertake a for

•Undertake a formal review of WAPC Committees and their effectiveness

•Training of local Councillors on the planning system



Land development areas- Southern River



# What next?

# **Submissions:**

110 submissions received in total from a range of sources: local and state government agencies, private individuals and companies, industry associations.

#### **Next steps**

- •Planning Reform Implementation Group established with industry and local government representation.
- •Release of final reform 'blueprint' anticipated July/August 2009 for Ministers endorsement
- •Priorities will assist in focussing new Department of Planning and aligning with Commission.