

Planning Reform for Better Places

BREAKFAST FORUM | 20 AUGUST 2020

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- **Committee Member** - Jarrod Ross – Taylor Burrell Barnett
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- **Committee Member** - Aaron Augustson – City of South Perth
- **Committee Member** - Tom Hockley – Allering and Associates
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- **Committee Member** – Neil Teo – Dynamic Planning



David Caddy, Chairman, Western Australian Planning Commission

Planning for better places





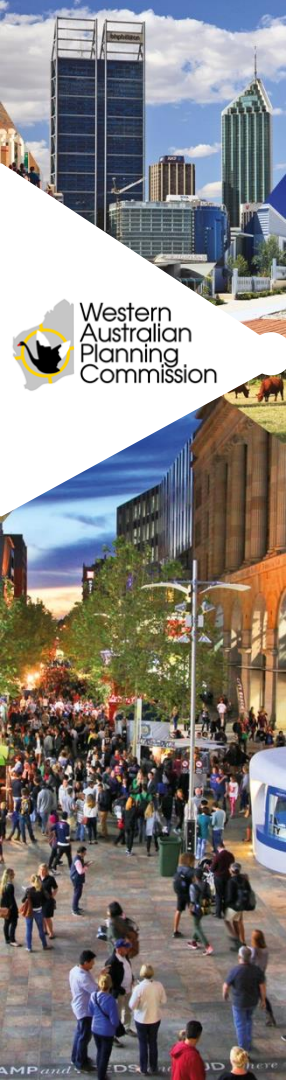
Planning reform

- Development and infrastructure provision to support WA's economic recovery
- Historic changes to the *Planning and Development Act 2005*
 - create a more contemporary planning system
 - cut unnecessary red tape
 - create employment and business opportunities
 - ensure early community engagement on future development



New assessment pathway

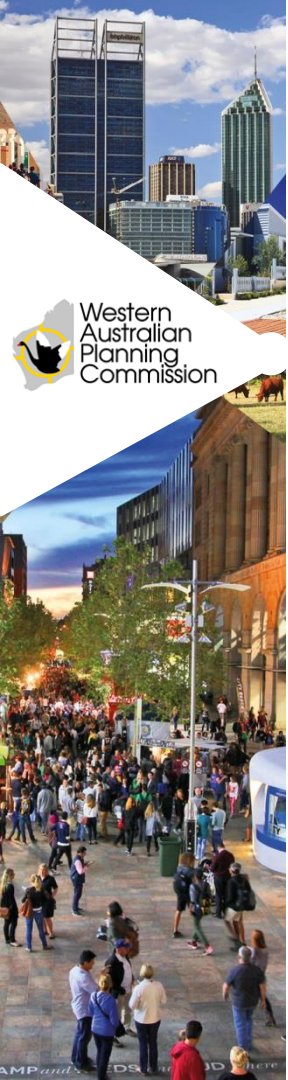
- Western Australian Planning Commission's new decision-making powers for 18 months
- New assessment pathway for significant developments:
 - \$20 million or more in the metro area
 - \$5 million or more in regional areas
- Minister, via the Premier, can refer proposals
- Employment-generating proposals to be fully-funded, well-designed and construction-ready



State Development Assessment Unit

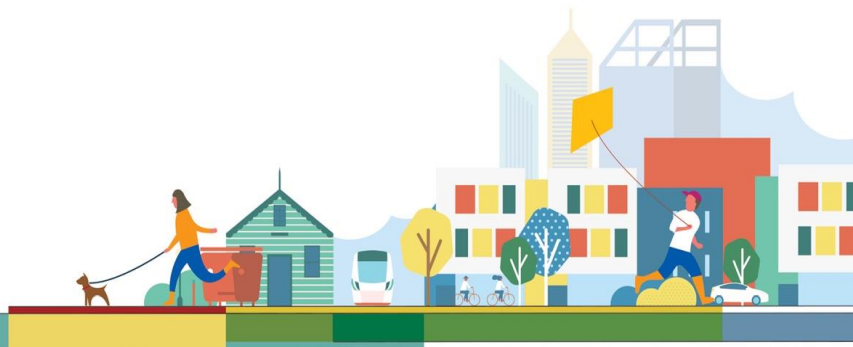
- Experienced planners to assess complex proposals
- Early stakeholder consultation
- Timely referrals process
- Considerable interest:
 - 28 contacts
 - projects valued at \$2.7 billion

Thank you





Planning Reform



Gail McGowan

Director General

Department of Planning, Lands and Heritage



Planning Reform

Supporting the State's economic recovery from
COVID-19

LOCAL GOVERNMENT PLANNERS ASSOCIATION

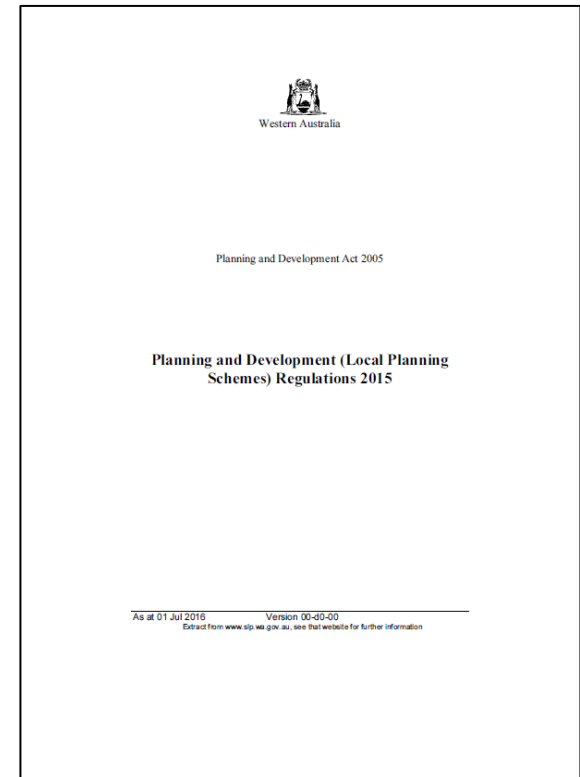
Kathy Bonus, RPIA

20 August 2020



PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

- Give operational context to amendments to the *Planning and Development Act 2005*
- More than 100 proposals
- First 30 will streamline development assessment processes
- Changes will:
 - Reduce unnecessary red tape
 - expand planning approval exemptions
 - easier change of use applications for small business
- Greater consistency across all local government



PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

- Key changes include:
 - more planning approval exemptions for small projects
 - exemptions in some commercial/centre/mixed-use zones for shops, offices, taverns, small bars and hotels, restaurants/cafes and consulting rooms
 - exemptions from some parking requirements
 - consistency in calculating and applying cash in lieu options for parking requirements
 - ‘deemed-to-comply’ check for single houses and a compliance check on receipt of an application
 - only one further information request for simple applications that don’t require advertising or a referral

PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

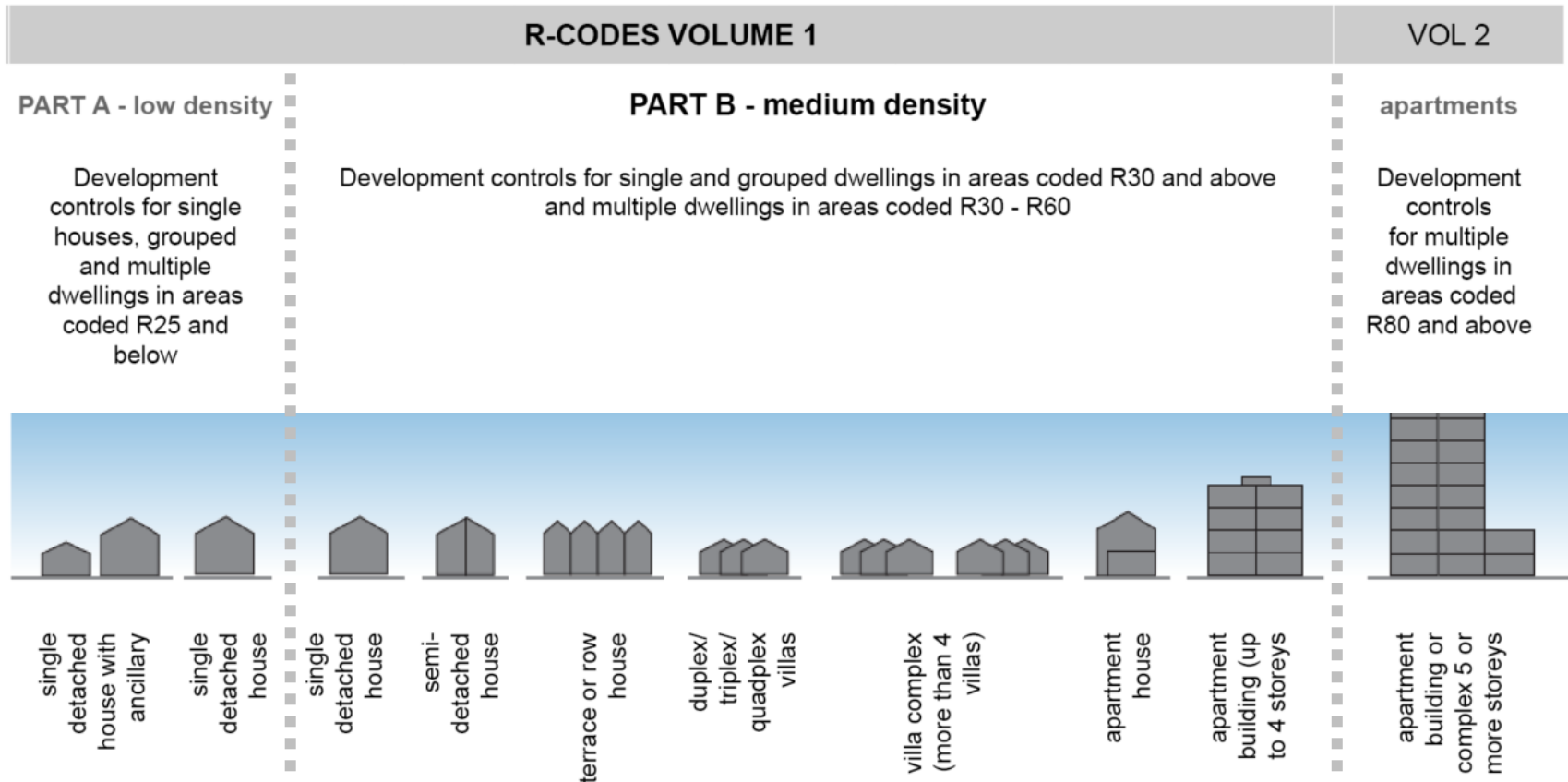
- Key changes include:
 - consistent consultation requirements for complex development applications and excluding defined ‘excluded holiday periods’ from advertising timeframes
 - an application can progress if no response is received from a referral authority
 - no requirements for hard copies of notices and documents and use of online options instead
 - introducing “precinct structure plans” and deleting “activity centre plans”
 - introducing single process for standard structure plans and precinct structure plans.

R-CODES – VOLUME 1 INTERIM REVIEW

- Proposals out for public consultation
- Positive feedback on proposed amendments
- Simplify and streamline assessment process
- Improve standards for outdoor living – light, fresh air, garden
- Address ‘trip hazards’ that direct applications away from building application pathway
- Public consultation closes 10 September



R-CODES - MEDIUM DENSITY



MEDIUM DENSITY POLICY

THE GARDEN

A place to play, sit,
look out to

External amenity

The place that unlocks
sunlight and
ventilation

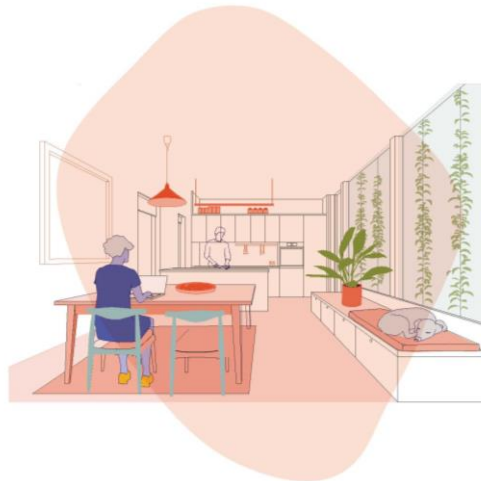


THE BUILDING

‘One good room’

How do we gather as
a family and friends?

Storage for cars,
bikes, other



NEIGHBOURLINESS

How do we live in increasing
density?

How do we support community and
facilitate opportunities to be good
neighbours?

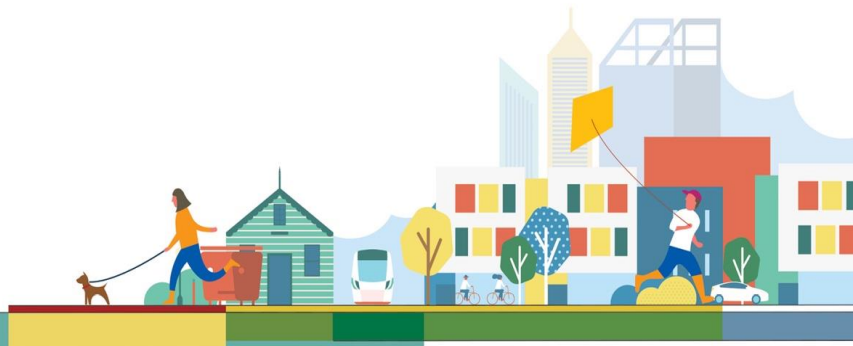
How do we contribute to context?



MEDIUM DENSITY POLICY

Testing phase:

- Design testing – will the policy settings deliver housing that meet liveable, sustainable, affordable, diverse objectives?
- Feasibility testing – will the policy settings deliver housing that commercially stacks up?
- Assessment testing – will the policy allow for informed and consistent local government assessment?



Thank you

<http://www.dplh.wa.gov.au/planning-reform>

Panel Session



David Caddy
Chairman
Western Australian
Planning
Commission



Gail McGowan
Director General
Department of
Planning, Lands and
Heritage



Kathy Bonus
Chief Planning
Advisor
Department of
Planning, Lands and
Heritage



Cameron Leckey
Director
Rise Urban



Maria Cooke
Director City
Development and
Sustainability
City of Kwinana

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