



Department of Planning,
Lands and Heritage

*We're working for
Western Australia.*

Action Plan for Planning Reform

Better planning, better places

Background Paper

August 2019





The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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Published by the
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Published August 2019

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This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

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Abbreviations/Definitions:

DAP	Development Assessment Panel
DAP Regulations	Planning and Development (Development Assessment Panel) Regulations 2011
Deemed Provisions	Scheduled 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, which provides provisions which are applicable to all local planning schemes, whether or not they are incorporated into the local planning scheme text.
DPLH	Department of Planning, Lands and Heritage
Green Paper	The Independent Planning Reviewer's <i>Modernising Western Australia's Planning System – Green paper concepts for a strategically-led system: Discussion paper for planning reform</i> . Released for public consultation May 2018 and available from the Department of Planning, Lands and Heritage website.
LPS Regulations	Planning and Development (Local Planning Schemes) Regulations 2015
PD Act	<i>Planning and Development Act 2005</i>
SPP	State Planning Policy
WALGA	Western Australian Local Government Association
WAPC	Western Australian Planning Commission





Introduction

The Minister for Planning, the Hon Rita Saffioti MLA, has released the State Government's *Action Plan for Planning Reform* of the Western Australian planning system, to ensure it sustains liveability and prosperity and continues to deliver great outcomes and great places for Western Australians.

The *Action Plan* has been designed to:

- provide clear strategic direction across the planning framework and enable the community to be more involved in strategic planning and have a better understanding of the planning system
- support new ways of working to reduce unnecessary red-tape, increase cooperation and create more consistency and efficiency in how the planning system operates
- ensure the planning system is fit-for-purpose and can meet the challenges of the next phase of WA's growth with the right planning tools.

The *Action Plan* sets out three overarching goals and 19 reform initiatives to achieve these aims and assist in achieving the State Government's priorities. The *Action Plan* has been informed by consultation with stakeholders, advice from the WAPC and the recommendations of the Independent Planning Reviewer published in the *Green Paper* in May 2018.

The State Government's *Action Plan* sets out a roadmap for reform. The 19 reform initiatives outline intended outcomes and proposed actions to achieve the outcomes. The DPLH and WAPC will work collaboratively with stakeholders through working groups, reference groups and pilot projects to shape many of the reform initiatives; seeking input on the detail and partnering to test options and identify preferred solutions.

This Background Paper provides supporting information to the *Action Plan*, including the background and scope of the 19 reform initiatives and further information about the proposed delivery methodology.

The *Action Plan* and more information on the reform process is available at:

www.dplh.wa.gov.au/planning-reform





2 Action Plan for Planning Reform – Background



The State Government has three overarching goals for reform of the planning system, which underpin the reform initiatives detailed in the *Action Plan*:



Planning creates great places for people.



Planning is easier to understand and navigate.



Planning systems are consistent and efficient.

Each of the three goals include several associated reform initiatives, which detail the outcomes and actions to be undertaken to deliver on the State Government's *Action Plan*.



PLANNING CREATES GREAT PLACES FOR PEOPLE



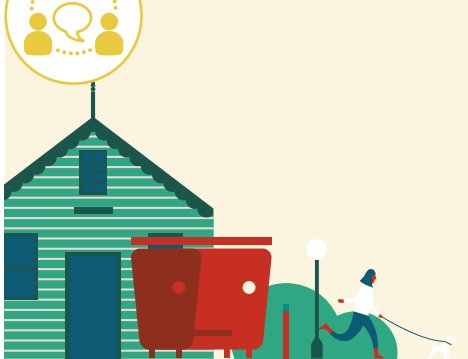
- A1: Collaborative planning delivers district-level priorities
- A2: Urban corridors are realised with integrated planning
- A3: Land use and infrastructure planning is coordinated
- A4: Good design is required and design excellence encouraged

The creation of great places for Western Australians to live, work and play is at the heart of many of the State Government's plans and priorities. For Perth and Peel, this means creating a compact, consolidated and connected city, whereas in the regions it means attracting economic development and providing housing choice for changing needs.

The four initiatives for this goal will address impediments to consolidated growth with planning processes that make it easier to develop places that are well-connected, provide housing choice and diversity, and offer a great quality of life.



PLANNING IS EASIER TO UNDERSTAND AND NAVIGATE



- B1: Planning is strategically-led
- B2: Engagement and consultation processes are consistent and effective
- B3: Local planning frameworks are more legible
- B4: Online planning portal improves access to information
- B5: Clear and concise guidance is readily available

Most people find the planning system hard to understand and do not feel they have an adequate say in planning matters that may impact their communities. Industry stakeholders also comment on the complexity of the system and the challenges of finding all relevant information. Everyone should be able to easily find planning documents and information, understand requirements, and have the opportunity to make a meaningful contribution to planning for the future of their community. It should also be clear to stakeholders how the planning system interacts with related legislation, such as building, subdivision and strata titling processes.

The five initiatives of this goal will provide a clear strategic line-of-sight throughout the system, improved engagement processes and make planning documents easier to find and understand.





PLANNING SYSTEMS ARE CONSISTENT AND EFFICIENT

- C1: Local planning schemes are more consistent
- C2(i): Approvals are quicker and easier for small business in commercial and mixed-use centres
- C2(ii): Car parking requirements in commercial and mixed-use centres are consistent
- C3: Pre-lodgement advice facilitates better outcomes
- C4: Targeted reduction in timeframes for lower-risk proposals
- C5: Referral processes are well defined and coordinated
- C6: Structure and precinct planning tools are fit-for-purpose
- C7: Development assessment processes are streamlined and outcomes-focussed
- C8: DAP processes are more consistent and transparent
- C9: The WAPC is more efficient and strategically-focussed
- C10: Planning activity data drives system improvement



There are inconsistencies in the way matters are dealt with between different planning authorities and a perception that many processes are unnecessarily long. The 10 initiatives for this goal will deliver a more efficient and consistent planning system with reduced timeframes where appropriate and more cooperative and outcomes-focussed ways of working.



2.1 Planning creates great places

A1: Collaborative planning delivers district-level priorities

From the *Action Plan*

OUTCOME: Collaborative district-level planning is enabled where it is required to deliver strategic priorities.

Actions:

- New arrangements will be introduced to provide for the WAPC to partner with local governments to prepare District Planning Strategies that address and resolve regionally-significant priorities at the district level.
- Provision will also be made for local planning schemes to give effect to District Planning Strategies.

A district-level and partnership approach is particularly warranted when land ownership is fragmented, there are significant infrastructure challenges involving multiple State agencies and/or there are multiple local governments involved. While existing tools, such as a redevelopment scheme or improvement plan and scheme, are available, not all areas are appropriate candidates for these approaches. East Wanneroo is one example where State leadership is assisting to resolve long-standing barriers to development. Other locations that could benefit from this approach include urban corridors and METRONET precincts.

While district-scale plans have previously been prepared in some locations, there has been uncertainty regarding their status and the associated implementation requirements, and there are no formal arrangements for collaboration.

Background

Currently, local planning strategies, schemes and structure plans are the main instruments used to realise the objectives of State-wide, regional and sub-regional strategic planning. However, in some areas, planning for consolidated growth, housing diversity, the public realm and other strategic priorities would be more effective if it was undertaken at the district scale, with State and local government working co-operatively to achieve shared outcomes.

The Green Paper identified that new planning tools and clear arrangements were required to enable State and local governments to collaborate to realise priority strategic objectives. Many stakeholders agree that new arrangements are required for the planning and delivery of key infill locations and that the State government needs to collaborate with local government to achieve these outcomes. A number of stakeholders have also suggested that some strategic planning, such as housing or employment strategies, could be done collaboratively at a district scale, across local government areas.



Frequently Asked Questions

Another layer?

A District Planning Strategy (DPS) will not be mandatory but may be undertaken where the WAPC and local governments agree that further work is required to bridge the gap between a regional/sub-regional strategy (such as the Perth and Peel @3.5 million land use and infrastructure frameworks) and local planning.

Provision may be made for the Minister for Planning to request that the WAPC initiate a DPS process to address a priority strategic issue. The DPS will not be another statutory layer; rather local planning schemes may be required to be amended to give effect to an approved DPS. Where possible, this will be undertaken via a streamlined amendment process, with engagement and consultation requirements satisfied during the making of the DPS.

Where and when?

A DPS will be a particularly useful tool to address strategic priorities that cross more than one suburb and/or local government area and for issues that involve many stakeholders. They might be prepared in both infill and greenfield circumstances, and in urban or regional contexts. Some examples where a DPS may be prepared include:

- urban corridors or transit precincts, particularly where they cross or service several local government areas
- strategies for housing, employment and/or industrial land across multiple local government areas
- greenfield/brownfield land release areas, at a similar scale and in a similar form to current District Structure Plans
- major infrastructure strategies
- strategies for tourism or rural land uses in regional areas.

Key Activities

Early Actions

The WAPC/DPLH will seek expressions of interest from local government to nominate areas that may be suitable to pilot preparation of a DPS in partnership with State Government. A select number of priority areas will be chosen to trial potential new arrangements and procedures.

A working group will be established to consider the scope, form and role of a DPS and make recommendations accordingly.

Next Priorities

The working group will monitor and evaluate outcomes of pilot projects and provide advice on preferred options for the preparation of DPS, including:

- community engagement requirements
- information and procedural requirements
- funding models/arrangements
- arrangements for implementation.

Future Actions

Document, consult on and finalise:

- a prioritised list and program for future DPS projects
- procedures for the initiation and funding of DPS projects
- legislative changes required to provide clear place in the planning system and process to prepare a DPS (if required)
- policy and guidance documents to support implementation.

A2: Urban corridors are realised with integrated planning

From the *Action Plan*

OUTCOME: Integrated planning and approvals for land use and transport to facilitate development and activation of urban corridors.

Actions:

- DPLH, Department of Transport (DoT), Main Roads Western Australia (MRWA), in collaboration with local government, will jointly prepare a whole-of-government framework of performance requirements that balance land use, transport and road planning outcomes for urban corridors.
- A new position to be established within MRWA, dedicated to providing stakeholders with early guidance to support development along and access to the corridors.
- New processes will be investigated to coordinate and streamline referral and approval processes for development on urban corridors.
- Design guidance will be provided for planning and development of urban corridors, and the development outcomes will be monitored to inform ongoing improvements in guidance and policy.

Background

Delivering increased housing density and diversity along urban corridors is a key goal expressed in *Perth and Peel @3.5million*. However, in some cases, the desired land use and urban design outcomes for urban corridors and the road function and transport requirements are not well aligned. There is often tension between the land use potential, and road use and vehicle access. Examples include the Canning and Stirling Highways. The current road planning framework does not align with the proposed intensity of development and activity on these roads, creating an impediment to realising the potential of urban corridors.

The differing policies, agency expectations and approval processes are adding time, cost and risk to development along urban corridors. This problem is not unique to Western Australia. Other cities around the world have prepared tools such as a 'Movement and Place' framework to align and integrate the requirements of transport and road networks to create places for people. Transport for NSW and the Victoria State Government Department of Transport are two jurisdictions currently progressing their own movement and place frameworks.

Stakeholders agree that new arrangements are required for the delivery of urban corridors including a more holistic view of outcomes. The Green Paper suggested changes to the Metropolitan Region Scheme (MRS) and that coordination responsibilities rest with the DoT. However, stakeholders suggested that this would not address the need for whole-of-government agreement on the vision for urban corridors and early coordination of outcomes across agencies.



Key activities

Early Actions

Establish a new position within MRWA, dedicated to aligning planning and transport outcomes on urban corridors and providing stakeholders with early guidance to support development along and access to the corridors.

Progress investigation of a Movement and Place framework as a tool to identify the performance characteristics for traffic, transport and place along urban corridors and consider solutions in terms of design and approvals.

Next Priorities

Identify pilot projects and test the framework in partnership with local government on identified corridors.

Modify strategic and policy documents across all agencies (DPLH, DoT, MRWA) to reflect the agreed framework.

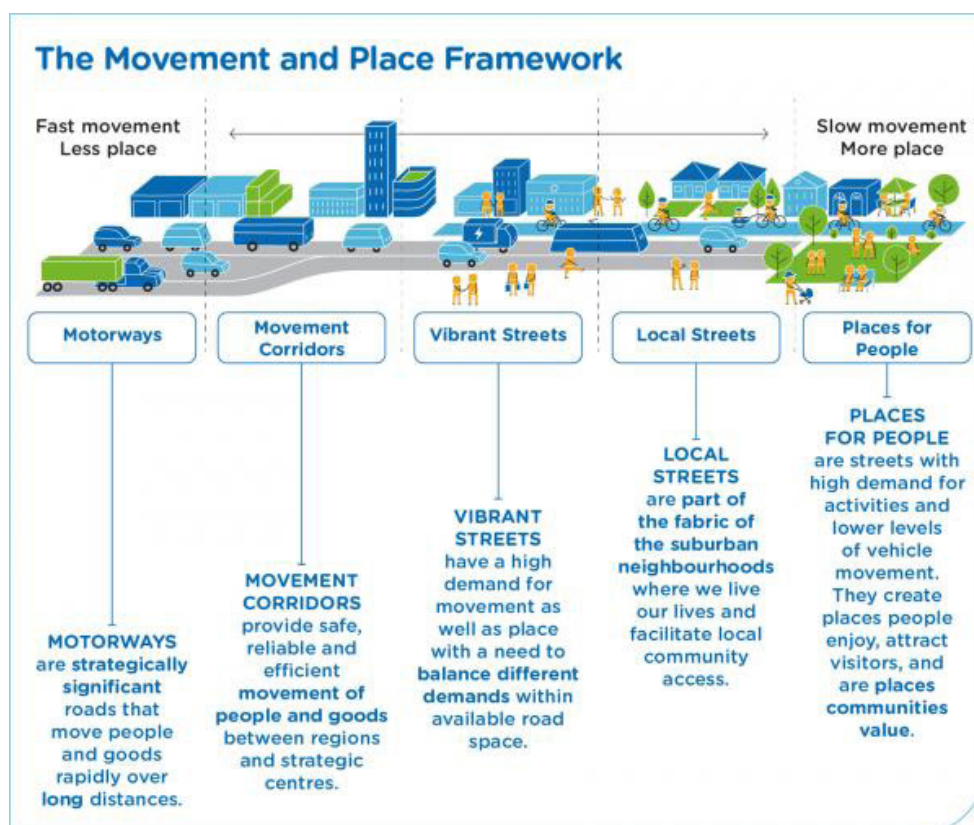
Investigate an integrated process to coordinate and streamline referral and approval process for development on urban corridors.

Evaluate the merits of identifying urban corridors as a new road reservation category in region schemes, and of reviewing road reservations for identified urban corridors.

Future Actions

Prepare design guidance for built form and urban places on corridors (refer initiative A4).

Progress legislative amendments where appropriate to give effect to changes.



The Movement and Place Framework developed by the NSW State Government.
(Source: Transport for NSW, NSW Government – The Future Network, Future Transport)

A3: Land use and infrastructure planning is coordinated

From the *Action Plan*

OUTCOME: Investment in consolidated growth and housing choice is unlocked with new funding models and arrangements to align capital works planning with land use planning.

Actions:

- A Cabinet taskforce, comprising Ministers responsible for key infrastructure agencies, will be established with a mandate to address the infrastructure barriers to urban consolidation and development.
- Research and trials will be undertaken to determine effective new arrangements for infrastructure coordination in priority areas, including infill locations and land identified as urban and industrial deferred in region schemes
- Data regarding forward infrastructure planning and staging by State agencies will be collated and disseminated by the WAPC to inform strategic planning at a local level.

Background

Achievement of the targets and objectives outlined in strategic plans, such as *Perth and Peel @3.5million*, can be delayed or constrained by the need for upgrades to infrastructure, such as water, sewer, power and roads, which are beyond the control of local government or landowners. Such infrastructure is also likely to fall outside of the scope of *Infrastructure WA*. There are no clear arrangements for the timely coordination and funding of these works. This issue is most significant in infill precincts that do not have a lead proponent to coordinate and fund the provision of enabling infrastructure due to fragmented land ownership.

Another challenge is scheduling ongoing delivery of infrastructure as development progresses, such as schools or additional transport services to meet the needs of a growing population. Local governments are finding it difficult to progress strategic planning for local growth without clear information about State infrastructure priorities and planning.

The Green Paper identified the need for new arrangements and improved coordination to ensure the timely delivery of infrastructure to meet the need of growing or changing communities. Stakeholders agreed that the State Government needs to take a lead role in infrastructure coordination and provide more clarity regarding its priorities for development. There was strong support for the infrastructure plans of State agencies being made available to local governments to inform local strategic planning. There was also clear support for the WAPC taking a lead role in coordination of urban development infrastructure, but stakeholders commented it would require appropriate authority to negotiate outcomes with the various authorities, agencies and utilities.

This initiative will only consider infrastructure outside the scope of Infrastructure WA.



Key activities

Early Actions

Establish a Cabinet taskforce comprising Ministers responsible for key infrastructure agencies with a mandate to address the infrastructure barriers to urban consolidation and development.

Convene a working group to consider alternative arrangements for the coordination of land use and infrastructure planning to be trialled to unlock infill opportunities, identify useful infrastructure forward planning requirements and suggest better ways to share and communicate this information.

Next Priorities

Undertake research and trials to determine new arrangements for infrastructure coordination in priority areas, including infill locations and land identified as urban and industrial deferred in region schemes.

Investigate options for collating and disseminating infrastructure forward works data to inform strategic planning.

WAPC to consult with State agencies and local government, and the working group, to review outcomes of trials and identify arrangements that are replicable and scalable for infrastructure coordination and funding.

Future Actions

DPLH to prepare policy frameworks, procedural arrangements and guidance notes for the preferred models of infrastructure coordination.

DPLH to monitor outcomes to ensure new arrangements are effective.



A4: Good design is required and design excellence encouraged

From the *Action Plan*

OUTCOME: Design policy and guidance and design review processes deliver great places and good design across the State.

Actions:

- Policy guidance about planning and design of mixed-use precincts and activity centres, medium-density housing and new development areas will be finalised and implemented, in consultation with stakeholders.
- The WAPC and the Office of the Government Architect will promote more public discussion and awareness of good design of buildings and urban environments.
- The role of design review processes will be more clearly defined and more widely promoted.

Background

The State Government is committed to improving the design quality of our towns and cities, as signalled with the release of Stage One of the Design WA documents – *State Planning Policy (SPP) 7.0: Design of the Built Environment*, *State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments and the Design Review Guide* – and the establishment of the State Design Review Panel.

The State Government will continue to progressively expand the Design WA suite of policy and guidance to improve the quality of design of buildings and public spaces. Current Design WA priorities includes finalising a Precinct Design SPP, preparing a policy and guidance for medium density residential development, and the release of an updated version of *Liveable Neighbourhoods* for public consultation.

Key activities

Early Actions

Undertake consultation on a draft Precinct Design SPP and testing to finalise the policy.
Develop and deliver necessary guidance and training materials.
Progress community engagement activities regarding the design of the built environment and consolidated growth.
Review and update content of *Liveable Neighbourhoods* in consultation with stakeholders, adopt as *Neighbourhood Design SPP* and develop and deliver necessary guidance and training materials.
Commence preparation of a SPP for medium density residential development and update the R-Codes accordingly.

Next Priorities

Review SPP 4.2 – Activity Centres for Perth and Peel, SPP 3.1 – Residential Design Codes (Single Houses) and review associated design guidelines such as 'Designing Out Crime'.





2.2 Planning is easier to understand and navigate

B1: Planning is strategically-led

From the *Action Plan*

OUTCOME: Strategic planning is elevated to become the guiding platform and approach to inform plan-making and decision-making, and the State planning policy framework is easier to understand.

Actions:

- The purpose and intent of each strategic planning and policy instrument will be better defined, as will key terms such as strategic planning and sustainable land use and development.
- Local planning instruments will be required to give effect, and have line-of-sight, to State, regional and sub-regional strategies.
- All decision-makers will be required to have due regard for strategic planning documents and the State policy framework in decision-making.
- Strategic planning documents and the State policy framework will be more accessible: written in plain-English, consolidated, have line-of-sight to higher-order strategic documents, and easily accessed online with guidance documents.
- Strategic planning and the State policy framework will be kept up to date via monitoring of outcomes and regular review (or no later than every 10 years) and efficient amendment processes.

- Guidance will be provided to inform the interpretation and application of strategic planning documents and the State policy framework in local planning and decision-making.

Background

Strategic planning establishes the long-term vision and goals for the development of towns, cities and communities across the State, while SPPs provide a framework to guide development outcomes and manage risk in terms of natural, economic, cultural and community considerations.

Local planning instruments and processes regulate and manage changes to land use and development to implement the vision and goals articulated by strategic planning.

However, many strategic planning and policy documents are difficult to understand; some lack a clear purpose or provide sufficient guidance to inform day-to-day planning decisions, whereas others contain too much detail and exceed the scope of the planning system. There may be areas which conflict but principles to guide the resolution of these conflicting requirements are rarely provided.

The Green Paper identified that the relationship between strategic and statutory planning is not as strong as it could be, resulting in poor line-of-sight between local planning and State strategic and policy frameworks and an increasing number of planning activities and decisions that lack a clear strategic basis. In several other jurisdictions, local statutory planning is explicitly required to “give effect” to local strategic planning and the higher order strategic and policy instruments.

Collectively, these factors make it difficult for stakeholders to understand the role and importance of the strategic planning framework and to understand how it should inform plan-making and development assessment.

Most stakeholders agreed that strategic planning requires more prominence in the planning system and strategic documents must be easier to find and understand, with a clearly defined purpose and effect to assist in plan-making

and the exercising of discretion. Stakeholders also emphasised the importance of ensuring the strategic planning and policy framework is contemporary with regular reviews and updates.

Local government stakeholders suggested that better guidance was needed on how to align local planning instruments with SPPs and requested more clarity about which elements of SPPs are to be addressed in preparing local planning schemes and those that are to be considered in development assessment.

Stakeholders also agreed that some key terms and concepts, including sustainable development, needed to be better defined, and smart growth principles should be included in the SPP framework, such as an updated *SPP 3.0 – Urban Growth and Settlement*.

Key activities

Early Actions

The WAPC has commenced review of the SPP suite with 10 of the 28 SPPs under active review. A further eight are at various stages of consideration and investigation.

Develop ‘risk-based’ assessment and decision-making streams for basic amendment and limited scope reviews of SPPs (refer initiative C4).

Next Priorities

Clarify the purpose and intent of strategic planning instruments and prepare guidance for users of the planning system on the purpose, effect and application of the strategic planning instruments and SPPs, including requirements for all planning decisions-makers to consider these documents in decision-making.

Prepare definitions of key terminology, such as strategic planning and sustainable land use and development, and provide for those definitions to be included in legislation, regulation or *SPP 1 – State Planning Framework* as appropriate.

Investigate strategies to improve line-of-sight through the State Planning Framework, including consideration of common elements and amending the PD Act or the LPS Regulations to require local planning frameworks to give effect to higher-order strategic plans and policies.

Future Actions

Implement a work program to progressively consolidate and update documents so that they are more consistent and easier to understand, written in plain English, with a clear line-of-sight to State, regional and sub-regional strategies and reviewed at least every 10 years.

Ensure that guidance is kept up to date to align with policy reviews.



B2: Engagement and consultation processes are consistent and effective

From the *Action Plan*

OUTCOME: Contemporary, consistent and clear engagement and consultation practices to improve community understanding of the reasons for change and provide more awareness of proposals.

Actions:

- For strategic planning and planning policy development, contemporary engagement principles and requirements will be clearly defined to provide more certainty, consistency and confidence in the system.
- For statutory planning matters, consultation and notification requirements will be updated and mandated to provide consistent and contemporary practices among planning authorities within the metropolitan area and regional centres.
- Minimum on-site signage requirements for advertising of significant development applications will be provided, including a requirement for the height, bulk and appearance of a proposed building to be visually represented in particular circumstances.

Background

In the Western Australian planning system, most consultation activity is required to occur late in the planning process in the form of public advertising of advanced planning proposals. By contrast, the experience of some international jurisdictions, such as Vancouver and Portland, indicates that engaging the community meaningfully and early in strategic conversations helps build community understanding of the planning process and can generate constructive discussion about change.

In response to the Green Paper, industry and stakeholders expressed support for improved engagement and consultation requirements that are more consistent and more meaningful for the community, placing greater emphasis on early engagement in strategic planning. There was also support for better definition of community engagement requirements and principles.

Stakeholders also indicated a desire for more consistency and clarity regarding consultation requirements across the planning system. Proponents are frustrated by the variance in engagement practices and consultation requirements between local governments and people are often unclear about when they will be able to have a say, whether they will be able to comment on the things that matter to them, and how their comments will be considered by the decision-maker.

Key activities

Early Actions

DPLH will implement new practices through its own strategic and policy projects to improve its engagement with stakeholders.

Convene a working group to review and propose contemporary consultation and notification requirements, including new minimum on-site signage requirements for advertising of significant development applications, to be implemented consistently among planning authorities within the metropolitan area and regional centres.

Next Priorities

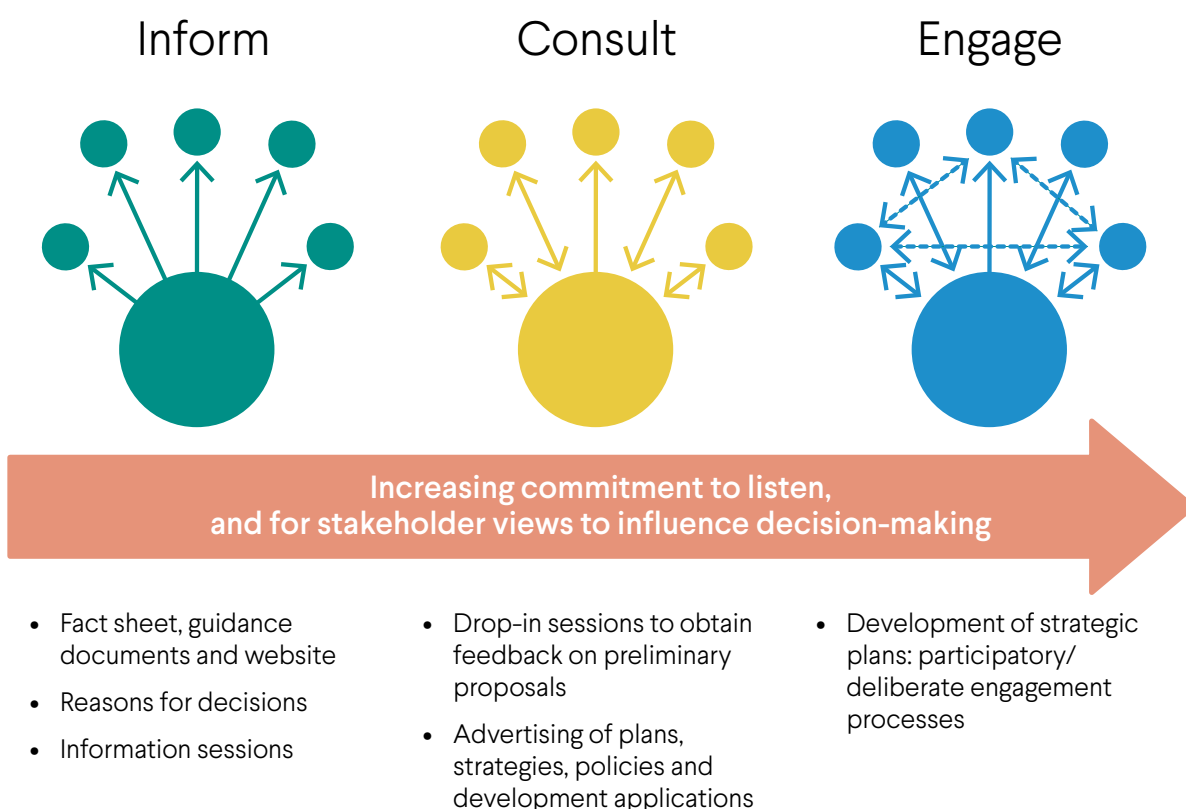
Working group to determine changes to make engagement and consultation processes more meaningful and consistent, including consideration of the need for, and scope of, a Community Engagement Charter.

Collaborate with the local government sector to prepare a toolkit and good practice guide for engagement on strategic planning matters.

Future Actions

Monitor the impact and efficacy of changes and determine other required actions to further improve stakeholder engagement by all planning authorities.

Progress legislative changes as required to give effect to actions.



B3: Local planning frameworks are more legible

From the *Action Plan*

OUTCOME: Local planning instruments are easier to understand, and have a clear strategic direction.

Actions:

- The status of local strategic planning will be elevated and more meaningful with a concise ‘local strategic statement’ included in local planning schemes.
 - A refined scope and requirements, and improved guidance will make local strategic planning less burdensome to prepare and make it easier for local government to be responsive to strategic needs.
 - Provision will be made within local planning schemes for the limited use of mandatory development requirements, which will prevent variation to key provisions to achieve strategic outcomes and improve certainty.
 - The use and function of local planning policies (LPPs) will be clearly stipulated with set criteria of what LPPs can and cannot be used for. LPPs that do not meet the criteria will require the approval of the WAPC before coming into effect.
 - All LPPs will be prepared in a standard manner and form to improve legibility.
- LPPs will have a maximum five-year lifespan to ensure regular review takes place.
 - The local strategic planning and local planning schemes and policies will be linked and presented on an online planning portal together with structure, activity centre and precinct plans (see C6). This means that every landowner will be able to see the planning requirements that affect their property in one place.
 - The Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2: Deemed Provisions, which contain process and procedural requirements, will be better integrated with local planning schemes.

Background

The local planning framework comprises a local planning strategy, local planning scheme and local planning policies (LPPs) as well as the Deemed Provisions, which are read as part of the scheme, and activity centre plans, structure plans and local development plans. Poor coordination and presentation of these documents, and the extent of variance across local planning instruments can make the local planning framework unnecessarily complex to navigate and understand for users.

The Green Paper made a number of recommendations regarding the function and arrangement of the local planning framework to give more prominence to strategic elements and make the frameworks more consistent and easier to understand.

Stakeholders generally expressed support for creating a stronger link between the local planning strategy and local planning scheme, presenting all local planning instruments together online, and defining the use and form of local planning policies.

The local planning strategy is intended to provide the line-of-sight between state-wide strategic planning and policy, and the local framework. In practice, these documents have become lengthy, in some cases including hundreds of pages of context, data and analysis, and the connection between the vision of the strategy and detailed provisions of the scheme is unclear. The time and costs associated with preparation of a local planning strategy, including protracted assessment and approvals processes, deter many local governments from regularly preparing or updating their strategies, with local governments focussing instead on scheme amendments and local policy.

These factors mean that, in most cases, local strategic planning is approached as a defined project undertaken once every 5-10 years, rather than a more fluid responsibility, evolving as new information comes to light, changing circumstances, priorities, community expectations or amendments to the scheme. The requirement for local government Strategic Community Plans under the *Local Government*

Act 1995 has also led to some confusion as to the relationship of this plan with the local planning strategy.

The Green Paper identified that numerous local governments did not have a current local planning strategy endorsed by the WAPC. Without a clearly defined strategic intent, it is more difficult for decision-makers to consider complex matters and exercise discretion; and it can be harder for the community to understand the basis for decisions.

A more pragmatic and flexible approach is required to how local strategic planning is undertaken, to ensure it is responsive and adaptable to strategic needs and priorities of the community. Local strategic planning should focus on priorities and identify the future actions required to further the strategic vision and objectives of the local government. This could include studies and investigations, with outcomes used to shape updates and amendments to the planning strategy.

The Green Paper proposed a location be introduced into local planning schemes for mandatory development requirements for key sites and matters (which are not subject to a general discretion clause), to provide landowners, the community and industry certainty over key development outcomes. Stakeholders provided cautious support for the proposal, with some development industry stakeholders warning the use of mandatory development requirements be limited to only special circumstances. Mandatory development requirements will be particularly useful to set minimum built form outcomes in areas of transition, where higher density development takes place in an existing single/grouped dwelling neighbourhood, or to achieve a minimum development outcome to fulfil a strategic need.

LPPs are used for a wide range of purposes, beyond their principal purpose of guiding the use of discretion. The policies also vary in content, style and currency. It can be difficult to find and reconcile all of the requirements of LPPs that might apply to a site or proposal. This can make it harder to understand how or why discretion is being exercised, which is a factor in community and proponent uncertainty about decisions.



The local government sector will be a key partner in the implementation of this initiative, given the substantial knowledge and expertise within local government on managing and administering the local planning framework.

Key activities

Early Actions

Convene a working group to consider an appropriate framework for:

- local strategic statements
- use of mandatory development requirements
- LPPs
- better integration of the deemed provisions with local planning schemes.

Next Priorities

Trial and test the proposed new approaches for local strategic statements, mandatory development requirements and LPPs with local governments. Make recommendations for implementation of the preferred approaches.

Commence development of an online planning portal so that the local planning framework can be accessed from one location (refer Initiative B4).

Develop guidance to assist with preparation of the local planning framework (refer Initiative B5).

Future Actions

Prepare final framework and deliver training on new processes.

Progress legislative amendments where appropriate to give effect to changes.

B4: Online planning portal improves access to information

From the *Action Plan*

OUTCOME: A single online planning portal makes the planning system easier to understand and quicker to navigate.

Actions:

- The State Planning Framework (State Planning Strategy, SPPs and associated guidelines, regional and sub-regional strategies, operational policies and position statements) will be better organised and presented in a new online planning portal.
- Local planning instruments will be presented in a single location alongside the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2: Deemed Provisions on the online planning portal, with cross-referencing and links between documents and provisions.
- Expanded online functionality will be investigated as a second stage, including mapping and the potential for proposal lodgement, tracking and referral management.

Background

The DPLH website publishes all State planning documents and some local planning instruments. Other local planning instruments are accessed via the relevant local government's website. As a result, documents are not consistently cross-referenced, and users often need to access multiple web pages and documents to find the information they require about a single site or development proposal. This makes it more difficult to find important information and understand the planning system.

Other Australian jurisdictions present this information on a single website that links and displays all current State and local planning instruments, with language and content which suits the audience, making the planning system significantly easier to navigate and understand.

In response to the Green Paper, stakeholders indicated strong support for development of an interactive online portal, with all elements of the local planning framework available from a single location.



Key activities

Early Action

Investigate and determine scope, functionality and design requirements of an online planning portal.

Next Priorities

Develop an online planning portal to present, cross-reference, link and organise:

- the State Planning Framework (including SPPs, associated guidelines, maps, regional and sub-regional strategies)
- local planning instruments for each local government jurisdiction (including associated maps) alongside the Deemed Provisions.

Investigate refinement of public mapping platform as tool to display increased State and local planning spatial information.

Future Actions

Investigate development of a coordinated online system for improved functionality of proposal lodgement and referrals coordination.

Stage 1: Online Planning Portal		Stage 2 (to be investigated)
<p>Single location for State and local planning framework</p> <p>Build links between State and local planning framework.</p> <p>Plain English guidance that suits the user.</p>	<p>Improvements to Mapping Tool</p> <p>Expand State and local planning framework displayed spatially.</p> <p>Improve search and site-specific planning information available.</p>	<p>Broad Interaction</p> <p>Potential system for managing proposal lodgement and coordination of planning referrals.</p>

B5: Clear and concise guidance is readily available

From the *Action Plan*

OUTCOME: Clear and concise up-to-date guidance assists local governments and other users to understand the system.

Actions:

- DPLH/WAPC will prepare and publish contemporary guidance to explain the purpose of various planning instruments, expectations regarding how they are to be prepared and the way they are to be used.
- DPLH/WAPC will ensure that the guidance is regularly reviewed and kept up-to-date.

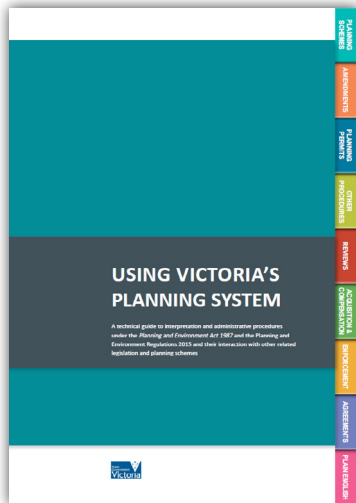
Background

Over the years, many documents have been produced to provide guidance on the planning system, including fact sheets, manuals, guidelines and bulletins. These documents vary greatly in purpose, scope and format, and in the currency of the advice provided. Some key documents, notably the Local Planning Manual, do not reflect recent changes to legislation or contemporary practice and are overdue for review. Guidance is also required to clarify how planning processes interact with building, subdivision and strata title requirements. It can also be difficult to locate all guidance on a matter because it is not well-referenced.

The absence of up-to-date and complete guidance on the planning system is contributing to unnecessary confusion, delays and frustration, and creates a perception of red-tape. Providing current, clear, concise and consistent advice on the planning system, and ensuring that this information is kept up-to-date and is easy to access, will assist in making the system simpler to use and easier to understand.

Stakeholders have indicated strong support for revising the Local Planning Manual and ensuring it is kept up to date, as recommended in the Green Paper. Stakeholders noted the need for improved guidance on the desired form and use of the various instruments within the planning system, and the importance of engaging with users to ensure that the guidance is relevant, practical and usable.





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GLOSSARY G

A comprehensive manual - Using Victoria's Planning System – State Government of Victoria 2019

Key activities

Early Action

Engage with stakeholders to identify improvements and desired scope of the guidance suite.

Next Priorities

Rescind, revise and/or reorganise current guidance documents into a new WA Planning Toolkit framework.

Prepare and publish additional guidance as required to explain the purpose of planning instruments, how they are to be prepared and the way they are to be used.

Future Actions

Develop and implement a work plan for regular review and updating of the WA Planning Toolkit.



2.3 Planning systems are consistent and efficient

C1: Local planning schemes are more consistent

From the *Action Plan*

OUTCOME: A standardised approach to zones, land use, permissibility and development control to increase consistency, while retaining the ability for local governments and their communities to respond to local circumstances, such as heritage and character.

Actions:

- A suite of standard zones, land use definitions and permissibility, including both compulsory and recommended elements, will be developed for state-wide adoption in local planning schemes.
- A package of common development standards and conditionally permitted low-risk development (whereby land uses may be permitted without approval, subject to compliance with pre-determined parameters) will be prepared for adoption in local planning schemes.

Background

There is significant variance between the use and application of zones, land use definitions and permissibility across local planning schemes in Western Australia, which adds complexity to the planning system for users who work across numerous jurisdictions. While the LPS Regulations saw the introduction of some model zones, reserves and land use definitions, these do not cover all scenarios and have yet to be widely incorporated into all schemes, with variations often sought.

There are also differing development standards for similar land uses within and between local planning schemes. This can mean that, in areas with similar characteristics, development applications for a low-impact change of use are subject to a disproportionate level of assessment, conditions and costs. Greater consistency across these elements will assist in making the planning system simpler to use, easier to understand and more efficient.

The Green Paper proposed that standardised zones, land uses and land use permissibility, and the introduction of some common development standards for low-risk proposals be introduced into the deemed provisions. Many stakeholders agreed that further standardisation could significantly benefit planning system users. Local government stakeholders expressed concerns about the potential impact on local character and unintended consequences, such as a potential proliferation of non-conforming uses. Most stakeholders called for effective engagement to minimise unintended consequences in implementation.



The LPS Regulations already include several model zones, reserves and land use definitions. This initiative will expand these with a larger palette of standard zones, land uses (including definitions) and land use permissibility, which may include:

- compulsory elements that will apply wherever the relevant zone applies
- optional elements that can be modified to suit local context.

This initiative will involve extensive engagement and testing with local governments and industry to achieve a workable balance between consistency and flexibility to respond to local values such as character and heritage.

This initiative will also include investigation of opportunities for grouping of common development standards, such as standard car parking requirements for similar uses, and the use of conditionally permitted development to reflect variations in scale and impact. For example, a 'shop' use may be considered a permitted use if its floor area is below a defined threshold and considered a discretionary use if it is above the threshold. Conditionally permitted development is intended to streamline assessment of low-risk development applications.

Key activities

Early Actions

Convene a working group to consider the principles and objectives for more consistent local planning schemes and standardization of zones, land uses, permissibility, common development standards and conditional permissibility.

Next Priorities

Develop framework:

- a suite of standard zones, land use definitions and permissibility, including both compulsory and optional elements, for adoption across local planning schemes
- a package of common development standards and conditionally permitted low-risk development (whereby land uses may be permitted without approval, subject to compliance with pre-determined parameters).

Undertake testing of the proposed elements with local governments.

Finalise the recommendations and identify implementation methods.

Future Actions

Prepare guidance documents and deliver training on transitional arrangements and new processes.

Progress legislative amendments where appropriate to give effect to changes.

C2(i): Approvals are quicker and easier for small business in commercial and mixed-use centres

From the *Action Plan*

OUTCOME: A streamlined and state-wide consistent 'change of use' development approval process to make it easier for small businesses to establish in existing town centres, retail/café corridors and other commercial and mixed-use centres.

Actions:

- A framework for change-of-use development applications for small business (with a low planning risk) will be developed which applies simple and consistent requirements and ensures low-risk proposals are either fast-tracked or exempt from approval requirements in existing buildings in established town centres, retail/café corridors and other commercial and mixed-use centres.
- Following a pilot program, the framework will be implemented state-wide and regulations amended as appropriate to give effect to changes.
- Plain English guidance for business owners will be prepared to support new business through planning approval processes.

Background

Small businesses wanting to establish in existing premises in a commercial or other mixed-use centre are often required to apply for a change-of-use if the nature of their business is different to the previous use; for example, starting a florist in a premise that used to be an office. This may be required despite the proposed use being consistent with the intended mixed-use character of the area.

The required 'change of use' development applications and variation in approaches can add significant cost and time delays for new small businesses, creating an unnecessary impediment to activation of commercial and mixed-use centres, town centres and main café and retail corridors.

Key activities

Early Actions

WAPC/DPLH to partner with participating local governments to develop, test and pilot a framework to fast track approval processes for small, low impact businesses.

Next Priorities

Prepare plain English guidance for business owners to support new businesses through planning approval processes.

Amend the regulations as appropriate to give effect to changes.



C2(ii): Car parking requirements in commercial and mixed-use centres are consistent

From the *Action Plan*

OUTCOME: A state-wide consistent approach for provision of car parking that makes it easier for small businesses to establish in existing town centres, retail/café corridors and other commercial and mixed-use centres.

Actions:

- A state-wide consistent policy with practical criteria, basic benchmarks and fair methodology for considering concessions and the use of cash-in-lieu of car parking, will be developed and implemented for assessment of car parking requirements for small businesses in established town centres, retail/café corridors and other commercial and mixed-use centres.
- Following a pilot program, the criteria and methodology will be implemented state-wide and regulations amended as appropriate to give effect to changes.

Background

Many commercial and mixed-use centres, town centres and retail-café corridors are made up of a mix of private and public parking facilities that are commonly used in a reciprocal manner between land uses that operate during the day/night and business days and weekends. Many of these locations also have access to high frequency public transport and other transport options such as cycling, walking and, more recently, forms of shared transport. The nature and arrangement of car parking is more complex and dynamic than the approaches commonly used to ascertain the car parking requirements of local planning schemes and policies.

The approaches used by local government to calculate car parking requirements differ between uses, locations and across jurisdictions. Further, the application requirements and degree of justification required to apply for a concession also differs. It is unnecessarily complex for proponents to ascertain their car parking requirements and whether a concession is likely to be granted, adding unnecessary cost and delays to the planning process.

Some local governments may also levy a cash-in-lieu payment for parking where the car parking requirement is not met. The requirement to provide payment for a calculated shortfall of car parking spaces in existing mixed-use precincts with established public car parking is an additional impediment to establishing new small business and activating areas.

Key activities

Early Actions

WAPC/DPLH to partner with inner city local governments to develop, test and pilot a framework for considering concessions and the use of cash-in-lieu of car parking.

Next Priorities

Amend the regulations as appropriate to give effect to changes.

C3: Pre-lodgement advice facilitates better outcomes

From the *Action Plan*

OUTCOME: New processes for pre-lodgement advice to assist with the early identification and resolution of issues, which are consistent, fair, open and beneficial.

Actions:

- A pre-lodgement advice service, which is voluntary for applicants but cannot be declined by an assessor will be available for region schemes amendments, local planning schemes and amendments, structure and precinct plans, development and subdivision applications.
- Following trial of potential new pre-lodgement processes, the framework will be implemented state-wide and incorporated into regulation if required.

Background

A pre-lodgement advice service provides applicants and planning authorities the opportunity to discuss a planning proposal in its formative stages. These discussions provide a forum for feedback and can lead to the early identification and resolution of potential issues and a common understanding of the type and scope of information required for the future submission of a formal application.

Providing a pre-lodgement advice service is not a formal requirement of planning authorities in the system and current arrangements vary substantially between different planning decision-makers and agencies. Some actively engage with proponents up-front, others require formal submission of a planning proposal before meaningful discussions can commence, while some do not offer the service at all. Stakeholders recognise the benefit of pre-lodgement advice and seek a consistent and productive approach.

The Green Paper proposed that a process for pre-lodgement advice be provided for development applications and structure plans, and suggested a voluntary pre-lodgement 'deemed-to-comply' check for single houses. Stakeholders provided strong support for pre-lodgement advice to be offered as part of the development approval process, although it was noted that the advice must be meaningful for this service to add value to the process.



Key activities

Early actions

The DPLH will prepare new tools and processes to provide pre-lodgement advice (voluntary for applicants) for proponents and users of the planning system on matters involving DPLH.

Convene a working group to consider a draft industry-wide framework for pre-lodgement advice services.

Next priorities

Road-test proposed new framework with participating local governments and DPLH and make refinements as required.

Investigate arrangements and support for local governments outside of the metropolitan area or regional centres.

Future actions

Deliver guidance and training on new processes.

Progress legislative amendments where appropriate to give effect to changes.



The availability of pre-lodgement advice allows issues to be identified and resolved early.

Working Group considerations:

Informal or formal?

Record of discussions and outcomes?

Binding or without prejudice?

Timeframes?

Level of detail required?

Types of applications?

Fees and resourcing?

How to incorporate referral agencies and internal referrals?

C4: Targeted reduction in timeframes for lower-risk proposals

From the *Action Plan*

OUTCOME: Timeframes are reduced for a range of planning processes, according to the scale, risk and/or complexity of the proposal.

Actions:

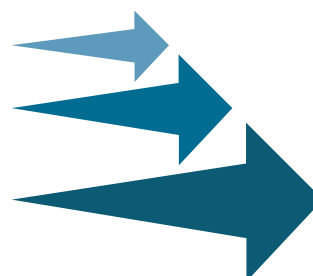
- The use of risk-based assessment and decision-making pathways (e.g. basic/standard/complex), with appropriate timeframes, will be expanded to other planning processes including:
 - region scheme amendments (review of current streams)
 - structure plans and amendments
 - activity centre plans and amendments (to become precinct plans under the Design WA project)
 - development applications (review of existing streams, refer initiative C7)
 - minor amendments and 'limited scope' reviews of SPPs.
- Clear and easy-to-apply criteria will be developed and arrangements put in place so that applicants can seek early agreement from assessors regarding the appropriate assessment stream for a planning proposal.

Background

The processing of applications according to risk refers to approval pathways and assessment effort being proportional to the scale, impact and technical complexity of a planning proposal. A risk-based approach enables resources to be allocated to high-impact and/or complex planning proposals whilst relatively straightforward planning proposals are processed more quickly.

At present, only certain types of planning proposals are formally subject to risk-based assessment and decision-making streams. The expansion of risk-based assessment streams to cover more planning processes will help to make the planning system more efficient, and to reduce red-tape proportional to risk.

Stakeholders indicated strong support for extension of risk-based assessment pathways to more planning processes and applications, as recommended in the Green Paper. Stakeholders noted that some caution was required around how the streams were defined, allowing appropriate timeframes for assessment, forms of consultation and delegation of decision-making.



Basic/Standard/
Complex Pathways



Key activities

Early Actions

DPLH/WAPC to develop and trial expansion of risk-based assessment streams to the processing of amendments to structure (and precinct plans as per the Design WA project), region schemes and amendment of SPPs.

Convene a working group to consider a draft framework for expansion of risk-based assessment streams across the planning system.

Next Priorities

Road-test potential new procedures with participating local governments and DPLH, and refine.

Prepare, consult and finalise framework and deliver training on new processes.

Future Actions

Progress legislative amendments where appropriate to give effect to changes.



C5: Referral processes are well defined and coordinated

From the *Action Plan*

OUTCOME: A new framework for the referral of planning applications to provide greater certainty regarding the timing, process and scope of referral agency input.

Actions:

- A new framework for the referral of planning applications to agencies will be developed so they occur in a consistent manner.
- Timeframes for referral agencies to respond will be introduced for all planning proposals (currently only applicable to development and subdivision applications) and if no response is provided in the set timeframe, assessment will proceed on the assumption there are no objections or issues for resolution.
- The purpose and scope of planning referrals will be clearly outlined and understood, with requirements known in advance.
- Clear arrangements will be in place to resolve conflicting referral responses where they arise.

Background

State Government agencies and authorities provide specialist advice to planning decision-makers in relation to planning proposals, such as advice on bushfire risk, vehicle access and safety, water management and environmental matters.

The timely provision of consistent and pragmatic advice from these specialist agencies is an essential component of an efficient planning system and good decision-making. While some timeframes for the referral of planning applications are provided in legislation, there is little guidance regarding the stages in the planning process that require specific referral agency input, the circumstances that may trigger referral or the scope of input that is appropriate.

Stakeholders across the planning system have indicated a high level of support for new arrangements to improve referral processes, and provide more clarity for all parties. They cite frustration with significant delays in obtaining advice from referral agencies, the provision of conflicting advice over the life of an application, and imposition of impractical conditions. Improving the availability of pre-lodgement advice will assist, however improved and consistent arrangements are required so that referral agencies are engaged more productively and proactively, and timely advice is provided to enable good decision-making.



Key activities

Early Actions

Convene a cross-government working group with key agencies to determine constraints and opportunities for improvement and develop a draft framework for a consistent and efficient planning referrals system.

Next Priorities

Develop a clear framework for referrals for all planning proposals including:

- clear definition of the triggers, purpose, scope and requirements of planning referrals
- arrangements for resolution of conflicting referral responses where they arise.

Test the draft framework with referral agencies before progressing to implementation.

Future Actions

Prepare guidance and training materials to support implementation.

Progress legislative amendments where appropriate to give effect to changes.



C6: Structure and precinct planning tools are fit-for-purpose

From the *Action Plan*

OUTCOME: The framework for structure and precinct planning is improved to ensure the tools are used appropriately and consistently to achieve good outcomes.

Actions:

- The option to incorporate key elements of precinct (and/or structure) plans into local planning schemes will be available via a parallel or streamlined scheme amendment process to reduce total assessment and decision timeframes and remove duplications in consultation.
- The purpose and effect, and appropriate use, of structure and activity centre plans (soon to be precinct plans under the Design WA project) and local development plans will be clearly defined.
- The process to prepare structure and precinct plans will be collaborative, including pre-lodgement discussions and the involvement of referral agencies (where relevant) and the community.
- Structure and precinct plans will be subject to risk-based assessment streams and contemporary consultation practices.

Background

Structure plans, activity Centre Plans and local Development Plans (soon to become precinct plans under the Design WA project) are intended to facilitate and guide new subdivision and development. There is currently confusion as to which existing tool should be used to plan development in different situations and a sense that the current processes are often not achieving the desired outcome, particularly for infill development.

As a result, there is a proliferation of local Development Plans, inappropriate use of structure Plans and delays in infill development whilst structure Plans are given effect through scheme amendments. Ensuring that the tools are fit-for-purpose and incorporate up-front engagement in the plan-making process will improve efficiency, and the effectiveness of the plans.

Stakeholders generally agreed with the issues identified in the Green Paper regarding structure Plans, but had mixed views regarding the recommended solutions. They identified the importance of better collaboration between applicants and local and State Governments to facilitate positive outcomes and streamline the engagement and approval processes, and requested clearer definition and guidance on the purpose and use of each planning tool.

Stakeholders provided mixed views regarding the proposal to give structure Plans the force and effect of local planning schemes, but did indicate the need for streamlined scheme amendment processes to give effect to key provisions of a structure or activity centre plan.



Key activities

Early Actions

Note: Several outcomes and actions of this initiative have been addressed in the Design WA Precinct Project currently released for consultation, including:

- *Draft SPP 7.2 – Precinct Design and the Precinct Design Guidelines*
- *Planning Framework Discussion Paper.*

Develop and trial pre-lodgement, risk-based assessment streams and more effective engagement with referral agencies in relation to approvals for amendments to structure and activity centre (precinct) plans (refer to Initiatives C3, C4 and C5).

Next Priorities

Develop and trial arrangements to concurrently progress amendments to local planning schemes to give effect to structure or activity centre (precinct) plans, including definition of additional process or requirements in preparing and assessing plans to enable this to occur.

Finalise the framework and prepare an implementation program including training and guidance.

Future Actions

Progress legislative amendments as required to give effect to changes.



C7: Development assessment processes are streamlined and outcomes-focused

From the *Action Plan*

OUTCOME: Improvements to development assessment processes to increase understanding, deliver good practice and increase consistency across jurisdictions.

Actions:

- Planning authorities will be required to provide a pre-lodgement advisory service if requested by an applicant (refer initiative C3). Requirements for local governments outside of the metropolitan area or regional centres will be investigated with support provided where appropriate.
- A guide to the development assessment process will be prepared to assist all parties on what to expect and steps to be taken.
- For single house development applications, a 10-business-day timeframe will be set for local government to request additional information after receipt of an application, to ensure planning applications continue to progress.
- For other types of development applications, a timeframe for planning authorities to request additional information will be investigated.
- A voluntary ‘deemed to comply’ check for single houses will be introduced (with a fee for service) to provide certainty to those building or doing additions to their home.

- A mechanism to pause the statutory timeframes when additional information is requested from an applicant will be provided.
- Better defined risk-based assessment streams will be provided, including a shorter pathway for ‘minor variations’ to single houses (to be defined).
- Decision-makers will be required to make available a statement of reasons for their planning decisions.

Background

Many people first experience and interact with the planning system through the development assessment process, either for their own development application or by commenting on one within their community.

Variations in development assessment practices between jurisdictions can lead to confusion, uncertainty and frustration, particularly for proponents. The development application process should be easy for people to understand, while also being consistent and efficient to provide certainty for proponents.

People affected by planning decisions gain greater insight and better understanding of outcomes if decision-makers explain the reasons for their decisions. There is currently significant variation in the availability of reasons and the detail when they are provided. Some do not fully express the reasons and others provide complicated technical explanations. Ensuring that reasons for decisions are accessible is fundamental to improving understanding and confidence in the planning system.



Many local government stakeholders provided qualified support to the suggestion that reasons for decisions should be provided, on the basis that it was unclear what level of detail would be required. The level of detail to be provided in a 'statement of reasons' is intended to be proportional to the nature, scale and complexity of the application. A template and guidance may be developed to assist decision-makers and address concerns regarding the possible resourcing needs associated with this initiative.

The Green Paper proposed several improvements to the development assessment process. Many stakeholders supported these proposals and agreed that better guidance would be beneficial in standardising how development assessment is approached across the State, addressing common interpretation issues and helping the community to better understand the process. Stakeholders offered mixed views on the detail of some of the Green Paper proposals, identifying the need for consultation to consider possible consequences, particularly those which may impact capacity of local government.

The local government sector will be a key partner in implementing this initiative, given the first-hand experience of existing good practice and knowledge of areas that would benefit from better clarity and consistency.

Working Group considerations:

- Should requests for additional information and to pause statutory timeframes require agreement from the applicant?
- Some applications require referral to external agencies – how does this affect a timeframe to request additional information?
- Which circumstances require reasons for decisions to be provided and how much detail should be included?



Encourage good practice from all planning bodies.



Ensure assessment processes and practices are consistent.



Introduce assessment milestones to ensure applications continue to progress.

Key activities

Early Actions

Convene a working group to prepare improvements to the development application process as identified in the Action Plan.

Next Priorities

Prepare a Development Assessment Guide including best-practice examples.

Future Actions

Deliver training for implementation of changes.

Progress legislative amendments as required to give effect to changes.

C8: DAP processes are more consistent and transparent

From the *Action Plan*

OUTCOME: A more consistent, robust DAP process to reduce potential conflicts of interest and promote consistency of decision-making.

Actions:

- The number of DAPs will be reduced to no more than three, and the DAP specialist members will be engaged on a full-time basis. (Note: there is no change proposed to the arrangement for local government members on DAPs).
- A pool of subject matter experts will be formed to provide DAPs with independent, specialist advice when required.
- DAP meetings will be held at regular times, with the option to hold meetings outside ordinary business hours where appropriate.
- Meetings will be audio recorded, with recordings made available on the DAP section of the DPLH website.
- Consistent governance support will be provided to attend meetings, clarify process and ensure consistent and correct meeting procedures.
- All administrative support will be provided by the DAP Secretariat.

Early actions:

- DAP procedures and practice notes will be updated to provide clear arrangements for deferring matters, managing additional information presented at meetings, and exercising flexibility in meeting procedures where appropriate.
- DAPs will provide an improved statement of reasons for all decisions: addressing key matters raised in the Responsible Authority Report and submissions received.
- Plain English explanatory materials will be readily available to improve community understanding of the DAP process.



Background

DAPs were established to provide professional and impartial consideration of significant and complex development proposals. The development industry, and some local governments, support the improvements delivered by the DAP system, but some community groups are expressing concerns about the accountability of DAP processes.

A total of nine DAPs are currently constituted across Western Australia, with 48 specialist members from the planning and development sector within the pool. DAPs are engaged on an as-needs basis which means that many of the specialist members are engaged in other working arrangements in addition to their role as a DAP member, which at times gives rise to community concerns regarding perceived conflicts of interest.

DAP agendas are centrally compiled by the DAP Secretariat (within the DPLH), however, secretarial support for each DAP meeting is usually provided by the local government that is hosting the meeting. These arrangements result in variation in governance, decision-making and record-keeping across DAPs, which adds to confusion and mistrust of the DAP system.

The Green Paper included several recommendations to make DAPs more transparent and accountable. Submissions expressed a wide range of views about these proposals and DAPs generally. There was broad support for measures to improve consistency and transparency, such as regular meeting times, recording of meetings and improved reasons for decisions. On the other hand, submitters had reservations about proposals that would involve new members in decision-making or potentially extend timeframes.

It was noted that DAPs might benefit from the proposals to make planning strategically-led and simplify local planning frameworks as these would provide a clearer basis for decision-making and the exercising of discretion.

A streamlined DAP structure with a reduced number of full-time specialist members will assist in improving the consistency of DAP procedures and decisions, as well as addressing community concerns, while retaining the benefits that have been realised through the introduction of DAPs.

An improved statement of reasons, audio recording of meetings and consistent approaches to secretarial support will improve transparency of the process.

Key activities

Early Actions

Amend existing procedures and practice notes to provide clear arrangements for deferring matters, managing additional information presented at meetings, and exercising flexibility in meeting procedures where appropriate.

Make necessary changes to procedures and practice notes, including any training and administrative support for an improved statement of reasons for all DAP decisions.

Improve explanatory materials available on the DPLH website to improve community understanding of the DAP process.

Prepare a transition plan to reconfigure the DAPs to a maximum of three panels of full-time specialist members.

Next Priorities

Progress changes to the Planning and Development (Development Assessment Panel) Regulations 2011 to implement new structure.

Form new DAP panels and recruit as required.

Form a pool of subject matter experts to provide DAPs with independent, specialist advice when required.

Establish requirements for audio-recording of DAP meetings and regular meeting times.

Provide governance support to attend meetings, clarify process and ensure consistent and correct meeting procedures and full administrative support from the DAP Secretariat.

C9: The WAPC is more efficient and strategically-focused

From the *Action Plan*

OUTCOME: Changes to the structure, functions and operations of the WAPC to increase transparency and efficiency and enable a greater focus on strategic planning matters.

Actions:

The Chair of the WAPC will lead development of a new structure and operations for the WAPC and its committees. Options include:

- an independent WAPC board comprising seven to 10 members
- a more flexible committee structure, with the power to form and disband committees as required to respond to emerging challenges, future work program and projects (noting that the Statutory Planning Committee and Executive, Finance and Property Committee perform core functions and will continue)
- fit-for-purpose arrangements for the provision of technical agency input from agency Directors General and CEOs on matters as required
- clear arrangements for the WAPC in leading key land use planning and infrastructure co-ordination activities which fall outside the scope of Infrastructure WA
- changes to the servicing and resourcing arrangements between the WAPC and DPLH to better support effective strategic planning and policy development.

Early Actions:

- Community, local government and proponents are able to make better informed deputations:
 - Timeframes will be established to notify key stakeholders when matters are coming before the SPC and WAPC for consideration.
 - The WAPC and SPC will publish agenda papers that provide the ‘key matters under consideration’ for schemes and amendments, allowing deputations to address the areas of known concern.

Background

The WAPC is established as a Board of Management under the *PD Act*, which prescribes the functions, structure and responsibilities of the WAPC and its committees. Commonly, the roles and responsibilities of the WAPC and its committees include:

- preparing the State Planning Strategy, SPPs and regional and sub-regional strategic plans
- advising the Minister on the administration, revision and reform of legislation
- preparing and administering region schemes and assessing regionally significant applications for development
- approving local planning strategies
- making recommendations to the Minister on local planning schemes
- determining structure plans and activity centre plans
- determining applications for subdivision.



The WAPC currently comprises 16 members, including six Directors General, four nominated representatives and six independent members with technical expertise relevant to the role of the WAPC. Schedule 2 of the *PD Act* requires the WAPC to form five specialist committees, including the Statutory Planning Committee (SPC) and the Executive, Finance and Property Committee.

The Green Paper suggested that the scope of the WAPC has become too wide, with too many statutory functions, reducing its capacity to focus on the State policy framework and regional strategic planning. The Green Paper also proposed that the WAPC needed more flexibility to form or dissolve committees as required.

Stakeholders generally supported the notion that the attention of the WAPC should be refocussed on key policy and strategic planning matters and allowing greater flexibility to form and dissolve committees as required.

Stakeholder views, however, were varied regarding revising the membership of the WAPC, with a view that maintaining active State Government agency engagement is necessary and important.

Key activities

Early Actions

Establish new procedures and practices for notifying key stakeholders when a matter is coming before the WAPC or SPC for consideration.

Publish agenda papers that provide a summary of the 'key matters under consideration' for schemes and amendments to allow stakeholders to make better informed deputations.

Next Priorities

Develop options, consult and finalise new structure and operations for the WAPC and its committees.

Future Actions

Progress legislative amendments as required to give effect to changes.

C10: Planning activity data drive system improvement

From the *Action Plan*

OUTCOME: Greater visibility of local government and State Government performance of planning responsibilities and the operation of the regulatory system to inform ongoing system improvements.

Actions:

- Mandatory reporting of planning activity by local government and State Government planning authorities will be introduced.
- Quantitative and qualitative planning activity data will be collected including information on performance against statutory requirements.
- Summary data will be made available.

Background

Collection and publication of data on the activities of planning authorities, to measure and report on the efficiency and outcomes of planning processes can be a powerful tool and provide the basis for a better understanding of the performance of the planning system. While some data is voluntarily reported by some planning bodies, this occurs in an ad-hoc and inconsistent manner and system-wide analysis cannot be undertaken.

The Green Paper recommended improved data collection on planning activity to identify opportunities for improvement and emerging trends/issues, inform development of policy and future planning reform, and observe levels and distribution of planned development activity. Data reporting and publication have been requested by the development industry for some time, with a focus on measuring performance of all planning authorities.

The majority of local government stakeholders provided in-principle support, subject to further consideration of what data should be collected and how this should be presented, so that the collection process does not become overly onerous and detract from other planning activity. There is also a concern that a poor indicator set could incentivise or drive the wrong behaviours.

WALGA has for a number of years undertaken its own local government performance monitoring project, most recently involving 19 metropolitan local governments. The data sets from this project could form the starting point for any future data reporting and publication systems.



Key activities

Early Actions

Convene a 'data reporting' local government working group to:

- establish principles and objectives
- identify key qualitative and quantitative/lead and lag indicators based on available data
- determine an efficient data collection method.

Next Priorities

Undertake trial program with planning authorities to road-test draft data collection processes and to assess impacts on business practices.

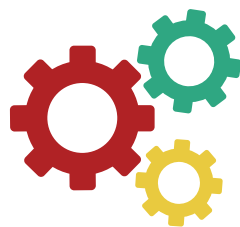
Establish arrangements for provision of, analysing and reporting of data.

Prepare, consult on and finalise new framework and deliver training.

Progress legislative amendments as required to give effect to changes.



Monitor activities within the planning system.



Ensure planning system is working effectively.



Identify deficiencies or bottlenecks.

Noting the potential impact on planning authorities, consideration will be given to the following suggestions:

- tailoring the reporting framework to reflect data that can be collected relatively easily in a consistent format
- specifying a minimum activity threshold for data collection, so that local governments with minimal planning or development activity are not required to partake in unnecessary data collection and reporting
- phasing the introduction of data reporting requirements to allow planning authorities sufficient time to adjust their business processes and systems.

3 Reform delivery



Please refer to the Action Plan for detail regarding:

- proposed Round 1 Legislative Changes (part 3.2)
- a program of pilot projects and reform initiative trials (part 3.3)
- a collaborative approach to delivery (part 3.4).

3.1 Program management

DPLH has established a Reform Delivery Team to implement the Action Plan and reform initiatives. The Reform Delivery Team will manage and coordinate delivery of the Action Plan including:

- managing and coordinating development of reform initiatives
- convening and coordinating working groups, reference groups and the testing group
- facilitating ongoing stakeholder engagement and communications to promote the Action Plan and keep stakeholders informed of actions, milestones and outcomes
- coordinating the provision of research, analysis and data to support development of initiatives
- monitoring trial projects and other feedback to inform recommendations and reform outcomes

- managing consultancies engaged to contribute to development of initiatives
- progressing legislative reform requirements
- providing advice to the Minister, the WAPC and other key stakeholders
- promoting the benefits of the reform program and maintaining momentum.

The Reform Delivery Team will also be responsible for monitoring and evaluating the effect of reform initiatives as they are delivered to ensure the intended purpose and outcomes are being achieved.

While the Reform Delivery Team will initially be focused on delivering the Action Plan, other identified improvements to the planning system will be progressed where they align with the overall intent of the reform agenda, as part of the DPLH's commitment to continuous improvement.

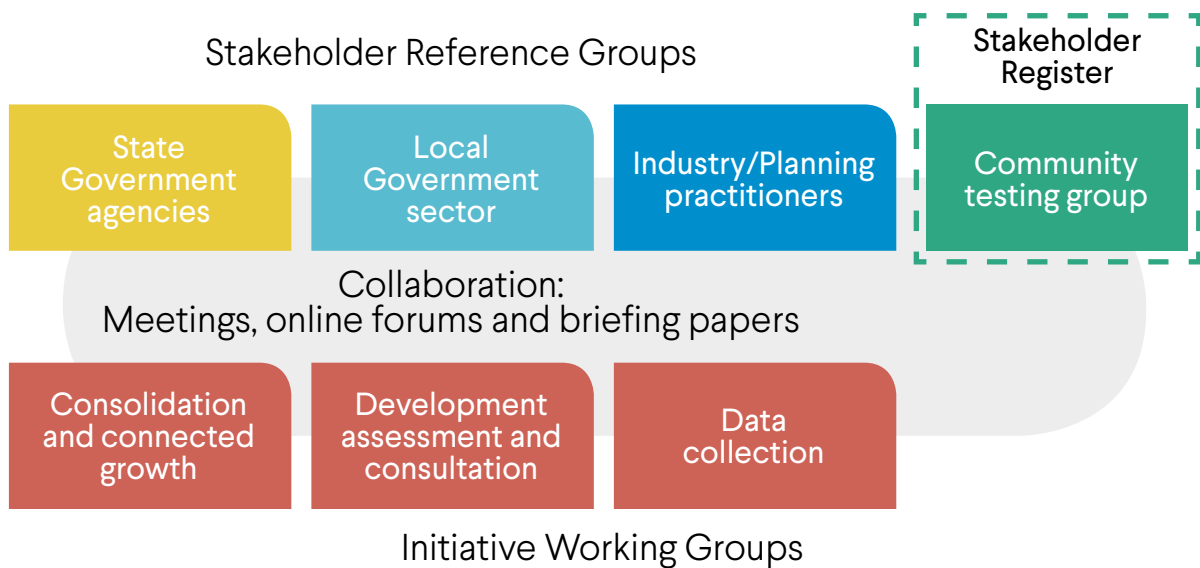
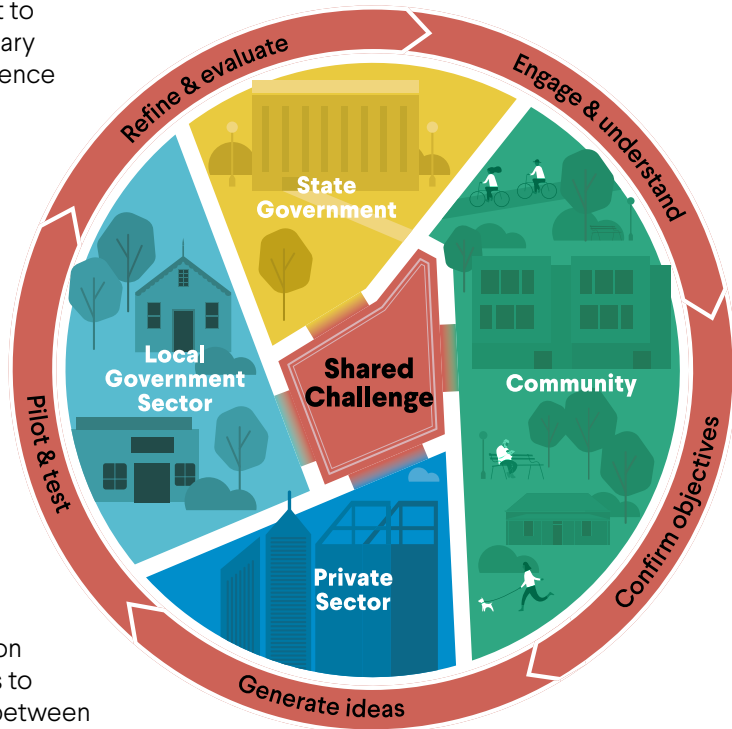


3.2 Collaboration, engagement and consultation

The *Action Plan* will be delivered in collaboration with stakeholders (community, local government, private sector and State agencies/bodies) to develop the detail of the reform initiatives.

A significant element of the commitment to collaboration is the use of multi-disciplinary working groups and sector specific reference and testing groups to shape the delivery of reform initiatives. Interested planning stakeholders, users of the planning system and community members are also able to register to become a part of the testing group which will be called upon on a periodic basis to provide feedback on reform matters.

Three initiative working groups and three stakeholder reference groups will be established in the first instance. The working groups will generate, test and evaluate ideas, with the reference groups and testing group participating and providing input and feedback at key milestones. Online collaboration tools will be used in addition to face-to-face meetings and workshops to enable regular and timely collaboration between the working groups and other groups.





4 Additional information

4.1 Alignment with State Government priorities

Our Priorities: Sharing Prosperity

The State Government's visionary program to target important issues facing Western Australia outlines six priorities and 12 targets to create positive change. The planning system facilitates the design and delivery of liveable communities and influences outcomes associated with achieving a strong economy and regional prosperity.

METRONET

METRONET is Perth's most ambitious public transport program involving approximately 72 kilometres of new passenger rail and up to 18 new stations. It will generate opportunities for development and investment in housing, jobs and services on approximately 5,000ha of land located in walking distance of the stations.

The Action Plan reform initiatives to improve strategic planning processes, and infrastructure coordination for districts, precincts and urban corridors will assist in achieving the METRONET vision of a well-connected Perth with more transport, housing and employment choices.

Microeconomic Reform Agenda and Streamline WA

The Department of Treasury is leading micro-economic reform to grow productivity and stimulate diversity in jobs and the economy. The reform agenda aims to better inform consumers, create better incentives, and improve regulation.

Streamline WA is a whole-of-government initiative to improve regulation and regulatory practice to make it easier to do business in Western Australia by removing red-tape and other barriers to business investment.

Reform measures to make the planning system easier to understand, and more efficient and consistent, are aligned with the objectives of the micro-economic reform agenda and Streamline WA.



Department of Treasury Regulatory Mapping and Reform Projects

The Department of Treasury has undertaken a series of regulatory mapping and reform projects to identify and reduce regulatory and administrative impediments to business investment and job creation, including: building and renovating a single residential dwelling, and operating a horticulture business. Several Action Plan reform initiatives specifically address the recommendations of these projects such as pre-lodgement services, improvements to development assessment processes, better guidance for applicants, reduced timeframes and risk-based streams for simple approvals, referral coordination and consideration of e-lodgement.

4.2 Alignment with Modernising WA's Planning System Green Paper

In late 2017, the Minister for Planning, the Hon Rita Saffioti MLA commissioned a planning reform team, led by highly-experienced town planner Evan Jones FPIA, to undertake an independent review of the Western Australian planning system. The primary recommendations of the review were to elevate the importance of strategic planning and make the planning system more efficient and more open and understandable to everyone. A Green Paper outlining proposals for reform of the planning system was released by the Minister for public consultation in May 2018.

Schedule 1 to this Background Paper contains a series of tables listing the Green Paper proposals and the related Action Plan reform initiatives.

4.3 Previous planning reform

The planning system is relatively static within an environment of constant change. Reviewing and improving the planning system must therefore become an ongoing process, rather than a one-off start/stop event. The Action Plan consolidates previous reform work and introduces new initiatives to deliver the State Government's priorities.

Previous reform processes have delivered several key improvements to the planning system, including DAPs, the introduction of the LPS Regulations, including model and deemed provisions for local planning schemes, and track-based processes for scheme amendments. Some of the reform initiatives outlined in the Action Plan extend and refine changes made in the previous reforms, drawing on lessons learnt since implementation.

There are several initiatives from previous reform processes that have not yet been completed due to competing priorities or unforeseen complexities. The Green Paper recommended that a number of these outstanding changes be completed and proposed some alternative solutions where changing circumstances warrant a different approach. Submissions received confirm that many of these issues remain front of mind for stakeholders.

The State Government's commitment to a Reform Delivery Team with carriage of ongoing improvement of the planning system will maintain a focus on delivery of the reform goals and initiatives.

Schedule 1:

Mapping of Green Paper proposals and Action Plan reform initiatives

The following tables summarise stakeholder response to Green Paper proposals and map connections to the Action Plan reform initiatives. The detailed content of the *Action Plan* and the relevant sections of this background report outline the scope of the proposed reform initiatives, which may differ to that originally conceived in the Green Paper.

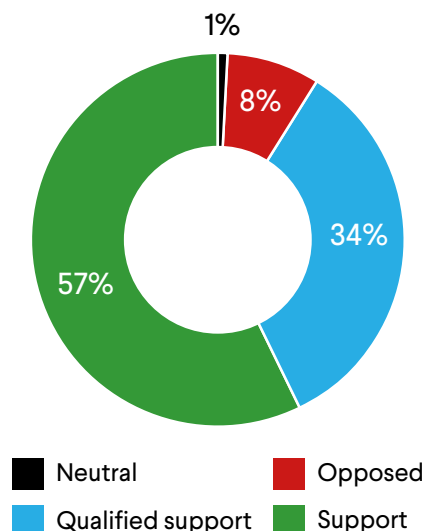
A more detailed summary of submissions and responses to the Green Paper is provided in the Summary of Submissions Report, available on the Planning Reform webpage at:

www.dplh.wa.gov.au/planning-reform.



A strategically-led system

The first key reform area of the Green Paper described six proposals to ensure strategic planning is the cornerstone of the planning system. There was overall support for the proposals within this theme.

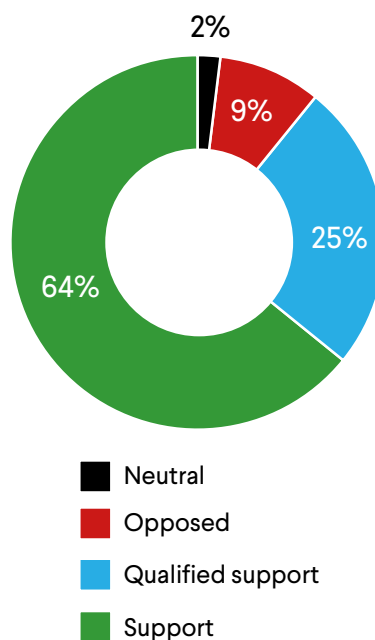


Green Paper Proposal	Stakeholder Response	Related Action Plan Initiative
1.1.1 Provide in the PD Act that strategic planning is a purpose of the Act and provide a definition of strategic planning.	76% support 24% qualified support	Initiative B1
1.1.2 Provide in the LPS Regulations that the review of a local planning scheme must be informed by, and respond to, a review of the local planning strategy.	68% support 31% qualified support	
1.1.3 Provide in the LPS Regulations that a complex scheme amendment must be accompanied by a proposed amendment to the Local Planning Strategy (in the form of a report).	30% support 44% qualified support 26% opposition	Initiative B3
1.2.1 An overarching State Planning Policy be developed which: <ul style="list-style-type: none"> i. provides a definition of sustainability for the planning system which reflects a balancing of economic development, environmental considerations, and social needs ii. reinforces sustainability as an essential element required to be taken into account in the making of any strategy or policy iii. indicates the particular steps related to how economic, social and environmental factors are balanced. 	51% support 42% qualified support	Initiative B1
1.3.1 Provide that every local planning strategy include a local housing strategy, except for low growth and small regional local governments which only require basic local planning scheme requirements.	45% support 41% qualified support	Initiatives B3 and A1
1.3.2 The DPLH to provide guidance for local government in the Local Planning Manual on how to prepare a Local Housing Strategy, including a methodology for local housing analysis.	71% support 23% qualified support	Initiative B5

A legible planning system

Key reform area two of the Green Paper set out 20 proposals to create a more legible planning system. There was general support for this theme, with clear support for proposals to define the purpose of the various planning instruments, maintain a local planning manual, develop an online planning portal and require all decision-makers to have due regard for SPPs.

Other proposals attracted qualified support, with stakeholders agreeing with the issues but offering mixed views on the proposed solutions. Stakeholders expressed a strong view that ongoing strategic planning and scheme amendments should not be delayed by planning reform.



Green Paper Proposal	Stakeholder Response	Related Action Plan Initiative
2.2.1 State Planning Policies be consolidated into a single state planning policy framework with supplementary technical guidance.	64% support 29% qualified support	Initiatives B1 and B5
2.3.1 WAPC to establish common strategic “elements” for the State Planning Framework and prepare Technical Guidance for the details of each element to be included.	49% support 44% qualified support	
2.3.2 Provide that every State Planning Policy, regional or sub-regional plan and the local planning strategy must follow these elements, unless otherwise agreed to by the WAPC	63% support 28% qualified support	Initiatives B1 and B3
2.3.3 Provide that every local planning strategy must explain how it has addressed the requirements of each common strategic element against the requirements of State Strategy, Planning Policy or regional or sub-regional strategy	62% support 28% qualified support	
2.3.4 Provide in the PD Act that all planning decision makers are to have due regard to State Planning Policies.	73% support 19% qualified support	Initiative B1
2.3.5 Provide in the <i>Metropolitan Redevelopment Authority Act 2011</i> that in performing functions under the Act, the MRA must have regard to State Planning Policies.	69% support 19% qualified support	Initiative B5



Green Paper Proposal	Stakeholder Response	Related Action Plan Initiative
2.4.1 Require that a local planning scheme be published with the inclusion of the local planning strategy (in the form of a local strategic statement) and local planning policies in a document to be called a “Comprehensive Local Planning Scheme”.	44% support 43% qualified support	Initiative B3
2.4.2 DPLH to provide guidance for local government in the Local Planning Manual on the content and format of a local planning strategy and local planning policies.	63% support 33% qualified support	Initiative B5
2.4.3 Local governments currently undertaking, or about to embark on, a substantive review of their planning frameworks delay preparation of local planning strategies and local planning schemes (and related omnibus amendments) until guidance on the format and content of local planning frameworks is available.	17% support 16% qualified support 66% opposition	Not being progressed
2.4.4 Provide in the LPS Regulations for a clear distinction of the purposes of Local Structure Plans, Activity Centre Plans, Local Development Plans and Local Planning Policies.	86% support 12% qualified support	Initiatives B1, B3 and C6
2.4.5 The DPLH to provide guidance in the Local Planning Manual on the appropriate use of each local planning instrument.	88% support 10% qualified support	Initiative B5
2.5.1 The DPLH to update the Local Planning Manual with guidance on the preparation, content and format of a Local Planning Strategy and strategic statement, in a similar form to a Victorian Municipal Strategic Statement.	67% support 29% qualified support	Initiatives B3 and B5
2.6.1 The LPS Regulations be amended to provide that local planning policies are to be prepared in a manner and form approved by the WAPC.	53% support 30% qualified support	Initiative B3
2.6.2 The DPLH to update the Local Planning Manual to provide guidance for the form, content and writing of a local planning policy.	79% support 18% qualified support	Initiatives B3 and B5
2.7.1 Provide in the PD Act that deemed provisions are to be included in a comprehensive local planning scheme.	80% support 10% qualified support	Initiative B3
2.7.2 Provide in the LPS Regulations that a comprehensive local planning scheme is to include a specific section for deemed provisions.	76% support 18% qualified support	

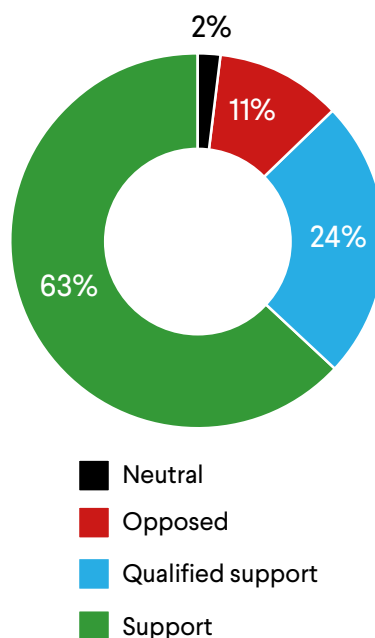
Green Paper Proposal	Stakeholder Response	Related Action Plan Initiative
<p>2.7.3 Provide in the LPS Regulations that there are deemed provisions which set out standardised zones, land uses and land use permissibility which:</p> <ul style="list-style-type: none"> i. group like-land uses into themes for which common development standards can be prepared ii. identify low risk land use proposals by including suitable parameters for which a streamlined planning process apply iii. are mandatory for local government to adopt within their municipalities through the next scheme amendment. 	<p>33% support 50% qualified support 14% opposition</p>	Initiative C1
<p>2.7.4 DPLH to revise and keep up-to-date the Local Planning Manual to ensure it provides local government with the guidance required to prepare and administer its local planning framework and properly reflects the expectations of DPLH and WAPC.</p>	<p>82% support 17% qualified support</p>	Initiative B5
<p>2.8.1 Provide in the LPS Regulations that there be a location within the model provisions for mandatory development requirements for key sites and matters.</p>	<p>64% support 22% qualified support</p>	Initiative B3
<p>2.9.1 Develop an interactive “Planning Portal” for keeping local planning schemes online and accessing them in a legible and user-friendly format.</p>	93% support.	Initiative B4



A transparent planning system

Key reform area three of the Green Paper set out 20 proposals to create a more transparent planning system, including 11 proposals relating to DAPs and proposals to improve community engagement in strategic planning, require reasons be provided for planning decisions, and provide for greater transparency of planning authorities.

There was support for this reform area, but stakeholders did note that transparency reforms must not extend timeframes or add red tape and that changes to DAP procedures should not erode the efficiency benefits that have been delivered by the DAP system.



Green Paper Proposal	Stakeholder Response	Related Action Plan Initiative
<p>3.2.1 The DPLH should develop a Community Engagement Charter for all aspects of the planning system that includes principles with regard to:</p> <ul style="list-style-type: none"> i. planning authorities having a duty to engage with the community in a manner that allows residents to contribute to the making or amending of a strategic plan ii. in the making or amending of a strategic plan, the community as soon as possible, be given information as to what is proposed and any documents that the planning authority intends to examine. 	<p>57% support 38% qualified support</p>	Initiative B2
3.2.2 Align engagement processes in the LPS Regulations to the Community Engagement Charter.	<p>73% support 19% qualified support</p>	
3.2.3 Revise public notification and engagement requirements for planning proposals in the PD Act and LPS Regulations to update out-dated requirements.	<p>82% support 14% qualified support</p>	Initiative B2
3.2.4 Make provision within the LPS Regulations that the local planning strategy must be in accordance with the Community Strategic Plan under the Local Government Act to the extent that it is relevant.	<p>66% support 15% qualified support 16% opposed</p>	

Green Paper Proposal	Stakeholder Response	Related Action Plan Initiative
<p>3.2.5 DPLH to revise the Local Planning Manual to clarify that:</p> <ul style="list-style-type: none"> i actions in local planning strategies are limited to those matters that can be carried out within the local planning scheme ii acknowledge a concurrent community participation process is required between a Strategic Community Plan and a local planning strategy. 	<p>65% support 27% qualified support</p>	<p>Initiatives B2, B3 and B5</p>
<p>3.3.1 The DLPH to publish a Guide as to the Scope of Reasons by Planning Decision Makers, having regard to the Queensland model.</p>	<p>71% support 21% qualified support</p>	<p>Initiatives C7 and C8</p>
<p>3.3.2 Provide in the LPS Regulations that reasons for decisions are to be provided on planning proposals.</p>	<p>62% support 28% qualified support</p>	<p>Initiatives C7 and C8</p>
<p>3.4.1 WAPC practice be modified to publish Statutory Planning Committee and WAPC agenda items, reports and recommendations on region and local schemes and amendments.</p>	<p>84% support 16% qualified support</p>	<p>Initiative C9</p>
<p>3.5.1 Provide in regulations mandatory reporting by local government on planning matters.</p>	<p>58% clear support from industry; local government sector has some concerns</p>	<p>Initiative C10</p>
<p>3.6.1 Provide for DAP meetings to be held at regular times and outside of business hours</p>	<p>55% support 33% qualified support</p>	<p>Initiative C8</p>
<p>3.6.2 Provide for the recording of each meeting of a DAP and made available on the DAP website of DPLH.</p>	<p>86% support 8% qualified support</p>	<p>Initiative C8</p>
<p>3.6.3 Provide clarification in DAP Practice Notes:</p> <ul style="list-style-type: none"> i. if new information is submitted to the DAP after an RAR, the DAP should consider whether a decision should be deferred pending further RAR advice ii. as to when it may be appropriate to defer a decision, such as where issues are raised which require further detailed technical consideration by responsible authorities. 	<p>71% support 22% qualified support</p>	<p>Initiative C8</p>
<p>3.6.4 Amend the DAP Practice Notes to require reasons for decisions to be given in all decisions made by a DAP, including where the DAP adopts the responsible authority's recommendation contained within the RAR.</p>	<p>79% support 15% qualified support</p>	<p>Initiative C8</p>

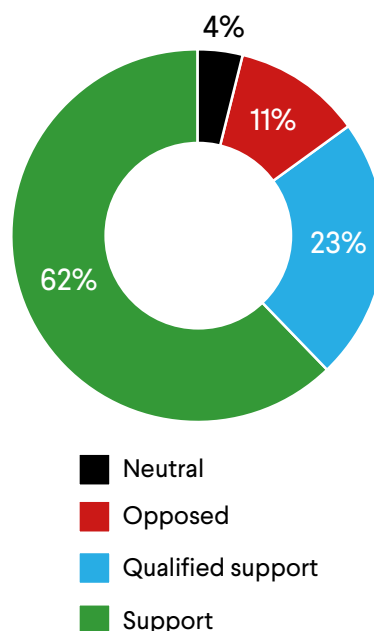


Green Paper Proposal	Stakeholder Response	Related Action Plan Initiative
3.6.5 Provide for a requirement that applications amended through a SAT process are readvertised unless the amended plans comply with all development standards.	51% support 27% qualified support 20% opposed	Initiative C7
3.6.6 Provide that where a DAP has been invited to reconsider its decision following a SAT mediation, new specialist members be drawn from the available pool of members.	24% support 12% qualified support 53% opposition.	Not being progressed
3.6.7 The SAT should consider preparing a framework for allowing parties with a sufficient interest in a matter to make a submission or be heard during SAT mediation of DAP matters.	49% support 29% qualified support 20% opposition	
3.6.8 Provide for expert DAP members to be drawn from a pool of members across the State on the basis of the type and complexity of the application being heard.	55% support 26% qualified support 15% opposed	
3.6.9 Provide for an expanded and flexible meeting process where the DAP Presiding member is of a view in relation to an application for development that wider community and local government viewpoints need to be examined.	54% support 31% qualified support	
3.6.10 Provide in the DAP Regulations that the WAPC retains its decision-making ability with respect to development applications under region schemes.	58% support 16% qualified support 25% opposed	Initiative C8
3.6.11 Provide for a Presiding Member to be appointed also as the Chief Presiding Member to: <ul style="list-style-type: none"> <li data-bbox="304 1576 911 1728">i oversee the quality and consistency of DAP procedures and decisions (such as consistency of the use and content of conditions; the quality of RAR reports) and recommend changes to DAP procedures and Standing Orders to DPLH <li data-bbox="304 1750 911 1848">ii assist in identifying panel members appropriate to sit in accordance with the basis of the type and complexity of the application being heard <li data-bbox="304 1871 911 1923">iii identify training needs for DAP members for the approval of the Director General DLPH. 	63% support 32% qualified support	

An efficient planning system

Key reform four of the Green Paper set out 23 proposals to improve planning system efficiency. There was majority support for proposals to improve referrals processes, introduce pre-lodgement arrangements, publish Development Assessment Guidance, make developer contribution plans more transparent and expand the use of risk-based assessment streams.

Stakeholders had mixed views on proposals regarding the role and structure of the WAPC, including the proposal to increase delegations to local government with concerns about resourcing, timeliness and consistency. Stakeholders also expressed reservations about proposals to elevate the status of structure plans and provide for deemed-to-comply checks and fast-track planning approval for single houses.



Green Paper Proposal	Stakeholder Response	Related Action Plan Initiative
4.11 Provide that the PD Act be amended to delete the WAPC function s14. (a)(ii) of advising the Minister for Planning on the administration, revision and reform of legislation.	46% support 8% qualified support 37% opposition	Not being progressed.
4.12 and 4.13 Provide for a local government accreditation process.	49% support 39% qualified support	Not being progressed.
Increase delegations from WAPC to DPLH and local government, for the WAPC focusing on the State policy framework and regional strategic planning	43% support 47% qualified support	
<p><i>Note: Many stakeholders raised concerns regarding implications on resourcing, timeframes and consistency of decision-making, and the potential additional red-tape arising from the requirements of accreditation. Noting these issues, this proposal will not be progressed at this time. The DPLH will continue to monitor progress of accreditation schemes in other jurisdictions, including South Australia.</i></p>		
4.14 Provide for the PD Act to be amended to:		
<ul style="list-style-type: none"> i. revise the membership of the WAPC to five to seven members to have experience, skills or knowledge [of any one or more of nine fields provided in the Green Paper] ii. remove committees of the WAPC from Schedule 2, in favour of an ability for the WAPC to establish committees to advise the Commission on any matter. 	49% support 39% qualified support	Initiative C9



Green Paper Proposal		Stakeholder Response	Related Action Plan Initiative
4.15	The role and purpose of a Coastal Planning Committee be reviewed, and consideration be given to the most appropriate host organisation and regulatory framework for the committee.	75% support 14% qualified support	Initiative C9w
4.16	Revise the Service Delivery Agreement between the WAPC and DPLH to accord with the revised roles of the WAPC and DPLH.	88% support	WAPC and DPLH to respond separately to these proposals.
4.17	Provide for new positions to be created to enable DPLH to recruit senior and experienced town planners to undertake strategic planning and policy development for the WAPC.	70% support	
4.18	The DPLH and WAPC establish a protocol for the engagement of non-public sector expertise in the scoping and development of policies.	78% support	
4.21	A Planning Reform Team be retained by DPLH to implement proposals arising from the planning review and ongoing reforms to the Western Australian planning system.	82% support	Reform Delivery Team
4.22	A framework for referral of planning applications, to be incorporated in legislation as appropriate.	71% support 24% qualified support	Initiative C5
4.23	As an interim arrangement, the DPLH Independent Planning Reviewer be available to assist on issues regarding referral for WAPC matters.	79% support	Under review
<i>Note: Industry was supportive of the role of the Independent Planning Reviewer in assisting with referral issues, while State agencies and the local government sector requested further information. DPLH is considering how it can assist with referrals for WAPC matters.</i>			
4.24	Provide in regulation that an applicant may seek pre-lodgement advice for development applications.	79% support	Initiative C3
4.25	Development Assessment Guidance be published by DPLH in consultation with local government and industry bodies.	82% support	
4.26	Provide in the LPS Regulations that a local government must advise an applicant within 10 business days of receipt of a development application whether additional information is required.	45% support 28% qualified support 24% opposition	Initiative C7
4.27	Provide a procedure for local government and developer proponents to agree upfront the scope and content of a local structure plan with DPLH and other agencies as appropriate.	67% support 24% qualified support	Initiatives C3 and C6
4.28	Provide in the PD Act that the implementation section (part one) of approved structure plans and activity centre plans are to be read as part of the scheme and have the “force and effect” of the scheme.	62% support 18% qualified support 17% opposition	Initiative C6
<i>Note: There were strong views expressed both in support of, and in opposition to, the proposal that structure plans should have the force and effect of the scheme. Rather than progress this proposal, it is proposed to investigate efficient procedures for optional parallel scheme amendments to give statutory effect to key elements in structure and/or precinct plans.</i>			

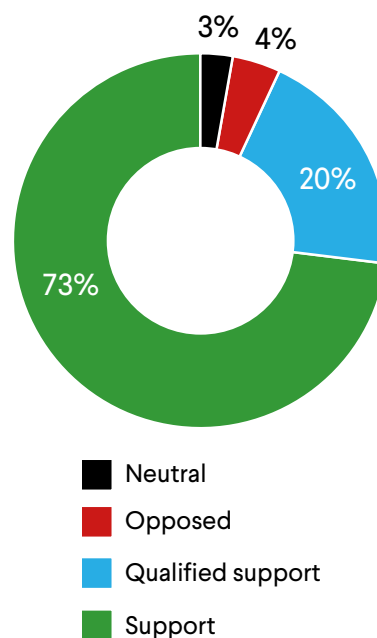
Green Paper Proposal	Stakeholder Response	Related Action Plan Initiative
4.2.9 Provide in the LPS Regulations that a local government may refuse to progress a local structure plan or activity centre plan and amendment, if it is of the view that the proposal lacks sufficient planning merit. Provide for a proponent affected by such a decision to seek the views of the WAPC and the power for the WAPC to direct a local government to progress a proposal.	48% support 26% qualified support 22% opposition	Initiative C6
<p><i>Note: Stakeholders expressed numerous concerns about this proposal and the State Government has formed the view that the proposed solution may cause unnecessary delays. The underlying issue may be addressed via pre-lodgement processes and/or changes to the structure and precinct planning framework. This will be monitored and may be subject to later review.</i></p>		
4.2.10 Provide for development contribution plan cost and cost contributions schedules to be included as a schedule in local planning schemes.	55% support 13% qualified support 29% opposition	
4.2.11 Establish a Development Contributions Infrastructure Panel to review proposed local planning scheme amendments that include Development Contribution Plans, with the cost of the review to be included as a development contribution plan administration cost.	65% support 22% qualified support	Separately progressed via review of SPP 3.6
4.2.12 Provide for in the PD Act an ability for the Minister for Planning to: <ul style="list-style-type: none"> i. require a special report from a local government on the operation of a development contribution plan ii. instruct a local government to take particular actions for the administration of a development contribution plan. 	60% support 21% qualified support 16% opposition	
4.2.13 Provide in the LPS Regulations for a voluntary 'deemed-to-comply' check for single houses and provide in the PD Regulations a specified fee for the service.	54% support 27% qualified support 18% opposition	Initiatives C3 and C7
4.2.14 Provide in the LPS Regulations and R-Codes a fast-track 30-day planning approval process for single house applications that require only minor variations to the R-Codes.	37% support 39% qualified support 24% opposed	Initiative C7
4.2.15 A framework for "Basic", "Standard" and "Complex" streams for region scheme amendments, local planning strategies and amendments, and local structure plan/activity centre plans and amendments be developed by DPLH for implementation through regulation.	70% support 23% qualified support	Initiative C4



Planning for consolidated, connected and smart growth

Key reform five of the Green Paper set out nine proposals to promote consolidated and connected smart growth. There was significant support for clear arrangements for planning and delivery of priority precincts and urban corridors, and improved coordination of land use planning, transport and infrastructure across the metropolitan area.

Stakeholders supported the smart growth principles and proposed they be incorporated in the existing policy framework. Support was also provided for elevating an updated Liveable Neighbourhoods to a SPP.



Green Paper Proposal	Stakeholder Response	Related Action Plan Initiative
5.1.1 That the State Government develops clear arrangements for the planning and delivery of key urban infill locations of activity centres, urban corridors and station precincts, including prioritising of areas which require State and local government collaboration.	76% support 19% qualified support	Initiatives A1, A2, A3, A4 and C6
5.2.1 A new Consolidated and Connected Smart Growth State Planning Policy building on the State Government’s METRONET policy and establishing contemporary smart growth principles and practices.	59% support 31% qualified support	Initiatives A4 and B1
5.3.1 The WAPC to assist with land use and infrastructure coordination for the delivery of priority precincts through a renewed Committee.	75% support 21% qualified support	Initiatives A3 and C9
5.4.1 Provide in the Metropolitan Region Scheme an “Industrial Deferred Zone”.	83% support	Initiative B1
5.4.2 The WAPC to ensure that any requirements for State infrastructure are in place in the lifting of Urban Deferment or Industrial Deferment, and that the draft Guidelines for Lifting of Urban Deferment 2017 be amended accordingly.	77% support 15% qualified support	Initiative A3
5.5.1 Provision be made for advice on the forward planning of State infrastructure, including utility providers, to assist local governments in the preparation of local planning strategies and structure plans.	87% support 12% qualified support	Initiative A3

Green Paper Proposal		Stakeholder Response	Related Action Plan Initiative
5.6.1	The Metropolitan Region Scheme be updated to include “Urban Corridor” as a category of Reserved Roads based on Perth and Peel @3.5M, with the Department of Transport being made responsible for coordinating a whole of transport portfolio response to planning proposals along the corridor.	74% support 22% qualified support	Initiative A2
5.6.2	A review be undertaken of regional road reservations in place to accommodate road widenings within the Metropolitan Region Scheme for designated Urban Corridors.	73% support 21% qualified support	Initiative A2
5.7.1	Liveable Neighbourhoods be elevated to a state planning policy and maintained and refined as a best-practice approach to new greenfield development at regional, district and local level.	56% support 30% qualified support 12% opposed	Initiative A4

