

Draft Advocacy Position

State development applications and decision making

WALGA calls on the State Government to:

1. Ensure that decision making on development applications (DAs) is:
 - a. consistent and accountable
 - b. accessible to local communities
 - c. respects and appropriately applies local planning frameworks in line with their statutory weight.
2. Reform the Development Assessment Panel (DAP) system to:
 - a. raise the DAP threshold from the current \$2 million to \$5 million and mandate periodic reviews of the threshold
 - b. modify the composition of DAPs to provide equal representation of Specialist Members and Local Government Members
 - c. review DAP processes to ensure proponents provide necessary information in a timely manner
 - d. provide clear guidance on the roles and functions of Local Government officers at DAP meetings
 - e. allow the use of the State Referral Coordination Unit for DAP applications to ensure timely and adequate referral responses from State Government agencies are provided to Local Governments.
3. Abolish the state significant development assessment pathway (Part 11B of *the Planning and Development Act 2005*). Should the significant development assessment pathway continue to operate it should be reformed to:
 - i) raise the cost threshold to \$50 million
 - ii) align statutory timeframes with DAP and Local Government determined development applications
 - iii) ensure all developments are consistent with applicable statutory planning instruments, specifically local planning schemes or planning instruments that have been reviewed in the last 10 years, or at a minimum provide comprehensive guidelines for applying extraordinary discretion
 - iv) delete references to 'mandatory significant development' to ensure the Part 11B Pathway remains entirely opt-in
 - v) remove the ability for the Premier to give authorisation for the lodgment and determination of an application.