

Industry Update // Major State Government Announcements February 2023

DAP and SDAU Development Applications

The State Government has announced the next phase of planning reforms, to be introduced to WA Parliament later this year. The most significant reforms include:

- **Opt-in to DAP** - for most development applications over \$2 million, allowing developers to choose whether to have their DA decided by the Development Assessment Panel (DAP) or by the local government (planning team, or Council, – depending on Council delegations).
- **Extending SDAU** – making the Part 17 DA pathway (SDAU) a permanent planning system for particular types of significant development proposals, and introducing a timeframe for determining the DA.
- **Restructuring panels** – reforming the membership of DAPs and the WA Planning Commission.

Contact **Developed** for assistance and advice on DAP and SDAU applications. We have excellent experience with these complex processes, **our planning team includes the only planning consultant in WA who has worked directly for the SDAU team and the WA Planning Commission.** Contact: info@developedproperty.com.au or (08) 6119 9175

New Medium Density Codes

The long awaited changes to the Residential Design Codes State Planning Policy (the R-Codes) to introduce the new Medium Density Codes has been announced, with a staged introduction to occur. Key aspects include:

- **Applies to houses and units on sites coded R30 or higher.**
- Applies to **apartments on sites coded R30 to R60** (R-Codes Vol 2 - Apartment applies over R60).
- New focus areas include outdoor areas, soft landscaping and tree retention; access to natural light and ventilation; and functional room sizes, whilst **allowing some site cover increases and other potential bonus.**
- Applies to most infill development applications from **1 September 2023.** (This includes applications lodged before this date but determined from this date).
- Will not apply to master planned development, such as **structure plan and local development plan areas until 1 September 2025.**

Contact **Developed** for assistance and advice on how the Medium Density Codes will apply to your subdivision or development proposal. We have extensive experience in medium density infill subdivision and DAs. Contact: info@developedproperty.com.au or (08) 6119 9175

Infrastructure Development Fund

The State Government has announced an \$80 million Infrastructure Development Fund, to assist developers with funding for essential infrastructure. Funding will be available for:

- Up to **\$10,000 per apartment** to fund water, wastewater and electricity connections or contribution costs to Water Corporation or Western Power. (Specific areas of Perth targeted).
- Funding to assist with water, wastewater and electricity servicing for medium to high density housing in **Metronet precincts** and Housing Diversity Pipeline sites.
- Funding to assist with water, wastewater and electricity servicing of strategic sites and precincts in **regional centres and towns** for development of **worker accommodation.** (Does not include mining camps).

The Fund will be administered by the Department of Planning, Lands and Heritage and will be open for applications in early March 2023, for a period of 18 months.

Contact **Developed** for further information on the project criteria and application process. Contact: info@developedproperty.com.au or (08) 6119 9175

Local Government Reform

Proposed amendments to the Local Government Act have been introduced to WA Parliament. The changes are designed to provide improved transparency and consistency across local governments and Councils. Some of the key improvements will include the number of Councillors to be based on the local government population, mandating live streaming and recording of Council meetings, and maintaining public registers of local government financial activities such as contracts and grants.