



Private Property Rights & Resources

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WA PLANNING COMMISSION

The WA Planning Commission called for stakeholder submissions on their three draft planning policies for WA. They comprise the State Planning Policy 2.5, Development Control Policy 3.4 and the Wheatbelt Land Use Planning Strategy.

PGA has responded and completed submissions for SPP 2.5 and the DCP 3.4 draft policies and the Wheatbelt Land Use Planning Strategy.

The SPP 2.5 is a revised version of the SPP 11 which was released as a Cabinet position statement in 1994. SPP 11 was vigorously opposed because of the centralised control that it imposed on agricultural activity.

The premise that the best use of agricultural land can be decided by Government policy rather than market forces is one that cannot be supported. Flexibility needs to be maintained, not the quarantining of agricultural land. The introduction of this policy would add another layer of bureaucracy which would stifle initiative within the farming community.

Included in the latest draft was the introduction of minimum lot sizes for subdivision and the restrictions for the subdivision of land within 550 min rainfall areas.

DEVELOPMENT ASSESSMENT PANELS

In November 2010 the WA Parliament passed the approvals and related reforms to allow the introduction of the DAPs. The Government claims that it will have significant benefits for Local Government and land owners

Under the new regulations Local Government and the WAPC delegate the power to determine development applications that fall within the optional DAP application thresholds being more than

\$3M but less than \$7M in regional WA and more than

\$10M but less than \$15M in the City of Perth

or where the responsible authority decides that the development should be delegated to a DAP for determination.

Panel positions are by Ministerial appointment. In May 2011 the Minister established 15 Development Assessment panels effective from July this year.

The Minister will be the determining authority for any application and the Minister's decision is final. There will be no right of review to SAT available under this legislation

DEPARTMENT OF WATER

A discussion paper review of first in first served policy was released in September 2011. The FIFS approach has been widely used in WA by DOW because they considered it allowed efficient and immediate development of the available water.

Because of the more recent case of land owner's objections with the water allocation to Karara Mining, the DOW is seeking stakeholder's views in allocation options including directing water entitlements towards highest value use.

Considerations are:

1. FIFS
2. Merit selection
3. Actions and tenders
4. Direct sales

DOW preference is to continue with FIFS until the limit of available water has reached 70% and then implement an auction system.

INJURY CONTROL COUNCIL LEARN FORUM

The Injury Control Council of WA (ICCWA) will be conducting a Free Lunch and Learn forum on 16th November @ City West Lotteries House, 2 Delhi Street West Perth commencing 12 noon to 1.15 pm.

Presenter: Teresa Ballestas. Public Health Medicine Registrar, Department of Health.

The last comprehensive review of injury statistics in WA covered the period 1989 – 2000. This forum will cover the significant changes that have occurred since then. Interested members will need to RSVP by 10th November by telephoning Zak on 9479 4544 or email milanz@pgaofwa.org.au. A light lunch will be provided.