

Development Assessment Panels



DAPs / JDAPs – a brief background

Established in 2011 as part of the functions of the Department of Planning and of course, as they relate to Planning – they were assigned the acronyms DAPs and later Joint Development Assessment Panel (JDAP)

Purpose: streamline planning assessment process and removing local politics into planning decision making by improving the balance between technical advice and local knowledge

5 member panel: 3 specialist members (experts from a range of fields in the development industry) and 2 Local Government Elected Members



Changes to the DAP Regs since 2011

- Change to monetary threshold. Previously \$7 million was the value for mandatory assessment and \$3million was where the applicant could 'opt in'
- Originally there were 9 DAPs – The City of Mandurah was is Metro South West along with Shire of Murray, the Town of East Fremantle and the Cities of Fremantle, Cockburn, Rockingham and Kwinana
- These were consolidated to form 5 DAPs
- In 2020, Mandurah became part of the Metro Outer along with other local governments (13) from City of Wanneroo to the north, Shire of Mundaring to the east
- In addition, the State Government introduced the State Development Assessment Unit (SDAU) for a temporary period ending in January this year for matters considered to be of strategic significance over \$5million. Coles Florida is the one and only example of this within the City of Mandurah.



Mandurah JDAP

Thresholds for DAP assessment:

- Mandatory - \$10million
- 'Opt in' - \$2million

The City has a number of developments that have been considered by the JDAP including;

- Mandurah Forum, Lakelands Shopping Centre, Halls Head Shopping Centre expansion.
- A number of fuel stations and most recently, a number of child care facilities
- Quest development on the corner of Smart Street and Mandurah Terrace

Elected Member representation:

- Mayor Rhys Williams
- Deputy Mayor Caroline Knight



Current proposed changes

Recently, the Department of Planning Land and Heritage (DPLH), through the **Action Plan Planning Reform** agenda proposed a number of changes to the DAP regulations and sought comments from local governments and the industry alike.

The timeframes for which to respond were very short and as such did not provide opportunity to present to Elected Members prior to the City's response, but by way of information the remainder of this presentation will discuss some of the changes .



Further reduction in the number of DAPs

The current proposed changes further reduce the number of DAPs from 5 to 3, to be known as 'District DAPs

The City of Mandurah would fall into the Metro Outer District DAP among 13 other local governments including Wanneroo to the north, Mundaring, Armadale and Murray to the east and Waroona to the south.

There will be a Metro Inner District DAP containing 19 LGs and a Regional District DAP containing 104 LGs

- No real change from the City of Mandurah's perspective and currently meetings are held electronically.



Presiding and Deputy Presiding Members

The proposed changes include the employment of the Presiding Member and Deputy Presiding Member on a fixed term contract basis to be employed by Department Planning, Lands and Heritage (DPLH).

- Whilst not a significant change to the City of Mandurah it can be seen as positive in that it provides a greater level of certainty, consistency and predictability.
- It also has the possible positive outcome that the presiding and deputy presiding members could develop some knowledge and understanding of the locality and its community.



Creation of Special Matters DAP

The proposed creation of the Special Matters DAP will be very unlikely to have an impact or relevance to Mandurah as the criteria relating to projects are as follows;

- State significant proposals under the Lead Agency Framework
- Proposals valued at over \$50million in the following categories
 - Resource and renewable energy projects
 - Non residential developments with Net Leasable Area (NLA) greater than 20,000m² where there is no Structure Plan
 - Multiple Dwellings greater than 100
 - Private Hospitals or Education Establishments
 - Ports, Marinas and Airports

Precinct area	Criteria	
	Multiple dwellings	Net Lettable Area
Perth Central Business District (CBD)	51 or more dwellings	Commercial development greater than 5,000m ² NLA
South Perth Peninsula	21 or more dwellings	Commercial development greater than 3,000m ² NLA
Stirling Highway – Winthrop Avenue to Loch Street		
Cockburn Central		
Canning Bridge Activity Centre Plan (ACP) area		
Cottesloe foreshore	10 or more dwellings	
METRONET station precincts		



Responsible Authority Reports in CEO's name

The proposed amendments require the submission of Responsible Authority Reports (RARs) to be by the Chief Executive Officer.

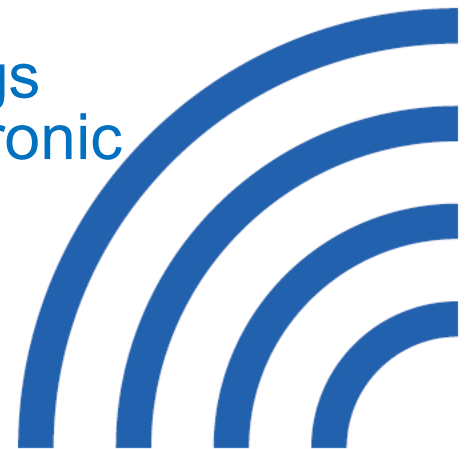
- This does not represent significant change to the City of Mandurah as RARs, unless called in by Council, have been prepared by a qualified planning officer.
- The stipulation the CEO is the authorised officer is not considered problematic with the reality being that RARs are prepared by the officers and presented to Council for information.



Meetings regularly scheduled and administered by DPLH

Currently DAP meetings are arranged on an ad hoc basis when required and the administration is somewhat shared with Local Governments responsible for making the meeting arrangements, advising submitters and keeping minutes.

- This change is supported as the administration of meetings requires additional resources and training to meet the DAP standards.
- The centralisation of the administration is considered to also have the positive impact of greater consistency.
- The Local Government role can then be focused more on the assessment and recommendations.
- With reduced numbers of DAPs there is opportunity to hold meetings regularly, but it may mean greater reliance on technology and electronic meetings



Removal of mandatory DAP thresholds

Optional DAP applications – value over \$2million

Replace mandatory DAP applications with Special Matter DAP applications which cannot be determined by LG

- This can be seen as a positive as it is considered the City can make good planning decisions regardless of the scale.
- The removal of this threshold allows for developers who align their prospective developments with well established policies and local planning strategies can expect positive outcomes in potentially much faster timeframes dealing direct with the LG despite the cost.
- These developers can also be more confident in negotiating outcomes when they are liaising directly with the decision maker



Local Government to provide four members

Currently there are two elected members that form part of a DAP. The proposed change seeks an additional two alternative members to be nominated and trained.

- This is seen as a positive as it allows for more certain representation in DAPs in the event one or two of the DAP members are not available. This would mean much greater likelihood of two elected members attending every DAP.



Fees associated with DAP

There are currently two fees payable when a DAP application is made – one is the fee that is collected by the Local Government based on the costs of development and the other is for the DAP. While the fees associated with the LG remain unchanged, the DAP portion is proposed to increase, to offset the additional administration role.

- The increase in fees does not impact the City of Mandurah as it is paid by the developer.
- The DAP fees are proposed to increase from

Current	Proposed
\$2m-\$7m = \$5701	\$11600
\$7m-\$10 = \$8801	\$11600
\$10m-\$12.5m = \$9576	\$14500
\$12.5m-\$15m = \$9849	\$14500
\$15m-\$17.5m = \$10122	\$14500
\$17.5m-\$20m = \$10397	\$14500
Over \$20m = \$10670	\$14500

- In addition, the Special Matters DAPs (which are mandatory), attract an administration fee of \$16000, plus an assessment fee of \$80600



Thank You

Questions?

