

Move to streamline development process

■ Debra Goostrey
UDIA WA



Last week the Minister for Planning announced changes to the "opt in" range for Development Assessment Panels that provide greater flexibility for developers to choose to get their approval through the local government or through the DAP.

DAPs were an initiative of the Council of Australian Governments which was progressing a national planning reform agenda that sought to improve both the efficiency and effectiveness of the assessment process.

It included the concept of applications for development being "streamed" in the most appropriate assessment pathway.

The COAG paper remains relevant with many useful ideas.

To improve the system it started with policy development including the need for objective rules and tests to make the assessment more transparent.

UDIA strongly supports these good policy settings which are vital to getting quality outcomes in a timely manner.

COAG also suggested that there be a single point of assessment which made better use of professional staff and private-sector expertise to assess projects against the stated requirements.

The track-based assessment process included exemption from assessment or prohibited actions, with the four other categories ranging upwards in complexity from self-assessment through to impact based assessment.

In WA, the track based approach underpinned the introduction of private certification for the building industry and is included in the latest planning reform considerations.

Many States have, in one form or another, introduced assessment processes that include an expert panel.

In WA, DAPs were introduced with local governments being able to assess the lower-value applications, DAPs to assess the higher-value applications with developers having a choice to "opt in" within a set project value range.

Some projects are exempt from the DAP process including single-house construction.

The change announced by the minister last week increased the range for projects allowed to "opt in" from those valued between \$3 million-\$7 million to the new range of \$2 million-\$10 million (\$20 million in the City of Perth).

This means that more developers will have the choice to have their projects assessed by the local government or the DAP.

UDIA has supported the increase in the "opt in" range as the approvals experience varies considerably between local authorities and also between DAPs.



Swan Valley charm close to amenities

LAND

■ Maureen Eppen

With more than three-quarters of the first release of home sites already sold, the location, quality and masterplan for a new residential estate in West Swan are proving popular with buyers.

GM Property Group is developing the 250-lot Golden Vines Private Estate on a site in Dayton, within walking distance of an existing private primary school and a planned government school, opposite proposed district playing fields and close to a proposed shopping centre.

Buyers were quick to respond to the release of 89 home sites in stages 1A and 1B of the new estate, where construction is now complete and roads in place. Titles for these lots are expected in June.

GM Property Group director Simon Munckton said Dayton formed part of an exclusive Urban Growth Corridor designated as the primary residential growth area in the Swan Valley.

"Current projections estimate the population will increase from just over 8000 residents next year to about 35,000 residents by 2031, resulting in an additional 8500 new homes over the same period," Mr Munckton said. "Golden Vines Private Estate stands



Sandeep Singh and Jaspreet Kaur are looking forward to building their home.

to benefit directly from increased spending on key community infrastructure, which will occur as a result of increased population growth and development.

"These fundamentals make the prospect of capital growth very compelling."

Mr Munckton said Golden Vines provided a variety of block sizes to cater for first and second-

homebuyers and downsizers. Blocks ranged from 250-450sqm and were priced from \$250,000.

"Front landscaping and fencing rebates are available and the estate is NBN ready, with access to the national fibre-optic network," he said.

Mr Munckton said feedback from buyers indicated the estate's location within the Swan Valley, variety of lot sizes and a high standard of building covenants and guidelines were among its key attractions.

"Other drawcards include its proximity to Midland and Guildford, Whiteman Park, nearby shopping centres, and key transport links, including Reid and Roe highways," he said.

Among the first to secure a home site at Golden Vines are Sandeep Singh and Jaspreet Kaur, who are looking forward to building their home once titles are issued.

"We love that Golden Vines Private Estate is located on the doorstep of the Swan Valley," Mr Singh said. "The Reid and Roe highways provide easy access to the city, making commuting into work very easy."

■ More information is available at goldenvinesestate.com.au or by phoning selling agent Paul Schaal, of Earnshaws Real Estate, on 9299 6533 or 0416 277 667.



An aerial photo shows where Golden Vines Private Estate is situated.

Friendly neighbourhood hard to pass up

■ Angie Tomlinson

Sought-after schools and a community-driven neighbourhood surround this inviting home.

Opposite Woodlands Primary School and a short walk from Churchlands Senior High School, Hale School, shops and Jackadder Reserve, this property has been an ideal home for owners Judi and Clive Hicks.

"Woodlands is such a great little community — it's like living in a village not suburbia," Mrs Hicks said.

The home is also close to public transport into the city and a short drive to the beach.

The owners built the home five years ago, creating a comfortable abode with traditional facade on the 473sqm block.

They placed an emphasis on low-maintenance outdoor entertaining areas, with the kitchen opening to a north-facing decked alfresco area, and the open-plan dining and living blending into the rear decked alfresco area and patio.

Little expense has been spared on the clean-lined kitchen with big stone island bench, Neff double oven and induction cooktop.

The kitchen overlooks the dining and living areas which are surrounded in glass, allowing the outdoors to be appreciated.

The entry of the home is marked by an elevated ceiling giving the home a light spacious feel.

An open study sits at the front, bordered by the main suite with walk-in robe and ensuite.

The ensuite includes a big shower, double vanity and separate toilet.

The two minor bedrooms and family bathroom are in their own wing off the main corridor.



Woodlands

15B Lombardy Street
From \$1,195,000

Low-maintenance single-storey home, neat welcoming facade, homely interiors, open-plan kitchen, dining and living, multiple alfresco areas, main suite with walk-in-robe and ensuite, double garage, 473sqm block, close to schools, Jackadder Lake, shops and cafes
Agent Kelvin Reynolds, of Wright Real Estate, on 0414 722 576

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