

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

2015-16 ANNUAL REPORT HEARINGS ANSWERS TO ADDITIONAL QUESTIONS

Department of Planning / Western Australian Planning Commission

Hon Alanna Clohessy MLC asked:

- 1) [WAPC AR page 51] For the *Effectiveness Indicator: Planning decisions – strategic, environment, industry, infrastructure, transport*, why was there an increase in the number of strategic reports referred to the Commission for decision?

Answer: The WAPC has increased its focus on ensuring the strategic planning for the State is current and responds to emerging trends. The WAPC and the Department of Planning have been undertaking a policy review program to ensure all WAPC policies are regularly updated and provide a world's best practice regulatory framework for land use planning and development.

- 2) [WAPC AR page 24] Could you give some further detail about the reasons behind the significantly increased impairment losses for land of \$33.4 million for 2016 from \$4.18 million for 2015?

Answer: The impairment losses reflect the reduction in value of WAPC land purchases during June of each financial year. The loss represents the difference in value between its 'fair market value' purchase price and its 'Existing Use' or affected public purpose value for accounting standard reporting purposes.

The significant increase in impairment losses in 2015-16 reflected the greater acquisition program in 2015-16.

In regard to concerns in West Hedland over excessive dust emissions:

- 3) Is the decision to address the problem by restricting or reducing activities by existing and future businesses and residents within certain prescribed areas or zones the best or only policy response from the government?

Answer: The Town of Port Hedland's Local Planning Strategy responds to the known health risks of exposure to dust by promoting future residential development in the eastern precinct of Port Hedland. The Local Planning Strategy further recommends the progressive transition from permanent residential uses under the current 'West End Residential' zone towards a longer term land use scenario with no permanent residential (short-stay accommodation only) west of Acton Street.

The Town of Port Hedland's Local Planning Scheme No. 5 currently contains building design and performance standards within the 'West End Residential' and 'Town Centre' zones that aim to minimise exposure to dust by higher risk persons (eg elderly, families) and limit long-term residency in the area.

No recent land use planning decisions have been made with respect to dust matters in Port Hedland.

Amendments to the local planning scheme and/or special use provisions could be applied in the future over land in the 'West End' of Port Hedland, with the objective of minimising public long-term dust exposure.

The Heath Risk Assessment recommends planning policy, industry and local government operational responses to assist in managing Port Hedland dust issues.

- 4) Does the adoption of measures that reduce business and property values and displace residents stem from an inability or unwillingness to control the polluting activities of port users?

Answer: No recent land use planning decisions have been made with respect to dust matters in Port Hedland.

- 5) Will residents and business operators be compensated for loss of housing and business values that result from zonings that seek to restrict or remove them?

Answer: No recent land use planning decisions have been made with respect to dust matters in Port Hedland.