



City of Melville Review of Local Planning Scheme No.6

REPORT OF REVIEW

December 2021



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Purpose of the Report

Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) requires that all Local Governments commence review of their local planning scheme within six months of the five-year anniversary from the date the Scheme is approved. The City of Melville's Local Planning Scheme No.6 (LPS6) has been operational since May 2016 therefore is now due for review.

The first step of a scheme review is to prepare a Report of Review. The Report of Review is effectively a health check on whether the City's Local Planning Strategy and Local Planning Scheme are operating as intended, namely:

- Is the Scheme aligned with the intent of the Local Planning Strategy?
- Is the Scheme and Strategy consistent with the Regulations?
- Is the Scheme and Strategy consistent with the State Planning Framework?
- Are the development outcomes being delivered reflective of the objectives of LPS6 and as they relate to the development and growth of the City?

This Report documents the main findings and conclusions from the review which were used to form a recommendation on whether the Local Planning Strategy and LPS6 are satisfactory in their existing form; requires amending; or should be repealed and replaced with a new Local Planning Strategy and Scheme.

The recommendations of this report will be considered by the Council of the City of Melville and will be subsequently referred to the Western Australian Planning Commission (WAPC) for determination. The decision of the WAPC will guide the next steps in the review of LPS6 and/or the Local Planning Strategy.



1. Background

The City of Melville is located in Perth's inner southern suburbs, covering an area of approximately 53km², just 8km from the Perth CBD (Figure 1).

The City is home to approximately 103,500 people¹ and a diverse and multicultural community which enjoys a rich built and natural heritage, a blend of retail and business precincts, an abundance of opportunities for physical and social activity, open spaces set within a unique natural landscape.

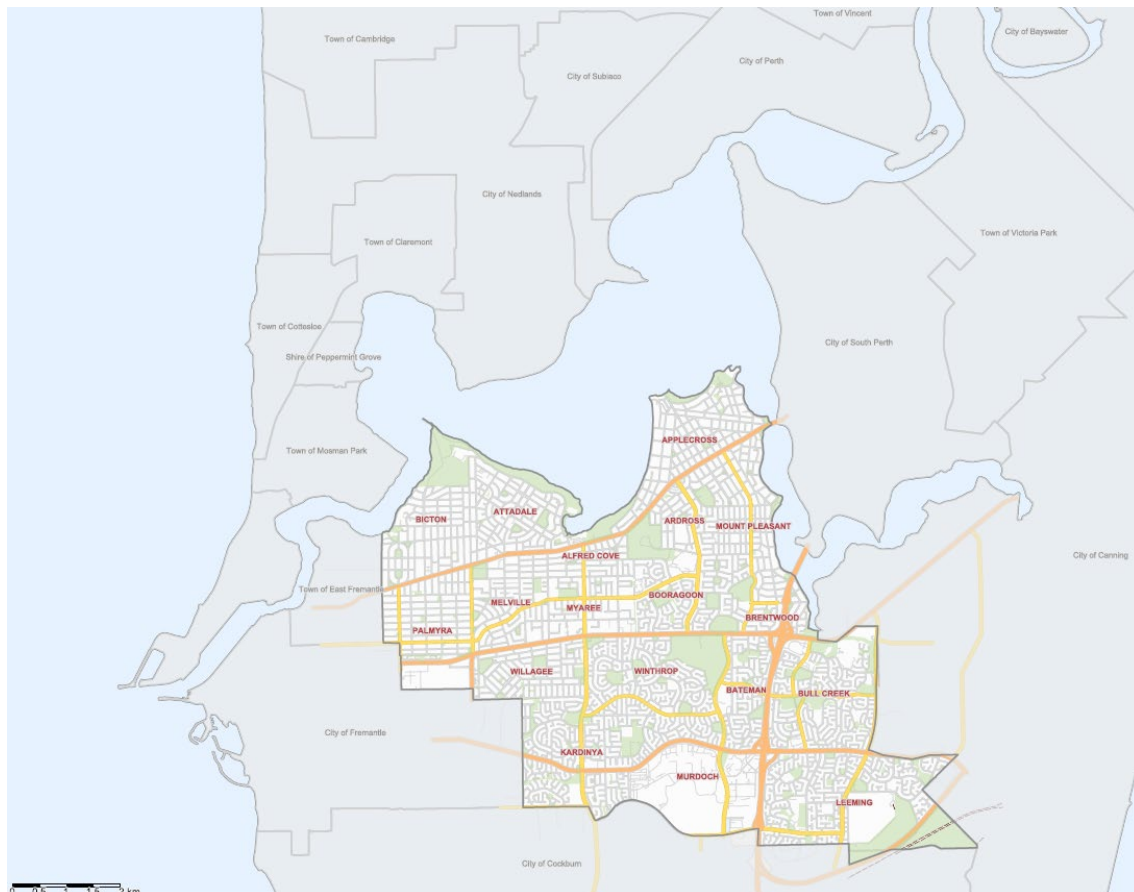


Figure 1. District Context (Intramaps 2021)



The City comprises the suburbs of Alfred Cove, Applecross, Ardross, Attadale, Bateman, Bicton, Booragoon, Brentwood, Bull Creek, Kardinya, Leeming, Melville, Mount Pleasant, Murdoch, Myaree, Palmyra, Willagee and Winthrop (Figure 2). The Swan and Canning Rivers offer the City access to 18km of foreshore and adjacent parkland.

The City has a well-established transport network serving all aspects of transport. The Kwinana freeway and Mandurah Rail line transects the City on a north/south axis providing good access to the CBD and southern suburbs. The primary east/west connections of South Street, Leach Highway and Canning Highway provide local and regional access to the freeway as well as being major bus routes. The City also has an excellent cycle and pedestrian network that supports active travel.

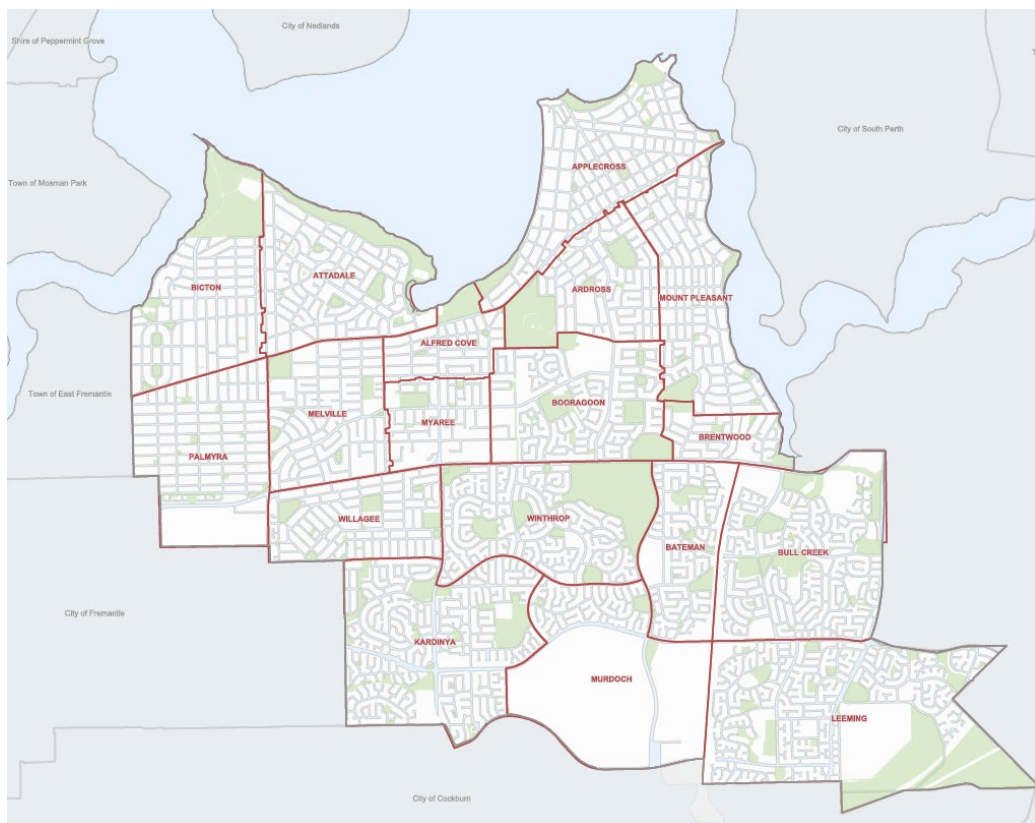


Figure 2. City of Melville local context (Intramaps 2021)



2. Local Planning Scheme No.6

2.1 Gazettal of LPS6

LPS6 was gazetted on 27 May 2016.

2.2 Consolidation of LPS6

Since its gazettal no major review of LPS6 has occurred nor has the scheme ever been consolidated under Part 5, Division 5 of the *Planning and Development Act 2005*.

2.3 Amendments to LPS6

Since 2016, twelve (12) amendments to LPS6 have been initiated of which eight (8) have been gazetted. A list of all initiated amendments to LPS6 is provided in Table 1.

Amendment No.	Amendment Summary	Gazettal Date
1	Administrative changes	12 May 2017
2	Various Residential Recodings within Mount Pleasant and Melville	27 February 2018
3	Rezone all the lots in the Melville District Centre as per the Melville District Centre Activity Centre Plan.	17 May 2017
4	Minor Rezoning of land used for service infrastructure.	Not listed
5	Recoding parts of Bolas Court and Evershed street, Myaree from 'R20' to 'R25'.	1 December 2017
6	Rezoning Lot 4252 Murdoch Drive Murdoch from 'Public Purpose (Sec)' to 'Service Commercial'.	10 April 2018
7	Additional Uses in the Marshall Road Local Centre, Leach Highway, Myaree.	23 July 2021
8	Rezoning 11 Cottrill Street, Myaree from 'Residential R40' to 'Public Open Space'.	5 October 2021
9	Modification to boundary of the Canning Bridge Activity Centre Plan.	Not Applicable - (Minister refusal 21 October 2021)
10	Rezoning twenty parks and reserves from 'Residential' to 'Public Open Space'.	To be determined
11	Establishing new use classes and definitions for short stay accommodation; and including the proposed use classes in the Zoning Table of Local Planning Scheme 6.	To be determined
12	Review of land use restrictions at 71-77 Leach Highway and 2-6 Webber Street, Willagee	To be determined
13	Child Care Premises – Permissibility abutting major roads	To be determined

Table 1. Amendments to Local Planning Scheme No.6



3. Development Activity

3.1 Subdivision Activity

Between 1 July 2016 and 30 June 2021, a total of 1835 lots were created throughout the City of Melville based on subdivision applications lodged and approved by the WAPC². This total comprises of a distribution of lots by the broad categories shown in Table 2.

Lot Type	2016*	2017	2018	2019	2020	2021**	Total
Residential	145	309	318	372	414	209	1767
Non-Residential	1	27	11	5	18	6	68
Total	146	336	329	377	432	215	1835

Table 2. City of Melville Lot Approvals 1 July 2016 – 30 June 2021 (WA State Government, 2021).

In addition to the 1835 lots created, the City of Melville also approved a total of 126 built strata lots between 1 July 2016 and 31 June 2021⁷. The total of both subdivision and built strata lots created between 1 July 2016 and 30 June 2021 as shown in Figure 3.

City of Melville - Lot Approvals July 2016 - June 2021

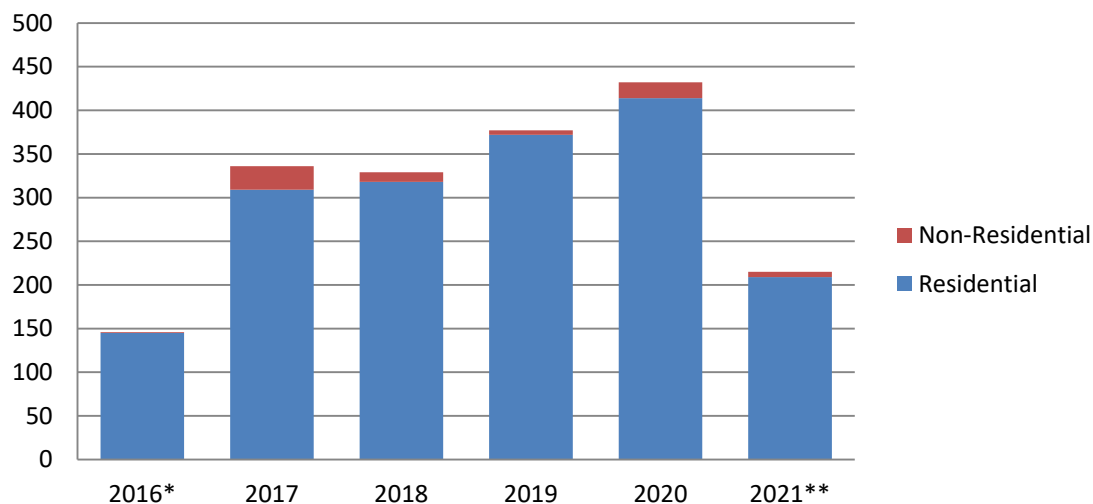


Figure 3. City of Melville Lot Approvals *1 July 2016 - ** 31 June 2021 (WA State Government, 2021)



3.2 Development Activity

Between 1 July 2016 and 30 June 2021, 3965 dwellings received building approval within the City of Melville⁷. A breakdown of the number of building permits issued annually, between 1 July 2016 and 30 June 2021, for these two broad dwelling categories is provided in Table 3.

Dwelling type	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Houses	275	320	326	405	525	1851
Other Dwelling	367	776	226	190	555	2114
Total	642	1096	552	595	1080	3965

Table 3. Development Approvals issued for residential development between 1 July 2016 and 30 June 2021 (.idcommunity 2021)

The total number of dwellings approved includes all houses (stand-alone) and all other residential dwellings (ie semi-detached, row or terrace houses; flats, units or apartments). It is notable that these figure do not account for demolitions or permits that are issued but do not progress to construction, nevertheless, the building approvals data provides strong indication of the development activity occurring under LPS6.

As demonstrated in Figure 4, since the gazettal of LPS6 development activity has greatly increased including a much greater take up of non-standalone house dwellings. The high number of approvals in 2016-17 and 2017-18 coincide with approval of substantial mixed use developments within the Canning Bridge Activity Centre area while the 2020-21 is reflective of the COVID-19 construction stimulus measures.

Residential building approvals

City of Melville

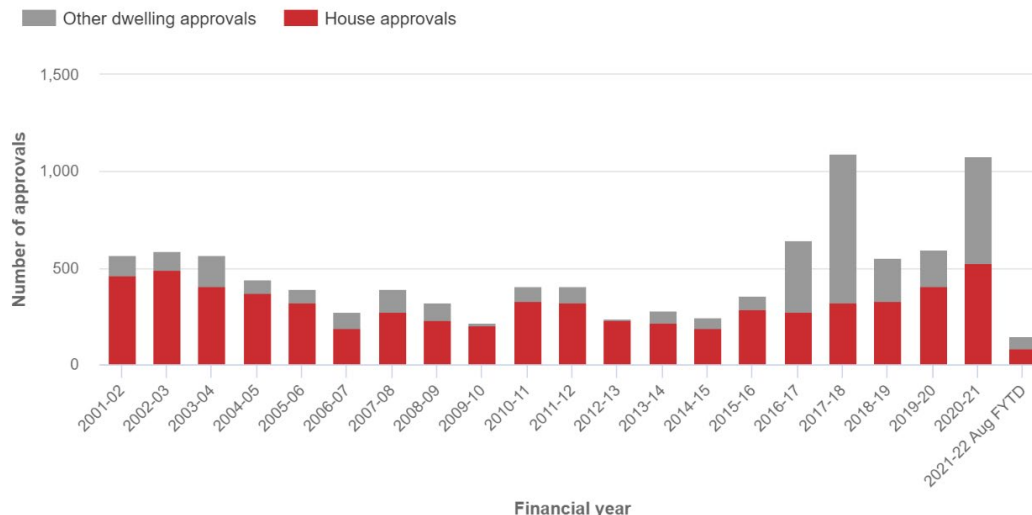


Figure 4. City of Melville residential building (total dwellings) approvals (.idcommunity 2021)



3.3 Population Change

3.3.1 Population Growth

In 2016, the City of Melville had an estimated residential population of approximately 102,342 people, with a population density of approximately 19.5 persons per hectare¹.

The population of the City is forecast to increase by over 18,000 people to a total of approximately 121,000 people by 2031³. The forecast population increase reflects an annual growth rate of approximately 1.7% and a total increase of approximately 18%³ (Figure 5).

Forecast population

City of Melville

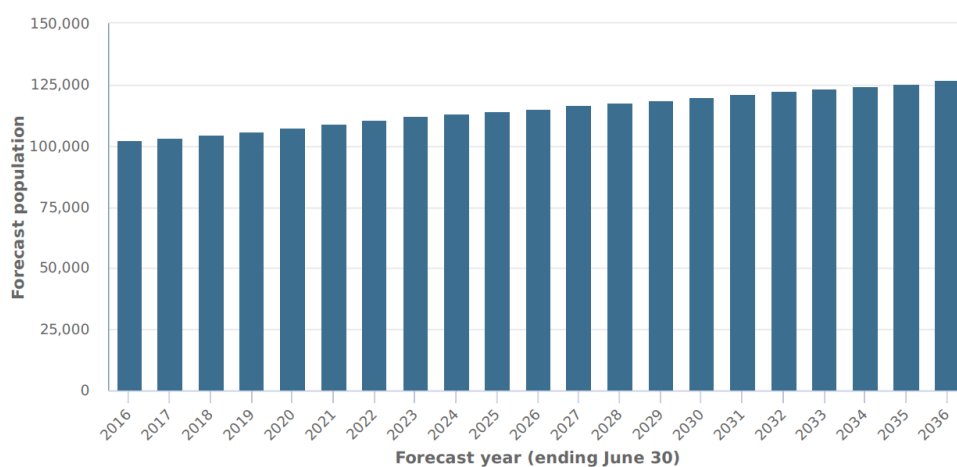


Figure 5. City of Melville Forecast Residential Population (.idcommunity 2021)

3.3.2 Population Age

The City of Melville has a relatively older population compared with Greater Perth¹ with a lower proportion of children (under 18) and a higher proportion of persons aged 60 years or older. The City's population is forecast to grow across all age groups over the next decade to 2031⁴ (Figure 6).

Forecast age structure - 5 year age groups

City of Melville - Total persons

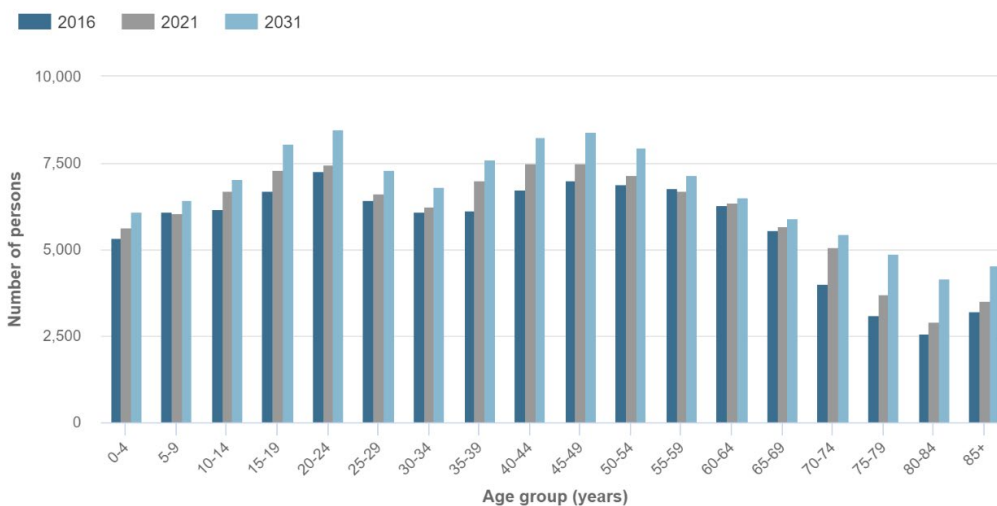


Figure 6. City of Melville Forecast Population Age Structure (.idcommunity 2021)



3.3.3 Household Composition

In 2016 the predominant household type across the City was Couples with Children (32.2%), followed by Couples without Children (28.8%) and Lone Person (24.0%)⁵. The City's household composition aligns relatively closely with the distribution of household compositions across Greater Perth (Figure 7).

Household type, 2016

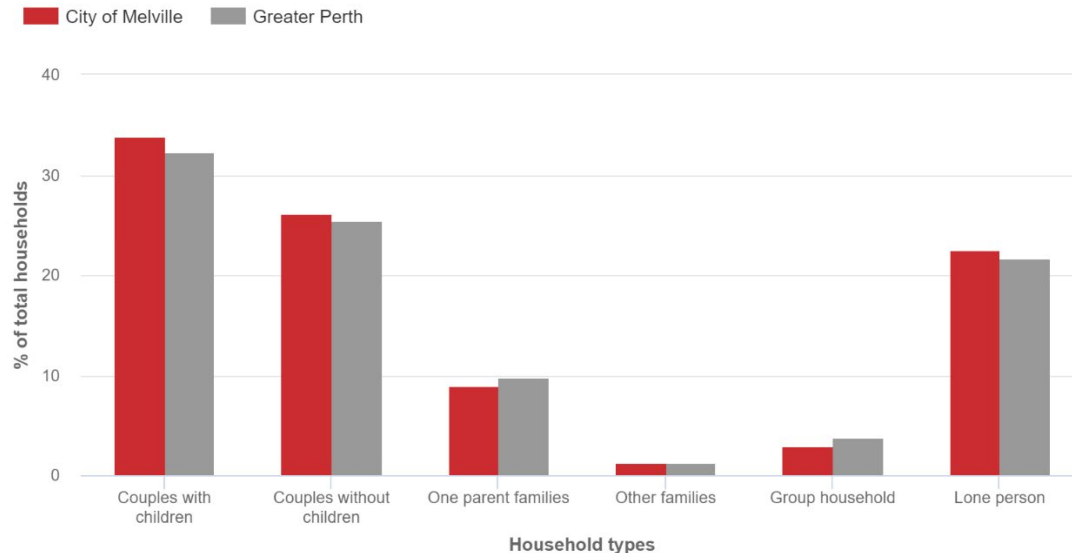


Figure 7. City of Melville household composition (.idcommunity 2021)

The forecasts indicate that growth will continue in all household types at similar proportions to the current situation, with Lone Person households experiencing the greatest growth to 2031⁶ (Figure 8).

Forecast household types

City of Melville

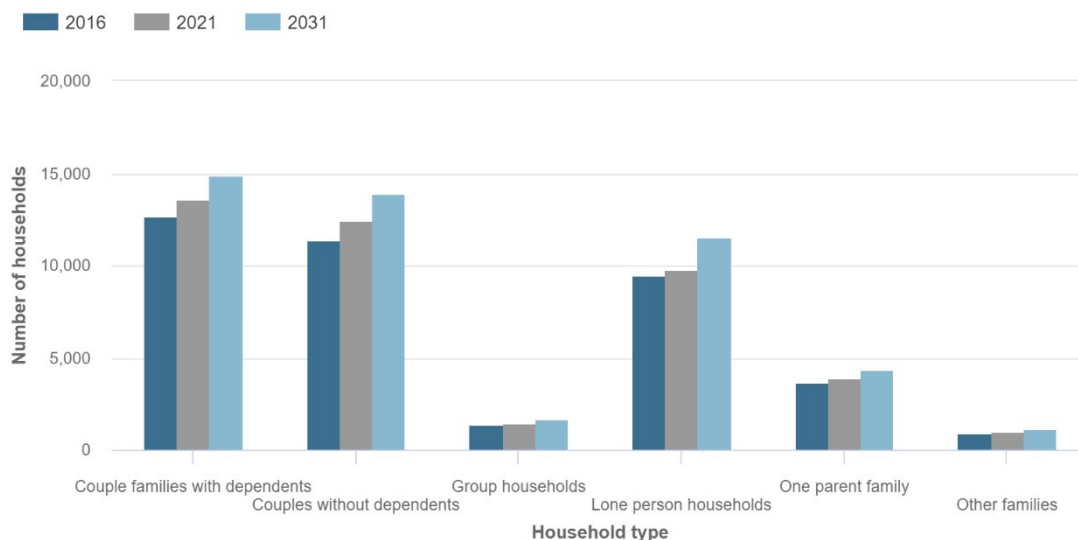


Figure 8. City of Melville forecast household composition 2016-2031 (.idcommunity 2021)

4 Strategic Context

4.1 Local Planning Strategy

The City of Melville Local Planning Strategy was endorsed by the WAPC in April 2016 and outlines the long term (20 year) vision for City. A key component of the Local Planning Strategy is demonstrating how the City will accommodate population growth through meeting the State Government allocated infill target of an additional 10,830 new dwellings by 2031 on top of the 40,110 homes in existence in 2011⁸.

The WAPC's infill targets require the City of Melville to provide a minimum total of 10,830 new dwellings by 2031 and a minimum total of 18,480 new dwellings by 2050 as outlined in Table 5.

Timeframe	Infill Target (Additional Dwellings)
2011-2016	3,500
2016-2021	2,510
2021-2026	2,770
2026-2031	2,050
2031-2050	7,650

Table 4. Central Sub-regional Planning Framework - Infill Targets for the City of Melville (WAPC 2018)

The Strategy demonstrates the City's capacity to achieve this growth target through planning for additional dwellings in the City's activity centres and along transport corridors to allow for minimal change to the suburban areas that characterise the City as is desired by the community. A summary of the Local Planning Strategy's distribution of additional dwellings throughout the City is demonstrated in Table 6.

Area	Additional dwellings by 2031
Canning Bridge	~2,500
Melville City Centre	~900
Riseley Centre	~300
Willagee	~1,200
Murdoch	~700
Melville District Centre	~500
Canning Highway Corridor	~700
Other areas	~4,200
Total	~11,000
2031 Target	10,830

Table 5. Local Planning Strategy - Additional Dwelling Distribution 2016-2031

The Local Planning Strategy envisaged distribution for accommodating population growth has a strong correlation with the additional dwellings forecast by suburb as shown in Figure 9⁹.

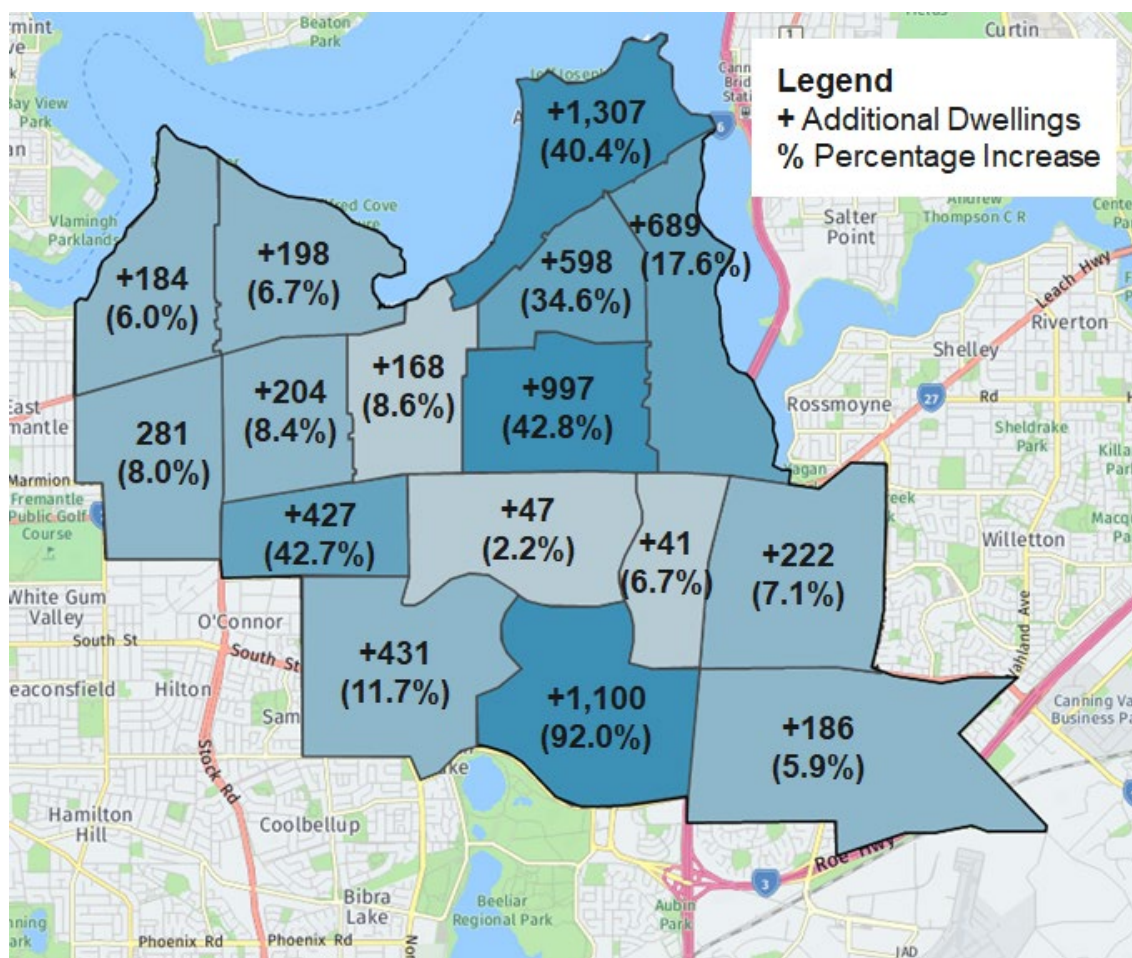


Figure 9. City of Melville Forecast Additional Dwellings by suburb 2016-2031 (.idcommunity 2021)

The Local Planning Framework has demonstrated the capacity to facilitate required growth towards the identified dwelling targets. It is noted however that the data indicates that dwelling targets may not be achieved by 2031. This trend is also reflected in yearly breakdown of dwelling growth which indicates that dwelling growth is below that required to meet the 2031 targets. A review of LPS6 will provide opportunity to examine and respond to dwelling growth patterns.

Year	No. Dwellings	New dwellings since 2010	Overall Target new dwellings (10,830 by 2031)	% achievement against overall target	Proportional target (516 dwellings per year)	Achievement % against proportional target
2010	40,085	0	10,830	0%	0	0%
2016	41,262	1177	10,830	10.9%	2580	45.6%
2017	41,285	1200	10,830	11.1%	3096	38.7%
2018	41,535	1450	10,830	13.4%	3612	40.1%
2019	42,130	2045	10,830	18.9%	4128	49.5%
2020	42,336	2251	10,830	20.8%	4644	48.5%

Table 6 Progress Toward Dwelling Targets



4.2 Local Planning Strategy Amendments

The City of Melville's Local Planning Strategy was endorsed by the Minister for Planning at the same time LPS6 was approved in 2016 and has not been amended since this time.

4.3 Plans approved under the scheme

4.3.1 Development Areas, Structure and Activity Centre Plans

State Planning Policy 4.2 – Activity centres for Perth and Peel (SPP4.2) provides guidance for the planning and development of centres within the context of the broader metropolitan region.

SPP4.2 establishes a hierarchy for activity centres to differentiate their fundamental planning role and service function. Local governments are required to plan for higher order activity centres through preparing structure plans, that set out the detailed planning and development provisions specific to these centres and supplement the more general zoning and development controls of the local planning scheme.

SPP4.2 identifies one (1) secondary centre (Booragoon) and six (6) district centres (Canning Bridge, Riseley Centre, Melville District, Petra Street, Bull Creek and Karindya) as high order activity centres within the City of Melville. In addition to these activity centres the Local Planning Strategy also identifies Strategic Development Areas in Willagee, the Bullcreek Station Precinct and Murdoch Station Precinct (Figure 10).

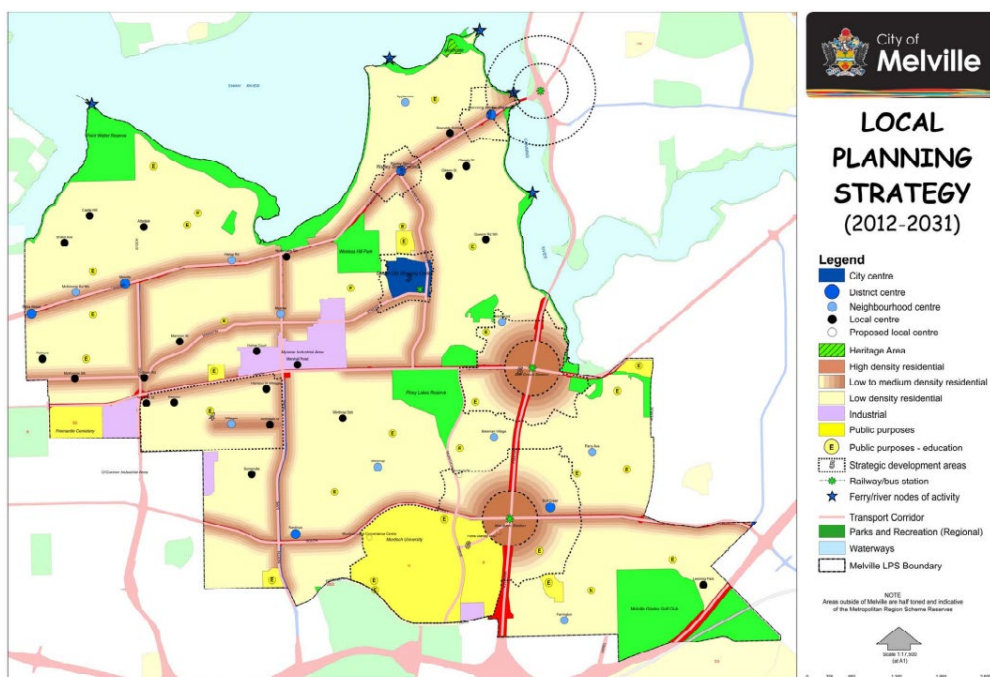


Figure 10. Melville Local Planning Strategy (2016)

Structure planning for these activity centres and strategic development areas has progressed as follows:

- Kardinya District Centre Activity Centre Plan (awaiting determination 2021)
- Melville District Activity Centre Plan (2017)
- Canning Bridge Activity Centre Plan (2016)
- Murdoch Mixed Use Precinct Activity Centre Structure Plan (2016)
- Willagee Structure Plan (2016)
- Riseley Activity Centre Structure Plan (2015)
- Melville City Centre Activity Centre Structure Plan (2014)
- Murdoch Specialised Activity Centre structure Plan (2014)



The Regulations give structure plans effect for a period of 10 years from Commission approval. The form of the City's structure plans are considered satisfactory. It is noted that the Canning Bridge Activity Centre Plan is currently undergoing a comprehensive review. Other major structure plans are scheduled for review across the next 2 – 3 years.

Structure plans have not yet been prepared for high order activity centres including Bull Creek and Petra Street. Prioritisation of the preparation of plans for these centres is recommended. Structure planning for Strategic Development Areas such as Bull Creek Station Precinct and review of the Murdoch Station Precinct, are also not finalised and accordingly are recommended future priorities.

4.3.2 Local Development Plans and Related Planning Policies

Table 6 lists the City's local planning policies that guide development of specific sites/precincts within the City. The policies have been reviewed periodically, remain relevant and are considered satisfactory in their existing forms.

No.	Local Planning Policy	Description/Purpose	Adoption Date	Last Review Date
1.	LPP 4.1 Royal Australian Air Force Association Masterplan	To guide future development for the Royal Australian Airforce Association site in Bull Creek.	15 November 2011	25 October 2019
2.	LPP4.2 All Saints College Master Plan	To guide future development of All Saints College, Bull Creek.	17 March 2015	20 September 2016
3.	LPP4.3 Heathcote Heritage Precinct Signage Strategy	To provide guidance for a hierarchy of sign systems that may be considered for the Heathcote Heritage Precinct	9 September 2003	20 September 2016
4.	LPP4.4 Murdoch Health and Knowledge Precinct Design Guidelines	To guide future development of the Murdoch Health and Knowledge Precinct.	20 September 2016	20 September 2016
5.	LPP4.5 Carawatha Development Design Guidelines	To guide development of the Carawatha Revitalisation Project.	5 May 2019	5 May 2019



	Local Development Plans	Description/Purpose	Adoption Date	Last Review Date
6.	Lot 1 (No. 287) Canning Highway, Palmyra	To guide future development of the Bicton Uniting Church site.	21 November 2017	21 November 2017
7.	Lot 369 (No. 109-141) Somerville Boulevard, Winthrop	To guide future development of the Winthrop Village Shopping Centre precinct.	21 November 2017	21 November 2017
8.	Lot 402 (181-205) Davy Street, Booragoon	To guide future development of an area within the Melville city Centre Structure Plan to ensure high-quality outcomes for the future development of the lot.	19 March 2019	19 March 2019
9.	Santa Maria College (2-44) Stoneham Road, Attadale	To guide future development in the south west part of the college campus to enhance the quality of education.	20 April 2021	20 April 2021
10.	23 Buckingham Crescent, Kardinya	To guide future development for the site in order to facilitate a more diverse housing product.	12 October 2021	12 October 2021

Table 7. City of Melville Local Development Plans and Related Policies

4.4 Changes to the Planning Framework since 2016

Since 2016, there have been changes to both the State Planning Framework and the City of Melville's strategic framework which have implications for the currency of LPS6.

The State Government has been progressively implementing reforms to the state planning framework since 2016. Key components of the reforms implemented include:

- Gazettal of State Planning Policy 7 – Design of the Built Environment (2019)
- Gazettal of State Planning Policy 7.3 R-Codes Vol.2 – Apartments (2019)



- Gazettal of State Planning Policy 7.2 - Precinct Design Guidelines (2020)
- Amendments to the *Planning and Development (Local Planning Schemes) Regulations 2015*, including:
 - exemptions from planning approval for certain works and land uses (2020)
 - new provisions for car parking and cash in lieu (2021)

The City's own strategic framework has progressed since 2016, including the preparation of the following strategies and plans:

- Public Spaces Strategy (2017)
- Urban Forest Strategic Plan (2017)
- Local Housing Strategy (2018)
- Local Heritage Survey (2019)
- Strategic Community Plan (2020)

LPS6 will require review and amendment to align with changes in the overarching State planning framework and emerging community needs as identified in the City's strategic planning framework. The scope of matters recommended for further investigation as a result of changes to both the State and Local planning frameworks are noted in Table 7 at the end of this report.



5 Consultation

The Regulations do not require community engagement to be undertaken in the preparation of a Report of Review. An engagement process has been undertaken however to supplement the City's existing understanding of the community's needs, wants and expectations gained in the preparation of the City's Strategic Community Plan, informing strategies and action plans, Local Planning Strategy, Local Planning Scheme (including all amendments), Activity Centre and Structure Plans and Local Planning Policies.

Community engagement undertaken for the Report of Review seeks to:

- inform the community that the review of LPS6 is commencing and the process involved; and,
- to be informed by the community of key themes and issues that should be investigated in future phases of the scheme review.

Key observations from submissions received during the preliminary consultation are summarised as follows:

- Residents value the City of Melville as a place to live - particularly for its proximity to Perth, convenient transport network and quality of natural areas and public spaces.
- Increases in density should be focused around activity centres and transport corridors to protect existing suburban areas from infill development. Some submissions indicate support for increasing development potential (generally increasing from low to medium density) for properties that are in close proximity to activity centres or transport corridors but cannot redevelop at a greater intensity under the existing scheme.
- There are some concerns with the rate of population growth and scale of new development occurring. This sentiment is often associated with preferences for low to medium rise rather than high rise development.
- The design quality of new development is considered important.
- Loss of private open space in new developments is of concern due to the increased pressure this places on existing public open spaces.
- Growth must be accompanied by infrastructure investments – better public transport, more green space and improved public amenities.
- Housing affordability and choice are considered important. The housing supply in the City needs to cater for all age groups and family types.
- Locally owned and operated businesses are valued. There is general support for encouraging more local hospitality and recreational business offerings.
- There are concerns that population growth is increasing traffic congestion. There is also a general view that the City should be investing more in pedestrian and cycling infrastructure.
- Heritage value is generally afforded to public buildings and places only. A desire for greater recognition of First Nations heritage is also evident.
- Tree loss on private land, as a result of infill development, is of significant concern. Tree retention should be a priority of new development.
- The impacts of climate change is of increasing concern. In response the City doing more to encourage environmentally sensitive development is desired.
- The scheme and planning framework should be clearer to enhance community understanding and planning decisions need to be more transparent.



The submissions have been considered and have informed the recommendations of this Report including the scope of matters that require more comprehensive investigation in subsequent phases of the review as listed in Table 7.

It is noted that the preliminary engagement undertaken to date is not intended to be comprehensive in defining planning issues and opportunities in the community. Extensive engagement to identify and explore these key issues and opportunities will take place in the initial stages upon commencement of an actual review of LPS6.



6 Comments

The Report of Review is required to make recommendations to the WAPC as to:

- Whether the Local Planning Strategy is satisfactory in its current form, or should be amended or replaced.
- Whether LPS6 is satisfactory in its current form, or should be amended or replaced.
- Whether the City's Structure Plans or Local Development Plans are satisfactory in their current form or should be amended or replaced.

The recommendations to the WAPC in response to the above and the subsequent determination of the WAPC will guide the next steps in the process of reviewing LPS6:

- A conclusion that the Local Planning Strategy is not satisfactory would require review of the Strategy and preparation and approval of a new or amended Local Planning Strategy ahead of the commencement of a review of LPS6.
- .
- A conclusion that LPS6 is not satisfactory would require a recommendation as to whether the scheme requires amendment following review or revocation and replacement.
- A conclusion that the City's Structure Plans or Local Development Plans are not satisfactory would require those plans to be reviewed in conjunction with a review of LPS6.

Planning for the future of the City of Melville is influenced by many issues that are often intertwined and associated with the City's increasingly central locality in the context of the greater Perth region.

The current Local Planning Strategy and Local Planning Scheme seek to ensure consistency with the overarching State planning framework, best planning practice and responding to changing community needs.

The Local Planning Strategy and Local Planning Scheme have been prepared closely following the gazettal of the *Planning and Development (Local Planning Schemes) Regulations 2015* and both planning instruments maintain a high level of consistency with the Regulations required manner and form.

Local Planning Strategy:

The existing Local Planning Strategy demonstrates a sound approach to accommodate future growth and in recognition of the State Government's long term planning objectives for the metropolitan area. Central to Local Planning Strategy is the theme of focusing growth in strategic centres and along transport corridors, which in turn allows existing lower density suburbs to be maintained. In the context of meeting State Government requirements, the approach has received general community support. The centres and corridors approach supports the development of an inclusive, vibrant, prosperous and sustainable future for the City. The approach provides residents with good access to a range of services, amenities and jobs; housing choice and access to public transport. Planning for housing choice, efficient use of land and reduced private vehicle travel in particular present one of the most significant opportunities for the City to respond to the goals of improving sustainability and moving toward zero emissions. On review the approach of the Local Planning Strategy is considered satisfactory.



Local Planning Scheme 6:

LPS6 aligns with the required format and content specified by the Planning and Development (Local Planning Schemes) Regulations 2015. The scheme is operating satisfactorily and is in keeping with the direction of the Local Planning Strategy. Changes to the State Government planning framework, changes to the City's planning framework, response to current development patterns and changes in the community needs and expectations however warrant a targeted review of the Scheme.

Changes to State Government policy including the gazettal of SPP7 - Design of the Built Environment, 7.2 - Precinct Design Guidelines, SPP7.3 R-Codes Vol.2 – Apartments, as well as amendments to the Regulations including additional exemptions from planning approval for certain works and land uses and new provisions for car parking and cash-in-lieu requires a local planning response. The City's own strategic planning framework, maturing of activity centre plans and communities needs have also evolved and impact on the currency of LPS6. In response to these and other circumstances, a targeted review of LPS6 is recommended. Emerging key issues are listed in Table 7.

Item requiring further investigation in review of LPS6	Description
State Planning framework changes	<ul style="list-style-type: none">• Response to SPP7 - Design of the Built Environment, 7.2 - Precinct Design Guidelines, SPP7.3 R-Codes Vol.2 – Apartments• Additional exemptions from planning approval for certain works and land uses• New provisions for car parking requirements and cash-in-lieu
Zero Emissions and Climate Emergency	<ul style="list-style-type: none">• Opportunities to respond to climate/emission reduction objectives through introduction of control measures into scheme and further recognition of the role of strategically located development/reduced travel demand etc in tackling climate change.
Zoning	<ul style="list-style-type: none">• Review R-Code densities in close proximity to activity centres and transport corridors in accordance with Local Planning Strategy.• Review outcomes of split density coded area.• Review suitability of allocation of R-Codes generally
Tree retention on private land	<ul style="list-style-type: none">• Investigate options for scheme provisions aimed at protecting trees on private property.
Short stay accommodation	<ul style="list-style-type: none">• Establish new use classes and definitions for short stay accommodation and include appropriate use classes in the Zoning Table.
Zoning Table	<ul style="list-style-type: none">• Review land use permissibility's to align with new exemptions under the Deemed Provisions.• Review permissibility of and uses to ensure they reflect community expectations, for example: betting agency ('P' use in centres) vs convenience store ('X' use in residential)



Non-Conforming use register	<ul style="list-style-type: none"> Clause 24 of LPS6 provides for the City to prepare a non-conforming use register, however, the City has not prepared one and the merits of this should be investigated.
Parking	Responses to parking standards, parking management
Construction management and compliance	Opportunities to reduce impacts and enhance management
Economic Development	Investigate additional opportunities for LPS content to align with objectives for economic activation and prosperity.
Developer Contributions	Investigate potential to utilise developer contributions schemes to fund additional infrastructure required due to new development.

Table 8. Summary of items requiring further investigation in future phases of review of LPS6

Note - the above list is to be used as a guide only for preparing the scope of matters to be investigated in future phases of the review of LPS6. Additional matters requiring consideration will be identified through community engagement and as the review of LPS6 progresses.

Structure Plans and Local Development Plans:

The City's local planning framework includes the preparation of detailed planning studies for identified key growth areas such as; Melville City Centre, Murdoch Specialised Activity Centre, Riseley Activity Centre, Willagee, Canning Bridge Activity Centre and Melville District Activity Centre. Policies guiding land use and Local Development Plans (listed in Table 6) also form part of the local planning framework. These plans provide additional detail and guidance to the development of strategic precincts and sites and continue to facilitate development in a manner consistent with the principles of the Local Planning Strategy. As noted above many of the Plans are approaching their required review date and accordingly opportunity to revisit, and where necessary enhance, the Plans will occur in coming years. The approach of fine tuning planning controls for centres and strategic locations also presents opportunity for review at other times (outside of the statutory review timeframes) as needs arise. The review of the Canning Bridge Activity Centre Plan ahead of time provides an example of this.

The form and approach of the existing Structure Plans and Local Development Plans are satisfactory. Plans are subject to a regular review timeframe and opportunity exists at other times to consider amendments as required. In this context the structure plans are considered satisfactory and it is not considered necessary to link review of these documents to the review of LPS6.



7 Recommendation

The Report of Review concludes:

- Local Planning Scheme 6 would benefit from a formal review process. The review would enable a response to differing circumstances since Gazettal including changes in the state planning framework, changes in the local planning framework and to have regard to changes in needs, priorities and expectations of the community and other stakeholders.
- The high level approach of the Local Planning Strategy, to focus required growth in strategic centres and corridors, remains sound. Accordingly, it is considered that the review of LPS 6 may commence without the need to firstly review the Local Planning Strategy.
- Existing structure plans are operating satisfactorily and include opportunity for review and enhancement as required. In these circumstances, linking of a requirement to review structure plans to the review of LPS6 is not required.

In response to the Report of Review requirements under the Planning and Development (Local Planning Schemes) Regulations, 2015, the following recommendation is proposed.

That the Council:

1. Pursuant to Regulation 66(3)(a) of the *Planning and Development (Local Planning Schemes) Regulations, 2015*, recommend to the Western Australian Planning Commission that the City of Melville Local Planning Scheme No. 6 should be amended.
2. Pursuant to Regulation 66(3)(b) of the *Planning and Development (Local Planning Schemes) Regulations, 2015*, recommend to the Western Australian Planning Commission that the City of Melville Local Planning Strategy is satisfactory in its existing form.
3. Pursuant to Regulation 66(3)(c) of the *Planning and Development (Local Planning Schemes) Regulations, 2015*, recommend to the Western Australian Planning Commission that the structure plans and local development plans approved under Local Planning Scheme No.6 are satisfactory in their existing forms.
4. Pursuant to Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations, 2015* and *Section 75 of the Planning and Development Act 2005*, resolves to prepare amendments to Local Planning Scheme No.6 following the investigation of issues identified in this Report of Review.



8 References

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