



Agenda Briefing Forum

December 2023



City of
Melville



Officer Presentation

UP23/29 Modifications to Local Planning Policy 1.1 Planning Process and Decision Making

Mr P Varelis, Director Planning

UP23/29 Modifications to Local Planning Policy 1.1

Planning Process and Decision Making

Purpose/background:

The purpose of this report is for the Council to consider modifications to the existing Local Planning Policy 1.1 – Planning Process and Decision Making to formalise and encourage pre-lodgment consultation between applicants and neighbours.

The modifications are proposed as a response to a Notice of Motion to investigate the inclusion of a Courtesy Construction Advice Plan for adjacent neighbours next to construction activity. The Notice of Motion is as follows:

Motion

COUNCIL RESOLUTION

At 8:59pm Cr Barber moved, seconded Cr Sandford –

That the Council directs the CEO to prepare a report to investigate the inclusion of a Courtesy Construction Advice Plan for adjacent neighbours, within the City of Melville's Residential Planning and/or Building Policies.

At 9:09pm, the Mayor declared the motion

CARRIED UNANIMOUSLY (12/0)

Details:

1. The City investigated implementing an Advice Plan.
2. Due to practicalities, including the City's systems, the volume of correspondence, administration and variability of construction timing, it was not considered an appropriate option.
3. Notwithstanding, the City understands the value of neighbourly engagement.
4. As an alternative response, the City has recommended a discounted Development Application fee of 25% to incentivise engagement before developments are lodged with the City.
5. The prospective policy was workshopped with Council for input and guidance at a recent Elected Member Engagement Session.

Considerations:

1. In facilitating this process the City is seeking to:
 - a) Humanise the development application process
 - b) Resolve design issues before they're presented to the City for assessment
 - c) Save time during the application assessment process
2. Staff training, appropriate forms and information sheets will be prepared to guide the process.
3. The modifications are required to be advertised and community input will be sought.
4. The City envisaged the take-up rate for applicable applications to be approx. 10 – 20% with foregone revenue for the discount of approx. \$22,000 - \$44,000.
5. Submissions invited through the statutory advertising process.
6. Recommended review period is every 6 months for 24 months with reporting on stats through the EMB.

Recommendation:

OFFICER RECOMMENDATION

That the Council:

- 1. Pursuant to Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* adopt the amended Local Planning Policy 1.1 Planning Process and Decision Making as outlined in Attachment 1 for the purposes of public consultation for a period of not less than 21 calendar days;**
- 2. Where no submissions in objection are received in response to the consultation undertaken, that the final adoption of amended Local Planning Policy 1.1 Planning Process and Decision Making shall be authorised by the Chief Executive Officer; and**
- 3. Note that following adoption, the Chief Executive Officer will undertake a Local Planning Policy review and report relevant information to Council through the Elected Member Bulletin every 6 months from adoption for 24 months.**



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