



City of
Melville

P21/3896 - LPP 1.20 CBACP Density and Bonus Provisions – Report
on Results of Stakeholder Engagement

Presenter: Gavin Ponton - (Manager Strategic Urban Planning)

- October 2020 - draft LPP for the purposes of advertising (prepared by the Stakeholder Working Group)
- Advertising resulted in 117 submissions – 94 in support, 22 objections, 1 neutral
- The intent of the draft LPP to better control building height and the process for awarding of bonus height is supported.
- Community support for the better control of building height and the process for awarding of bonus height is noted.
- A LPP however is not the correct instrument to achieve these objectives (due to the limitation imposed by planning legislation)
- Advice from the WAPC and independent legal advice is that the draft LPP has gone beyond those legislative abilities.



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- Indications are that the draft LPP if adopted would be given little or no weight in the determination of development proposals.
- On this basis it is recommended that the LPP not be adopted.
- The intent of the LPP is supported – it just needs to be delivered using the correct instrument.
- The CBACP and/or LPS6 are the instruments that needs to be amended to achieve the initiatives in the LPP.
- The current review of the CBACP provided the opportunity to deliver on these ideas.
- It is recommended that the initiatives in the draft LPP be further explored through the current review of the CBACP.