



Officer Presentation

**Review of Local Planning Policies:
(LPP 1.7), (LPP 1.10), (LPP 3.3), (LPP 1.2)**



City of
Melville

Why review?

- Planning changes incrementally over time
- Local Planning Policies used in decision making – important to be reviewed
- Out of date Local Planning Frameworks have less 'due regard' in decision making
- Even if there is limited changes required, reviews ensure that they are relevant and can be relied upon for decision making



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Local Planning Policy 1.7 – Telecommunications Facilities and Communications Equipment

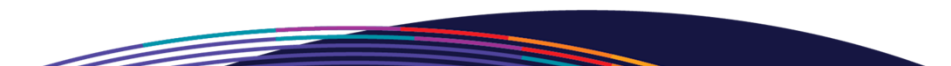
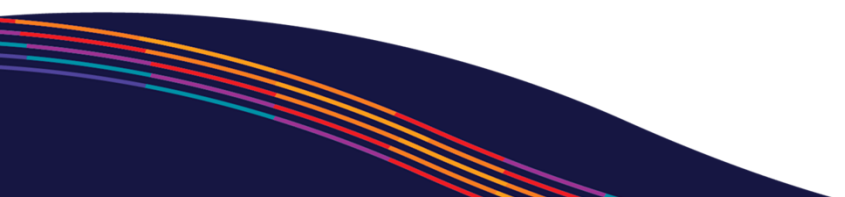
- Last reviewed in Sep 2016
- Applies to telecommunications infrastructure on zoned land (i.e., not on reserves) when a DA is required (note exemptions)
- Key updates include:
 - Making it clearer when this policy applies including additional policy objective
 - Making it clear what within proximity means (200m)
 - Inclusion of anti-graffiti requirement to blank walls
 - Distinction in decommissioning to require that the building is 'made good'.
 - Removal of the requirement for an initial 'temporary' structure
 - Distinction on advertising requirements



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Local Planning Policy 1.10 – Amenity Policy

- Last reviewed 6 August 2019
- Outlines when we may require an amenity statement (i.e. more detailed context analysis and justification) and assessment methodology
- Key updates include:
 - Additional objective to address non-residential uses in residential zone
 - Re-ordering of up-front sections to align with recent reviews
 - Minor clarification edits
 - Amenity definition from Regulations included
 - Direction to case law to consider how to best define amenity based on the context of the development and location
 - Included non-residential provision to cover impact from noise and traffic to be within levels expected for residential area
 - Included reference to Local Planning Strategy
 - Considering future permitted/encouraged land uses in amenity consideration



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Local Planning Policy 3.3 – Exhibition / Display Homes

- Last reviewed in October 2019
- Applies to stand alone homes and suites in apartments
- Key updates include:
 - Minor clarification edits
 - Referral to LPP 1.1 for advertising requirements



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Local Planning Policy 1.2 – Design Review

What this policy does – establishes a process to enable substantial proposals to have peer review by group of qualified design professionals

Why this review – Align with State Government Guide to Local Government Design Review

Change	Rationale
Change to Design Review Group	Remove reference to panel to make clear difference with Development Assessment Panels (DAPs)
Updates to membership to expand specialist requirements	Ensuring alignment with DPLH manual – Note: can rely on residents being given priority for appointment given expansion of specialist pool
Appointment by Council	Alignment with other local governments
Temporary extension of time and replacement member appointment	To enable flexibility given change to Council appointment required and also conflict management
Outlining what does and doesn't go to design review	Making it clear what does and doesn't go to design review to ensure appropriate and cost-effective use of the service
Operations to include reference to a Terms of Reference	Terms of reference created to provide outline
Operations to include number of reviews and timing	Operational but assists in ensuring consistency in review structure
Operations to allow for Chair to undertake minor reviews	To provide efficiency where only minor changes have been made
Financial reimbursement specified within the Terms of reference	Able to be updated annually to ensure that we are industry competitive

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What's next?

- Proposed changes are all administrative in nature – this means Council may consider the changes to be minor in nature and therefore adopt without advertising under the Regs
- This is recommended by administration
- If this is supported, then we would publish the revised policies

- If seeking to advertise – recommend this is for 21 days and if no objection submission is raised, adopted under delegation

