



## **Background:**

- Council resolution for external consultants to prepare LPP to:
  - Clarify information to be submitted when bonus height sought
  - Define correlation between community benefits and bonus height awarded
  - Introduce provisions to guide discretion in awarding of bonus height.
- Draft LPP prepared by external consultants following engagement with stakeholders, SWG and Council workshops
- LPP's to be prepared in accordance with Planning and Development Regulations
  - Scope limited to guiding or clarifying intent of higher order legislation
  - Required to maintain consistency with LPS 6 and CBACP – cannot introduce more restrictive controls
  - Must be based on sound planning principles
  - Must not conflict with State Planning Policy



## **Draft LPP Summary of Content :**

- Outline of scope and objectives
- Enhancements to the assessment of Community Infrastructure including CIC and CIP
- Clarity of role of design review and pre-lodgment requirements
- Introduction of a “three tier” approach to assessment of design quality and merit of community benefits
- Establishment of tier 2 and tier 3 height guidelines (% of potential bonus height) for different items under Element 21 and 22
- Establishment of overall bonus height guide
- Proposed opportunity for financial contribution in lieu of community benefits



## **Draft LPP Assessment and Limitations:**

- LPP has limited ability to introduce new controls – a guiding and clarifying document
- Introduction of more restrictive controls would require changes to LPS 6 and/or the CBACP
- The current review of CBACP provides opportunity to introduce different controls on development
- In summary a LPP can not:
  - Introduce limits on building height more restrictive than that provided for in CBACP
  - Introduce controls on dwelling density
  - Introduce more onerous minimum site areas than that in CBACP
  - Introduce community benefit requirements or points systems which are more onerous than the current CBACP
- Advice from the WAPC reiterates these limitations



## **Draft LPP Assessment and Recommendation:**

- LPP provides additional guidance on DA requirements and metrics to assess the merits of exemplary design and community benefits.
- The LPP has not introduced more stringent controls on maximum height or density as it is not able to. These initiatives are best explored through the review of CBACP
- Assessment has concluded that the option to allow financial contribution in lieu of community benefits requires additional statutory rigor and is better explored through CBACP review
- Other aspects of the LPP, whilst complex, are supported and recommended for commencement of advertising for public comment.
- Item would be returned to Council at the end of advertising period for further consideration.