



# Officer Presentation

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UP25/94 Review of Local Planning Policy 3.1 –  
Residential Development



City of  
**Melville**

## Why is this back before Council?

Council deferred the December 2025 item for further information before the matter returned.

### December 2025

Council deferred the LPP3.1 review after concerns were raised about piers and some fencing being permitted in driveway sightlines.

### February 2026

An EMES was held. Officers presented further research, options and implications relating to sightlines.

### Since then

Committee changes, full OMC agendas and State R-Codes reforms changed the timing and context.

## What has changed?

The review now sits within a broader State reform context.

## The State Government has announced a comprehensive review of the R-Codes

- The review includes sightlines and other residential development standards relevant to LPP3.1
- The final R-Codes position is not yet known
- Proceeding now risks duplication, consultation fatigue and policy changes becoming quickly outdated

## Key message

The issue is no longer only sightlines. A full LPP3.1 review is better undertaken once the final State framework is known.



# Policy references made simple

Three policy references have been discussed, but only one is the Council item.

## **LPP 1.6 Parking and Access**

Covered in a separate EMES presentation. It relates to parking, access and sightline location.

**Not the Council item being presented here.**

## **LPP 1.9 Building Heights**

A standalone residential development policy proposed to be removed as part of the broader policy clean-up. These matters are already dealt with through the R-Codes

**Council is asked to revoke it without inserting replacement provisions into LPP3.1 at this time.**

## **LPP 3.1 Residential Development**

The main residential development policy review deferred by Council in December 2025.

**Council is asked to pause the broader review until final R-Codes changes are known.**

**LPP1.6 is a separate policy. LPP1.9 is only the revocation component. LPP3.1 is the substantive review being deferred.**



## **Revised officer recommendation**

A short recommendation to close out the current process and avoid unnecessary rework.

### **That the Council:**

- 1. Revoke LPP1.9 without adding replacement provisions into LPP3.1 at this time.**
- 2. Defer further review of LPP3.1 until the State Government R-Codes reforms are finalised and publicly released.**
- 3. Request the CEO to advise submitters of the outcome.**

## **Practical effect**

The City pauses the broader review now and returns with a better aligned LPP3.1 once the State position is clear.

