



Our ref: SPN/0754M-8
Enquiries: Dale Sanderson (6551 9787)

Peter Varelis
Director of Planning
City of Melville
10 Almondbury Road
BOORAGOON WA 6154

Dear Peter

COMMUNITY BENEFIT FRAMEWORK – CANNING BRIDGE ACTIVITY CENTRE PLAN

Further to the Department of Planning, Lands and Heritage's (the Department) letter dated 17 July 2024, I would like to clarify the intent regarding the additional work required to be undertaken in relation to the Canning Bridge Activity Centre Plan's (CBACP) community benefit framework.

In April 2020 the Western Australian Planning Commission (WAPC) formally recommended the City of Melville (the City) undertake a full review of the CBACP that specifically included, amongst other things:

- *the application of height bonuses to provide a range of incentives, including to achieve exemplary design; and*
- *review of community benefit provisions to provide a clearer nexus between bonus height and community benefits as well as the type and quantity of community benefits required.*

This recognised the community concern about the unlimited discretionary bonus building heights that were occurring in the area with the community not seeing the value being delivered in terms of community benefit items. The WAPC and the Department's position remains that the current community benefit framework in the CBACP can be improved to result in better community infrastructure for the precinct.

Council's position in relation to removal of bonus heights and provisions is understood, however, some parts of the community have also expressed the view that the bonus heights should be retained. The feasibility testing that has been requested, in relation to the bonus heights and community benefit framework, seeks to provide the technical analysis necessary to assess the advertised proposal and for the WAPC to make its decision in relation to the CBACP. This ability to seek additional information is afforded to the WAPC under *Clause 23(b), Schedule 2 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015*.

The fundamental objective of this work is to understand whether implementation of the framework will achieve fair and equitable outcomes for all stakeholders within the planning area. Case study analysis, of the type required, seeks to calibrate community that:

- enable a reasonable return to the community; and
- are economically feasible within the context of a typical development model.

This work is to be supported by specific scenario testing. The scenarios being considered align with:

- the bonus heights set out in the advertised document, as well as
- a scenario that generally reflects development that has already occurred in the precinct under the existing CBACP.

This scope of work is similar to that required in other jurisdictions where community benefit frameworks have been considered.

The Department's proposal to jointly fund this work and provide the administrative support for procurement and contract management is on the basis that the Department has experience managing and reviewing similar contracts and will continue to do so in close consultation with the City.

The proposal outlined in the previous letter will deliver the information required and be the most time efficient process to ensure that continued progress can be made towards finalisation of the review.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'D. Caddy', with a long horizontal flourish extending to the right.

David Caddy
Chairman

20/08/2024