

Local Planning Scheme No.6 Review – Project Staging and Implementation Plan



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Purpose

The purpose of the Staging and Implementation Plan (Plan) is to outline the remaining tasks and indicative timing of Stage 1 of the Scheme review process and seek agreement and alignment from Council prior to finalising the draft Scheme. This will ensure the project is progressed in an efficient, informed and transparent manner. While the Plan is intended to provide guidance on timing and key tasks, it is acknowledged that it will remain adaptable and may be adjusted as the project evolves.

Overview

The City of Melville (the City) is nearing the end of Stage 1 of the process of reviewing its Local Planning Scheme No. 6 (LPS6). To date, this process has involved a Report of Review (2021-2022), early draft concept ideas (2023-2024) and preliminary engagement (2023-2024). This brings us to the current phase, which involves incorporating all the feedback and early concept ideas, supplemented with further research and targeted engagement with state agencies and our Elected Members, plus another round of community engagement. These final tasks will help to refine the draft Scheme review, ensuring there is a robust evidence base informing the suggested changes before being submitted to Council for consideration and endorsement.

The Plan seeks to clearly map out the final tasks of Stage 1 and outline the key timing and milestones ahead of submitting a working draft Scheme to Council, and then to the Western Australian Planning Commission (WAPC).

Stage 1 Preliminary works <i>(current stage)</i>	Completed tasks: ✓ Report of Review (involving community engagement, preparing the Report of Review, submitting to Council and submitting to the WAPC). ✓ Key theme exploration (involving community engagement, reporting findings and Elected Member engagement). ✓ Density and zoning investigations (involving officer investigations and Elected Member engagement). ✓ Density and zoning engagement (involving preliminary community engagement, engagement outcomes reporting and reviewing the findings). Tasks to be completed: • Refine the proposed LPS6 changes based on community feedback received and further technical investigations. • Elected Member engagement (workshop series). • Second round of community engagement on proposed density changes (for any areas that have been included or excluded from the previously advertised density changes). • Request that Council resolves to seek approval from the Minister to advertise the modified LPS6 scheme text and maps under Section 83A of the Planning and Development Act (2005).
Stage 2 Statutory Review Process	Tasks to be completed: • Submit draft LPS6 Scheme and text to the WAPC. • Minister approves the modified LPS6 being advertising, or requires that

	amendments be made and the draft scheme resubmitted. • Develop engagement approach for statutory public consultation. • Undertake public consultation period (minimum 60 days). • Officers to consider feedback received and present feedback and any recommended amendments to elected members. Depending on the extent of changes, further advertising may be required at this stage. • Elected members endorse and submit final version to WAPC. • WAPC/Minister may direct the City to make changes and readvertise. If so, once undertaken Council will again be asked to endorse and submit to the WAPC. • Scheme changes approved by the Minister and gazetted.
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A full version of the Stage 2 process for a complex and standard Scheme amendment can be viewed on the City's [LPS6 Review webpage](#).

Community engagement

Under the *Planning and Development (Local Planning Schemes) Regulations 2015*, formal community consultation typically occurs in the later stages of a Scheme review. However, the City of Melville is committed to involving the community throughout the process to ensure local perspectives are meaningfully considered in shaping the City's future.

Three phases of engagement have already been completed and the findings are helping to inform further studies and the direction of the review. Being a non-statutory engagement process, the City sought for the engagement to:

1. focus on qualitative data by specifically understanding the key concerns from those most affected by the changes;
2. bring to the City's attention other areas where the community is wanting to see changes; and
3. allow for this information to be received early enough in the process for the City to carefully consider and respond.

The engagement process has been structured into seven key phases:

1. Initial Awareness and Input

The community was informed that a Scheme review was commencing, and early input was sought to identify key themes and planning priorities.
(Completed)

2. Focus Area Consultation

Six preliminary focus areas were identified for investigation. Community members were invited to provide feedback on these areas and suggest additional topics for consideration.
(Completed)

3. Draft Proposals Consultation

The community was invited to review proposed zoning and density changes. Feedback was gathered through an online survey, and in-person appointments were offered for residents to discuss specific concerns and gain clarity on the proposals.
(Completed)

4. Referral to State Agencies and Infrastructure Stakeholders

As part of the review process, we are engaging with key State Government departments, transport agencies, and utility providers to address infrastructure and environmental considerations associated with increased density. A priority focus for the City is obtaining further advice on community concerns regarding bushfire and flood risks within proposed change areas. This includes floodplain management, bushfire risk assessment, service capacity (water, power, internet), school infrastructure, and transportation impacts. Relevant agencies include the Department of Education, Water Corporation, Western Power, DWER, DBCA, DPLH, and transport authorities.

(In progress)

5. Elected Members Engagement

A key element of this phase involves collaboration with Elected Members through a series of interactive workshops. Members will review the proposed changes to LPS6, informed by community feedback, technical studies, and officer analysis.

(Upcoming)

6. Draft Proposals Consultation (Round 2)

Incorporating lessons learned from the previous round of community engagement, the City will re-engage with the community on the changes to the proposed density change areas (including likely refinement of the changes previously advertised). Feedback will be incorporated into the draft Scheme before being submitted to Council for endorsement.

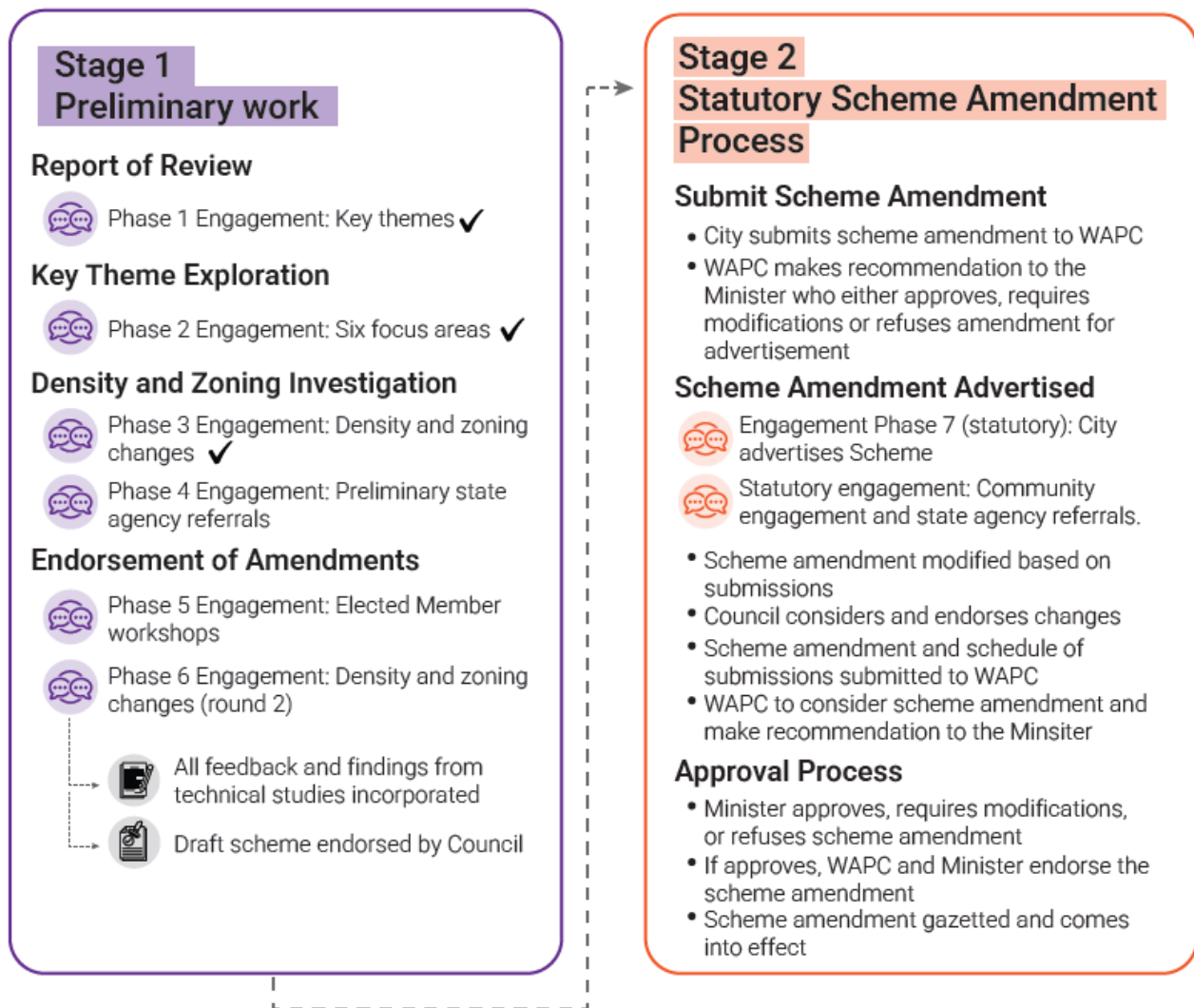
(Upcoming)

7. Formal Exhibition and Community Submissions

As part of Stage 2, the final draft Scheme will be formally presented to Council for consideration to be advertised for public comment, with a minimum consultation period of 60 days. The City will promote this widely using a mix of traditional and digital communication methods, ensuring broad outreach. Direct communication will also be made with those most directly impacted by the proposed changes. Community members will be invited to submit their views, including levels of support or concern. These submissions will be considered by the City and Council prior to final endorsement by the WAPC and the Planning Minister.

(Upcoming)

The below diagram illustrates how the engagement phases support the overall tasks of the project.



Preliminary findings from 2024 – phase 3 survey

The main data collection methods of the Stage 1 Phase 3 engagement was a survey, which asked for feedback on the proposed changes to LPS6 and also invited suggested changes in addition to what was proposed. The survey received 669 valid responses, with varied suggestions on the proposed density and zoning changes including decreasing density in some areas and increasing in others. All responses have been reviewed and recorded and will form part of the considerations for density and zoning changes in the review, alongside technical research being undertaken as part of the review. The findings from this round of engagement have been reported on in a detailed outcomes report, which will be made available at the Elected Member Workshops, and thereafter made public ahead of the next phase of community engagement.

Feedback from the preliminary engagement was that potential zoning changes put forward by the City were advertised without fully understanding the long-term impacts on aspects like traffic, infrastructure capacity, developability and tree loss. In response to community feedback, these issues, amongst others, will be explored in further detail in this phase of Stage 1 of the LPS6 Review. The studies, what they will involve, and their timing are broken down further within this Plan.

Engagement and communications approach

The engagement and communications approach for this current phase of the project has been adapted to respond to feedback received after the third phase of preliminary engagement. This approach is driven by engagement with Elected Members and key stakeholders to seek information and refine the proposed changes, before the draft Scheme is complete and is released for public consultation as part of the statutory review process in Stage 2.

Feedback from community about the engagement and communications approach	Updates to the engagement and communications approach going forward
- Information about the scheme and the proposed changes wasn't easy to understand. - Engagement reach wasn't far enough – only letter dropping to affected properties and those adjacent was not enough. - Updates after engagement in 2024 were not regularly provided. - Confusion about the process and where we are currently at in the process (drafting stage).	- Break down the barrier between the community and the Scheme review project by reducing jargon and technical references. Simplify language. - Keep the community and Elected Members informed about where we are in the process and next steps with planned communication touchpoints (Elected Member Bulletins, concise webpage updates and email notifications). - Targeted and one on one engagement methods preferred to deep dive into issues and explore options for the review. - Refine resources (e.g. online maps) to be clearer - Expand the boundary for the letter drop. - Establish a community panel to hear from a cross-representative sample of the community and generate broader awareness for the project. - Close the feedback loop with all participants and let them know how their input has shaped the review.

A high-level overview of the engagement and communications approach is summarised in the implementation plan below and includes:

- Elected Member Bulletin (as required)
- Review and update webpage (Q4 2025)
- Elected Member workshops (Q1-Q2 2026)
- State agency referred zoning changes (June – December 2025)
- Meetings with relevant City of Melville staff (2025)
- One on one meetings with members of the community (as needed)
- Community panel to seek feedback from a cross-representation of the community
- Community consultation on the proposed density and zoning changes to residents and owners of any new or removed areas added to the Scheme review (affected properties and those adjacent).

Alongside the reviewed Scheme documents, a detailed engagement outcomes report has been prepared, which will provide a summary of the engagement process that has accompanied the review. This includes detailed findings and points to how these key findings have been incorporated into the Scheme review.

Separately, the Engagement and Communications Plan is being updated alongside this Staging and Implementation Plan to include more detail and carefully guide the final phases of engagement for Stage 1.

In addition, the City intends to complement its standard engagement approach by bringing together a representative community group to explore the proposed density changes through a series of workshop sessions. This group will have the opportunity to share their perspectives, aspirations and provide feedback to help shape the direction of the scheme review.

The City will engage with Councillors on the proposed composition and process for this group before it commences. Feedback from the group, along with input from Elected Members, will be incorporated into the final draft Scheme before it is submitted to Council for endorsement.

Elected Member engagement

A key feature of the engagement approach for this phase of Stage 1 is working with the Elected Members. This will take course over multiple workshops where Elected Members will be taken through revised proposed changes of the Scheme based on findings from community and stakeholder engagement, technical studies and officer-led research. The preference is to utilise time during the Elected Member Engagement Sessions (EMES) where possible.

The workshops will focus on the matters of high priority to the community, however there will be the option for Elected Members to book separate meetings with the project team should they wish to discuss other matters of the Scheme review. A suite of supporting resources will be prepared to support Elected Members through the workshop content, breaking down different sections of the scheme and the rationale for proposed changes, as defined in the table below.

A note on proposed timing

While this plan suggests back-to-back workshops to keep momentum going, we understand that there may be busy EMES schedules and other topics of discussion that will take precedence over this project. We also acknowledge that we may need to add additional workshops slots into the program to give enough time to finish workshopping ideas with Elected Members. This will be “sense-checked” as the workshops progress. If additional workshops need to be added, or - briefings for Elected Members, we can add this into the schedule.

All proposed timing is subject to Councillor appetite and available time.

Workshop	Timing	Resources / detail
Workshop 1 - Introduction to workshop series - o Overview of scheme changes, what we've done and why. - o Engagement approach - o Next steps	Feb 2026 EMES Allow 1.5 hrs	- Print outs of maps highlighting the updated approach to density
Workshop 2 - Present findings from the Land Economics Assessment - Present preliminary findings from the Traffic and Tree Canopy Impact Assessment (not complete yet) - Confirm community engagement approach	7 April 2026 EMES Allow 1.5 hrs	- Land Economics Assessment Report - Draft Scheme Changes Reference Guide
Workshop 3	28 April 2026	- Engagement Outcomes Report (2024 Phase 3 engagement)

- Completed findings from the Traffic and Tree Canopy Impact Assessments - How the technical studies have informed the modifications to the proposed density	EMES <i>Allow 1.5 hrs</i>	- Land Economics Report - Traffic Impact Assessment - Tree Canopy Impact Assessment
<i>Undertake second round of community engagement to consult outcomes of workshops</i> <i>Approx July - Aug 2026*</i>		
Workshop 4 - Present back the findings of the community engagement and consequential changes - Finalise the Scheme - Outline project next steps	Oct 2026 EMES (TBC) <i>Allow 2 hrs</i>	- Engagement outcomes report - Print outs of maps

**Timing of the community engagement is subject to the bespoke Engagement and Communications Plan.*

The goal for the workshop series is for the Elected Members to be made aware of the opportunities and constraints in the review process, for the Elected Members to provide feedback to the City, and ultimately for a consensus to be reached on the draft changes to the scheme. Until it's clear that the Elected Members are generally comfortable with the changes, the City will continue to offer further workshop opportunities, appreciating that the following stage of the process seeks Council to support the draft scheme being submitted to the WAPC for permission to advertise as part of Stage 2 (statutory Scheme review process).

Technical studies for further investigation

As we look to finalise proposed changes to the Scheme, we need detailed technical studies and further stakeholder engagement to test concepts and provide evidence and advice on suggested changes within the review. In addition, feedback from the preliminary community engagement period highlighted a keen interest in understanding the impacts of potential changes on the community, environment, and built form. These included:

- Land economics – which areas are viable for higher density housing.
- Housing affordability and where affordable housing can be delivered within the City of Melville.
- The capacity of the existing road network to accommodate increased traffic and parking.
- Increased pressure on utilities and services (e.g. school capacity).
- Impact on existing tree canopy due to infill development.
- Development in areas which may be prone to bushfire risks and flooding events.

In response to feedback from the community and Elected Members, the following work has been undertaken or is currently being undertaken. Information gained from the studies and further engagement will be shared with Elected Members at the relevant workshops, to help inform decision making. The studies will also be made available to the community ahead of the next round of community engagement.

Land Economics Assessment

Engage a planning consultant with economics skills to undertake a land economics assessment of all the density change areas in the LPS6 review to understand how the proposed changes will assist in achieving our 2050 infill targets set by State Government. The study will be completed in high growth and standard growth scenarios, aligning with the State Planning Strategy.

As part of the study, the consultant will consider:

- Population and dwelling projection analysis
- Developability assessments and potential uptake of different R-Code values for different areas (e.g. is R40 more desirable in this suburb compared to that suburb and why)
- Anticipated built form modelling (particularly for Canning Highway corridor).
- The concept of “housing affordability” within the context of the CoM.
- Existing planned areas for density (activity centre and structure plan areas).

Traffic, Parking and Transport Assessment

Engage a traffic consultant to undertake a transport impact assessment based on the change areas of density and zoning within the LPS6 review. The assessment will incorporate the findings of the Land Economics Assessment to consider local and regional traffic impacts associated with the proposed density changes (over time). Traffic modelling also have regard to other identified traffic generators over time, such as population growth in the City’s planned and unplanned activity centres, and regional traffic generated outside the City.

Impact should be assessed for likely and high uptake housing scenarios and include impact on the road network, capacity and parking pressure. The study should align with the WAPC Transport Impact Assessment Guidelines Vol. 2 2016.

Tree Canopy Impact Assessment

Engage a consultant to produce a report on the anticipated impacts to tree canopy from the infill models suggested in the LPS6 Review. The report will consider the correlation between density and tree loss, conduct a comparative analysis of different infill models (including case studies), review relevant data and literature, including the R-Codes.

State agency engagement and referrals

Attain greater clarity and information around certain perceived issues with increasing density that relate to the impact on the City's environment and infrastructure including flood plain levels, bushfire risk, utilities (water, power, internet) and schools. Engage with state agencies including:

- Department of Education – in regards to the capacity of schools
- Utilities providers (Water Corporation, Wester Power, Horizon Power, ATCO Gas, etc) – capacity for continued provision of services and utilities
- DWER, DBCA, DPLH (bushfire policy team and coastal planning) –considerations for any bushfire and flood-prone areas
- Transport agencies (Main Roads WA, Department of Transport, Public Transport Association) – capacity to deliver services and flag any potential upgrades needed to accommodate increased population.

Note this engagement will be preliminary in nature, acknowledging the statutory referral process to these relevant stakeholders that will occur as part of the Stage 2 formal public consultation.

Refine proposed density change areas

Based on feedback gathered during Stage 1, Phase 3 community engagement, we will refine the proposed density change areas where this feedback aligns with the Local Planning Strategy. A key focus is creating more opportunities for housing diversity within the southern suburbs (generally south of Leach Highway). The Strategic Planning team will identify suitable locations consistent with the Local Planning Strategy that could accommodate increased density. These proposed additions will undergo assessment through the Land Economic Assessment and Traffic Impact Assessment before being presented to Elected Members during the 2026 workshop series.

Other related studies

While not directly part of the LPS6 Review, there are other studies being undertaken, or proposed to be undertaken, parallel to the Scheme Review and will further inform proposed changes. These are outlined below.

Train Station Precinct Planning

The train station precincts of Bull Creek and Murdoch Stations have been identified for further investigation as a separate project, rather than forming part of this Scheme review. Specific feasibility studies have been prepared to guide the City in determining when and how these stations should be planned for.

Nonetheless, the opportunity for these station precincts to contribute towards the City's infill targets will be clearly identified in the case made to the WAPC when the draft scheme is submitted for their consideration. This acknowledges that addressing the City's 2050 infill targets will require contributions from many different areas, including those that have been planned for (e.g. existing

Structure Plans area), are being planned for (e.g. LPS6 changes), and those that are yet to be planned for (e.g. train stations).

Integrated Transport Strategy

Pending organisational prioritisation and budget, the City will be preparing an Integrated Transport Strategy to coordinate the high-level transport direction for the City, which will inform policy, advocacy and infrastructure decisions regarding transport. With this strategy in-hand, we will be able to better determine how the traffic impact assessment links in with the greater transport directions of the City, including promoting active transport options and use of public transport alternatives.

Public Open Space Strategy

The City is concurrently preparing a Public Open Space Strategy (POS Strategy). Whilst the strategy is not complete yet, early findings are being fed back to the team members of this project and are being considered in regard to zoning and density changes.

Myaree Business Area Master Plan

The Myaree Business Area Master Plan (MBAMP) is being prepared by the City to support economic growth, land use planning considerations and additional initiatives to assist the business area to thrive. There are four planning and land use actions in the MBAMP which will be actioned as part of this Scheme review.

Structure Plan reviews

Structure plan areas, precincts and activity centres are reviewed separately to the Scheme. The periodic review process is guided by State Planning Regulations and policy, including *State Planning Policy 7.2 Precinct Design* and *State Planning Policy 4.2 Activity Centres in Perth and Peel*. These areas are of strategic importance to the City, and each of the City's existing and future structure plans are expected to align with the City's Local Planning Strategy. This means each is expected to contribute to the City's infill targets, helping to reduce the obligation for higher densities in suburban areas.

Key tasks and timeline

The remainder of Stage 1 has been broken down into a series of tasks and sub-tasks, with a considered timeline to ensure timely delivery of the draft Local Planning Scheme. While every effort will be made to adhere to the below timeline, factors, such as the execution of the Elected Member workshops, may either reduce or expand the timing depending on the outcomes. For example, we may be able to cover more content in the workshops than expected, reducing the number of workshops needed, or we may need to add additional workshops, which would expand the timing.

	Task	Detail and actions	Addressing concerns	Start	Finish
1 Technical studies					
1.1	Land Economics Assessment	Prepare RFQ	✓ Desirable suburbs and locations for infill ✓ Housing affordability	April 2025	May 2025
		Award successful consultant and commence study (allow 4 weeks for consultants to respond to the RFQ).		May 2025	June 2025
		Complete study – incorporate findings into review and Traffic Impact Assessment		June 2025	October 2025
1.2	Traffic Impact Assessment	Prepare RFQ	✓ Impact on road and parking capacity	August 2025	September 2025
		Award successful consultant and commence study.		October 2025	October 2025
		Conclude study – incorporate findings into review		November 2025	March 2026
1.3	Tree Canopy Assessment	Prepare RFQ	✓ Impact on tree canopy	September 2025	October 2025
		Award successful consultant and commence study.		October 2025	November 2025
		Conclude study – incorporate findings into review		November 2025	February 2026
2 Targeted engagement					
2.1	State agency engagement	DoE Consult with Department of Education demographic forecasting specialists to determine the impact of the proposed density changes under LPS6 review and likely scenarios for schools growth planning.	✓ Provision of utilities and services	June 2025	November 2025

		Utilities providers Consult with utilities providers (Water Corporation, electricity, gas, internet etc) to confirm their capacity to adjust the network with the likely scenarios of LPS6 review density increases.	✓ Provision of utilities and services	June 2025	November 2025
		DWER / DPLH Discuss or seek referral addressing the likelihood of impact of flooding and bushfire risk to proposed density change areas and what can be done to mitigate any identified risks.	✓ Likelihood of impact from bushfire or flooding	June 2025	November 2025
		Transport agencies (MRWA, PTA, DoT) Comment on need for public transport upgrades. Plan for future transport services to support growing population. Understand what the trigger is for upgrading services.	✓ Impact on road and parking capacity	June 2025	November 2025
		Other State Agencies • Department of Communities • Department of Water and Environmental Regulation • Department of Biodiversity, Conservation and Attractions • Department of Fire and Emergency Services • Department of Health • Department of Local Government, Sport and Cultural Industries • Heritage Council • Environmental Protection Authority	✓ Identify any locations or matters of concern	June 2025	November 2025
2.2	Internal engagement	Regular workshops with Statutory Planning to identify opportunities regarding the Scheme and their comments on any proposed changes.	✓ All concerns	June 2025	Ongoing as needed
3 Elected Member Workshop Series and Community Engagement					
3.1	Prepare workshop resources	Resources to include: - Scheme text change overview - Summary of the Scheme review process to-date - Engagement outcomes report	✓ All concerns	October 2025	February 2026
3.2	Prepare for workshop 1	Prepare materials for workshop 1 including:	✓ All concerns	December 2025	February 2026

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		- Agenda - Run sheet - Presentation slides - Maps and feedback sheets (both hard copy and digital format options)			
3.3	Workshop 1	Hold workshop 1	✓ All concerns	24 February 2026 (EMES)	
3.4	Post workshop update	Keep community informed about key workshop discussion points and relevant next steps via an update to be posted onto the Melville Talks webpage	✓ All concerns	One week post-workshop	
3.5	Hold rest of workshop series (workshops 2, 3)	Prepare for and run the rest of the workshop series as per the timing listed above. Preference to hold workshops close together to keep momentum going.	✓ All concerns	7 April 2026	28 April 2026
3.6	Post-workshop update	After each workshop, provide a brief update of the key findings and discussion via the Melville Talks webpage, including any relevant next steps to keep the community informed of the progress.	✓ All concerns	One week after each workshop	
3.7	June OMC	Seek approval to begin engagement on the modified density changes to the scheme at the June Ordinary Meeting of Council.	✓ All concerns	June OMC	
3.8	Community engagement on proposed change areas (round 2)	Inform and consult with residents and property owners on the changes to the proposed density change areas (any new or removed areas different to the 2024 engagement).	✓ All concerns	July – August 2026 60-day feedback period (TBC) <i>*Subject to progress of workshops</i>	
3.9	Outcomes reporting	Complete engagement outcomes reporting for the community engagement process of Stage 1.	✓ All concerns	4 weeks post-engagement.	
3.10	Workshop 4	Hold final workshop to go over the community engagement outcomes and draft proposed Scheme changes.	✓ All concerns	September / October 2026	
3.11	Close the feedback loop for Stage 1 engagement	Following the final workshop, update webpage with communications to close the feedback loop with the community and let them know how their feedback has shaped the review of the Scheme for Stage one. Let them know the next steps for the project (breakdown of Stage 2)	✓ All concerns	One week post workshop	
4 Compile and consider data					

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4.1	Incorporate findings and feedback	Incorporate findings from above studies, engagement and referrals into LPS6 review.	✓ All concerns	Ongoing from October 2025.	
4.2	Draft finalised	Draft scheme text and mapping finalised following community engagement and Elected Member Workshops.	N/A	August 2026	Q4 2026
4.3	Draft Scheme submitted to Council	Draft Scheme text and maps submitted to Council for approval. If approved, this will trigger the start of Stage 2.	N/A	Q4 2026 / Q1 2027	
4.4	Close feedback loop	Report back to the community and let them know the outcomes of the process and next steps.	N/A	Q4 2026 / Q1 2027	
Stage 2 – Statutory Scheme Amendment Process commences					

Next steps

Once this Staging and Implementation Plan has been endorsed by Council, we will update the content of the webpage to better reflect this process and keep residents informed of the project next steps.

We note that this Staging and Implementation Plan may be updated to reflect changes to timing. If the Staging and Implementation Plan is updated, a notice will be provided to Elected Members via an Elected Members Bulletin.

As per the Implementation Plan, the City will finalise preparations for the first of the Elected Member workshops scheduled for in February 2026.