

CITY OF SUBIACO
LOCAL PLANNING POLICY 7.8

3D Modelling Requirements for Development Applications

ADMINISTRATIVE

Version	Date	Comment
0.1	20 July 2021	Draft for public advertising
1.0	23 November 2021	Final for publishing

AUTHORITY

- Planning and Development (Local Planning Schemes) Regulations 2015
- City of Subiaco Local Planning Scheme No. 5 (**Scheme**)

STATUTORY BACKGROUND

This local planning policy (**the Policy**) is made pursuant to Schedule 2, Part 2, Division 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* relating to local planning policies.

This Policy applies in conjunction with the Scheme, the R-Codes and any other relevant local planning policies.

PURPOSE

To establish the requirement for development applications to be accompanied by a 3D digital model.

APPLICATION

This policy applies to applications for development that meet the criteria for referral to the City's Design Review Panel in accordance with the City's relevant Local Planning Policy.

POLICY

1.0 Objectives

- (a) Use three-dimensional (3D) visual representation of development applications to:
 - i. Improve communication and engagement with the community;
 - ii. Improve decision-making by Council and other decision-making bodies; and
 - iii. Assist in assessment by City officers and Design Review Panel;
- (b) Establish clear criteria that triggers the requirement for a 3D model;
- (c) Detail the data required to be submitted with an application for development; and
- (d) Outline the process for a 3D model to be submitted and made available to be viewed by the public.

2.0 Definitions

(a) The following terms are defined for the purpose of this policy:

3D model	means the digital 3D modelling data to be submitted by the applicant with an application for development that meets the thresholds specified in this policy.
Base 3D model	means the City's digital 3D model of the City of Subiaco showing the existing buildings, roads and public places.
Deemed Provisions	means the provisions contained in Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Design Review Panel (DRP)	means the City's Design Review Panel established in accordance with the City's relevant Local Planning Policy.
Scheme	means City of Subiaco Local Planning Scheme No. 5 (LPS 5).

(b) All other terms, words and expression used in this policy have the same meaning as they have in the Scheme.

3.0 Requirement for 3D model

- 3.1 Where a development meets the criteria for referral to the City's Design Review Panel, the applicant is required to submit a 3D model with the application for development.
- 3.2 The 3D model will assist in the assessment of the application, including use for public advertising and presentation to the Design Review Panel, Council and matter related to the application for development approval.
- 3.3 Notwithstanding the requirements in 3.1 above, the City may determine that an application for development does not contribute significantly to building bulk or building height and exempt the application from requiring a 3D model.

4.0 Information to be submitted with an application for development

- 4.1 Where a 3D model is required in accordance with 3.1 above, the information specified in the City's information sheet relating to technical requirements for 3D digital model is to be submitted with an application for development.

5.0 Assessment of application

- 5.1 The City will follow the below process in using the 3D model to assess a development application:

- 5.1.1 Where a 3D model is required under 3.1, the City may reject a development application as incomplete if it is not accompanied by the required 3D modelling data in accordance with clause 63(1)(d) of the Deemed Provisions.
- 5.1.2 The City may make the 3D model available to view by the community, DRP, Council, and any other decision-making body for the purpose of assessing the development application, making comment as part of public advertising, and determination of the application for development.
- 5.1.3 Any amended plans submitted during the application assessment process are to be reflected in an updated 3D model.