CITY OF SUBIACO
LOCAL PLANNING POLICY 7.8

3D Modelling Requirements for Development Applications

ADMINISTRATIVE

Version	Date	Comment
1.0	23 November 2021	Adopted
2.0	27 August 2024	Reviewed

AUTHORITY
- Planning and Development (Local Planning Schemes) Regulations 2015 (**LPS Regulations**)
- 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 LPS Regulations 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 development applications that meet the criteria for referral to the City's Design Review Panel (DRP) 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
        iii. Assist in assessment by City officers and the DRP.
    (b) Establish clear criteria that trigger the requirement for a 3D model.
    (c) Detail the data required to be submitted with an application for development.
    (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:	the digital 3D modelling data to be submitted by the applicant with a development application that meets the thresholds specified in this Policy.
Base 3D model:	the City's digital 3D model of the City of Subiaco showing the existing buildings, roads and public places.
Deemed Provisions:	the provisions contained in Schedule 2 of the LPS Regulations*..*
Design Review Panel (DRP):	the City's Design Review Panel established in accordance with the City's relevant Local Planning Policy.
R-Codes:	Residential Design Codes - Volume 2.
Scheme:	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 DRP, the applicant is required to submit a 3D model with the development application.

3.2 The 3D model will assist in the assessment of the application, including any of the following:

(a) Use for public advertising

(b) Presentation to the DRPs

(c) Council

(d) Matters related to the development application.

3.3 The City may determine that a development application does not significantly contribute to building bulk or building height and exempt the application from requiring a 3D model.

4.0 Information to be Submitted with a Development Application

4.1 Where a 3D model is required in accordance with sub-clause 3.1, the model is to be prepared as per the City's information sheet relating to 3D models, including:

(a) The technical specifications; and

(b) File type.

5.0 Application Assessment

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 sub-clause 3.1, the City may reject a development application as incomplete for lodgement 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 any of the following:

(a)   Community

(b)   DRP

(c)   Council;

(d)   Any other decision-making body;

For the purposes of any of the following:

i.   Assessing the development application

ii.   Making comment as part of public advertising

iii.   Development application determination.

5.1.3 Any amended plans submitted during the application assessment process are to be reflected in an updated 3D model.