



Planning and Development
(Local Planning Schemes)
Regulations 2015

Framework for Local Development Plans

AUGUST 2015

Constitutes the manner and form in which a Local Development Plan is to be prepared, pursuant to Schedule 2, Part 6, Clause 48(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*

**RELEASED FOR SIX MONTHS TRIAL AND REVIEW
(MARCH 2016)**



Department of
Planning



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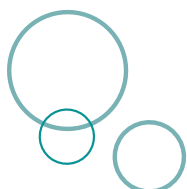
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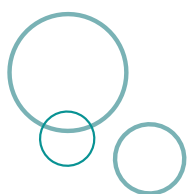
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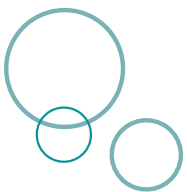
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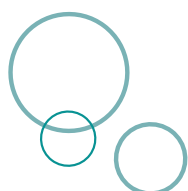


Schedule 2, Part 6, clause 48(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) requires local development plans to be prepared in a manner and form approved by the Western Australian Planning Commission (WAPC). This clause also sets out the information required to be included in a local development plan, which applies to all planning schemes in Western Australia as deemed provisions.

This document constitutes the manner and form for the preparation of local development plans under Schedule 2, Part 6, clause 48(1)(a) of the Regulations.

1 Objectives and scope of a Local Development Plan

- 1.1 A local development plan is a mechanism used to coordinate and assist in achieving better built form outcomes by linking lot design to future development. It can facilitate the design and coordination of development upon small and highly constrained lots, and supplement development standards contained within local planning schemes and the *Residential Design Codes* (R-Codes). At the local government's discretion, a local development plan can also streamline the development approval process, with compliant development exempt from the requirement to obtain development approval.
- 1.2 A local development plan is to be used in limited situations to guide and coordinate development outcomes for a particular site, and is not to be used purely as a means to vary the deemed-to-comply provisions of the R-Codes. It is only to apply to specific lots, or group of lots, and not to entire housing estates or subdivision stages within a development.
- 1.3 Schedule 2, Part 6, clause 47 of the Regulations sets out the instances when a local development plan is to be prepared and submitted to the local government for approval. It is a document to which the local government may give due regard when making decisions in respect to the development of land within the local development plan. They generally are not to be used to inform subdivision layout.
- 1.4 To expand on clause 47 of the Regulations, a local development plan may be prepared in the following circumstances:
 - lots with an area less than 260m² and irregularly configured lots;
 - lots where specific vehicle access and egress control is required;
 - lots abutting public open space;
 - local and neighbourhood centres;
 - lots that have been identified to accommodate a future change of use;
 - lots with particular site constraints (e.g. steeply sloping land); and
 - to address noise buffer and amelioration requirements.
- 1.5 The preparation of a local development plan outside of these circumstances is not appropriate, and therefore is generally discouraged, as it adds another level to the planning system that is not required.



2 Relationship with the Residential Design Codes

- 2.1 A local development plan is intended as a planning instrument to address site specific opportunities or constraints. In addressing these issues, a local development plan may require variations to the deemed-to-comply provisions of the R-Codes to achieve desired outcomes. In these circumstances, R-Code variations may be acceptable provided that they are incidental to the primary purpose of the local development plan and are consistent with the design principles of the R-Codes.

3 Local and neighbourhood centres

- 3.1 A local development plan for local and neighbourhood centres is to have regard to the objectives and provisions of State Planning Policy 4.2 – Activity Centres for Perth and Peel.

4 Level of information required

- 4.1 The information to be included in a local development plan is outlined in Schedule 2, Part 4, clause 48 of the Regulations and is to be relevant to the site and commensurate with the scale of planning being undertaken. Generally, a Local Development Plan will address the following matters:

Lot details – lot numbers, areas (m²) and dimensions, including truncations (if applicable).

Building envelope – ground floor and upper floor setbacks, building envelopes including maximum building height, boundary wall location, length and height, and other side and rear setbacks (e.g. relating to solar access, tree protection and easements); north boundary setback for solar access and nil setbacks for mixed use development on main street centres.

Vehicle access and parking – vehicle access points and garage/carport location, size and on-street parking provision or shared use of nearby parking areas.

Fencing and retaining walls – heights, detailing and retaining wall height.

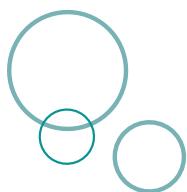
Private open space – outdoor living area size, location and areas to be left uncovered.

Landscaping – location of existing trees and vegetation retained on or off site.

Noise-attenuation – special development requirements for buildings affected by noise, vibration or any other environmental factor.

Ancillary dwellings and/or studio dwellings, home business – location, configuration, size and parking provision.

Encroachments – reciprocal rights-of-way and party walls.



5 Format of a Local Development Plan

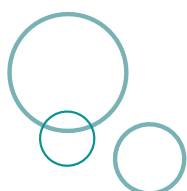
- 5.1 A local development plan is to generally consist of one A4 sheet comprising the local development plan provisions, a spatial plan depicting the key elements of the Local Development Plan over the lots to which it applies (at an appropriate scale), a legend, a location plan, a north point and all lot boundary dimensions. Additional pages may be included to supplement annotations on the local development plan only where the plan may be cluttered and difficult to interpret. Local development plan annotations are to relate to elements depicted on the plan and avoid lengthy policy provisions. Diagrams and/or elevations may be included to address multi-level development.
- 5.2 Headings and text to be used within the local development plan are to include:
- Local Development Plan** – Title or estate name, stage no., address
 - Residential Design Code** – stipulate that the R-Code is as per the 'Local Planning Scheme' or relevant 'Structure Plan'.
 - Streetscape** – street setback, fencing, garages, primary frontage
 - Design elements** – building envelopes, roof pitch, building height, unique design characteristics
 - Setbacks** – to boundaries/public open space
 - Open space/site coverage**
 - Incidental development** – pools, store rooms, outbuildings
 - Approval** – Signature of local government delegated officer and approval date
- An example local development plan is provided in **Appendix 1**.
- 5.3 Where specific circumstances warrant the preparation of additional information, it may be provided at the discretion of the local government, provided that the 'objectives and scope' of the local development plan are still met.

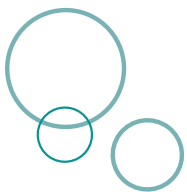
6 Amendment of Local Development Plan

- 6.1 If a local development plan is amended, it is to be recorded in a table of amendments on the Local Development Plan.

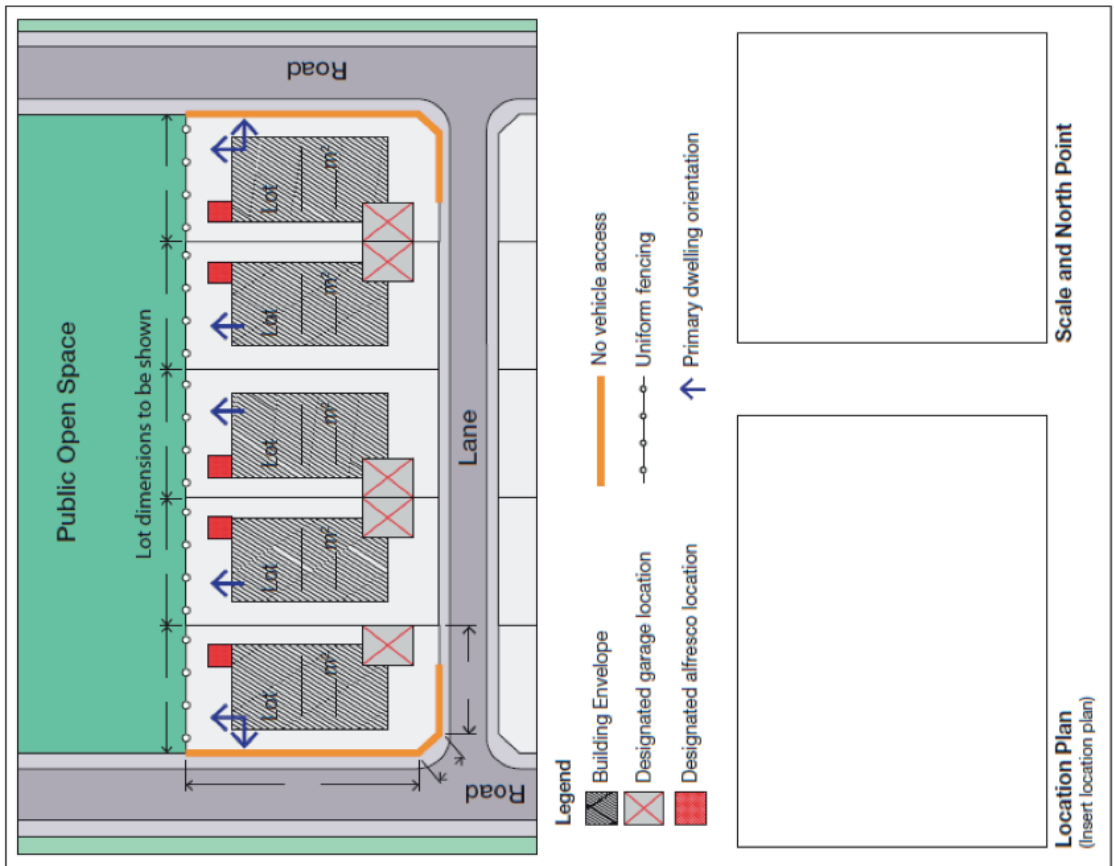
Amendment No.	Summary of Amendment	Date endorsed by local government

- 6.2 Under Schedule 2, Part 4, clause 59(4) of the Regulations, the local government may decide not to advertise an amendment if the amendment is of a 'minor' nature.





Appendix 1 – Example of Local Development Plan



Application of Local Development Plan
 Local Development Plan [Title or Estate Name][Stage No.][Address]

1. The provisions of the City/Town/Shire of _____ Local Planning Scheme No. _____ and State Planning Policy 3.1 *Residential Design Codes* (R-Codes) are varied as detailed within this LDP.

2. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

Residential Design Code
 The R-Code applicable to these lots is as per the Local Planning Scheme No. _____ or _____ Structure Plan (delete whichever is not applicable).

Streetscape
 (street setback, fencing, garages, primary frontage)

Design Elements
 (building envelopes, roof pitch, building height, unique design characteristics)

Setbacks
 (to boundaries/POS)

Open space/site coverage

Incidental Development
 (pools, sheds, stores)

Approval
 This LDP has been approved by the City/Town/Shire under clause _____ of the City/Town/Shire of _____ Local Planning Scheme No. _____

Signature _____ Date _____