



Planning and Development
(Local Planning Schemes)
Regulations 2015

Structure Plan Framework

AUGUST 2015

Constitutes the manner and form in which a structure plan and activity centre plan is to be prepared, pursuant to Section 2, Part 4, clause 16 and Section 2, Part 5, clause 32 of the *Planning and Development (Local Planning Schemes) Regulations 2015*

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(MARCH 2016)**



Department of
Planning



Western
Australian
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Commission

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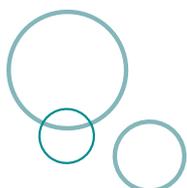
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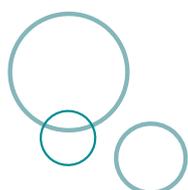
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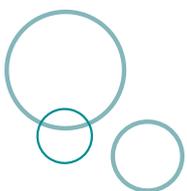


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1 Introduction

Schedule 2, Part 4, clause 15(1) and Part 5, clause 30(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) requires a structure plan and an activity centre plan to be prepared in a manner and form approved by the Western Australian Planning Commission (WAPC). These clauses apply to all planning schemes in Western Australia as deemed provisions and set out the information required to be included in a structure plan.

This document constitutes the manner and form for the preparation of structure plans under Schedule 2, Part 4, clause 16(1)(a) and activity centre plans under Part 5, clause 32(1)(a), as well as outlining procedural issues associated with structure plans and activity centre plans.

The framework will be reviewed six months after coming into operation (March 2016), to ensure it is functioning effectively. The Structure Plan Preparation Guidelines (2012) are replaced by this framework. In this framework, the term structure plan is taken to include both structure plans and activity centre plans, unless otherwise specified.

To assist the tracking of structure plans, the WAPC has introduced the following forms:

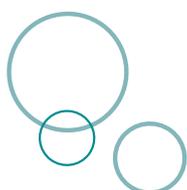
1. Form 5A – Notification of advertising of a structure plan
2. Form 5B – Application for determination of a structure plan
3. Form 5C – Application to amend a structure plan
4. Form 5D – Application to extend the approval period of a structure plan.

These forms are available at www.planning.wa.gov.au/lpsregs and will also be used as a basis for the online lodgement of structure plans.

2 Purpose of a structure plan

- 2.1 A structure plan provides a basis for zoning (including residential density) and subdivision of land. Schedule 2, Part 4, clause 15 of the Regulations outlines that a structure plan may be prepared for an area that is:
 - identified in a local planning scheme as being suitable for urban or industrial development (through zones such as Urban or Industrial Development);
 - for other areas as identified in a scheme prior to subdivision or development of land;
 - as requirement under a State Planning Policy (SPP); or
 - as required by the WAPC for orderly and proper planning purposes.
- 2.2 A district structure plan is generally prepared by a local government or the WAPC, and may apply to several suburbs or all or part of a townsite. This framework may be applied to both district and local structure plans. Generally, a district structure plan addresses 'fatal flaws' of a potential development area and provides for the major structural elements, including major roads, open space network, commercial and industrial areas, and environmental conditions.

A district structure plan can provide a basis for zoning and lead to more detailed structure planning through the preparation of a local structure plan. A local structure plan would deal with residential density, subdivision, and the coordination of infrastructure on a neighbourhood or smaller scale.



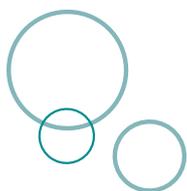
- 2.3 Structure plans are not intended to determine built form. However, the local government and the WAPC need to consider whether the proposed lots are capable of being developed for their intended use, in accordance with the provisions of the local planning scheme and the Residential Design Codes (R-Codes). If guidelines on built form are required for specific sites within the structure plan area, local planning policies or local development plans are to be prepared. The preparation of local development plans is outlined at www.planning.wa.gov.au/lpsregs.

3 Purpose of an activity centre plan

- 3.1 State Planning Policy 4.2: Activity Centres for Perth and Peel (SPP 4.2) guides the planning and development of activity centres by providing broad planning requirements for new and existing activity centres. Activity centres are communal focal points that can include commercial, retail, higher density housing, entertainment, civic and higher education uses. Reference to a structure plan in SPP 4.2 is the same as an activity centre plan under the Regulations.
- 3.2 An activity centre plan guides the types of land uses and the overall development (including built form) that is intended to occur within the activity centre. It can detail land use and infrastructure requirements as well as environmental assets, residential density, built form, infrastructure and access arrangements.
- 3.2 Schedule 2, Part 5, clause 31 of the Regulations outlines that an activity centre plan may be prepared for land that is identified:
- in a State planning policy as requiring the preparation of an activity centre plan; or
 - as required by the WAPC for orderly and proper planning purposes.
- 3.3 Notification of advertising of an activity centre plan can be made on **Form 5A**. Application for determination of an activity centre plan can be made on **Form 5B**. Application to amend an activity centre plan can be on **Form 5C** and application to extend the approval period of an activity centre plan can be on **Form 5D**.

4 Information requirements for structure plans

- 4.1 The information to be included in a structure plan is outlined in Schedule 2, Part 4, clause 16 of the deemed provisions of the Regulations. A structure plan is to provide information relevant to the site and commensurate with the scale of planning being undertaken. A structure plan is to identify the layout that will be used to guide subdivision, including neighbourhood connector roads and the open space network. Individual lot layout is not to be pre-determined by the structure plan, as the design may be further refined prior to final approval of the subdivision. Where a structure plan identifies future zoning, a clear distinction as to where the zones will apply is to be made.
- 4.2 The list of information outlined in this framework, which is in line with the requirements of clause 16, is to be applied as appropriate and relevant to the particular site and circumstances to which the structure plan relates.



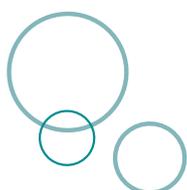
- 4.3 Each structure plan is to be viewed and able to be read as a standalone document. It is acceptable to make reference to a preceding higher level endorsed structure plan, such as sub-regional or district structure plans, to avoid repetition, as and where appropriate.
- 4.4 In reviewing a structure plan for acceptance under Schedule 2, Part 4, clause 16(1) of the Regulations, the local government's role is to determine whether the information submitted with a structure plan:
1. meets the requirements of clause 16 of the Regulations;
 2. is sufficient for an assessment of the application to be made; and
 3. is in a suitable form to be advertised.

The acceptance of a structure plan for advertising does not indicate that it is supported by the local government or that the structure plan will be approved by the WAPC.

- 4.5 In determining if additional information to that submitted with the structure plan, is needed the local government is to consider whether:
- the additional information is required for a planning purpose relevant to the structure plan;
 - is required by a State Planning Policy;
 - the additional information is able to be provided in a timely manner; and
 - it is fair and reasonable to request the additional information in the particular circumstances.
- 4.6 To adequately address both strategic and operational aspects when preparing a structure plan, consultation with relevant stakeholders at the earliest possible stage in the planning process is essential. Pre-lodgement consultation with the local government and the WAPC is best undertaken prior to preparing a structure plan, to clearly define the matters to be addressed and the level of detail required. This will assist to determine the scope of investigations to be undertaken along with the content and format and the required technical documentation.

5 Information required for an activity centre plan

- 5.1 The information to be included in an activity centre plan is outlined in Schedule 2, Part 5, clause 32(1)(c) and in SPP 4.2. The endorsement page contained in Appendix 2 is to be included in the activity centre plan.
- 5.2 In regional areas of Western Australia outside of the Perth and Peel planning regions, SPP 4.2 may be used if relevant to the regional centre. The information required for an activity centre plan in a regional centre is to be commensurate with the type of activity centre that is proposed in accordance with SPP 4.2.
- 5.3 The information in paragraphs 4.3–4.7 also applies to activity centre plans.



6 Advertising structure plans

- 6.1 The notice in Appendix 3 can be used as the basis for advertising structure plans, both for the newspaper advertisement and as the letter to be sent to owners and occupiers in the vicinity of the structure plan and any public authority or utility provider that the local government considers appropriate.
- 6.2 Following assessment of the submissions, the local government may require that the structure plan be modified and readvertised, in accordance with Schedule 2, Part 4, clause 19(1)(d) or clause 35(1)(d) for activity centre plans. The structure plan can only be readvertised once, without the approval of the WAPC (Schedule 2, Part 4, clause 19(3) and clause 35(3)).

7 Submission of structure plan to the WAPC

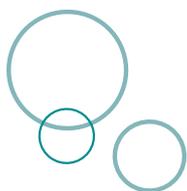
- 7.1 Following the advertising and consideration of a structure plan by a local government, the structure plan is to be submitted to the WAPC for determination. The advertised version of the structure plan and supporting documents is to be submitted, together with a separate document identifying any modifications recommended by the local government. There is no requirement for the modifications to be made prior to submitting the structure plan to the WAPC.

8 Decision of the WAPC

- 8.1 Prior to a structure plan being determined, if agreed with the application minor modifications may be made to the structure plan and submitted for determination.
- 8.2 Upon the receipt of the report and recommendation from the local government, the WAPC is to determine the structure plan and may require the structure plan to be modified and resubmitted under clause 22(1)(b) or clause 38(1)(b).

9 Further information

- 9.1 Structure plans may include a requirement for further information or studies to be undertaken at a later stage of the planning process, usually prior to subdivision, to inform subdivision design (clause 24 or clause 40).
- 9.2 This further information would be limited to information that is not critical to the assessment of the structure plan, but is required to refine the design and details during the subdivision of the land. This may include environmental or other studies, or density plans. Such information is to be commensurate with the level of detail normally addressed at each planning stage.
- 9.3 The structure plan is to set out when the information is required and include parties that may be consulted. Key subsequent planning stages may include:
 - at the time an application for subdivision is made;
 - prior to lodgement of subdivision application to inform subdivision design appropriate conditions; and
 - as a condition of final subdivision approval where relevant.

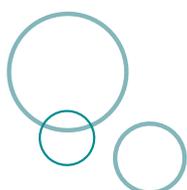


10 Residential density

- 10.1 A key role of a structure plan proposing residential development is to identify appropriate densities for that residential development via the designation of R-Codes.
- 10.2 There are two ways in which this can be done. The first is the designation of R-Codes over the residential areas within the structure plan, whether that be a single code over the entire structure plan area or several codes that apply to various areas of the structure plan.
- 10.3 The second method is by the designation of a range of R-Codes (density range) that will apply to various areas of the structure plan. This approach will allow for some flexibility, in that it will allow for the final R-Code that will be applied, to be determined closer to the time that the land will be subdivided. If a density range is to be designated, a single range is generally not to be applied to entire estates / tracts of land. A variety of density ranges are to be nominated based on planning principles such as access to public transport, neighbourhood centres and community facilities.
- 10.4 The following residential density ranges are generally to be used in structure plans. Density ranges outside these will need to be justified in the structure plan, so that this can be considered by local government and the WAPC in the assessment of the structure plan.

Low density	Medium density	High density
R2 – R5	R25 – R40	R80 – R100
R5 – R10	R40 – R60	R160
R10 – R20		

- 10.5 When the approach of using a density range is being adopted, the density range that is included on the structure plan needs to be linked to likely built form outcomes, to provide the general public, local government and the WAPC with a clear indication on the density of development that will result from the implementation of the structure plan. When considering the use of density ranges, the chosen range is to accord with the achievement of State residential density targets.
- 10.6 In order to determine the final R-Code that will be applied, Part One of the structure plan needs to identify the criteria that will be used to allocate the final density. A density plan is to be submitted for approval by the WAPC, prior to, or at, the time of subdivision, in accordance with clause 24. Once endorsed by the WAPC, the density plan is to form part of the structure plan for publication by the WAPC.
- 10.7 Density plans are most appropriate for use in greenfield site structure plans involving multiple subdivision stages, where flexibility is required to accommodate variations in subdivision design, without further modification to the structure plan.
- 10.8 Density plans cannot be used where a local planning scheme already prescribes an R-Coding over a particular area of land and they are not generally suitable for smaller infill situations.



- 10.9 An overall plan incorporating all approved density plans within the structure plan boundary is to be provided to the WAPC whenever a new or modified density plan is submitted for approval.

11 Varying the R-Codes

- 11.1 The Regulations do not provide for structure plans to vary the deemed to comply requirements of the R-Codes. The Regulations do however, provide for any existing approved R-Code variations in structure plans to remain in place, and to continue to operate until they are implemented, revoked or the approval time for the variations has expired. While varying R Codes in structure plans is currently provided, the WAPC intends to amend this when the R-Codes are reviewed.
- 11.2 R-Code variations can be undertaken in three ways.
1. For smaller areas, such as a street block, R-Code variations may be able to be undertaken through a Local Development Plan, as detailed in the manner and form for local development plans.
 2. A Local Planning Policy, as provided for in the R-Codes, can be adopted by the local government to detail variations to the deemed-to-comply provisions. Some of these local planning policies will require the approval of the WAPC, as detailed in the R-Codes. This approach can be used for larger areas, such as housing estates.
 3. A scheme amendment can be undertaken to insert variations into Schedule 1, Part 4, clause 26 of a local planning scheme. This would be the appropriate mechanism to use where the R-Code variation applies to an entire local government area.

12 Publication of structure plans

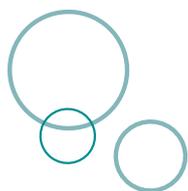
- 12.1 The publication of a structure plan or activity centre plan on the WAPC's website will be deemed to be the appropriate form of publication in accordance with Schedule 2, Part 4, clause 26 and Part 5, clause 42.

13 Operation of a structure plan

- 13.1 An approved structure plan is a document to which planning decision-makers are to give due regard to when making decisions on the subdivision and development of land within the structure plan area.

14 Meaning of 'due regard'

- 14.1 The term 'due regard' is commonly used throughout the planning framework, from sections 77(1) and 241(a) of the *Planning and Development Act 2005* to a range of scheme and policy provisions. 'Due regard' has been cited in a number of cases, including *Tah Land Pty Ltd v Western Australian Planning Commission* [2009] WASC 196, where the Supreme Court held that:



- 'due regard' implies something greater than mere 'regard'; and
 - the decision-maker has a mandatory obligation to consider that document or planning instrument when making a decision on an application to which the particular document or instrument relates.
- 14.2 Although structure plans do not have the force and effect of a scheme, unless they are incorporated or 'normalised' into a scheme, the decision-maker is to consider and apply the requirements of the structure plan when assessing applications within the structure plan area.
- 14.3 Due regard is to be given to all parts of the approved structure plan, including the implementation provisions, explanatory section and technical appendices. The implementation provisions will largely guide the day-to-day decision-making under a structure plan with the explanatory section and technical appendices supporting the structure plan and providing further information that can assist in decision-making.

Determining applications with a structure plan

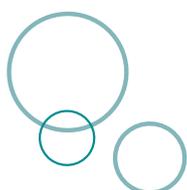
- 14.4 In giving due regard to an approved structure plan, a decision-maker has an obligation to give consideration to the objectives, intent, and information contained within the structure plan when determining an application within a structure plan area. This includes giving consideration to the objectives and requirements of the scheme zones proposed by the structure plan (Part 4, clause 27(1) and Part 5, clause 43(1)).

Determining applications without a structure plan

- 14.5 In a development zone where there is no approved structure plan, a decision-maker may still determine subdivision or development applications. In making decisions, the decision-maker is to be satisfied that the proposal does not conflict with the principles of orderly and proper planning and the proposal will not prejudice the overall development of the area (Part 4, clause 27(2) and Part 5, clause 43(2)).

Relationship with the local planning scheme

- 14.6 The deemed provisions of the Regulations will override any operational scheme provisions that seek to give a structure plan the force and effect of a scheme.
- 14.7 In order to have the force and effect of a scheme, an approved structure plan is to be incorporated or 'normalised' into a scheme, via a scheme amendment or as part of a scheme review. Structure plans are to be prepared with the view to future incorporation into the local planning scheme and are to be generally consistent with the established local planning scheme or local planning strategy. Incorporation of structure plans into planning schemes can be undertaken when the structure plan implementation has progressed to such a stage that the boundaries of the proposed zoning are set and are not going to be changed.



15 Extending the approval of a structure plan

- 15.1 An approved structure plan is valid for 10 years from the date of approval, unless otherwise specified in the approval. An applicant or the local government (on behalf of land owners) may apply to the WAPC to extend the approval period, in accordance with Schedule 2, Part 4, clause 28(3) and Part 5, clause 44(3) of the Regulations.
- 15.2 Structure plans approved prior to the Regulations coming into effect will be taken to have been approved on the day the Regulations commence operation. All existing approved structure plans will therefore expire 10 years from the commencement date of the Regulations, in accordance with Schedule 2, Part 4, clause 28(2) and Part 5, clause 44(2) of the Regulations
- 15.3 An application for an extension to the approval period is to be made prior to the expiration of the structure plan. The application can be made to the WAPC, via the completion of a Form 5D referred to in the introduction of this document.
- 15.4 The WAPC will assess the request in accordance with the planning and policy context at the time the application for extension to the approval period is received.

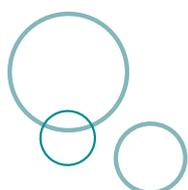
16 Revocation of a structure plan

- 16.1 The WAPC may revoke its approval of a structure plan under clause 28 (4) or clause 44(4). The most common circumstances in which a structure plan would be revoked are:
- A new structure plan has been adopted which supercedes an existing structure plan and the earlier plan is therefore revoked; or
 - There has been a change in policy or legislation that effects the ability of the structure plan to be implemented; or
 - The scheme is amended to include the zoning over the land covered by the structure plan, following the finalisation of the subdivision of the land, and this completes the implementation of the structure plan.

17 Amendments to a structure plan

What is a 'minor' amendment?

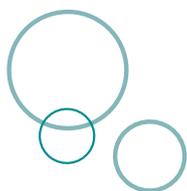
- 17.1 A 'minor' amendment to an approved structure plan is a change or departure that does not materially alter the purpose and intent of the structure plan, does not change the intended lot / dwelling yield by more than 10 per cent or adversely impact upon the amenity of adjoining landowners and occupiers, restrict the use and development of adjoining land, or significantly impact on infrastructure provision or impact upon the environment.
- 17.2 Under the provisions of Schedule 2, Part 4, clause 29(3) and Part 5, clause 45(3) a minor amendment may not be required to be advertised.

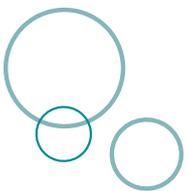


- 17.3 As structure plans are instruments of due regard, any inconsequential variations to the structure plan, which are reflected on a proposed plan of subdivision, may be assessed and ultimately approved at subdivision stage. This may negate the need for a 'minor' amendment to the structure plan being undertaken.

Amendments to structure plans approved prior to the 2015 Regulations

- 17.4 Structure plans approved prior to the Regulations coming into effect will still be valid and continue to be used to guide decision-making. They will not have the force and effect of the scheme, but will be given due regard in decision making.
- 17.5 When an application to amend such a structure plan is received, the structure plan will generally not be required to be updated to the manner and form contained in this framework. The structure plan will be required to be updated to the extent needed to undertake the amendment proposed.
- 17.6 If amendments are proposed to structure plans approved prior to the Regulations coming into effect, the structure plan is also to be amended to remove any references to statutory provisions and having the force and effect of the scheme.





Structure Plan Framework

Planning and Development (Local Planning Schemes)
Regulations 2015

Appendix 1 – Format of a structure plan

A structure plan is to comprise of a structure plan report, a structure plan map along with supporting plans, technical investigations and studies. Unless otherwise agreed by the WAPC, the complete structure plan document is to be lodged in hard copy and digital format (PDF for written reports, and shape files for structure plans, as per the WAPC's digital data guidelines (Attachment 4)).

Structure plan content

Overview

A structure plan is to comprise three main components – Executive summary, Implementation (Part One) and Explanatory and Technical Appendices (Part Two).

The following headings are to be used as the basis for the preparation of a structure plan.

Cover page
Endorsement page
Table of amendments
Table of density plans
Executive summary
Table of contents
Part One: Implementation
Part Two: Explanatory section
Technical appendices

Part one is the implementation component of the structure plan, which contains the structure plan map and outlines the purpose and intent of the structure plan. Part Two is the explanatory component of the structure plan that contains the background and explanation of the structure plan, including design methodology, relevance and compliance with the planning framework at the State and local levels, as well as the technical appendices. Part Two can also contain all supporting plans and maps.

Content

Endorsement page

The endorsement page is contained in Appendix 2.

Table of amendments

Each time a structure plan is amended, the amendment is to be recorded in the table of amendments at the front of the structure plan, including whether the amendment type (minor or major).

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC

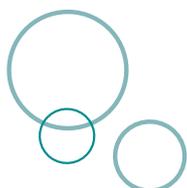


Table of density plans

Each time a density plan is approved, the plan is to be recorded in the table of density plans at the front of the structure plan.

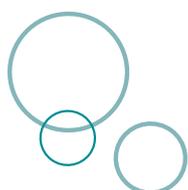
Density Plan No.	Area of density plan application	Date endorsed by WAPC

Executive summary

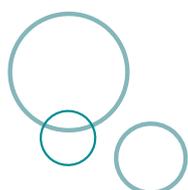
The executive summary is to outline:

- the location of the area the subject of the structure plan;
- the land-use and development proposed; and
- whether the structure plan overlaps, supersedes or consolidates another approved structure plans.

A summary table of all key statistics and planning outcomes of the structure plan are to be included in the executive summary as illustrated below. The main purpose of the summary table is to provide a quick reference point to convey the nature and key outcomes of the structure plan to facilitate efficient capture of digital information and for clarity, ease of analysis and tracking. The summary table may also be used to assess compliance with policies and targets set in the State and local planning framework and in any relevant high level planning strategy or structure plan.



Item	Data	Structure Plan Ref (section no.)
Total area covered by the structure plan	_____ hectares	
Area of each land use proposed:	Hectares Lot yield	
• Residential	_____ _____	
• Commercial	_____ _____	
• Industrial	_____ _____	
• Rural Residential	_____ _____	
Total estimated lot yield		
Estimated number of dwellings		
Estimated residential site density	_____ dwellings per site/ hectare	
Estimated population		
Number of high schools		
Number of primary schools		
Estimated commercial floor space	_____ net lettable area	
Estimated area and percentage of public open space given over to:		
• Regional open space	_____ hectares ____%	
• District open space	_____ hectares ____%	
• Neighbourhood parks	_____ hectares _____ parks	
• Local parks	_____ hectares _____ parks	
Estimated percentage of natural area	_____ hectares _____ %	



Part One – Implementation

Part One contains the structure plan map and outlines the requirements that will be applied when assessing subdivision and development applications over the land to which the structure plan relates. The structure plan is to align with the local planning scheme and relevant WAPC policy requirements. A structure plan cannot override or introduce new scheme provisions. The introduction of any new zones or scheme provisions will need to be undertaken via an amendment to the scheme.

Part One may not include any explanations, discussions, descriptions, supportive information, design principles or development visions. If objectives are included, they are to be relevant, clear, concise, and appropriate to the level of planning and design being undertaken.

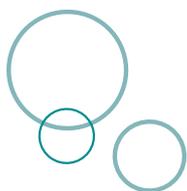
As a general guide, a structure plan map is to show:

- protected environmental and heritage features;
- buffers to separate housing areas from major utility infrastructure (existing or proposed) within or affecting the land subject of the structure plan;
- proposed zones and reservations, based on the zones and reservations listed in the local planning scheme or strategy;
- residential density;
- movement network and hierarchy including neighbourhood connectors, bike / pedestrian paths;
- commercial sites (local and activity centres);
- open space network;
- education and community sites; and
- where local development plan will be required (if applicable).

Part One is to include the following headings:

1. Structure plan area
 - Designate the area to which the structure plan applies
2. Operation
 - The date the structure plan comes into effect is the date the structure plan is approved by the WAPC.
3. Staging
 - details of staging of the structure plan, based on triggers such as:
 - provision of infrastructure
 - provision of schools
 - road constructions / upgrades

As staging is dependent upon triggers it is not necessary to include spatial areas or timing for staging.



4. Subdivision and development requirements

- Outline requirements including land use zones and reserves within the structure plan area
- Outline mechanisms to protect environmental or heritage features.
- Identify how subdivision and development will respond to hazards and separation areas.
- Identify how subdivision and development will respond to or be staged in relation to major infrastructure.
- Provide arrangements to interface with land adjoining the structure plan area.
- Provide for public open space in accordance with WAPC policies where this is not provided for the structure plan map.
- Provide for the achievement of residential density targets applied under higher level strategic plans and strategies and sub-regional structure plans prepared by the WAPC.
- Where a density plan is a suitable instrument for the allocation of residential density, list the locational criteria for the distribution of density on a density plan. Provide for a density plan to be submitted and approved by the WAPC at subdivision stage.

5. Local Development Plans

- Describe and identify on the map (if known) where a local development plan(s) (LDP) is required.

(Note: local development plans are not to be applied to entire structure plan areas. They are to be used to address specific design issues for small areas of development that require special design consideration.)

- Identify the issues and main principles to be addressed in the local development plan(s).

6. Other requirements

- Infrastructure corridors and details of infrastructure upgrades required to facilitate the subdivision.
- Make reference to relevant funding arrangements for the provision of standard and community infrastructure in the structure plan area in accordance with the local planning scheme.

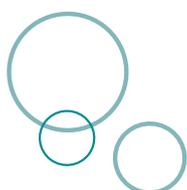
7. Additional information

Where additional information is required to be submitted by the structure plan, the details of the additional information and the stage at which it is to be submitted may be incorporated into the structure plan in a table.

Additional information	Approval stage	Consultation required

Structure plan mapping requirements

The structure plan map is to be provided as a hard copy within the structure plan report and also in digital format consistent with the WAPC's Digital Data and Mapping Standards (Appendix 4).

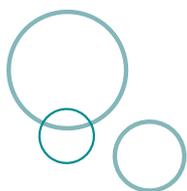


Part Two – Explanatory section and technical appendices

The purpose of Part Two is to support the structure plan contained in Part One by providing the background and explanatory information used to prepare the structure plan. The information included is to be relevant and sufficient to support the structure plan and provide further information to assist decision-making. Part Two is to include recommendations as to how implement the technical studies in the structure plan. The following headings can be used (as appropriate).

Part Two – Explanatory report

1. Planning background
 - 1.1 Introduction and purpose
 - 1.2 Land description
 - 1.2.1 Location
 - 1.2.2 Area and land use
 - 1.2.3 Legal description and ownership
 - 1.3 Planning framework
 - 1.3.1 Zoning and reservations
 - 1.3.2 Regional and sub-regional structure plan
 - 1.3.3 Planning strategies
 - 1.3.4 Planning policies
 - 1.3.5 Other approvals and decisions
 - 1.3.6 Pre lodgement consultation
2. Site conditions and constraints
 - 2.1 Biodiversity and natural area assets
 - 2.2 Landform and soils
 - 2.3 Groundwater and surface water
 - 2.4 Bushfire hazard
 - 2.5 Heritage
 - 2.6 Coast and foreshores
 - 2.7 Context and other land use constraints and opportunities
3. Technical studies appendices index
 - Plans that may be included in Part Two
 - Location plan
 - Aerial photograph
 - Context and constraints plan(s)



- Environmental/conservation assets plan
- Non-statutory structure plan map
- Movement networks plan/Ped-shed analysis
- Infrastructure/servicing plan
- Open space plan

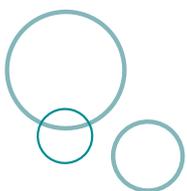
Technical appendices

It is appropriate for each technical appendix to include a recommendations section following the conclusion. The recommendations of the technical appendices are to be used to inform and link to the implementation provisions of the structure plan and provide a further basis for the assessment of subsequent planning applications. Examples of technical appendices include:

- Environmental assessment and management strategy
- Local biodiversity strategy
- Ethnographic and Aboriginal heritage report
- District or local traffic and transport management strategy, including a Transport Impact Assessment
- Noise impact assessment
- District or local water management strategy
- District or local economic, retail and employment strategy
- District or local community development strategy
- District or local infrastructure and servicing strategy
- Bushfire hazard assessment and management plans

A technical appendices index is to list all documents in a table and provide information on:

- the nature of the document (i.e. whether it was subject to a separate formal approval process or a supporting document only);
- the agency that assessed the document; and
- the approval status of the technical documents (including any recommendations and resultant modifications, required by the referral/approval agency).



Appendix 2 – Endorsement page example

This structure plan is prepared under the provisions of the City/Shire/Town of **[NAME]** Local Planning Scheme **[NUMBER]**.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

[DATE]

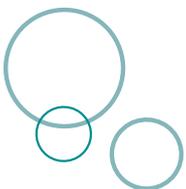
Signed for and on behalf of the Western Australian Planning Commission:

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry



Appendix 3 – Structure plan advertising notice

Planning and Development Act 2005

STRUCTURE PLAN AVAILABLE FOR INSPECTION

(Name or Number of Structure Plan*)

Notice is hereby given that **[NAME OF PROPONENT]** has prepared the above mentioned structure plan in regard to land located at **[ADDRESS]**.

Plans and documents setting out and explaining the structure plan have been deposited at **[ADDRESSES]** and will be open for inspection during office hours up to and including **[END DATE]**.

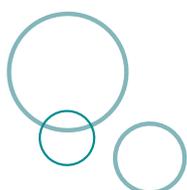
The structure plan can also be viewed on the City / Shire / Town of **[NAME]** website at [www. \[WEBSITE ADDRESS\]](http://www.[WEBSITE ADDRESS]).

Submissions on the structure plan can be lodged in writing and is to include the Structure Plan name, the property affected and details of the submission and lodged with the undersigned on or before **[END DATE]**.

Please note: The structure plan is being advertised to seek public comment on the proposal. The advertising of the structure plan does not indicate any formal support of the proposal by the City / Town / Shire of **[NAME]** or the Western Australian Planning Commission.

.....
(Chief Executive Officer))

* delete whichever is not applicable



Appendix 4 – Digital data and mapping standards for structure plans

1 Introduction

The Standards have been developed to provide a consistent format and content for digital and geospatial data, including mapping, land use designation, metadata, coordinate systems and symbology used in the preparation and submission of structure plans and activity centre plans in Western Australia.

2 Digital data submission

When submitting digital copies of structure plan documents the following is to be included:

1. A structure plan report and associated attachments consistent with the Guidelines (as PDF file);
2. A final structure plan map (preferably as PDF file); and
3. Geospatial data in the format shown in section 3 of this document (packaged as zipped file).

If the structure plan is not being submitted through the Department of Planning's elodgement portal, digital data can be submitted on DVD or CD and labelled with appropriate identification details such as the structure plan name.

Security settings for the structure plan report and final structure plan map are to be set to allow for the printing, copying and/or page extraction.

For other document files the settings are to allow viewing, printing, saving and/or electronic transfer, and to be Microsoft Windows OS compatible.

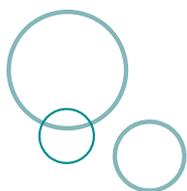
3 Geospatial data

3.1 Map projection and coordinate systems

Geospatial digital data files are accepted in either geographic or projected (grid) coordinate systems, with the following system definitions.

Geographic coordinate systems:

GCS_GDA94 (Geocentric Coordinate System, based on Geocentric Datum of Australia 1994).



Projected/grid coordinate systems:

Source:	MGA (Map Grid of Australia)
Datum:	GDA94
Projection:	Transverse Mercator, utilising 6 degree zones, scale factor at the Central Meridian 0.9996 in conformity with the Universal Transverse Mercator system.
Units:	International metre
False Coordinate Origin (All zones) :	Northing 10,000,000 metres. Easting 500,000 metres
Zones (for WA):	49–52 as applicable.

For Computer Aided Design (CAD) files, all shapes are to be georeferenced in the above systems.

3.2 Cadastral alignment

Geospatial data provided is to be aligned and snapped to the most current cadastre available.

3.3 Geospatial data formats

The preferred Geographic Information System (GIS) format when submitting digital data is shapefiles (.shp) or file or personal geodatabases (.gdb, .mdb).

Environmental Systems Research Institute (ESRI) map document files (.mxd) can also be used, providing all accompanying or referenced data is included in any of the above formats. CAD formats, Microstation (.dgn) and AutoCAD (.dwg, .dxf), can also be accepted.

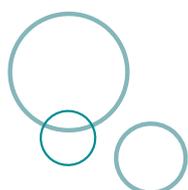
Digital data submitted is to include:

1. structure plan boundary (as polygon)
2. structure plan proposed zoning/land use (as polygons)

Note: The term land use designation and zones will be used interchangeably in these guidelines.

Supplementary data includes all other spatial digital files, including attributes that form part of the structure plan map submitted for approval. (refer Section 3.5)

Template file packages for the above formats are available for use if required; please contact the Department for more information or visit www.planning.wa.gov.au to access a download link.

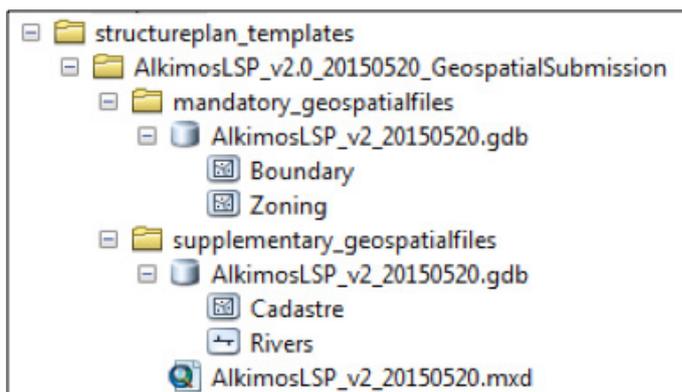


3.4 Geospatial data models

3.4.1 Data model for Geographic Information System (GIS) formats

This section outlines the information to be submitted if geospatial data is in GIS formats such as shapefiles and file geodatabases. *Figure 1* demonstrates an example geospatial file submission for a file geodatabase format.

Figure 1: Example of Structure Plan file Geodatabase



3.4.1.1 Structure plan boundary (as polygon)

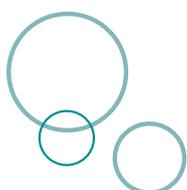
The structure plan boundary dataset is to contain a polygon representing the entire extent of land that falls within the structure plan boundary extent. For each polygon the following attributes are to be included and adhere to the relevant values/domains:

- Lot yield
- Dwelling yield
- Population yield
- Structure plan type

Table 1 shows further detail on the attribute table for the boundary dataset.

Table 1: Example of attribute table construction for GIS Formats – Boundaries

Spatial dataset	Attribute description	Field name	Field type	Required/ optional	Accepted values	Comments
Boundary (polygon)	Lot Yield	LOT_YIELD	Long	Required	N/A	Total # for structure plan
	Dwelling Yield	DWELL_YIELD	Long	Required	N/A	Total # for structure plan
	Population Yield	POP_YIELD	Long	Required	N/A	Total # for structure plan
	Structure Plan Type	SP_TYPE	String	Required	Structure Plan Type	The type of structure plan



The structure plan type attribute is to contain one of the values below (refer to the Regulations for definitions):

- Activity Centre Plan
- Structure Plan

Figure 2 shows an example attribute table for the boundary dataset.

Figure 2: Example of attribute table for the boundary dataset

Boundary								
	OBJECTID *	SHAPE *	SP_TYPE	LOT_YIELD	DWELL_YIELD	POP_YIELD	SHAPE_Length	SHAPE_Area
▶	1	Polygon	Structure Plan	50	50	100	491.922764	11781.342291

A template dataset is available for use which includes relevant domain/accepted values.

3.4.1.2 Structure plan land use designation (as polygon)

The land use dataset is to contain polygons representing all land use designations (which should align with existing zones and reserves within the Scheme or within the Planning and Development (Local Planning Schemes) Regulations 2015) within the extent of the structure plan area (as defined by the structure plan boundary polygon).

The land use designation dataset also needs to have the following attributes provided and is to adhere to the relevant values/domains:

- Zone or Reserve Proper (as per the values outlined in the Regulations)
- Zone or Reserve – Abbreviated Indicator (as described in Table 2)

If the structure plan includes staging or specific R-Code designations, these are also to be included.

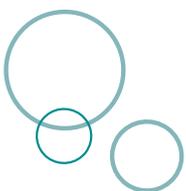


Table 2 shows further detail on how to construct the attribute table for the zoning dataset.

Table 2: Example of attribute table construction for GIS Formats – Zoning

Spatial dataset	Attribute description	Field name	Field type	Required/ optional	Accepted values	Comments
Zoning (polygon)	Zone or Reserve name	ZONE	String (suggested length 45)	Required	As per the values for Zones and Reserves in the Regulations	A table of values is provided in Attachment 1 of this document
	Zone or Reserve - Abbreviated Indicator	CLASS	String (suggested length 2)	Required	"Z" or "R" or "O", as applicable	To indicate whether the polygon is a Zone, Reserve or Other Category
	Staging	STAGING	String (suggested length 2)	Optional	N/A	The staging number/ letter where applicable
	R-Code value	RCODE	String (suggested length 5)	Optional	N/A	The R-Code value where applicable

An example attribute table for the land use dataset is shown in Figure 3:

Figure 3: Example of attribute table for the zoning dataset

Zoning								
	OBJECTID *	ZONE	CLASS	STAGING	RCODE	SHAPE *	SHAPE_Length	SHAPE_Area
	1	Residential	Z	2	R30	Polygon	135.748037	1065.174384
▶	2	Public Purpose	R	2	<Null>	Polygon	263.386998	2869.640961

3.4.2 Data model for CAD formats

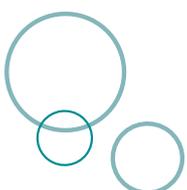
3.4.2.1 Structure plan boundary (as CAD polygon)

For CAD formats, the structure plan boundary polygon is to be provided on its own separate level named "**Boundary**" (Figure 4).

In this boundary level, the following text elements are to be included with appropriate corresponding values:

- Lot yield (eg 'LOT_YIELD=100')
- Dwelling yield (eg 'DWELL_YIELD=100')
- Population yield (eg 'POP_YIELD=200')

An example/template dataset is available for use which includes these requirements.



3.4.2.2 Structure plan zoning (as CAD polygon)

The structure plan zoning/reserve information is to be provided as **closed polygons or shapes**. For each value/category of zoning in the structure plan, a separate level is to be created and named with the zoning/reserve value, prefixed with “Z_” for zones, and “R_” for reserves. *Figure 4* demonstrates an example structure of levels and naming.

The land use subclass value is to align with designated values in the Regulations. An example level name would be:

“Z_Commercial”

“R_Conservation”

For categories of Reserve that have annotation/labelling (eg “Cemetery” for Public Purposes), these are to be placed on a separate level. For example if there are areas which are “Public Purpose”, and areas which are “Public Purpose – Cemetery” these are to be placed on two separate levels:

“R_PublicPurposes”

“R_PublicPurposes_Cemetery”

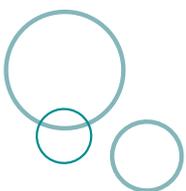
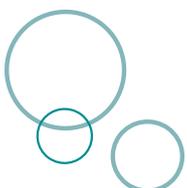


Figure 4: Example of DGN levels for CAD formats



A full table detailing the level naming protocol is provided in Attachment 1.

A template dataset which includes levels with correct naming/structure is also available for use.

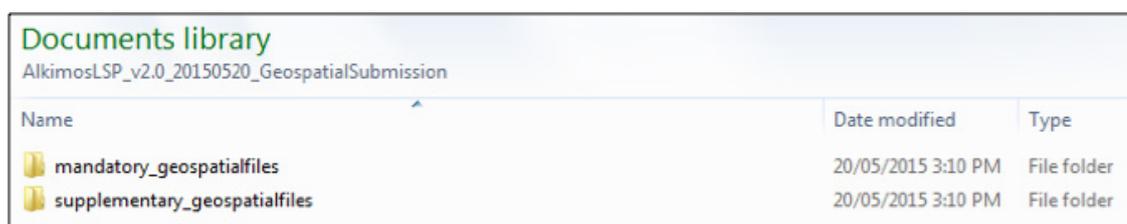


3.5 Supplementary data

The submission of all digital files of a geospatial nature that have been prepared for a structure plan is encouraged, in addition to the datasets described in the previous sections. This includes all mapping documents, datasets and style elements that are used in the construction of the structure plan map and any additional maps provided in structure plan reports.

Where these additional geospatial files are provided, these can be placed in a separate file/folder. An example of this structure is illustrated in *Figure 5*.

Figure 5: Example of digital files data in a separate file/folder structure



Name	Date modified	Type
mandatory_geospatialfiles	20/05/2015 3:10 PM	File folder
supplementary_geospatialfiles	20/05/2015 3:10 PM	File folder

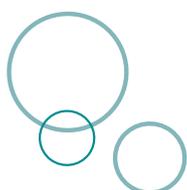
Environmental Systems Research Institute (ESRI) map document files (.mxd) can also be accepted, providing all accompanying or referenced data is included in any of the above formats and file path names are set to 'relative'.

Where possible, it is encouraged that metadata be included. Metadata is to indicate dataset title, source, date, custodian and other relevant information.

4 Mapping standards and symbology

This section has been adapted from the *Local Government Spatial Information Management Toolkit V2.0* to provide guidance on the production of structure plan maps. The required mapping styles and symbols to be used in structure plans are outlined in Schedule 1 of the Regulations. The following requirements are to be included on all maps provided in the structure plan report:

- Title (structure plan title or name)
- Map modification number (in the map title or information section)
- Map creator (the name of the publisher or authors, date of publication)
- Copyright (where applicable, provide a statement indicating the organisation or individual who holds the map copyright)
- Acknowledgements and sources (a brief summary of the origin and all sources of map data, including derived or interpreted data and detailed data currency)
- Scale (include a metric scale bar with standard scale ranges - Scale ratio, e.g. 1:10,000 is optional)
- Legend (clearly depicting all map symbols using appropriate descriptions)
- Projection and datum (indicate coordinate system information, e.g. datum and projection)
- North arrow (in the legend area, preferably with an 'N' and an arrow)
- Contact (contact details for map or data information)
- Disclaimers (if applicable).



5 Amendments

5.1 Structure Plan Amendments – Maps and reports

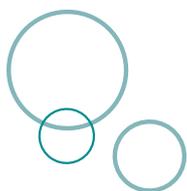
Structure plan maps for amendments are to show the original boundary of the structure plan with the area affected by the amendment highlighted in an appropriate manner. Amended structure plans maps and reports are to be named to in accordance with the naming convention contained in Appendix 1.

5.2 Structure plan amendments – Geospatial data

Geospatial data for structure plan amendments is to be submitted generally in accordance with section 3 and is to include:

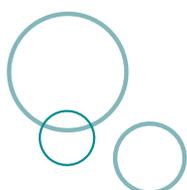
- Boundary of area affected by the amendment
- Proposed zoning/reserve in the area subject to the amendment

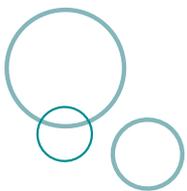
Applicants are encouraged to contact the Department of Planning should they have any queries on geospatial data submission for amendments.



6 Glossary

ArcGIS	Geographic information system software.
Attribute	Non-spatial information about a geographic feature in a GIS, usually stored in a table and linked to the feature by a unique identifier. For example, attributes of a river might include its name, length, and annual average flow.
CMYK	'Cyan Magenta Yellow Black' – a subtractive colour model that absorbs (subtracts) light from paper in colour printing.
CAD files	Computer Aided Design files – these include AutoCAD and Microstation files. File extensions are .dwg, .dxf, .dgn and .stl.
Digital documents	Documents such as reports, spreadsheets, graphs and drawings in electronic format which can be viewed on computer or similar device, and managed by electronic software.
Free floating text	Text that is not associated or linked to a feature in a Shapefile or geodatabase.
Geospatial data	Geographic spatial data used to show location and spatial dimensions. Such data is in electronic format viewed on computer or similar device, and managed by electronic software.
HEX	'Hexadecimal' – refers to a 16 character numbering system to define colours on web pages. It uses numbers 0–9 and letters A–F.
Personal or Geodatabase file	Collection of geographic datasets used in ArcGIS and managed in a file folder or database. It is the native data source for ArcGIS and used for editing and data automation in ArcGIS.
Polygon	A closed shape defined by a connected sequence of x,y coordinate pairs.
Raster	Pixel data used in GIS organised into grids where each cell contains information representing a value (e.g. temperature). Examples are aerial photographs, satellite imagery, scanned maps and digital pictures.
RGB	'Red Green Blue' – an additive colour model in contrast to CMYK used as the colour system for computer and television screens.
Shapefile	A simple, non-topological format for storing geometric location and attribute information of geographic features in vector data format. Geographic features in a Shapefile can be shown by points, lines, or polygons (areas). File extensions are .shp, .shx and .dbf.
Vectors	Geometric shapes such as points, lines or polygons used to show geospatial features and their attributes, and subject to topology rules.





Attachment 1 – Data dictionary

Geographic Information Systems (GIS) formats

Structure plan boundary

The attributes required for the structure plan boundary dataset are as follows:

Attribute\field	Description	Additional information/ acceptable values
LOT_YIELD	Total number of lots expected within the structure plan boundary	N/A
DWELL_YIELD	Total number of dwellings expected within the structure plan boundary	N/A
POP_YIELD	Total number of people expected within the structure plan boundary	N/A
SP_TYPE	The classification of the structure plan according to the types outlined in the Guidelines	Activity Centre Plan

Structure plan zoning

The attributes for the structure plan zoning dataset are as follows:

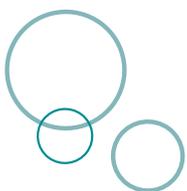
Attribute\field	Description	Additional information/ acceptable values
ZONE	The zoning/reserve designation	As per the Regulations.
CLASS	Zone or reserve - Abbreviated Indicator	"Z" or "R" or "O" as applicable to zone, reserve or other category.
STAGING	Staging	The staging as applicable (letter or number)
RCODE	R-Code Value	The R-Code value as applicable.

The ZONE and CLASS attribute for each polygon must contain one of the following values (in accordance with the Regulations) shown overleaf.

These values are also provided in the template spatial files as domains or table

Class	Zone or Reserve
R	Public Open Space
R	Conservation
R	State Forests
R	Civic and Community
R	Civic and Community - Social Care Facilities
R	Civic and Community - Cultural Facilities
R	Public Purposes
R	Public Purposes - Medical Services
R	Public Purposes - Infrastructure Services
R	Public Purposes - Education
R	Public Purposes - Emergency Services
R	Public Purposes - Heritage
R	Public Purposes - Government Services
R	Public Purposes - Recreational
R	Public Purposes - Cemetery
R	Public Purposes - Car Park
R	Drainage / Waterways
R	Railways
R	Primary Distributor Road or Major Road
R	District Distributor Road
R	Local Distributor Road
R	Local Road
R	Strategic Infrastructure
R	Special Purpose Reserve

Class	Zone or Reserve
Z	Residential
Z	Urban Development
Z	Settlement
Z	Special Residential
Z	Rural
Z	Rural Residential
Z	Rural Smallholdings
Z	Rural Townsite Zone
Z	Strategic Agriculture
Z	Rural landscape and bushland protection
Z	Conservation
Z	Light Industry
Z	General Industry
Z	Industrial Development
Z	Strategic Industry
Z	Commercial
Z	Mixed Use
Z	Service Commercial
Z	Centre
Z	Tourism
Z	Private clubs and institutions
Z	Canal
Z	Marina
Z	Special Use Zone
O	Ocean
O	No Zone
O	Additional Use
O	Restricted Use



Computer Aided Design (CAD) formats

Structure plan boundary

The level name must be "Boundary"

The level must contain text elements as follows (with <insert value> component containing the respective numeric value applicable to the structure plan):

LOT_YIELD=<insert value>

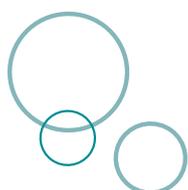
DWELL_YIELD=<insert value>

POP_YIELD=<insert value>

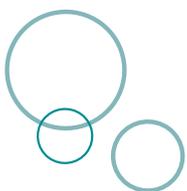
Structure plan zoning

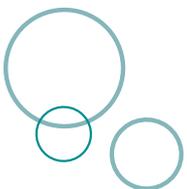
In CAD formats, the level name must match a value in the following table (continued below):

Zone or Reserve	Level Name
Public Open Space	R_PublicOpenSpace
Conservation	R_Conservation
State Forests	R_StateForests
Civic and Community	R_CivicandCommunity
Social Care Facilities	R_CivicandCommunity_SocialCareFacilities
Cultural Facilities	R_CivicandCommunity_CulturalFacilities
Public Purposes	R_PublicPurposes
Medical Services	R_PublicPurposes_MedicalServices
Infrastructure Services	R_PublicPurposes_InfrastructureServices
Education	R_PublicPurposes_Education
Emergency Services	R_PublicPurposes_EmergencyServices
Heritage	R_PublicPurposes_Heritage
Government Services	R_PublicPurposes_GovernmentServices
Recreational	R_PublicPurposes_Recreational
Cemetery	R_PublicPurposes_Cemetery
Car Park	R_PublicPurposes_CarPark
Drainage / Waterways	R_DrainageWaterways
Railways	R_Railways
Primary Distributor Road or Major Road	R_PrimaryDistributorRoad or R_Major Road
District Distributor Road	R_DistrictDistributorRoad
Local Distributor Road	R_LocalDistributorRoad
Local Road	R_LocalRoad
Strategic Infrastructure	R_StrategicInfrastructure
Special Purpose Reserve	R_SpecialPurposeReserve



Zone or Reserve	Level Name
Residential	Z_Residential
Urban Development	Z_UrbanDevelopment
Settlement	Z_Settlement
Special Residential	Z_SpecialResidential
Rural	Z_Rural
Rural Residential	Z_RuralResidential
Rural Smallholdings	Z_RuralSmallholdings
Rural Townsite Zone	Z_RuralTownsiteZone
Strategic Agriculture	Z_StrategicAgriculture
Rural landscape and bushland protection	Z_Rurallandscapeandbushlandprotection
Conservation	Z_Conservation
Light Industry	Z_LightIndustry
General Industry	Z_GeneralIndustry
Industrial Development	Z_IndustrialDevelopment
Strategic Industry	Z_StrategicIndustry
Commercial	Z_Commercial
Mixed Use	Z_MixedUse
Service Commercial	Z_ServiceCommercial
Centre	Z_Centre
Tourism	Z_Tourism
Private clubs and institutions	Z_Privateclubsandinstitutions
Canal	Z_Canal
Marina	Z_Marina
Special Use Zone	Z_SpecialUseZone
Ocean	O_Ocean
No Zone	O_NoZone
Additional Use	O_AdditionalUse
Restricted Use	O_RestrictedUse





Structure Plan Framework

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Regulations 2015