



Department of **Planning,**
Lands and Heritage



*We're working for
Western Australia.*

STATE PLANNING POLICY 7.2 PRECINCT DESIGN

FOR PUBLIC COMMENT

AUGUST 2019



For a Better
Built Environment

The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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1. CITATION

This is a State Planning Policy made under Part 3 of the *Planning and Development Act 2005*. This policy may be cited as State Planning Policy 7.2 Precinct Design (SPP 7.2).

2. POLICY INTENT

To enable State Planning Policy 7.0 to be applied to precinct planning and achieve good design quality and built form outcomes.

3. PRECINCT DESIGN IN WESTERN AUSTRALIA

Effective precinct design is integral to the future of our cities and towns. Western Australia's population is predicted to reach 3.2 million by 2031 and some 85 per cent of people will live in urban areas.

The Western Australian planning system and policy framework has traditionally been weighted towards greenfield development. However, the need to plan for a broader range of precinct-based contexts and conditions (activity centre, infill, transit, urban corridor) is required to achieve a balance between greenfield and infill development.

As such, it is essential urban areas are planned and developed to facilitate good built environment outcomes.

4. APPLICATION OF THIS POLICY

This policy is to be used to inform and guide the community, landowners, proponents, designers, reviewers, referral agencies and decision-makers to achieve good planning and design outcomes for precincts in Western Australia.

4.1 Where this policy applies

This policy applies across Western Australia for the preparation of precinct plans.

The policy is to be read in conjunction with:

- the supporting Precinct Design Guidelines
- State Planning Policy 4.2 Activity Centres (as amended), when preparing a precinct plan for an activity centre.

4.2 What is a Precinct?

Precincts are areas that require a high level of planning and design focus due to their complexity, whether this is due to mixed use components, higher levels of density, an activity centre designation or character, heritage and/or ecological value.

The following general precinct types are identified:

- activity centre (as defined by SPP 4.2 Activity Centres)
- station precinct (land within and around train stations or major bus interchanges)
- urban corridor (land located along transit corridors)
- residential infill
- heritage precinct.

A precinct should be identified as such in a local planning strategy or scheme, or otherwise identified as a precinct by the Western Australian Planning Commission (WAPC).

5. POLICY OBJECTIVES

The objectives of this policy are to:

1. Ensure that precinct planning and design processes deliver good-quality built environment outcomes that provide social, economic and environmental benefit to those who use them.
2. Ensure consistency and rigour of precinct planning across the State.
3. Enable design review to be incorporated in precinct planning processes, with due regard given to the advice received.

6. POLICY MEASURES

6.1 State and regional strategic planning

Higher-order strategic planning documents such as frameworks, region schemes and sub-regional structure plans should include high-level consideration of precincts when identifying or investigating land for future development.

6.2 Local strategic planning proposals

Strategic planning proposals (local planning strategies, local housing strategies, local commercial strategies and structure plans) should identify the location, extent and purpose of precincts including strategies to catalyse infrastructure. Precinct extent may vary at the precinct plan stage.

6.3 Precinct plans

Compliance with the objectives of this policy should be demonstrated through a precinct plan and supporting information. The Precinct Design Guidelines should be used in conjunction with this policy. Local governments and, where appropriate, landowners can prepare precinct plans.

Table 1 outlines the form of precinct plan required and the responsible authority that will endorse it.

Table 1

Precinct plan format	Responsible authority
Complex Precinct Plan - Activity centres as listed in SPP 4.2 - Station precincts - Urban corridors - Residential infill (scheme amendment) - Other areas as determined by the WAPC	WAPC
Standard Precinct Plan - Neighbourhood and local centres - Residential infill (non-scheme amendment) - Heritage	Local government (unless otherwise determined by the WAPC to be of strategic importance)

6.4 Subdivision and development

Subdivision and development applications should be consistent with an applicable precinct plan.

Where a precinct plan is not in place, but the land is within a designated precinct, subdivision and development should not compromise the ability of the precinct to be comprehensively and effectively planned.

Except as provided for by the *Planning and Development (Local Planning Scheme) Regulations 2015* and subject to clause 6.5 of this policy, where land is designated as a precinct, the decision-maker should not approve an application for subdivision or development approval where there is no precinct plan in place in relation to that land.

6.5 Exemptions

Where an endorsed activity centre plan is current (i.e. has not expired), the decision-maker shall not require a precinct plan to be prepared over that area prior to subdivision or development approval.

Proponents may (but are not required to) prepare a precinct plan over a portion of the activity centre plan area. Where an endorsed activity centre plan forms part of a wider designated precinct, the decision-maker may undertake a precinct plan over the wider precinct.

Current (i.e. has not expired) approvals to local development plans, subdivision and development that relate to designated precincts but pre-date this policy are deemed compliant.

6.6 Design review

Design review benefits precinct planning by providing informed, independent advice regarding the design quality of a precinct proposal and the interpretation and application of the Precinct Design Guidelines. Design review can be particularly helpful for unique or complex precinct plans.

Design review is carried out against the Design Principles contained within State Planning Policy 7.0 Design of the Built Environment. Consideration will also be given to the Objectives outlined within the Precinct Design Guidelines, noting that these align with the Design Principles.

Design review shall be scaled according to the complexity or significance of a proposal and shall generally follow the methodology outlined in the Design Review Guide to achieve consistency across jurisdictions. It is expected that decision-makers give due regard to the advice and any recommendations provided.

State Planning Policy 7.0 Design of the Built Environment, the Design Review Guide and the Precinct Design Guidelines provide further information regarding design review.

6.7 Precinct outcomes

In the context of the SPP 7.0 Design Principles, the following outcomes are expected to be achieved when planning and designing for precincts:

1. The precinct responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.
2. The precinct integrates landscape design that contributes to community well-being and enhances sustainability outcomes.
3. Built form height and massing across the precinct responds to context as well as the intended future character.
4. The precinct meets the needs and expectations of the community and provides for change over time.
5. The precinct delivers positive environmental, social and economic outcomes.
6. The precinct provides comfortable public spaces that encourage physical activity, enable a range of uses and are accessible to all.
7. The precinct is easy to navigate, with good connectivity for all modes of transport.
8. People feel safe and comfortable within the precinct both day and night.
9. The precinct responds to local community needs and the wider social context to facilitate social interaction and connection.
10. The precinct is attractive and inviting, with a coherent identity and cultural relevance.

7. DEFINITIONS

Unless otherwise defined in this section, definitions in the *Planning and Development Act 2015* (and associated Regulations) apply.

Precinct plan: a plan to guide the design, assessment and control of subdivision, land use and development in a precinct.

Complex precinct: are areas that require precinct planning for activity centres, or to appropriately address complex or competing design issues and redevelopment. Design for this precinct may result in significant changes to an area. This precinct type also relates to an area of regional, State or national significance.

Standard precinct: are areas of land that require precinct planning to guide long-term development of a local or neighbourhood centre, or to appropriately address character, heritage and infill development. Standard precincts will have limited complex/ competing design issues, and design outcomes are unlikely to result in significant community impact.