



Department of **Planning,**  
**Lands and Heritage**



# STATE PLANNING POLICY 7.2 PRECINCT DESIGN

## **PRECINCT PLAN MANNER AND FORM**

DECEMBER 2020

Interim guidance on the manner and form in which a precinct structure plan and local development plan is to be prepared under State Planning Policy 7.2 *Precinct Design* and pursuant to Clause 16 of Schedule 2 (deemed provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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. INTRODUCTION

Clause 16 of Schedule 2 (deemed provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) specifies that a structure plan, which includes a precinct plan, must be prepared in a manner and form approved by the Western Australian Planning Commission (WAPC). This document has been prepared to provide interim manner and form guidance for the preparation of precinct plans following the gazettal of State Planning Policy 7.2 – Precinct Design.

## 2. INFORMATION REQUIRED FOR A PRECINCT STRUCTURE PLAN

In addition to the above, clause 16(1A) of the Regulations specifies that the following information must be included in a precinct structure plan:

- the key attributes and constraints of the area covered by the plan including the natural environment, landscape and the topography of the area
- the planning context for the area covered by the plan and the neighbourhood, district and region within which the area is located
- any major land uses, zoning or reserves proposed by the plan
- estimates of the future number of lots in the area covered by the plan and the extent to which the plan provides for dwellings, retail floor space or other land uses
- the population impacts that are expected to result from the implementation of the plan
- the extent to which the plan provides for the coordination of key transport and other infrastructure
- the proposed staging of the subdivision or development covered by the plan
- the standards to be applied for the buildings, other structures and works that form part of the development or subdivision to which the plan applies
- arrangements for the management of services for the development or subdivision
- the arrangements to be made for vehicles to access the area covered by the plan.

Following is additional detail on the information that may be required to satisfy the requirements of the Regulations and guidance on how to set out a precinct structure plan document.

A precinct structure plan should be able to be viewed and considered as a standalone document, although it is acceptable to refer to a preceding higher level endorsed structure plan, such as sub-regional, district or local structure plans where appropriate to avoid repetition.

Precinct 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 or development, to inform more detailed design.

This further information would be limited to information that is not critical to the assessment of the precinct structure plan, but is required to refine the design and details of subdivision and/or development. The precinct structure plan is to set out when the information is required and include parties that may be consulted.

### 3. OUTLINE OF A PRECINCT STRUCTURE PLAN

A precinct structure plan is to include:

- a precinct structure plan report
- a precinct structure plan map and supporting plans, and
- technical investigations and studies.

The extent of outputs should be tailored to suit the scope, needs and locality of the precinct.

### 4. PRECINCT STRUCTURE PLAN CONTENT

#### OVERVIEW

A precinct structure plan is to comprise three main components:

1. Executive Summary
2. Implementation (Part One)
3. Explanatory and Technical Appendices (Part Two).

The following outline is to be used as the basis for the preparation of a precinct structure plan:

*Cover page*

*Endorsement page*

*Table of amendments*

*Executive summary*

*Table of contents*

*Part One: Implementation*

*Part Two: Explanatory section*

*Technical appendices*

Part One is the implementation component of the precinct structure plan, which contains the structure plan map and outlines the purpose and intent of the precinct structure plan.

Part Two is the explanatory component of the precinct structure plan that contains the background and explanation of the precinct structure plan, including design response, 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.

### PART ONE - IMPLEMENTATION

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

Part One should 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 precinct structure plan map and/or a series of maps is to show:

- landscape and topographical features (natural and cultural), including protected environmental and heritage features
- urban structure, detailing existing and proposed block and street structure and lot layout
- public realm, detailing type and hierarchy of open and public spaces (existing and proposed) and linkages to the wider green network
- proposed movement network and hierarchy including local street and district/regional networks, intersection upgrades/treatments, street/road cross sections, cycling infrastructure and pedestrian paths
- proposed land use zones and preferred land uses, reservations and residential densities based on the zones and reservations listed in the local planning scheme or strategy
- proposed strategic commercial and mixed use sites, and education and community sites
- proposed building controls relating to height, setbacks, building separation, orientation and plot ratio (built form envelopes)
- proposed staging of subdivision and development
- sites where a local development plan (LDP) will be required (if applicable).

Part One is to include the following:

## 1. Precinct plan area

Designate the area to which the precinct structure plan applies (see section 2.5 Precinct Boundary in SPP 7.2 *Precinct Design Guidelines*)

## 2. Objectives

Detail the objectives of the precinct structure plan.

## 3. Operation

The date the precinct structure plan comes into effect is the date the plan is approved by the WAPC.

## 4. Staging

Details of staging of the precinct structure plan.

## 5. Subdivision and development requirements (informed by the Precinct Plan Outputs in SPP 7.2 *Precinct Design Guidelines*)

- outline mechanisms to protect important landscape and topographical features
- detail mechanisms to protect important fauna habitat and threatened ecological communities
- detail the management of urban water resources relevant to the context and scale of the precinct structure plan area, in accordance with water sensitive urban design principles or any district or local water management strategy or plan
- outline mechanisms to protect heritage features
- detail existing and proposed block and street structure and lot layout, including streets, paths and transit corridors
- provide for public places, public spaces and/or other public realm considerations
- outline arrangements to be made for pedestrians, cyclists and vehicles (including public transport and parking) to access the area covered by the plan
- detail land use zones and reserves within the precinct structure plan area
- 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
- provide arrangements to interface with land adjoining the precinct structure plan area
- 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
- specify the standards to be applied for the buildings, other structures and works that form part of the development or subdivision to which it applies.

## 6. Local development plans

- describe and identify on the map (if known) where a LDP(s) is required
- identify the issues and main principles to be addressed in the LDP(s).

## 7. Other requirements

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

## 8. Additional information

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

### Structure plan mapping requirements

The precinct structure plan map is to be provided within the precinct structure plan report and in a digital format consistent with the WAPC's Digital Data and Mapping Standards. Refer to *Planning and Development (local Planning Schemes) Regulations 2015 Structure Plan Framework 2015* for further information.

## PART TWO - EXPLANATORY SECTION AND TECHNICAL APPENDICES

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

Part Two is to include the following:

### 1. Site and context analysis

- physical context (see A1 – Site and Context Analysis)
- community context (see A1 – Site and Context Analysis)
- governance context (see A1 – Site and Context Analysis)
- site and context analysis response.

### 2. Stakeholder and community participation

- stakeholders
- engagement strategy.

### 3. Vision

- the vision for the precinct structure plan area that underpins the development standards contained within the precinct structure plan.

### 4. Design elements

#### Urban ecology

- landscape and topographical features (natural and cultural)
- biodiversity and environmental assets
- Aboriginal, cultural and built heritage
- water management
- energy and climate change
- waste management.

#### Urban structure

- block and street structure
- lot layout
- key views and connections.

#### Public realm

- green network
- landscape
- tree management
- infrastructure and servicing.

#### Movement

- road and street hierarchy
- mode share
- walking and cycling
- public transport
- vehicle access
- parking.

#### Land use

- zoning and land use location and mix
- employment
- community facilities.

#### Built form

- built form envelopes
- primary building controls
- streetscape.

### 5. Technical appendices

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

- an environmental assessment and management strategy
- a local biodiversity strategy
- an ethnographic and Aboriginal heritage report
- a district and/or local traffic and transport management strategy, including a Transport Impact Assessment
- a noise impact assessment
- a district and/or local water management report
- a district and/or local economic, retail and employment strategy
- a district and/or local community development strategy
- a district and/or local infrastructure and servicing strategy
- a bushfire hazard assessment and management plan.



## 5. INFORMATION REQUIRED FOR A LDP (PRECINCT DESIGN)

The information to be included in a LDP is specified in clause 48 in Schedule 2 (deemed provisions) of the Regulations and is to be relevant to the site and commensurate with the scale of planning being undertaken. Generally, a LDP for precinct planning purposes will address the following matters:

### Built form

- lot details – lot numbers, areas (m<sup>2</sup>) and dimensions
- building envelopes – ground floor and upper floor setbacks, minimum and maximum building heights, boundary wall location, length and height, other side and rear setbacks
- private open space – outdoor living area size and location
- 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.

### Movement

- access and parking – access points for vehicles, pedestrians and cyclists, reciprocal rights of way, garage/carport location (where applicable), on-street parking provision or shared use of nearby parking areas
- street design – improvements to streets within the precinct area, including cycle/pedestrian paths.

### Public realm

- landscaping – location of existing trees and vegetation retained and/or planted on site
- infrastructure and servicing – make provision for required infrastructure and servicing to support the proposed development.

## OUTLINE OF A PRECINCT LDP

A LDP in a precinct context is to generally consist of no more than 10 A4 pages comprising the LDP provisions and a spatial plan(s) depicting the key elements of the LDP over the area to which it applies. Headings and text are to include:

### 1. LDP area

Designate the area to which the LDP applies.

### 2. Purpose of the LDP

Describe the general purpose of the LDP with regards to development control.

### 3. Operation

The date the LDP comes into effect.

### 4. Relationship to Residential Design Codes

The residential density coding(s) applied to the LDP area in accordance with the local planning scheme and any amendments to R-Code deemed-to-comply provisions proposed by the LDP.

### 5. Staging

Details of staging of the LDP.

### 6. Vision

The vision for the LDP area that underpins the development standards contained within the LDP.

### 7. Development provisions

A plan(s) and details of development provisions that address the relevant matters of built form, movement and public realm design.



The following further background and explanatory material may be included to support the LDP (as appropriate):

### **1. Site and context analysis**

- physical context (see A1 – Site and Context Analysis)
- community context (see A1 – Site and Context Analysis)
- governance context (see A1 – Site and Context Analysis)
- site and context analysis response.

### **2. Stakeholder and community participation**

- stakeholders
- engagement undertaken.

### **3. Technical appendices**