



Department of **Planning,**
Lands and Heritage



Western
Australian
Planning
Commission

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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 <ul style="list-style-type: none">- 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 <ul style="list-style-type: none">- 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.



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1

INTRODUCTION

1.0 INTRODUCTION

1.1 THE PURPOSE OF THE GUIDELINES

The Guidelines provide supporting information for communities, decision-making authorities, landowners or proponents, referral agencies and practitioners to implement State Planning Policy 7.2 Precinct Design (SPP 7.2). Specifically, they assist in:

- appropriate land use planning and design outcomes in relation to precincts across the State
- ensuring that appropriate standards of design are met in the implementation of land use and development within precincts
- outlining a process for precinct plan preparation.

These Guidelines should be read in conjunction with State Planning Policy 7.2 Precinct Design (SPP 7.2) and the *Planning and Development (Local Planning Schemes) Regulations 2015* (the *Regulations*).

1.2 THE APPROACH OF THE GUIDELINES

To achieve good precinct design, the Guidelines require practitioners to address the Design Elements in an interrelated way. The Guidelines use a performance-based approach to enable precinct-specific design outcomes to be developed. This allows design to be tailored to the specific needs and characteristics of the precinct. It reflects that every precinct is different.

Precinct plans may include provisions for future subdivision and development in a precinct.

Only issues and investigations relevant to the scale and scope of the precinct need to be addressed in the precinct plan.

1.1.1 WHO ARE THESE GUIDELINES FOR?

The Guidelines have been developed primarily for practitioners to undertake precinct design and for assessors to guide the determination of precinct-related proposals.

These Guidelines, along with State Planning Policy 7.0 Design of the Built Environment (SPP 7.0) and State Planning Policy 4.2 Activity Centres (SPP 4.2), are the predominant documents relating to precinct design for use by decision-making authorities and referral agencies during the consideration of strategic planning proposals, subdivisions and development applications.

The Guidelines have also been written so that the wider community may read and understand how planning for precincts takes place and how it can contribute to the process.



1.3 PRECINCTS IN THE CONTEXT OF SPP 7.0

Meeting the objectives of SPP 7.2 shall in turn satisfy the objectives and principles of SPP 7.0 Design of the Built Environment being:

Objectives:

1. A consistent framework to define the desired design quality outcomes from the planning and design of built environment projects across the State.
2. A coordinated strategy of design quality mechanisms to achieve design outcomes that meet government and community expectations, including:
 - design principles – performance-based approach to policy
 - design review – skilled evaluation expertise
 - design skills – skilled design expertise
3. Timely and efficient review of planning and development proposals against the space.

Principles:

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

3. Built form and scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

6. Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

7. Legibility

Good design results in buildings and places that are legible, with clear connections and easily-identifiable elements to help people find their way around.

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

The Precinct Design Outcomes in Table 1 represent how the objectives and principles of SPP 7.0 relate more specifically to a precinct context. These outcomes have been captured and expressed in the Design Elements, Objectives and Guidelines in Section 3.

Table 1. How precinct design outcomes relate to the Design Elements and SPP 7.0 Design Principles

This table shows the relationship between the SPP 7.0 Design Principles and the Design Elements within the Precinct Design Guidelines. It indicates where key linkages generally apply (dark shading), though linkages may still apply beyond those indicated on this table, based upon the individual nature of each precinct proposal.

SPP 7.2 Precinct Design Outcomes	Design Elements							SPP 7.0 Design Principles
	1. Urban Ecology	2. Urban Structure	3. Movement	4. Built Form	5. Land Use	6. Public Realm	7. Services and Utilities	
The precinct responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place								Context and character
The precinct integrates landscape design that contributes to community well-being and enhances sustainability outcomes								Landscape quality
Built form height and massing across the precinct responds to context as well as the intended future character								Built form and scale
The precinct meets the needs and expectations of the community and provides for change over time								Functionality and build quality
The precinct delivers positive environmental, social and economic outcomes								Sustainability
The precinct provides comfortable public spaces that encourage physical activity, enable a range of uses and are accessible to all								Amenity
The precinct is easy to navigate, with good connectivity for all modes of transport								Legibility
People feel safe and comfortable within the precinct during both day and night								Safety
The precinct responds to local community needs and the wider social context to facilitate social interaction and connection								Community
The precinct is attractive and inviting, with a coherent identity and cultural relevance								Aesthetics

1.4 APPLICATION OF THE GUIDELINES

SPP 7.2 Precinct Design (incorporating these Guidelines) is part of SPP 7.0 Design of the Built Environment. It sits alongside SPP 7.3 Residential Design Codes Volume 2 – Apartments and draft Neighbourhood Design (as amended). It also has a close relationship with State Planning Policy 4.2 Activity Centres (as amended).

The manner in which precinct design interrelates with the wider planning framework is illustrated in Figures 1 and 2.

Where a precinct plan is proposed for an activity centre identified in SPP 4.2, the precinct plan is to address these Guidelines as well as SPP 4.2.

The Guidelines apply to all land identified as a precinct in strategic planning documents and/or planning schemes or otherwise deemed to be a precinct by the Western Australian Planning Commission (WAPC).

These Guidelines are to be considered when preparing and assessing precinct plans. The Design Elements and related Objectives are to be used to prepare and assess precinct plans.

The Guidelines may apply to subdivision and development over land identified as a precinct where a precinct plan is not in place. This is because in such circumstances, proponents must demonstrate that future precinct design would not be compromised by subdivision and/or development.

Fig 1. Precinct design in policy context.

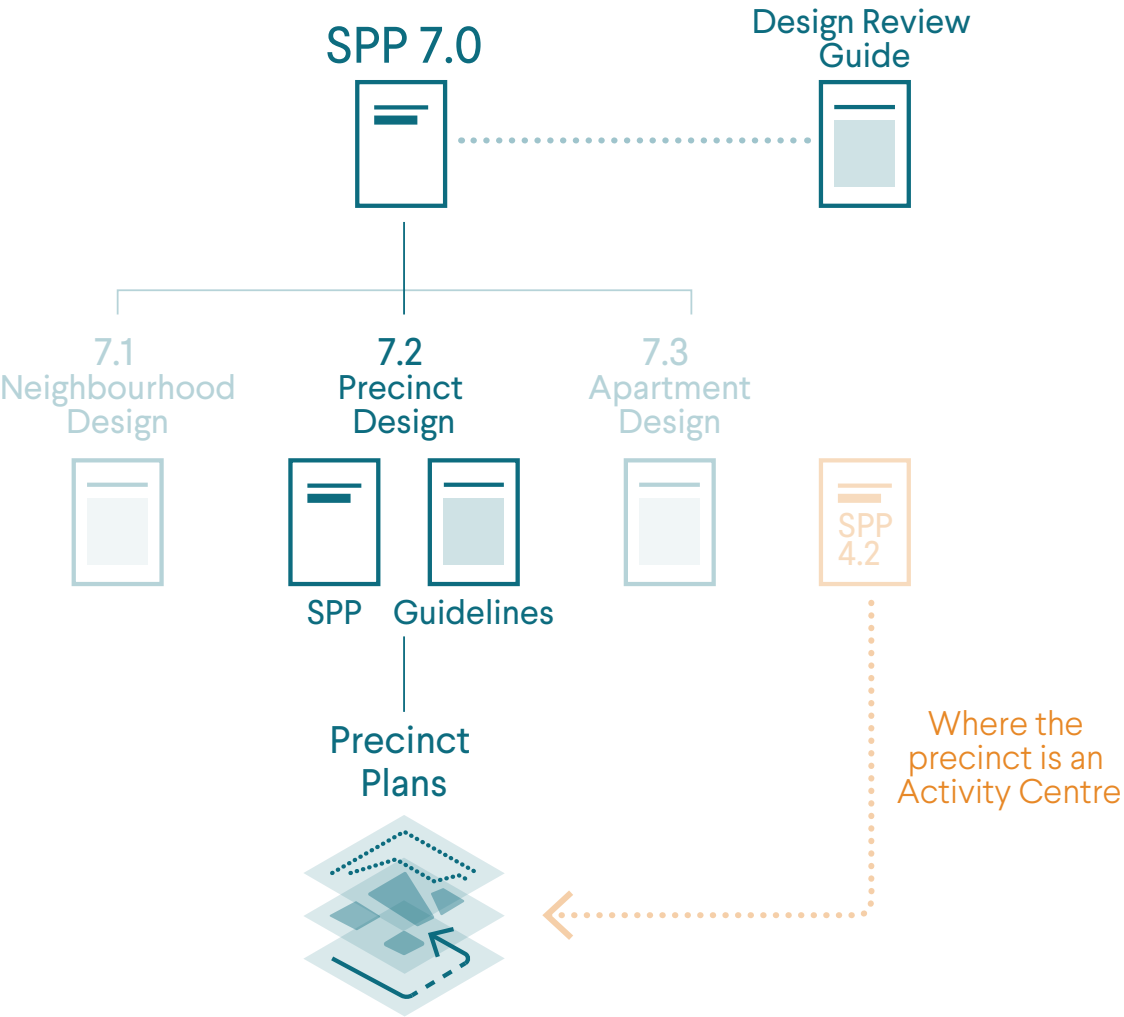


Fig2. The relationship between precinct design and neighbourhood design.

Precinct design addresses the detailed 2-D and 3-Dimensional qualities of specific areas within neighbourhoods that require complex consideration.



1.4.1 THE STRUCTURE OF THE GUIDELINES

The Guidelines are structured around **Design Elements**. Design Elements are critical design components.

Each Design Element is supported by an explanatory **Intent** along with **Objectives** and **Considerations**:

Intent explains the intended outcome and why it is important.

Objectives state the aim and/or purpose to achieve the desired outcomes.

Considerations are how the Objectives may be achieved through appropriate design responses.

The Objectives should be achieved through the flexible application of the Considerations. This will depend on precinct context, purpose, complexity and scale. Practitioners must demonstrate and justify where individual Objectives and Considerations do not apply to the precinct they are designing.

Each Element provides a list of suggested **Precinct Plan Outputs** that may be considered by practitioners to demonstrate achievement of the Element objectives. The outputs will vary from precinct to precinct depending on the precinct type and complexity.

Appendix A5 of the Guidelines contains a sample assessment template – performance-based policy recommended for submission with precinct plans to assist assessment by decision makers.

An illustration of the Guidelines structure is shown in Figures 3 and 4.

Fig 3. Guidelines Structure

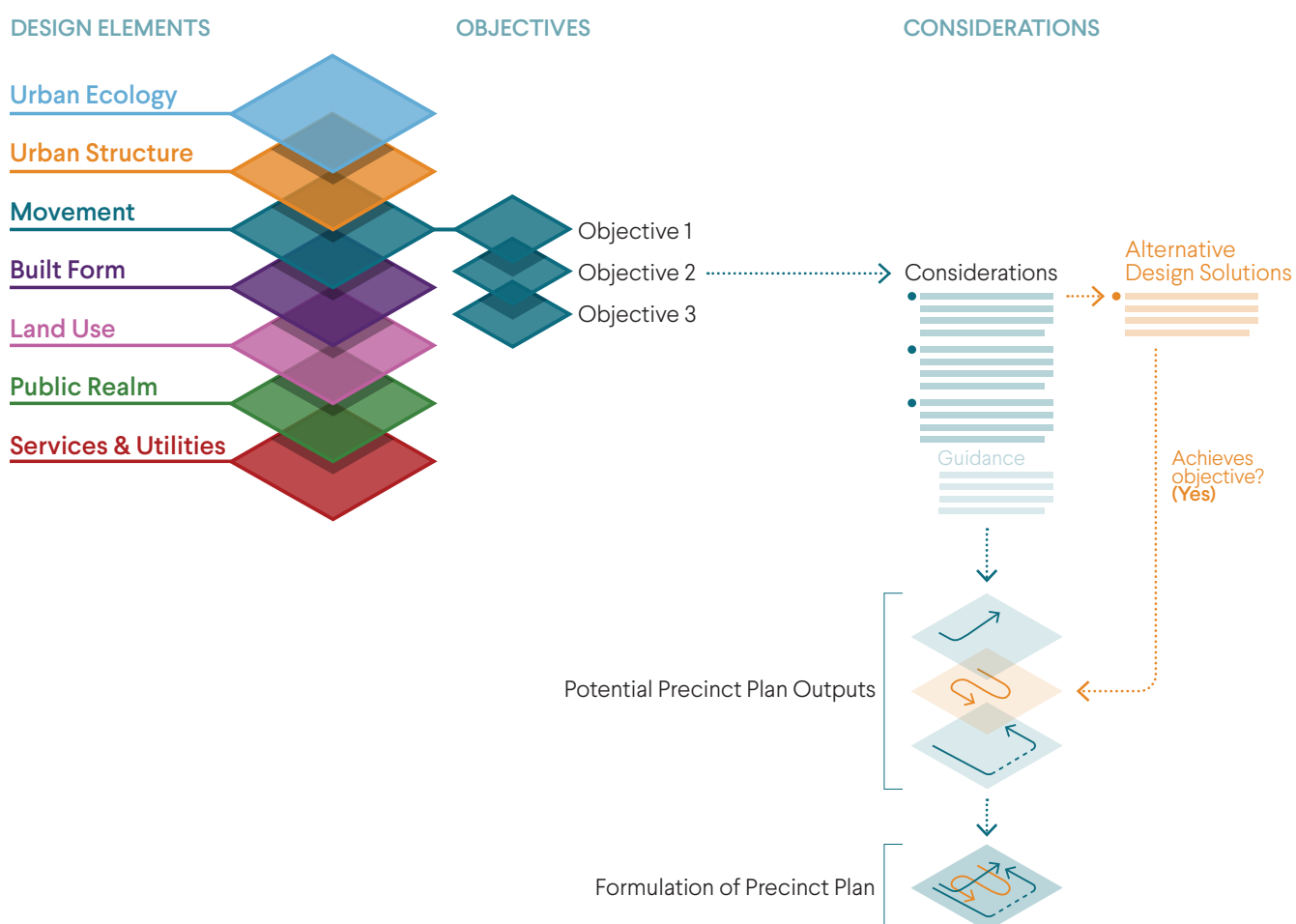


Fig 4. Design Element Structure

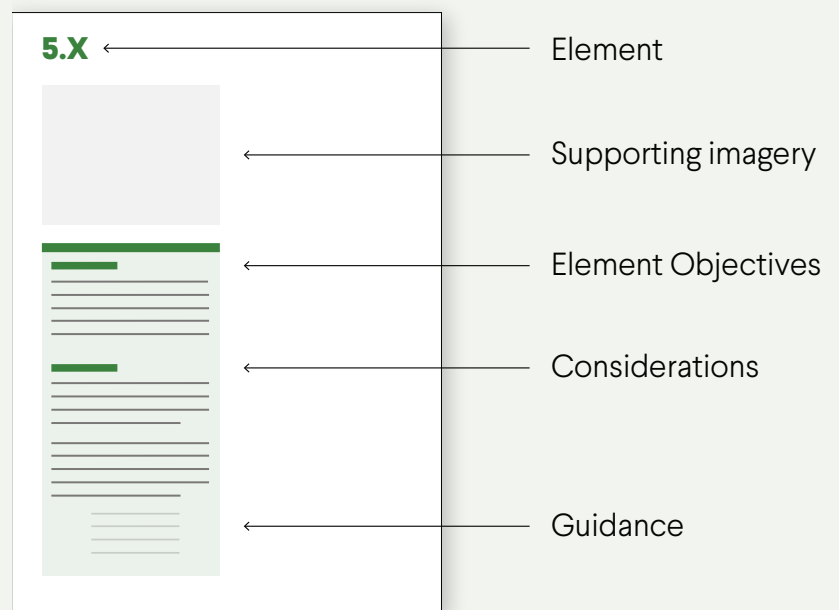
Design Element: A Design Element is a major design consideration or part of the urban fabric.

Supporting Imagery: In some instances, images provide useful (explanatory) information relating to the Considerations.

Objectives: These state the outcomes to be achieved for each Design Element. A group of specific Considerations have been developed for each Objective.

Considerations: The Considerations are actions to achieve the Objective for each Design Element.

Guidance: Helpful information on the importance of a consideration or how it might be satisfied.



1.4.2 PRECINCT TYPE AND SCALABILITY

Not all precincts are the same and there are different types of precincts that perform a variety of roles and functions. A precinct may take the form of all or part of an activity centre; may be focused around significant transport infrastructure or a transport corridor; or may be a location identified as suitable for increased residential density.

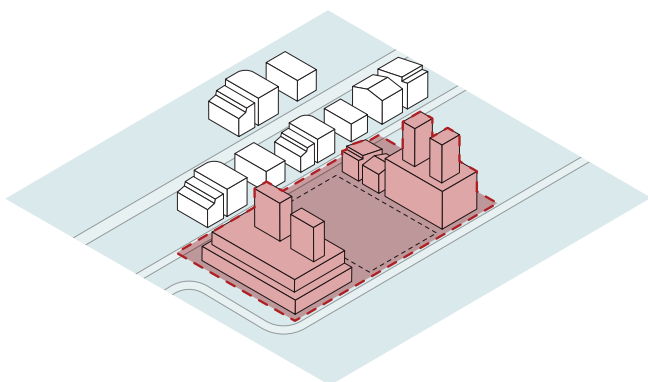
A recognition of precinct type and a level of scalability is required in the application of the SPP 7.2 and the Guidelines. It allows practitioners to tailor the design response to the type, purpose, characteristics, complexity and scale of the precinct being designed and planned for.

Not all Considerations will apply to all precincts and practitioners and/or decision-makers will need to apply discretion. For example, some Considerations related specifically to the planning and design of transit stations would not apply if a precinct did not have a station present or proposed.

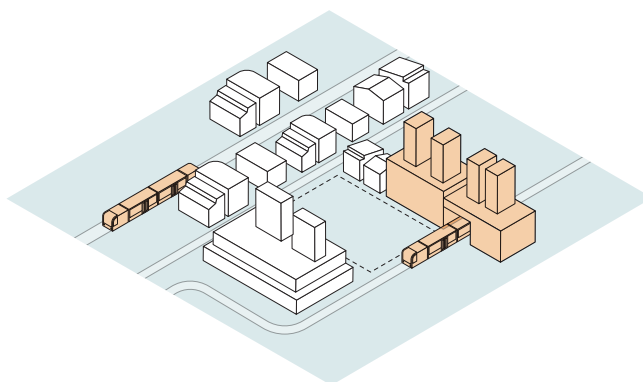
Similarly, in some cases the preparation of a precinct plan may rely on information contained within existing strategies such as a local housing strategy or local commercial strategy. Larger, more complex precincts will likely need new and specific, detailed analysis and reporting to support the preparation of a precinct plan.

Fig 5. Different precinct types

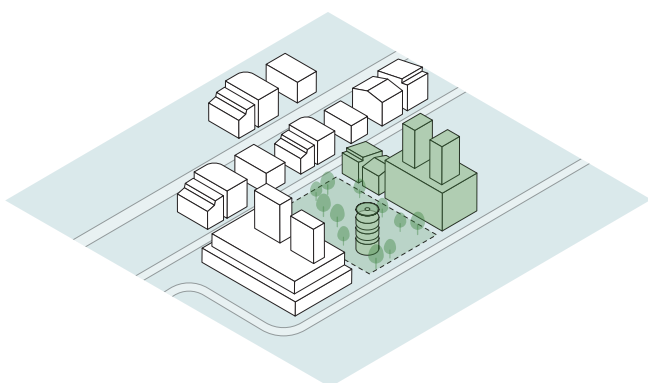
ACTIVITY CENTRE PRECINCT



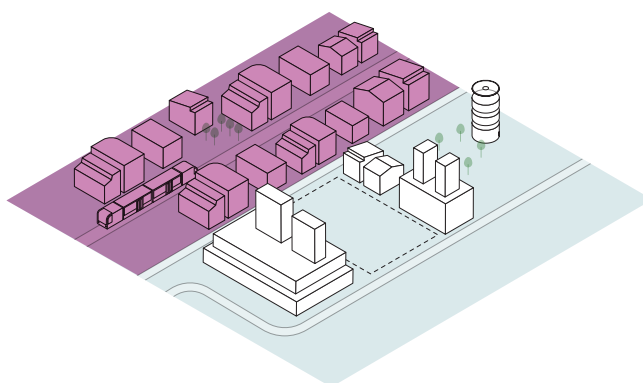
STATION PRECINCT



RESIDENTIAL INFILL PRECINCT



URBAN CORRIDOR PRECINCT



1.4.3 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 SPP 7.0 Design of the Built Environment or applicable local planning scheme. 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 WAPC Design Review Guide to achieve consistency across jurisdictions. It is expected that decision-makers give due regard to the advice and any recommendations provided.

For those precinct plans considered suitable for design review, it is recommended where a Design Review Panel is available that at least two reviews are carried out, one at each of the following stages of precinct plan development:

1. Concept stage is when the precinct design team prepares initial concept layouts for their precinct. This should be carried out soon after the context analysis stage, to allow design review feedback to inform the development of the precinct vision and supporting principles. Plans at this stage are typically unresolved sketches with basic street networks and uses indicated along with rough ideas of built form scale and location. Information regarding the surrounding context, and how the concept proposals respond to this, is essential. Multiple precinct design options may be useful where this is appropriate.

2. Design development stage is when the precinct planning team responds to feedback and analysis of the precinct concepts to develop a more detailed proposal. Information provided for review will be further refined, presenting a developed precinct proposal. Information regarding the surrounding context, and how the precinct proposal responds to this, is essential.





2

PREPARE

2.0 PREPARE

This section contains guidance on how to undertake precinct design through the development of a precinct plan.

2.1 PRECINCT PLAN FORM

The form of a precinct plan will differ depending on the area and type of precinct being designed.

Table 2 below outlines the form of precinct plan required and the responsible authority that will endorse it.

Complex precinct plans need to be prepared for activity centres listed in SPP 4.2, station precincts, urban corridors, residential infill precincts where a local scheme amendment is proposed, and other areas as determined by the WAPC.

Standard precinct plans should be prepared for neighbourhood and local centres, residential infill precincts to guide built form, and heritage precincts.

Table 2. Precinct plan form and responsible authority*

Precinct plan format	Responsible authority
Complex Precinct Plan <ul style="list-style-type: none">- 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 <ul style="list-style-type: none">- Neighbourhood and local centres- Residential infill (non-scheme amendment)- Heritage	Local government (unless otherwise determined by the WAPC to be of strategic importance)

* Note: This is a duplicate of Table 1 in SPP 7.2

2.2 ESTABLISH THE PROJECT TEAM AND PARTNERS

It is critical for design teams to comprise the skills and expertise to effectively respond to issues and make best use of opportunities that impact on a precinct, in a collaborative and holistic manner. Acknowledging that project team composition is sometimes an iterative process (for instance issues requiring additional team members may only be identified once the design process has commenced), the following list summarises potential project team disciplines. It not a compulsory list, but a reminder of the many components that make up a precinct plan approach.

Specific team make-up will vary according to the precinct under design and based on context analysis (Section 2.3) while the scale of team member inputs will vary according to the precinct.

Table 3. Potential precinct plan team disciplines

Discipline
Project Manager
Urban Planner
Architect
Urban Designer
Community Engagement Consultant
Landscape Architect
Heritage Architect
Transport Consultant
Civil Engineer
Commercial Advisor / Economist
Property Economics
Noise Consultant
Community Development

2.3 CONTEXT ANALYSIS

This section identifies the key information that decision-makers/ stakeholders/ assessors need to make an informed decision on precinct plans. While the aim is for exemplary context analysis, it is reiterated that the detail and extent of information is to be scaled according to the form of the precinct plan, the complexity of the precinct being designed and the extent of pre-existing information.

Context analysis will provide the justification behind key decisions for the precinct. It should be communicated in clear, easy to understand content that informs a vision and principles. Further examples of potential context analysis outputs is provided in Appendix A1.

Context analysis should address:

Physical Context: Location, land use, tenure and ownership, ecology, open space, utilities infrastructure, social infrastructure and services, movement, topography and environment.

Community Context: People, housing, culture, visitation, values, identity and anticipated user needs. Economy including historical and current development patterns, property sector market conditions/attributes/outlook and employment, anticipated user needs.

Governance Context: Planning schemes and policies, density targets, environmental policies, statutes and controls, economic strategies and plans, infrastructure strategies and plans, and sustainability policies and targets.

2.4 GUIDANCE ON HOW TO DETERMINE THE BOUNDARY OF A PRECINCT

Once context analysis has been completed, the design team must convert it into **Key Influences** that might include/relate to:

- Catalyst projects and infrastructure
- Servicing challenges
- Strategic linkages
- Land assembly
- Infrastructure funding and coordination
- Community composition and character
- Any special character areas or sub-precincts that warrant further, specific consideration (including, potentially, their own precinct plan)

Key Influences should be tested through agency discussion, initial stakeholder engagement and design review.

Of course, the extent and detail of context analysis needed will vary depending on the precinct. For example, when it comes to a neighbourhood centre it may be enough to rely on community analysis contained in pre-existing strategic planning materials (i.e. no further work needed) whereas a complex, higher-order precinct would likely need its own specific supporting research.

The Precinct Design Guidelines emphasise the importance of undertaking exemplary context analysis to inform precinct planning. A comprehensive understanding of a precinct's context is also of fundamental importance to the determination of the boundary of a precinct.

There are a range of factors that should be considered when determining a precinct boundary and several potential considerations are outlined in Appendix A2. It should be noted that the factors and examples included in Appendix A2 are not a complete list and there may be other relevant factors that warrant consideration. It does, however, provide guidance on what may be appropriate to consider and the possible responses to these considerations.

The content in Appendix A2 is not intended to be a prescriptive set of requirements. Instead, it can be used by assessors and proponents where relevant, to guide the process of assessing and determining a suitable precinct boundary. The process should be consultative and based on the information relevant to the circumstance.

The process of determining a precinct boundary tends to be iterative and be refined as contextual investigations proceed and preliminary discussions occur. It may also be appropriate for precinct boundaries to expand or decrease in response to community feedback, advice from agencies and/or as an outcome of the assessment process.

It is envisaged that precinct boundaries will be less rigidly defined at the higher-order strategic planning levels and that precinct boundaries will be refined at subsequent stages in the planning process once more detailed information regarding a precinct is available and context specific investigations and discussions have progressed.

Importantly, planning authorities and, where applicable, proponents, should be able to clearly demonstrate the way in which a precinct boundary has been defined and the reasons as to why the proposed boundary is suitable.

2.4.1 A BALANCED APPROACH

In formulating an appropriate precinct boundary, planning authorities and proponents should aim to consider the relevant factors in a balanced manner that results in a desirable and logical precinct boundary. No single factor should be used as the sole determinant of a precinct boundary.

For example, the 800m walkable catchment around a train station might be severed by a major arterial road on one side at a distance of 500m. On the other side of the catchment, the existing cadastral and street block pattern might result in properties located 1000m from the station being included within the precinct so that consistent development controls apply to properties in that area.

Whilst this is a simplified example, it illustrates that intention for precinct boundaries to be determined in response to the relevant contextual considerations and that various and potentially competing factors will need to be balanced.

2.5 ESTABLISH THE PRECINCT VISION AND PRINCIPLES

Precinct plans should be framed around an agreed vision and underpinning principles to support the vision. They must be specific to the precinct being designed and have a strong linkage to place as expressed in context analysis, community participation and strategic objectives.

2.5.1 WHY ARE THEY SO IMPORTANT

A vision and supporting principles are critical because they ensure alignment of outcomes with the agreed purpose of a precinct. They represent a touchstone by which all potential actions and opportunities can be measured. Put simply, if actions and opportunities are overtly inconsistent with an agreed vision then they should be set aside, while consistent actions and opportunities warrant further consideration and testing.

Consistency should not be limited to one factor – for example a design response may rank highly in relation to, say, social benefit and lower in relation to economic performance but, on balance, could be worthy of further analysis.

2.5.2 WHAT IS A VISION?

A vision articulates the future role and function of the precinct as a unique place, around which design decisions and outcomes can be based and measured against.

The vision should be aspirational but achievable and capable of expression in detailed design and planning phases. It should address both qualitative (such as connection to place and community participation) and quantitative (such as physical buildings and spaces) outcomes.

Here is an example of a vision:

‘The vision for Waterbank is to create a new wellbeing precinct: a social place that reflects the cosmopolitan Perth of today. Relaxed, accessible, tactile and distinctly Western Australian in its design and identity, Waterbank balances its urban character with a strong connection to nature.’ (Metropolitan Redevelopment Authority)

2.5.3 WHAT ARE PRINCIPLES?

Principles are a conduit between the vision, detailed provisions and implementation. Principles must be capable of being effectively expressed in precinct plan provisions that, when implemented, result in those principles (and by extension, the vision) being achieved. Principles should comprise a heading along with a brief explanation.

Here is an example:

‘Connection to Nature

The precinct has a strong connection to place. Extensive vegetation and greenery can be found across the site, within both the existing public and private realms.

Maintaining a visual and physical relationship with the natural environment internally and externally will assist in improving the liveability of the precinct and help offset higher density development forms. In this context, the development will sit among the trees and be oriented to provide access to natural light and air to assist in reducing on-going cost of living expenses.’

2.5.4 VISION AND PRINCIPLE DEVELOPMENT

There are a variety of ways to develop a vision and underlying principles. These Guidelines do not mandate any in particular but provides examples in Table 4 of how it may occur.

Table 4. Vision and Principle Development

Context Analysis Informs...	Purpose	Example tools
Vision	To establish a clear and concise summary of the future role and function of the precinct	— Interpretation of Context Analysis — Design charrette — Focus group workshops
Supporting Principles	Helps to achieve the vision and against which successful alignment of the vision can be measured	— Practitioner development preceded by community engagement — Creative exercises such as ‘day in the life’ methods

2.6 STAKEHOLDER AND COMMUNITY PARTICIPATION

The community and other stakeholders are a rich source of information and knowledge. Meaningful engagement enables better outcomes, can test design responses and validate context analysis. Communities should have the opportunity to participate in relevant, appropriate and well-timed engagement that allows for their views to be considered in a manner commensurate to the scope and scale of the proposal, and the potential level of community impact and interest.

Effective community and stakeholder engagement (inclusive of early local government engagement) that responds to local context enables better outcomes for the community, private developers and government. It allows parties to identify concerns, risks, opportunities, options and potential solutions that surround an issue or plan. This leads to more informed decision-making and mutual benefits.

These Guidelines advocate early and continuous engagement in precinct planning consistent with International Association of Public Participation (IAP2) principles. These principles promote the values and leading practices associated with involving the public in decisions that impact their lives. They include:

- **Inclusiveness:** Inclusive processes and practices to increase access to information and broaden involvement in planning and decision-making.
- **Reaching out:** New and more effective ways to involve community in planning and decision-making processes will assist in capturing the significant knowledge and expertise residing within communities.
- **Mutual respect:** Listening to and understanding the views, concerns and experiences of the community will lead to better decisions and strengthened government/ community relationships.
- **Integrity:** Open and accountable engagement practices and processes that genuinely inform decision-making will increase community trust and confidence.
- **Affirming diversity:** Incorporating diverse opinions and perspectives into planning, design and decision-making will help achieve effective and sustainable outcomes.
- **Adding value:** Government, education, community and stakeholders working productively together will add value to the project delivery process.

While engagement will vary depending on the precinct being designed, these Guidelines seek that practitioners engage more broadly than the statutory advertising period when undertaking precinct plan for complex precincts.

It is important that the decision-maker is made aware of engagement processes and timing outside of statutory advertising requirements, as they are often the recipient of community inquiries.



2.6.1 IDENTIFICATION OF STAKEHOLDERS

Stakeholders may include State or local government authorities and the business and local/surrounding resident community. Early understanding of the key stakeholders who may have an interest in a proposal is essential, so too is determining the likely interests of each stakeholder. Both will confirm the most appropriate engagement techniques.

Stakeholders commonly consulted on precinct planning projects include (but are not limited to) the following (Table 5).

Identifying hard-to-reach groups and individuals who do not engage due to real or perceived barriers is important to ensure a broad cross-section of views are heard. These groups can differ from project to project but could include:

- children and young people
- disadvantaged and homeless
- people with a disability
- Aboriginal and Torres Strait Islander people
- culturally and linguistically-diverse people.

Engagement with these groups should be flexible and adaptable. It should consider communication style, language and the format of such engagement (e.g. individual rather than group meetings).

2.6.2 ENGAGEMENT STRATEGY

An engagement strategy should be prepared in consultation with the local government early in the precinct design process, and allow for contingency to adapt and change over time depending on the nature and complexity of issues that arise. It should set out the following:

- the engagement scope, objectives, anticipated benefits, risks and mitigation strategies for those risks
- the local context to be investigated
- who should be consulted, via what mechanism and what issues may be at play
- the stages at which engagement should be carried out
- who will be responsible for facilitating the engagement
- the key messages to be communicated in the engagement process
- how the outcomes of engagement should be communicated to local government or State Government and the broader community
- what strategies will be put in place following the engagement to ensure feedback is considered/actioned and stakeholders are kept informed
- how community participation will occur post-approval of the precinct plan in a manner that does not erode certainty of approvals and agreed outcomes.

Table 5. Potential Stakeholders

Government authorities	Private interests	Community interests
<ul style="list-style-type: none"> — State Government authorities — Local government/s — Local service providers 	<ul style="list-style-type: none"> — Landowners — Investors — Developers 	<ul style="list-style-type: none"> — Local residents (across all demographics) — Local resident groups, clubs and associations — Local businesses or chambers of commerce — Local employers and employees — Local elected members — Visitors to an area



2.6.3 ENGAGEMENT METHODS

The level and type of engagement shall always be relative to the scale of the precinct and the potential level of community impact it may generate.

The following table indicates example techniques and recommended facilitators for particular levels of precinct planning, depending on the level of impact and complexity. Engagement methods and techniques should be undertaken with reference to the International Association of Public Participation (IAP2) guide.

Note that a project can change in scale throughout the course of the project, depending on the issues that arise.

Table 6. Potential Engagement Techniques

Scale/Impact of Precinct Planning	Example Proposal	Example Techniques	Facilitation of Engagement
<p>Low impact</p> <p>A proposal consistent with the planning framework and unlikely to result in significant community impact</p>	<ul style="list-style-type: none"> – A precinct plan that is consistent with the planning framework 	<ul style="list-style-type: none"> – Statutory advertising only – Resident/stakeholder door knocks (adjoining residents/businesses) – Letter drops to invite to meet individually (adjoining residents/businesses) – One-on-one stakeholder meetings 	<ul style="list-style-type: none"> – Local government – Urban planner
<p>Moderate impact</p> <p>A proposal which may result in some impact however is generally consistent with the planning framework and can be appropriately managed. May result in some external impacts such as density or traffic that can be suitably managed</p>	<ul style="list-style-type: none"> – A precinct plan that may result in a moderate level of community impact (eg. traffic, noise, density) 	<p>Inclusive of low impact strategies above, plus the following:</p> <ul style="list-style-type: none"> – community information/open days – expert speaker series/panels – interactive design workshops – focus groups – community reference group or working group – online engagement platforms – surveys or polls (intercept; on-line or hard copy) – social media tools 	<ul style="list-style-type: none"> – Local government, urban planner or engagement specialist (dependent on the specific techniques)
<p>Complex/contentious projects</p> <p>A proposal potentially significant changes to the area</p>	<ul style="list-style-type: none"> – A precinct plan that proposes a reasonably significant change to the existing community (whether it be density, land use, built form etc.) – A highly contentious development proposal within a precinct 	<p>Inclusive of low and moderate impact strategies above, plus the following:</p> <ul style="list-style-type: none"> – community open days – enquiry-by-design workshops – charettes – visioning workshops – citizens' jury – field trips/walking tours – digital mapping tools – digital collaborative planning tools 	<ul style="list-style-type: none"> – Engagement specialist

2.6.4 ONGOING ENGAGEMENT, AND MONITORING

An important component of engagement is ensuring that people know how their feedback is/was used to inform a proposal or alternatively, influence a planning decision or outcome. Maintaining engagement throughout the various stages of a precinct plan and 'closing the loop' with participants along the way is as critical as the primary engagement.

Mechanisms to deliver this should reference the IAP2 framework and could include:

- publishing the outcomes of an engagement activity or event for the broader public to view
- maintaining an online platform to provide regular updates to those interested (e.g. website/landing page, social media)
- individual one-on-one follow up meetings throughout the process to ensure concerns/matters are addressed.

Precinct plans will also need to (potentially as part of an updated engagement strategy) outline how community participation is proposed to occur on an ongoing basis through community groups and partnerships.

2.7 FEASIBILITY

Regardless of the author (e.g. local government, landowners, redevelopment authority), precinct plans should have a strong view to the feasibility of the envisaged development scenarios. An understanding of the likely scale and intensity of the range of uses that will be ultimately delivered within the precinct should be demonstrated.

Feasibility should be a continuous consideration through the development of the precinct plan, as a filter for decision-making. The precinct plan also needs to test and validate fundamentals before operation. Considerations include:

- identification of issues associated with coordination and assembly
- sharing of costs
- identification of cost types and critical pre-funding required
- the need for interim uses and development staging.

It is also important that there is a balance between the long-term vision of the precinct plan and the economic reality of the desired outcomes. If a large area of land is to be set aside for a long-term purpose, there needs to be consideration of what interim solutions might be needed to avoid the sterilisation of the land.

Precinct plans should also consider funding models for the development of precincts that best suit the economic opportunities and likely development outcomes. There is a wide variety of funding options available, including:

1. Development contributions

This model apportions the cost of certain items within the precinct according to the share of usage. A development contribution plan fits within this model. This would require precincts to be spatially defined in planning schemes.

2. Impact mitigation payment

This model is suited to instances where there are unanticipated impacts on infrastructure. For example, a development is proposed within a precinct that is more intense than envisaged under the precinct plan, creating a need to upscale the infrastructure. This is an unanticipated, non-planning impact, resulting in the proponent having to pay 100 per cent of the costs.

3. Inclusionary zoning/provisions

This model applies to outcomes that are sought within a precinct, such as affordable housing or open space, where they can be leveraged by an obligation of development. It should include certain features/infrastructure to ensure in aggregate that the development is sustainable. Cash in lieu payments are possible where it is impractical to develop an outcome for a certain reason (e.g. scale, appropriateness).

4. Value capture

This model operates on the principle that fundamentally all development rights are reserved by the community. Developers have the right to develop in accordance with a planning framework, however, additional development rights (e.g. plot ratio, height) can be sold to the developer in order to provide a net benefit to the community. Developers would need to 'buy' the right to develop beyond the planning scheme, at a set price, that is described in the planning framework.

2.8 GUIDANCE ON INCENTIVES AND COMMUNITY BENEFITS

Precinct plans can where appropriate, encourage community benefit in nominated areas.

It is important that encouragement mechanisms such as incentives do not become default development standards and are, instead, kept reserved for achieving community benefit. Encouragement could include additional development potential or flexibility (such as additional building height) and this may impact upon and/or be expressed through the built form envelopes defined in a precinct plan (refer Design Element 4).

It is important that the cost and value of community benefit derived can be objectively measured and assessed as the decision-maker will need to:

- determine whether the encouragement is enough to attract the desired community benefit
- demonstrate that the value of the community benefit is broadly commensurate with any additional development entitlement.

It is unnecessary for precinct plans to demonstrate the satisfaction or otherwise of community benefit to justify greater development potential or flexibility. It is the role of the precinct plan simply to establish the process and parameters for encouragement while it is the role of future development and other applications to illustrate community benefit to justify the granting of incentives, in response to the precinct plan.

In this context, precinct plans should take development incentives into account when defining built form envelopes. This could mean the illustration/inclusion of maximum additional development in the envelopes of the precinct plan. Alternately, the precinct plan may simply acknowledge that the built form envelopes are subject to review and refinement at detailed design phases, including with respect to the application of incentives. The extent of information provided and the way it is represented will vary according to precinct context and through discussion between design teams, the community and decision-makers in preparing the precinct plan.

As a minimum, precinct plans should:

- define the community benefits that might justify greater development potential
- consider the relative weight that may be applied to those community benefits – are some more important than others and therefore worthy of greater encouragement?
- define an ‘upper cap’ for allowable additional development
- outline the process for demonstrating community benefit.

When considering the type and scope of encouragement to apply within a precinct, precinct plans should reflect the following:

- mechanisms should be chosen and weighted to reflect priorities identified through context analysis
- development incentives are to be applied in a responsible and accountable manner to avoid the expectation that they become the ‘default’ development standard in a precinct
- mechanisms should be weighted so that community outcomes are balanced with the benefit the developer achieves from the additional development allowed through varying the relevant development standard. Whole-of-life costs including maintenance should be considered where public facilities are proposed
- application of mechanisms should not result in adverse impacts on adjoining properties or the existing or desired character of the precinct. Where available, Design Review Panel advice should be provided to ensure that high quality design outcomes are achievable and are appropriate to local context
- decision-makers should seek feedback from the development and building industry to achieve a feasible trade-off between development bonuses and community benefit.

2.8.1 EXAMPLES OF COMMUNITY BENEFIT

The following is a list of community benefit examples that may be considered in exchange for additional development potential or flexibility via a precinct plan:

Affordable housing: where development delivers affordable dwellings in partnership with an approved housing provider or not-for-profit organisation recognised by the Housing Authority.

Dwelling diversity: where development provides a dwelling type agreed as a priority by the decision-maker, such as aged and dependent dwellings, universal-access dwellings, one-bedroom apartments, key-worker dwellings or other innovative housing models.

Heritage: where a proposal delivers an exceptional outcome with regard to conserving and/or enhancing a place listed on the State Register of Heritage Places, a local planning scheme register or Local Government Heritage Inventory under the *Heritage of Western Australia Act 1990* (or the equivalent under the Heritage Act 2018) or a place that is located within a designated Heritage Area.

Retention and restoration or improvement of vegetation: where significant mature or native vegetation is retained within a development site.

Economic development: where development results in significant opportunities for the economy of the precinct. It may be a significant uplift in economic activity, a catalyst for further business, increased local employment and/or training, or space for business to locate and incubate.

Public facilities: where development results in public facilities or amenities agreed as a priority by the decision-maker.

Water conservation: where the proposal demonstrates exceptional water conservation and management and a significant reduction in scheme water use.

Energy efficient design: where a proposal demonstrates exceptional energy efficient design and a significant reduction in energy consumption.

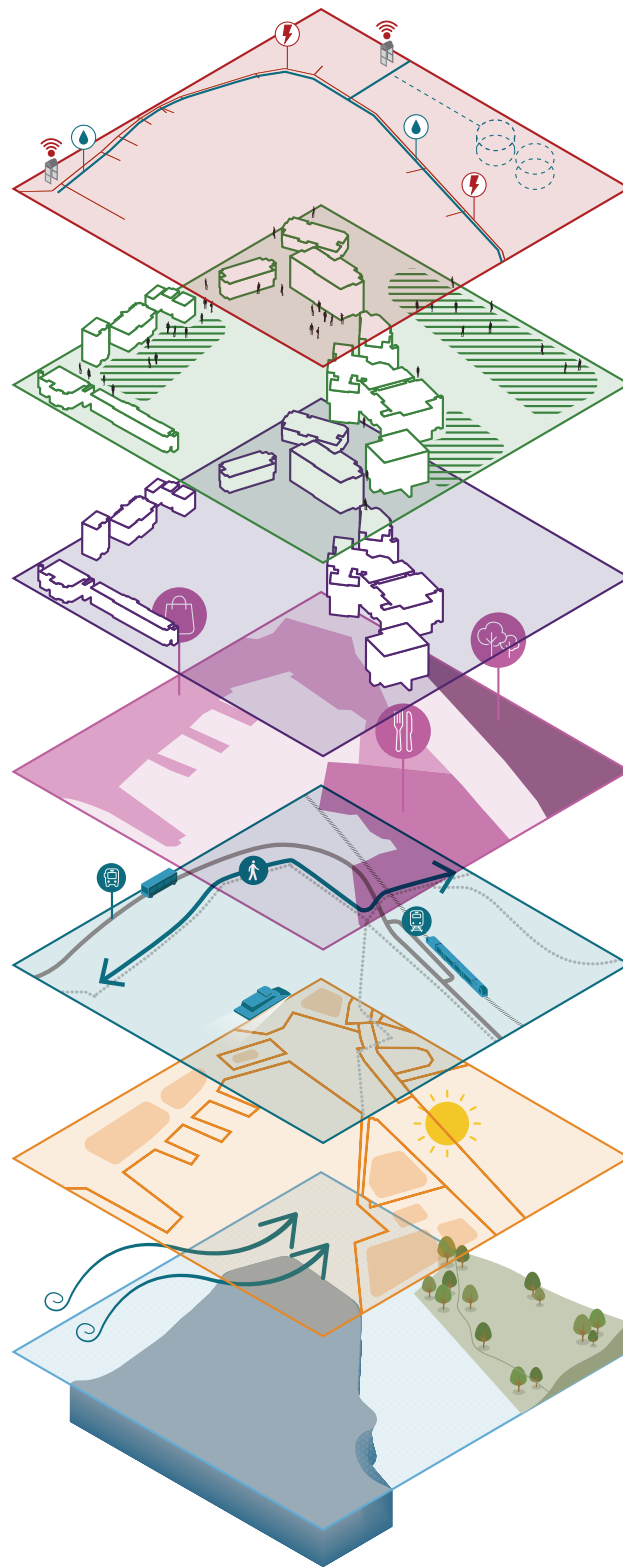
Spaces and places: an exceptional contribution to areas that support social interaction and community engagement.

Community development: where proponents seek to deliver exceptional processes, activities and structures to support and enhance the community of the precinct such as through partnerships between the proponent and local organisations, and providing venues/opportunities for art and cultural initiatives.

As well as encouragement mechanisms, precinct plans may facilitate trade-offs that provide for a 'balancing' benefit in exchange for some precinct plan standards not being met by future development.







3

DESIGN

3.0 DESIGN

3.1 WHY IS GOOD DESIGN IMPORTANT?

A focus on design quality within the planning system provides the opportunity for innovative and creative solutions to the complex social, economic and environmental challenges that we are facing across the State. This includes the need to change our development patterns to limit urban sprawl, to reduce pressure on the environment and groundwater systems, and to promote more equitable access to housing, job opportunities and social and cultural infrastructure.

Good precinct design is integral to the delivery of these required changes. Well-designed precincts can balance the needs and expectations of existing communities with that of our growing and changing population, and optimise the efficiency of supporting infrastructure. They will help enable the delivery of places that are accessible and welcoming to all, provide good transport connections and contribute to the overall social, economic and environmental well-being of our communities.

Ensuring that precincts are well-designed will also enable the successful integration of higher-density development into our cities and towns, with carefully considered responses to areas with a mix of uses, an activity centre designation and / or specific character, heritage or environmental value. This will help create a diverse range of opportunities for living and working across the city and State.

Achieving good precinct design requires reconciling a vast range of different, and often competing objectives. Outcomes will vary according to the circumstances of each precinct plan, and the context in which it will be delivered. As such, facilitating good precinct design requires a performance-based rather than prescriptive approach to planning assessment, with consideration given to these broader aspects.

Meaningful and effective community engagement is crucial for delivering good precinct design. Section 2.6 provides guidance on best-practices approaches to engagement that will help ensure that the community and other stakeholders are involved in the design process in a manner that will facilitate the preparation of precinct plans that are well-integrated and respond to local need while also being welcoming to the broader public.

3.2 PRECINCT DESIGN ELEMENTS

This section contains the Design Elements and their Intent, Objectives and Considerations that are to be reflected in a tailored and performance-based way through precinct design.

Design Element 1: Urban Ecology

Design Element 2: Urban Structure

Design Element 3: Movement

Design Element 4: Built Form

Design Element 5: Land Use

Design Element 6: Public Realm

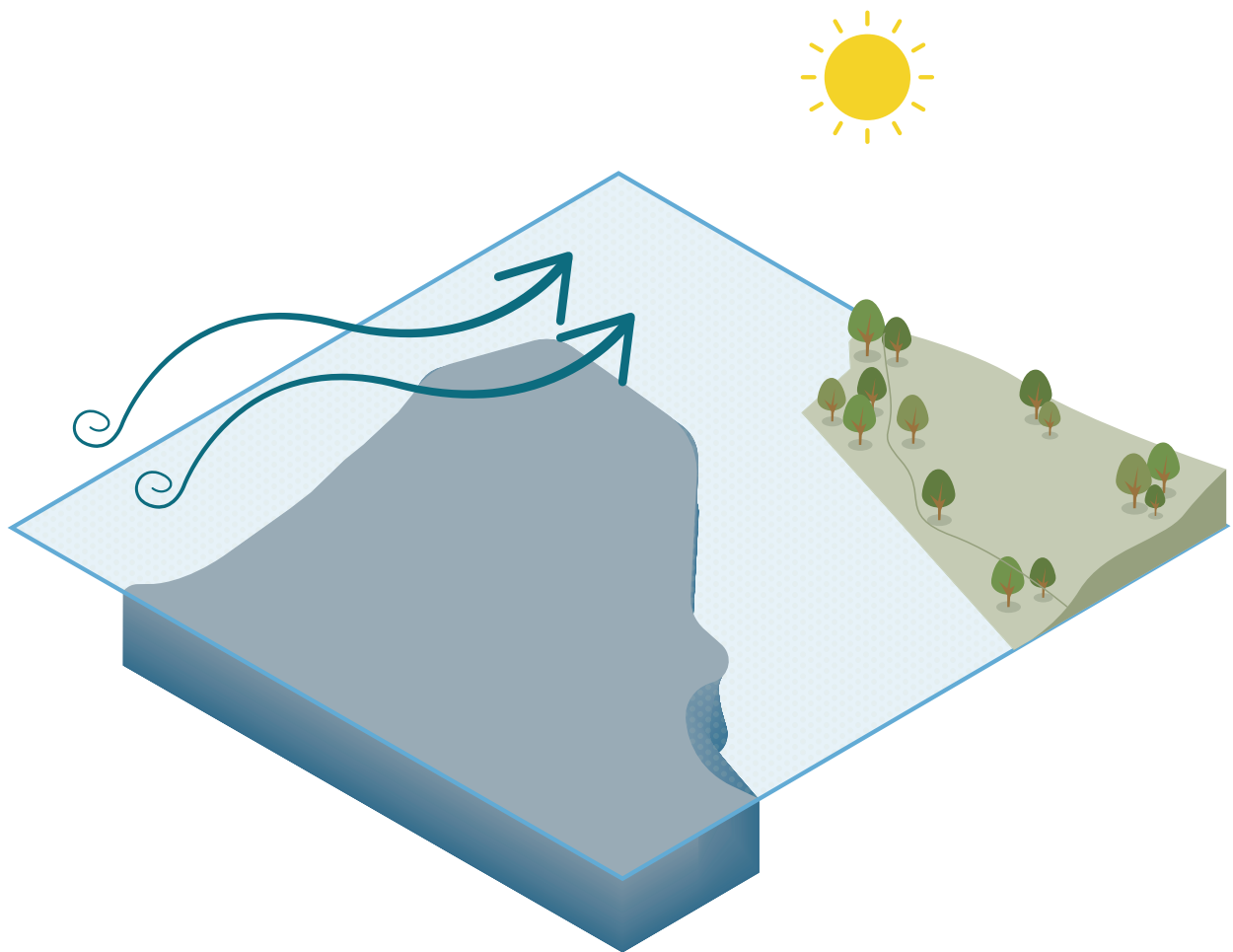
Design Element 7: Services and Utilities

DESIGN ELEMENT 1: URBAN ECOLOGY

This Element considers the interrelationships of the built and natural systems of the urban environment. It is an holistic consideration of processes that is not limited to the natural environment.

INTENT

Precinct design should seek to protect and enhance urban ecology with a focus on integrated, place-responsive outcomes. Developing an understanding of the built and natural features, and systems of a precinct and their relationship to wider context is the basis for sustainable development. Natural features of the precinct including pre-European (remnant) vegetation, can support habitat enhancement and provide place benefits to the precinct, contributing to a better quality urban environment.



DESIGN ELEMENT 1:

URBAN ECOLOGY



Fig 6. Waterwise and native species have been integrated into the Elizabeth Quay landscape.

OBJECTIVE

- O1.1** To recognise, respond to, protect and enhance urban ecology.

CONSIDERATIONS

- C1.1.1** Identify opportunities to contribute to enhancement and/or development of the green network, including the urban tree canopy, within and beyond the precinct.
- C1.1.2** Demonstrate that the urban water cycle is managed as a single system that responds to the precinct's urban water context.
- C1.1.3** Identify opportunities to incorporate waterwise and endemic species and/or non-native species into the green network and public realm planting where appropriate.
- C1.1.4** Identify opportunities to support habitat protection and enhancement in the public realm.

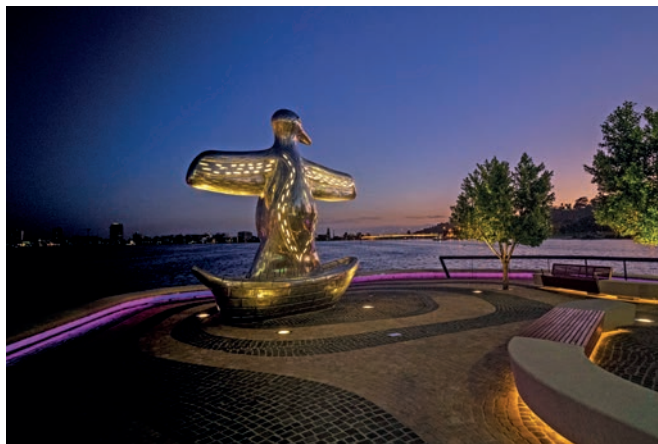


Fig 7. This public artwork at Elizabeth Quay provides interpretation of Aboriginal heritage in the context of the Swan River.

OBJECTIVE

- O1.2** To ensure precinct design responds to Aboriginal, cultural and built heritage.

CONSIDERATIONS

- C1.2.1** Demonstrate how the precinct design responds to, enhances and integrates characteristics that relate to the full history (including pre-colonial history) of the site, whether it be related to patterns of use, cultural significance and/or existing built form.

GUIDANCE

Consider how the precinct design can respond to the physical and social history of the area, including local Aboriginal history and understanding of the landscape. This may mean looking beyond the surface of what remains in the area physically, to draw out latent significance.



Fig 8. Perth Cultural Centre has a successful habitat space in a highly-urbanised environment.



Fig 9. Provision of energy capture and storage integrated into the built form envelope.

OBJECTIVE

- O1.3** To ensure integration of urban ecological features into precinct design to enhance sense of place.

CONSIDERATIONS

- C1.3.1** Identify opportunities to integrate land form and landscape features of the precinct into precinct design.
- C1.3.2** Identify opportunities to incorporate existing built features including built heritage into precinct design.
- C1.3.3** Identify opportunities to incorporate the urban water features of the precinct into the design of the public realm.

GUIDANCE

Identify site constraints and opportunities (ie water dependent areas, remnant vegetation, landscape and landform) and how they will be managed through water sensitive urban design.

OBJECTIVE

- O1.4** To minimise resource use, energy consumption and greenhouse gas emissions from the precinct.

CONSIDERATIONS

- C1.4.1** Consider energy demand and review the potential for on-site energy generation, storage and precinct-wide distribution.

GUIDANCE

Facilitate on-site PV energy generation, battery storage and smart micro-grid infrastructure where possible.

- C1.4.2** Consider setting precinct-wide targets for carbon emissions reduction.

GUIDANCE

Refer to national and State resources and policies that provide best-practice guidance on how to measure, reduce, offset, report and audit emissions that occur as a result of the operations of the precinct.

- C1.4.3** Prepare a precinct-wide Waste Management Strategy in line with low-waste, circular economy objectives.

GUIDANCE

The waste management strategy should consider organic waste composting,

nutrient capture, recycling rates and diverted waste from landfill targets.

- C1.4.4** Encourage water conservation by promoting reuse and recycling.

GUIDANCE

Use reliable alternative water supplies such as rainwater harvesting and waste water recycling along with drought tolerant and lower water-use plant species, and irrigation systems that utilise alternative water supplies if possible.

- C1.4.5** Identify opportunities for the adaptation of existing structures, buildings and other features, and the use of recycled materials in precinct design.

- C1.4.6** Consider an holistic sustainability performance equivalent to Australian best practice through benchmarking project proposals against nationally or internationally-recognised sustainability standards.



Fig 10. The Water Line at Railway Square, Midland represents the movement of old locomotive trains through the space.

PRECINCT PLAN OUTPUTS

- ☐ Site assessment - identification of landscape and topographical features (natural and cultural)
- ☐ Biodiversity and/or environmental assessment (including fauna habitat identification)
- ☐ Heritage assessment including Aboriginal, cultural and built heritage interpretation plan
- ☐ Conceptual illustrations showing design of public open spaces, including streetscapes, civic squares and paved open pedestrian spaces
- ☐ A Water Management Report (at the appropriate scale) that:
 - ☐ identifies hydrological features (e.g. existing drainage, groundwater conditions, flood risk areas, waterways, wetlands)
 - ☐ determines the proposed drainage parameters and existing flood capacity of the development site
 - ☐ presents water sensitive design options that would apply to the precinct
 - ☐ demonstrates how stormwater management will be addressed, including reuse opportunities
 - ☐ addresses the precinct plan in its entirety through total water cycle management and demonstrate that the proposed water management strategies are feasible for implementation into the subdivision design
 - ☐ considers alternative water sources to be used within the development (potable and non-potable).
- ☐ Energy and greenhouse gas emissions statement (demonstrates how the precinct has a reduction in non-renewable energy sources)
- ☐ Waste management strategy



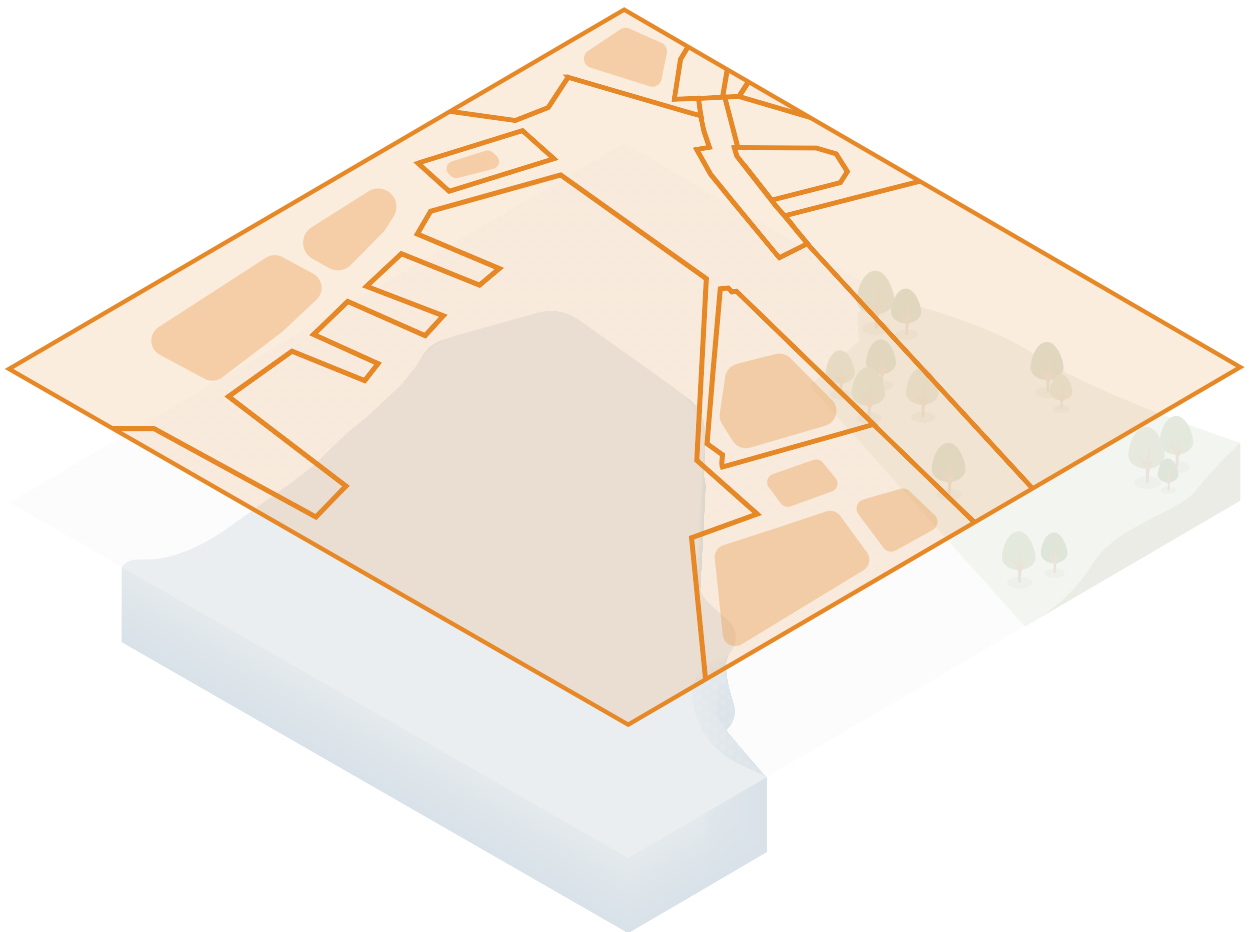
Fig 11. A long-disused flour mill has been converted into a hotel in Katanning Town Centre

DESIGN ELEMENT 2: URBAN STRUCTURE

This Element considers the physical framework of a precinct – its pattern and scale of street blocks, lots and public spaces, and the organisation and scale of its streets, roads and paths.

INTENT

The urban structure of the precinct should be robust, flexible and permeable to support intended function and built form. The urban structure should also be place-responsive with careful consideration of its physical, cultural and economic context, and integration with the surrounding urban fabric and landscape.



DESIGN ELEMENT 2:

URBAN STRUCTURE



Fig 12. The Roundhouse in Fremantle is a visual anchor for way-finding through the city, reflected in view corridors.

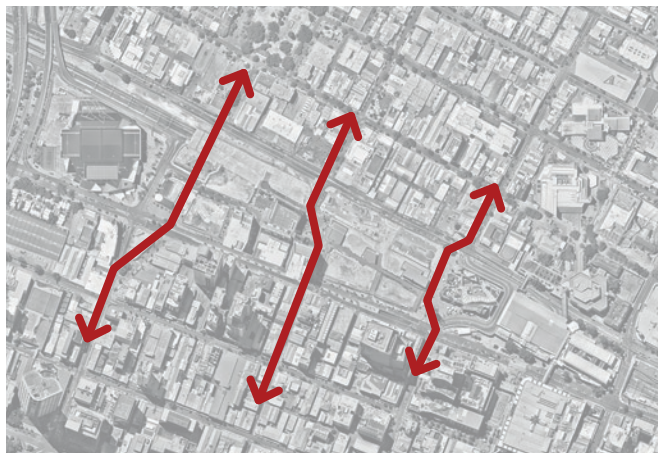


Fig 13. The Perth City Link development responds to an existing urban structure and creates better north-south connections.

OBJECTIVE

- O.2.1** To ensure design responds and contributes to a distinct precinct character.

CONSIDERATIONS

- C2.1.1** Provide for a diversity of blocks and lot sizes that will support the future, role character and purpose of the precinct.
- C2.1.2** Create view corridors to key landmarks and interesting destinations within the urban structure.
- C2.1.3** Consider the historic and or significant lot patterns, street layout, streetscape, landscape, access to existing heritage buildings and any other factors which contribute to the precinct's significance, character and sense of place.

OBJECTIVE

- O.2.2** To promote an urban structure that supports accessibility and connectivity within and outside the precinct.

CONSIDERATIONS

- C2.2.1** Design urban structure to support a well-defined movement network to and through the precinct.
- C2.2.2** Streets and blocks should be designed to support the provision of an active transport network that connects dwellings to priority areas and public transport services.
- C2.2.3** Ensure street block patterns provide an interconnected layout.
- C2.2.4** Identify opportunities to create or improve legibility to and through the precinct.



Fig 14. Walkability means more than just distance. Urban structure should support great walking environments to priority areas and public transport.

OBJECTIVE

- O.2.3** To ensure the urban structure supports the built form and range of activities appropriate to the amenity, safety and function of the precinct.

CONSIDERATIONS

- C2.3.1** Urban structure is to support building placement to address the safety, amenity function and activity of the public realm.



Fig 15. The Knutsford project in Fremantle demonstrates how an adaptable existing block pattern can allow further subdivision and increased land use intensity.

OBJECTIVE

- O.2.4** To ensure an adaptable urban structure.

CONSIDERATIONS

- C2.4.1** Precinct plans should demonstrate how the street block pattern can accommodate change over time.
- C2.4.2** Consider how subdivision and/or amalgamation accommodates increased land-use intensities, residential densities and/or worker population growth.
- C2.4.3** Consider long-term strategic opportunity/catalyst sites and how they are to be protected from significant under-development.

GUIDANCE

Strategic opportunity/catalyst sites are those that will have a significant impact on the structure and function of the precinct. They can also trigger further land use and development.

- C2.4.4** Illustrate the relationship between the proposed urban structure and staging.



Fig 16. The Mezz Shopping Centre in Mount Hawthorn provides an example of how a larger development site can be connected to adjacent areas with appropriate built form and street design.

OBJECTIVE

O.2.5 To ensure large development sites are integrated into the surrounding area.

CONSIDERATIONS

C2.5.1 Connect the development site to the wider precinct and adjacent areas.

C2.5.2 Transition from large development sites to adjacent areas using scale, built form, land uses and street design.



PRECINCT PLAN OUTPUTS

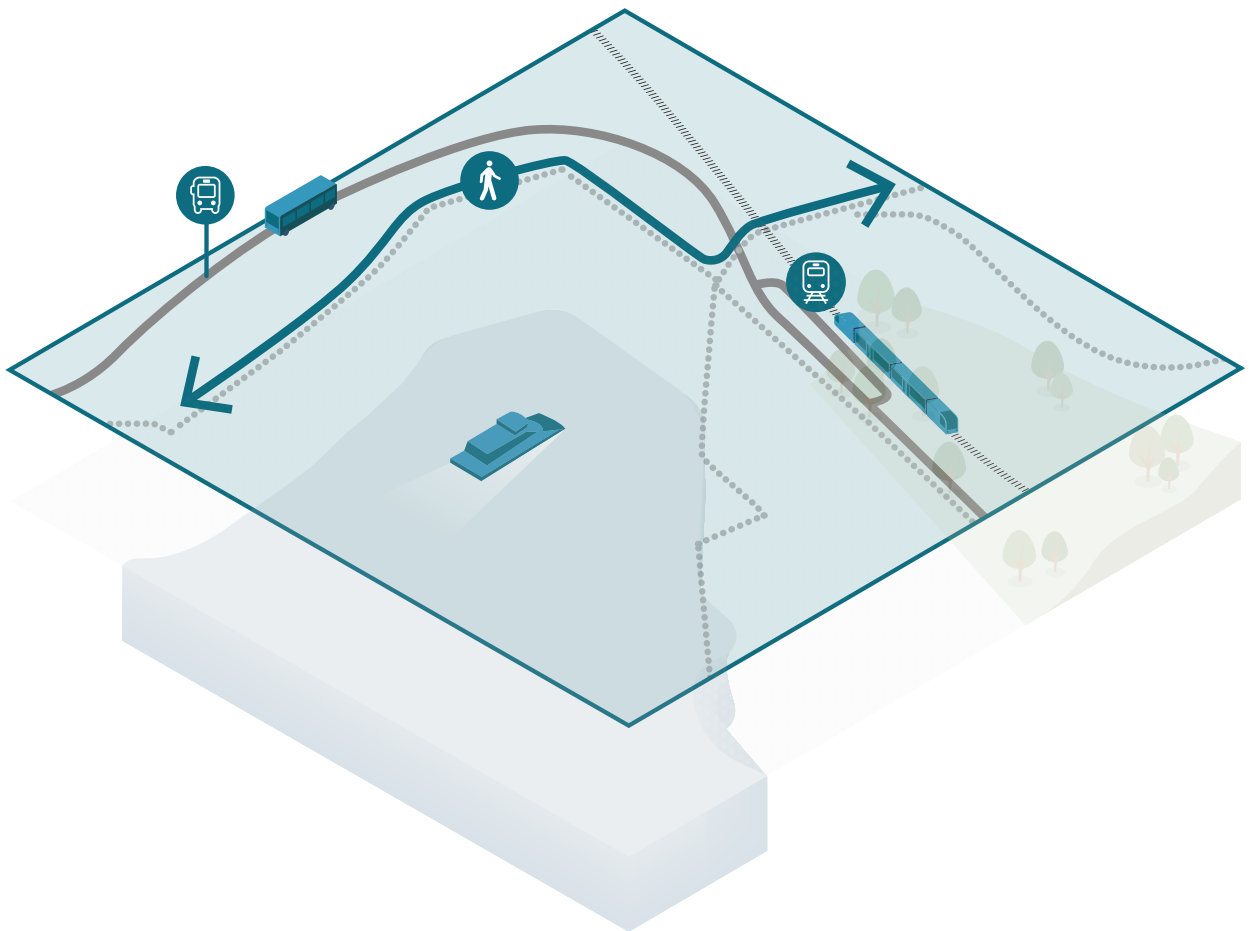
- ☐ Plan showing existing and proposed block and street structure, with rationale for modifications
- ☐ Map key views and design response
- ☐ Implementation and staging plan

DESIGN ELEMENT 3: MOVEMENT

This Element considers the interconnected system of streets, roads and paths of the precinct, serving all users and modes to accommodate pedestrians and cyclists, public transport, delivery and private vehicles. This Element recognises the system as a place and seeks to integrate it within the precinct and beyond.

INTENT

The movement network should support the identified precinct function and provide for the safe, legible and efficient movement of people and goods to and through the precinct. Precincts should be accessible by a range of transport modes including walking, cycling, public transport, on-demand services, cars and delivery vehicles. The space used to support the movement network should be planned to integrate the provision of services and utilities, car parking and access to daylight and ventilation for adjacent buildings and public spaces.



DESIGN ELEMENT 3:

MOVEMENT



Fig 17. Rokeby Road, Subiaco is a place for people that provides for a variety of uses in the street environment.



Fig 18. Shared streets should be located in high activity areas where they can support a variety of functions.

OBJECTIVE

- O.3.1** To ensure the design of the movement network supports the precinct's role and purpose.

CONSIDERATIONS

- C3.1.1** Where contextually appropriate, the movement network should provide multi-use streets.

GUIDANCE

Roads are major arterials necessary for freight movement (for example) to and through a precinct. Streets, by contrast, are people-based environments that accommodate a wide variety of functions.

- C3.1.2** Provide clarity and diversity in street hierarchy and ensure that the role of the street is reflected in its layout.

- C3.1.3** Streets are to enable safe, convenient and comfortable travel and access for users of all ages and abilities, and prioritise user needs accordingly.

GUIDANCE

Streets should support the following modal hierarchy:

1. walk
2. cycle
3. public transport
4. delivery
5. on-demand
6. private vehicle.

- C3.1.4** Design to allow for deliveries and incorporate operational and logistical freight movements that minimise impacts on pedestrians.

OBJECTIVE

- O.3.2** To ensure a balanced movement network that prioritises walking, cycling, public transport and shared mobility, and reduces car dependency.

CONSIDERATIONS

- C3.2.1** Identify the preferred hierarchy of streets and roads based on mode, and the changes required to support it.

- C3.2.2** Demonstrate that the proposed mode hierarchy is fit-for-purpose in relation to planned place outcomes.

- C3.2.3** Ensure streets are designed for typical use rather than over-designed for a future peak need.

- C3.2.4** Provide safe, continuous and direct pedestrian and bicycle access routes from surrounding areas into the precinct and to public transport.



Fig 19. Provision of safe and comfortable cycle and pedestrian paths promotes active transport..

OBJECTIVE

- O.3.3** To enable a range of transport choices that meet the needs of workers, visitors and residents.

CONSIDERATIONS

- C3.3.1** Design streets to meet place need and the desired level of use and access.
- C3.3.2** Form a well-connected and legible movement network that includes safe and effective pedestrian routes to public transport and other key destinations.
- C3.3.3** Provide a place-appropriate cycle network that connects safely and conveniently to key destinations.
- C3.3.4** Identify public transport services and infrastructure needed to improve coverage/frequency/ connection and user choice, including on-demand transport.
- C3.3.5** Design public transport infrastructure to be well-integrated and appropriate to the desired intensity of patronage and precinct character.
- C3.3.6** Balance local traffic access with neighbourhood/ district/regional traffic requirements for travel to, through (where appropriate) and around the precinct.



Fig 20. Where appropriate, the sensitive location of parking within the built form envelope can remove parking impacts from the street.

OBJECTIVE

- O.3.4** To ensure precinct-wide coordination of on and off-street parking that supports the amenity and safety of the precinct.

CONSIDERATIONS

- C3.4.1** Promote an appropriate supply of car parking by a suitable allocation of on-street, off-street, public and shared parking.
- C3.4.2** Design parking to be well integrated with urban form so that it does not detract from pedestrian amenity.
- C3.4.3** Guide the location and management of parking supply to prioritise access according to the needs of different user groups.
- C3.4.4** Design of carparking is to facilitate adaptability over time and accommodate potential future change of use.

GUIDANCE

Car parking demand assessment should consider emerging technologies and how these are likely to impact future demand.

Increasing floor to ceiling heights in a multi-storey carpark will allow it to be adapted to a different use should carparking demand diminish.

When locating carparking facilities, consider how potential future adaptation might be integrated into the public realm.



PRECINCT PLAN OUTPUTS

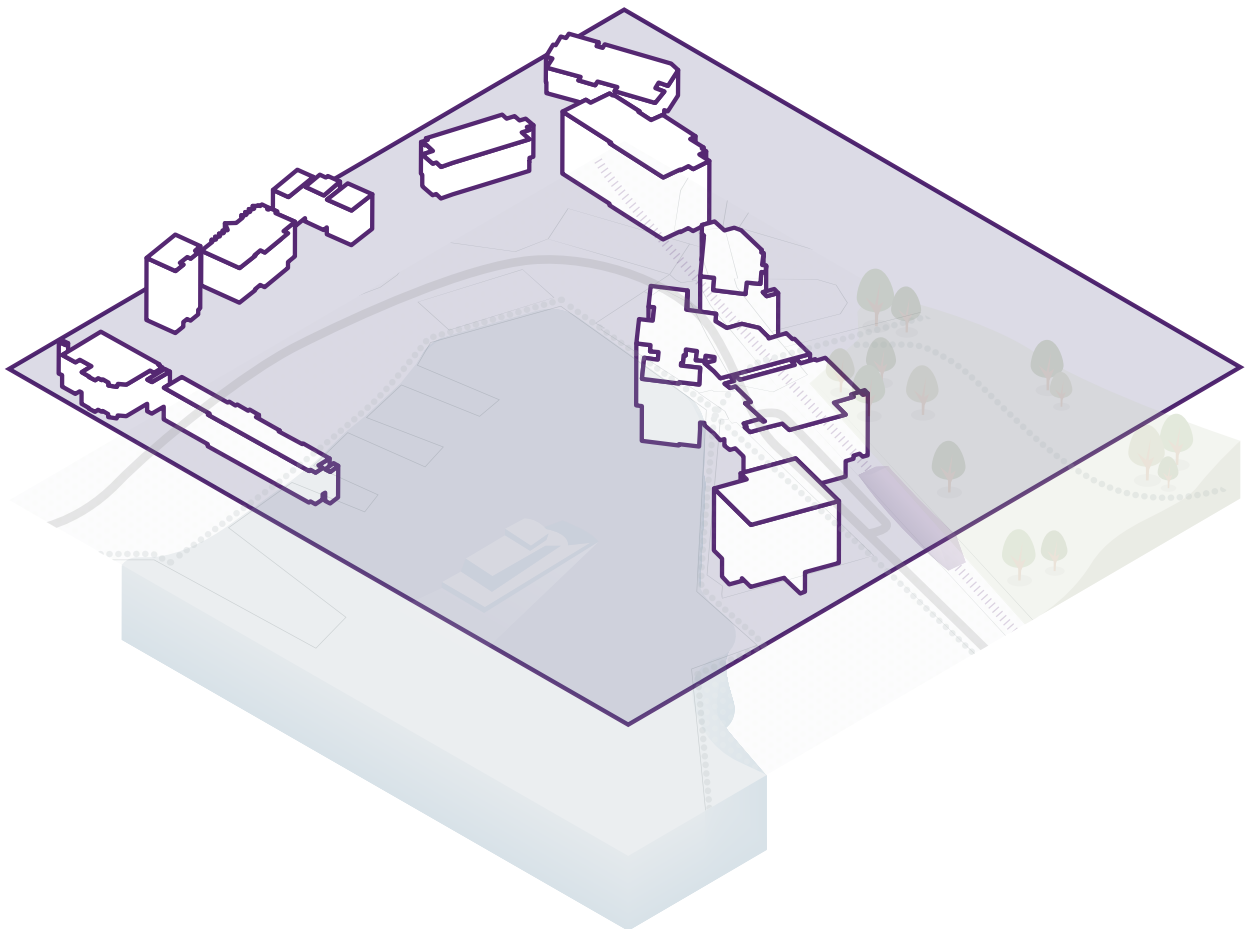
- ☐ Street type/hierarchy plan
- ☐ Street/road cross sections (note that cross sections do not need to reflect Neighbourhood Design typologies)
- ☐ Movement priority plan
- ☐ Mode shift target
- ☐ Walkability and relative connectivity assessment
- ☐ Transport assessment including an analysis of the local street and district/regional road network
- ☐ Parking supply and management plan that addresses parking caps, efficiency measures such as reciprocal/common user parking and the location and management of parking supply. The plan should also include the management of on-street and off-street public parking.

DESIGN ELEMENT 4: BUILT FORM

This Element considers built form and scale and the relationships between buildings, and between buildings and the public realm.

INTENT

Precinct built form should be designed in response to the urban ecology and urban structure of the precinct. Built form design should support the development of a range of typologies to provide choice and affordability. It should also support the development of a built environment that is place and functionally appropriate in development intensity, bulk and scale. A well-considered built form will support the critical mass of people necessary in appropriate locations to support thriving local business, employment and entertainment opportunities along with services including public transport.



DESIGN ELEMENT 4:

BUILT FORM



Fig 21. New built forms should respect but not replicate existing forms.



Fig 22. Built form scale can manage transitional impacts across a precinct through height and setbacks.

OBJECTIVE

- O.4.1** To ensure building form, scale and use support the context and intended future character of the precinct.

CONSIDERATIONS

- C4.1.1** Encourage diversity in building typology to enable choice and affordability.
- C4.1.2** Demonstrate how built form controls consider and respond to the physical and cultural features of the precinct.
- C4.1.3** Where they exist in an area, use desirable built form precedents and identity as guides to future development including for forms and materials.
- C4.1.4** Consider proportions and forms that are sympathetic to the existing built character.
- C4.1.5** Built form envelopes should address identified prominent sites, street corners, major development sites and other significant sites through the careful consideration of controls such as height and setbacks. (refer to Appendix A3 for further guidance).

GUIDANCE

Scale refers to height and setbacks as expressed in a built form envelope and in the context of precinct character. Mass refers to the arrangement, volume and shape of a building or group of buildings within the building envelope.

- C4.1.6** Consider how to manage built form transitions between and within the precinct.

OBJECTIVE

- O.4.2** To ensure the development of a robust and flexible built form design that promotes urban land efficiency, to allow for increased development intensity, adaptation and redevelopment over time.

CONSIDERATIONS

- C4.2.1** Consider emerging practice in built form typology design (e.g. schools, other educational institutions, libraries, hospitals) appropriate for the intended future development intensity of the precinct.
- C4.2.2** Consider the use of targeted development mechanisms where appropriate to achieve precinct priorities, and trade-offs to allow for flexible implementation (Refer to section 2.8).
- C4.2.3** Identify buildings with potential for retention and adaptive reuse (including temporary use) with a priority on heritage buildings.

GUIDANCE

Consider if any buildings are at risk of redundancy and how this might be planned for.

- C4.2.4** Consider future development requirements and the adaptation of new buildings for other uses.



Fig 23. This Northbridge example demonstrates how built form can respond to an area's architectural, heritage, use and cultural setting.

OBJECTIVE

- O.4.3** To ensure buildings are appropriately set back to reinforce and/or complement the existing and proposed streetscape character.

CONSIDERATIONS

- C4.3.1** In conjunction with height controls, consider setbacks for upper levels to:
- reinforce the desired scale of buildings at street level
 - reduce overshadowing of the street and other buildings.
- C4.3.2** Street setbacks should consider the intended relationship between the public and private realm.
- C4.3.3** Building separation to be in proportion to building height.
- C4.3.4** Identify opportunities for communal and private open space, tree retention, deep soil areas and landscaping.
- C4.3.5** The setback of buildings should enable passive surveillance and outlook to the street.



Fig 24. New built form can respond to existing buildings and their context while defining new public spaces and being significant in their own right.

OBJECTIVE

- O.4.4** To ensure built form facilitates solar access and natural ventilation for internal and external amenity and contributes to sustainable design performance.

CONSIDERATIONS

- C4.4.1** Consider prevailing winds and orient large buildings to minimise wind effects at street level and on adjoining properties and public spaces.
- C4.4.2** Provide for continuous weather protection for pedestrian priority streets and public spaces.
- C4.4.3** Locate and arrange buildings to allow solar access both into the buildings and to the public realm and adjacent spaces.
- C4.4.4** Built form envelopes should consider how overshadowing of public spaces and nearby development will be minimised.



PRECINCT PLAN OUTPUTS

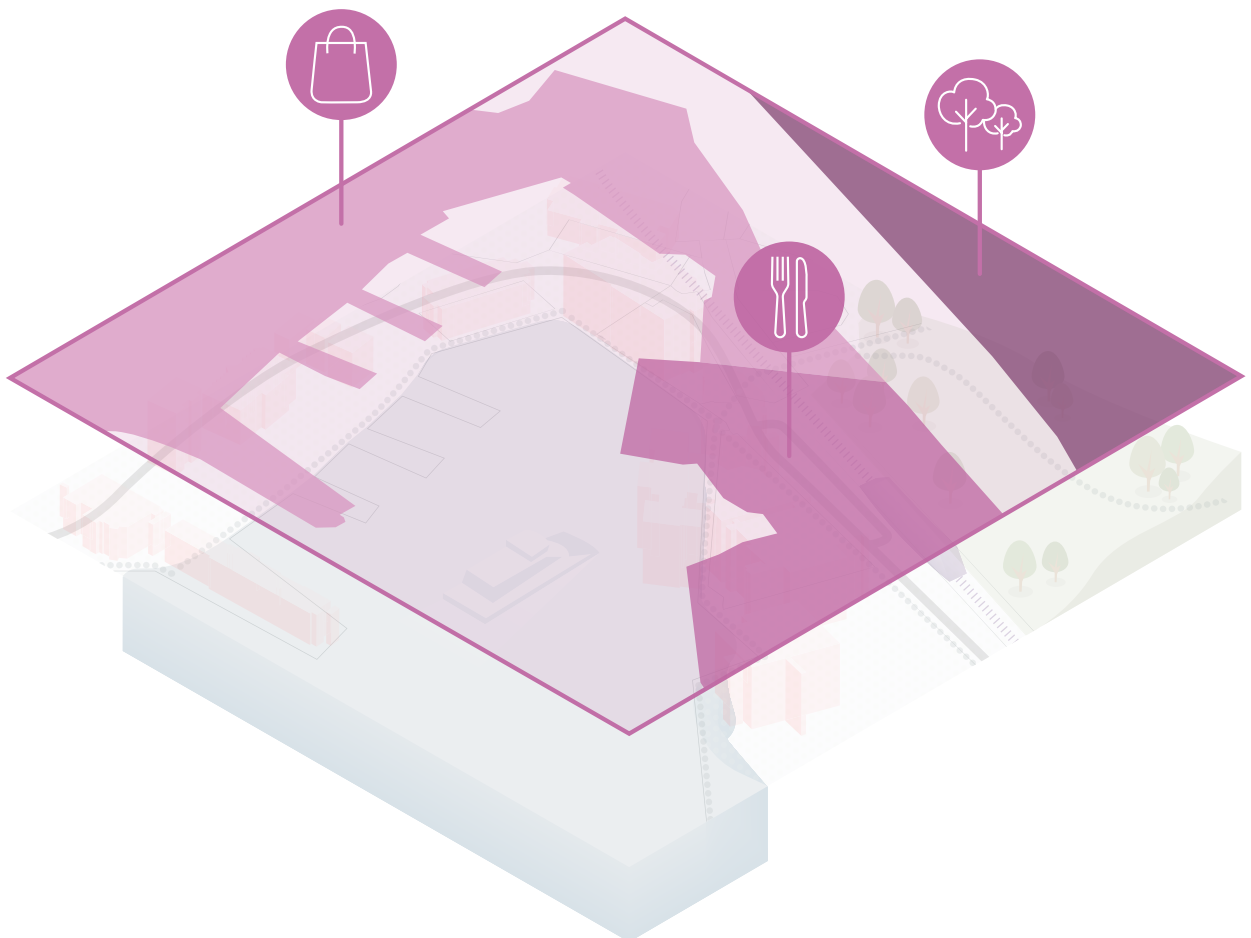
- ☐ Precinct built form envelope diagram including building heights and setbacks (ground and upper floors)
- ☐ Prominent sites plan
- ☐ Road/streetscape cross sections showing relationship to built form and street width (note cross sections do not need to reflect Neighbourhood Design typologies)
- ☐ Streetscape character analysis:
 - ☐ including a built form character and street frontage inventory
 - ☐ including design of streetscape interface with the public realm
- ☐ Assessment against CPTED principles
- ☐ Key view diagrams
- ☐ Diagram illustrating solar access, overshadowing, mitigation of wind impact

DESIGN ELEMENT 5: LAND USE

This Element considers the economic, social and civic function of the precinct and how it relates to its immediate context and surrounding areas.

Intent

Land use planning should reflect the role of the precinct in its wider context. It should reflect community needs and consider current and intended future activities and functions, alongside broader trends. Diverse and adaptable land uses will support improved place outcomes, social interaction, civic engagement and access to goods, services and employment.



DESIGN ELEMENT 5:

LAND USE



Fig 25. King Street in the city of Perth has been a focus of fashion, but now includes a greater mix of food and retails.



Fig 26. Temporary uses can foster enterprise and activate areas within a precinct.

OBJECTIVE

- O.5.1** To ensure the needs and expectations of the community are met as the precinct and surrounding areas grow and change over time.

CONSIDERATIONS

- C5.1.1** Consider and demonstrate the adaptability of current and proposed land uses in the short, medium and long term.
- C5.1.2** Demonstrate how staged land use transition over time has been considered.
- C5.1.3** Consider how community needs for various types of social infrastructure are addressed in the precinct plan, for example schools, community facilities, libraries.

GUIDANCE

Large development sites within precincts may need interim land uses and transition activities to support staged implementation.

Schools should be designed to maximise their ability to function as community hubs, and consideration should be given to the co-use of school libraries, meeting rooms, sporting facilities and performance spaces. Schools are significant sites and they play an important role in creating a sense of identity and providing public spaces that allow the community to come together.

OBJECTIVE

- O.5.2** To ensure land use contributes positively to precinct character and amenity.

CONSIDERATIONS

- C5.2.1** Co-locate land uses that have a mutual, positive benefit.
- C5.2.2** Locate and distribute compatible land uses to manage amenity impacts such as noise, visual and air pollution.
- C5.2.3** Land use supports and encourages retention and reactivation of heritage places.

GUIDANCE

Historical land uses should be considered (as appropriate) for re-introduction, adaptation or interpretation. If a new use is required it should be compatible with the significance of the heritage place.

- C5.2.4** Illustrate how land uses can flexibly use spaces in innovative ways and to promote enterprise.
- C5.2.5** Consider how the distribution of land uses is supported by and benefits from the movement network.
- C5.2.6** Establish points of interest and activities along key pedestrian routes. Land use should support intuitive wayfinding through the precinct.
- C5.2.7** Land uses and their impacts are to be compatible with streetscape type and character.



Fig 27. An example of land uses being layered horizontally and vertically (civic, retail, office and residential).

OBJECTIVE

- O.5.3** To ensure a diverse mix of uses, activities and housing types are developed that support the intended precinct vision.

CONSIDERATIONS

- C5.3.1** Consider how the proposed land use mix will contribute to the intended character, diversity and activity of the precinct, including night-time activity.
- C5.3.2** Consider how the precinct will mix and layer different and compatible uses in different buildings and within buildings.
- C5.3.3** Land use mix should be considered horizontally and vertically across the precinct.

GUIDANCE

Precinct plans should address land uses below ground, at street level and on upper floors.

- C5.3.4** Ensure land use activates the public realm and promotes safety in these areas.

GUIDANCE

Where appropriate, concentrate active uses into continuous frontages.

- C5.3.5** Where appropriate, demonstrate contribution to local employment and local economy.
- C5.3.6** Ensure high amenity and safe interfaces between different uses.



PRECINCT PLAN OUTPUTS

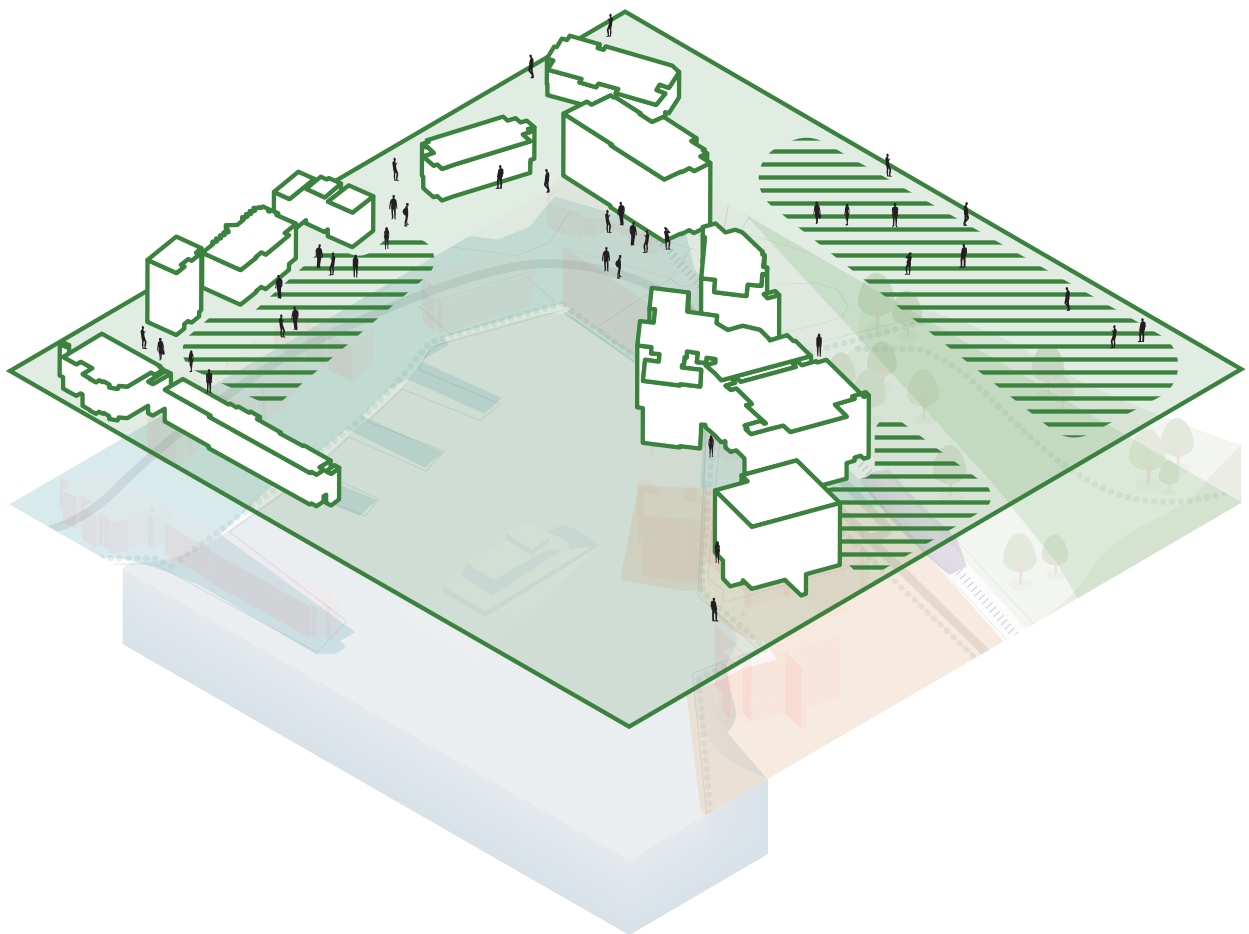
- ☐ Land use map (current and proposed)
- ☐ Staging plan for land use
- ☐ Mapping of potential land use compatibility, including any interface/buffers required
- ☐ Identify and map opportunities for higher-density development consistent with housing density targets
- ☐ Identify any catalyst projects and how they contribute to the development of the precinct over time
- ☐ Employment analysis of the precinct
- ☐ Community facilities and services report (existing and proposed) including identifying the residential catchment they will service.
- ☐ Place activation study

DESIGN ELEMENT 6: PUBLIC REALM

This Element considers all public spaces including streetscapes, public open space and other areas used by the community.

Intent

Public realm design should reflect precinct function. The public realm should comprise diverse, well-connected, functional and enriching places. A well-designed public realm is essential for the well-being of a community. It provides opportunities for active transport, relaxation, recreation, connection and contemplation, and will contribute to a precinct's character and sense of place.



DESIGN ELEMENT 6:

PUBLIC REALM



Fig 28. The public realm can be designed for a diversity of functions; as a thoroughfare, recreation space, community garden, or part-time events space.



Fig 29. Opportunities for exercise can be included in public spaces even on a temporary basis or in small areas.

OBJECTIVE

- O.6.1** To ensure the design of the public realm results in comfortable and enjoyable public spaces that promote community health and well-being.

CONSIDERATIONS

- C6.1.1** Provide a range of public spaces that support identified community need across the precinct.

GUIDANCE

Public space includes green spaces and the green network (i.e. recreation spaces, sports spaces, nature spaces and foreshore reserves) as well as civic squares, piazzas, plazas, paved open pedestrian spaces and streetscapes

- C6.1.2** Provide public spaces designed for multiple uses, so that the space can accommodate a range of activities and functions for the community.

GUIDANCE

Consideration should not be limited to the provision of new spaces. In infill areas for example, design responses may include upgrades to existing public space.

- C6.1.3** Demonstrate how the public realm will contribute to the community's well being and physical health including the promotion of exercise and social connection.

- C6.1.4** Plan and design the public realm to provide weather protection all year round where appropriate.

GUIDANCE

Plan and design the public realm to maximise solar access during winter and provide shade in summer.

Design the public realm to minimise the effect of strong winds and to provide protection from the rain, where appropriate.

Demonstrate that sufficient shade tree planting has been incorporated (particularly in streets and along pedestrian paths) to mitigate urban heat island effect.



Fig 30. Braithwaite Park in Mount Hawthorn is an example of community-responsive public realm design that accommodates a range of users in innovative ways.

OBJECTIVE

- O.6.2** To ensure a public realm that is inclusive, safe and accessible for people of all ages and abilities.

CONSIDERATIONS

- C6.2.1** Public realm design should follow CPTED principles, including the use of neighbouring buildings to provide passive surveillance.
- C6.2.2** The public realm design should be easy to navigate, with recognisable routes, intersections and landmarks.

GUIDANCE

Streetscape urban design should consider the provision of visual cues that communicate street hierarchy.

- C6.2.3** Public realm design should accommodate and allow access for people of all ages and abilities, changing demographics, with consideration given to an aging population.



Fig 31. The Highline in New York City creatively interprets land use history in its landscape character design responses.

OBJECTIVE

- O.6.3** To ensure public realm design is well integrated into the built form and landscape of the precinct.

CONSIDERATIONS

- C6.3.1** Design well-proportioned public spaces (including streets) that integrate with surrounding buildings and private land.
- C6.3.2** Consider and enhance land use relationships that create mutual benefit between public and private space.
- C6.3.3** Design the public realm as a series of well-connected multifunctional spaces that provide active transport links to and through the precinct.
- C6.3.4** Public realm design should result in locally-responsive places.



Fig 32. Olive trees in Russell Square reflects the Greek and Italian history of the area.

OBJECTIVE

- O.6.4** To enable precinct character and identity to be expressed in public realm design to enhance sense of place.

CONSIDERATIONS

- C6.4.1** Reflect the character, history and heritage significance of the precinct and surrounding area within the public realm.

GUIDANCE

Consider all layers of cultural experience and incorporate elements that tell important cultural stories.

- C6.4.2** Demonstrate appropriate interpretation of Aboriginal history and heritage within public realm design.
- C6.4.3** Public realm landscape design should support the development of the precinct's existing or intended future character and identity.



Fig 33. White Gum Valley has incorporated water sensitive urban design into the urban fabric.

OBJECTIVE

- O.6.5** To ensure that public realm design enhances sustainability outcomes and supports urban ecology.

CONSIDERATIONS

- C6.5.1** Demonstrate how the public realm contributes to creating and/or improving an urban tree canopy.

GUIDANCE

Demonstrate that tree management measures are provided to ensure viable retention of existing and integration of new trees into the public realm.

Provision of root protection areas and deep soil areas is a way to enable an urban tree canopy.

- C6.5.2** Incorporate water sensitive urban design into the public realm without compromising the intended function of the space.
- C6.5.3** Where appropriate, precinct plans should demonstrate how urban habitat is being supported in the public realm.
- C6.5.4** Demonstrate that natural systems have been assessed and responded to through design strategies that both sustain and (where appropriate) restore the quality of the natural environment.
- C6.5.5** Identify opportunities for urban agriculture and/or community gardens where possible.



PRECINCT PLAN OUTPUTS

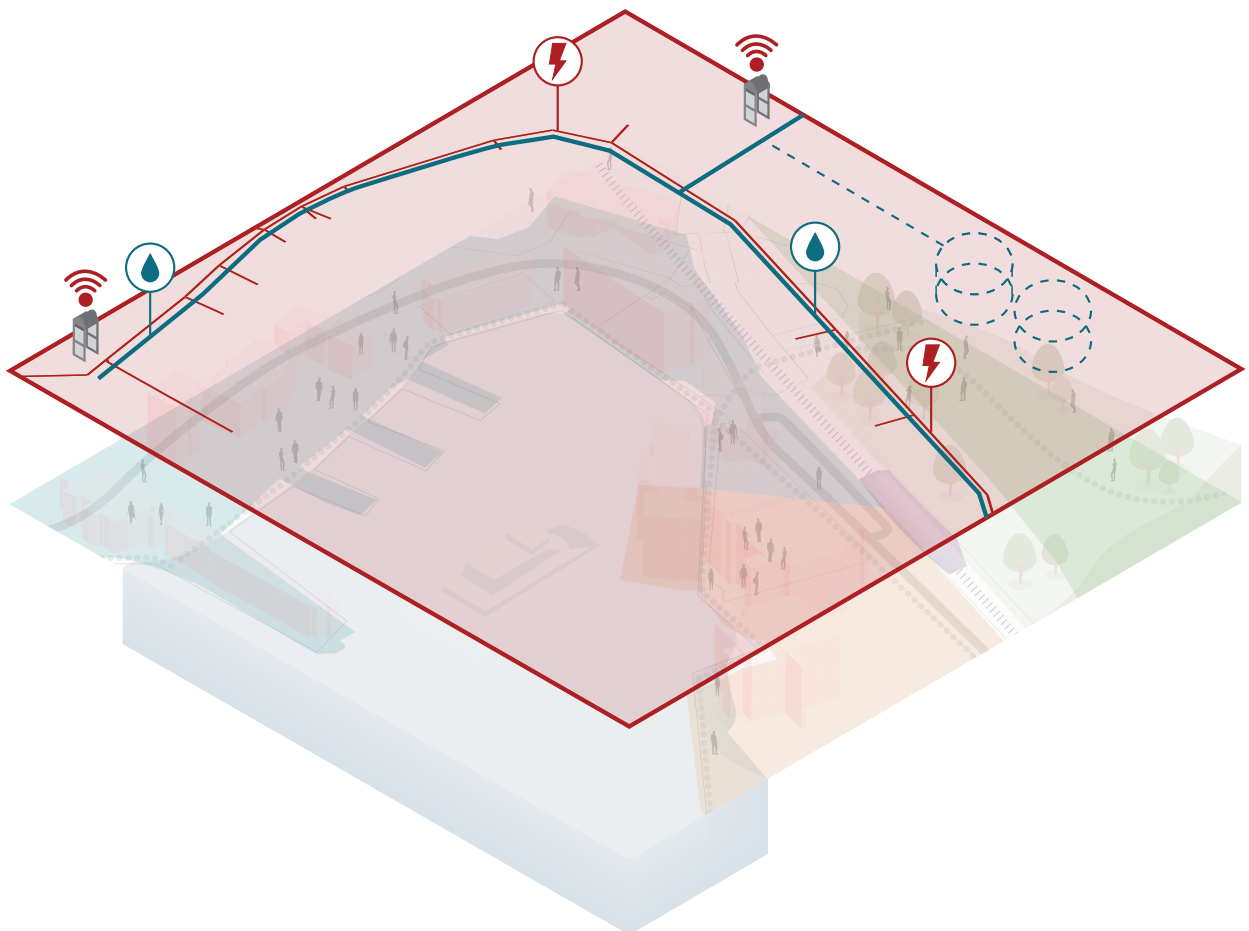
- ☐ Public realm plan showing type and hierarchy of open and public spaces (existing and proposed) including:
 - ☐ a green network plan
 - ☐ a landscape plan
 - ☐ streetscape cross-sections inclusive of landscaping detail
- ☐ Tree management strategies such as percentage of mature tree canopy, diversity of tree species and appropriate soil depths
- ☐ A Water Management Report that:
 - ☐ demonstrates stormwater management through water sensitive urban design within the green network, public open spaces and street reserves
 - ☐ considers alternative water solutions for landscaping irrigation needs, including using waterwise plant species
- ☐ Assessment against Healthy Active By Design criteria or similar
- ☐ Diagram illustrating solar access for the public realm, protection from weather (rain and wind impacts)

DESIGN ELEMENT 7: SERVICES AND UTILITIES

This Element considers services and utilities infrastructure including sewer, water, electricity, gas and communications network infrastructure.

INTENT

Services and utilities should be located and designed in an integrated manner without detriment to the ongoing functionality, appearance, safety and serviceability of the precinct. The location, design and management of services and utilities in the public realm should complement its activities, function and sense of place.



DESIGN ELEMENT 7:

SERVICES AND UTILITIES



Fig 34. Central Park in Perth incorporates a range of underground infrastructure that does not compromise the usability of the space.



Fig 35. This services cabinet has been designed to reference the adjacent building and landscape design.

OBJECTIVE

- O.7.1** To ensure services and utilities infrastructure is provided in a manner that meets the needs of the community over time, and supports the intended development intensity of the precinct.

CONSIDERATIONS

- C7.1.1** Maximise positive benefits and efficient services/utilities of delivery.
- C7.1.2** Consider future technologies that may augment the way in which the utilities operate.

OBJECTIVE

- O.7.2** To ensure services and utilities are an overt design consideration embedded in the delivery of precincts

CONSIDERATIONS

- C7.2.1** Co-location of services and utilities should occur wherever practical to minimise negative impacts on the public domain.
- C7.2.2** Where possible, infrastructure should be integrated with landscape design or built form design.



Fig 36. The tower at Yagan Square successfully integrates electrical infrastructure into its base without impacting on pedestrian amenity.

PRECINCT PLAN OUTPUTS

- ☐ Servicing and strategies report (coordination and assembly)
- ☐ Service provider agreements and programming
- ☐ Development staging plan



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IMPLEMENTATION

4.0 IMPLEMENTATION

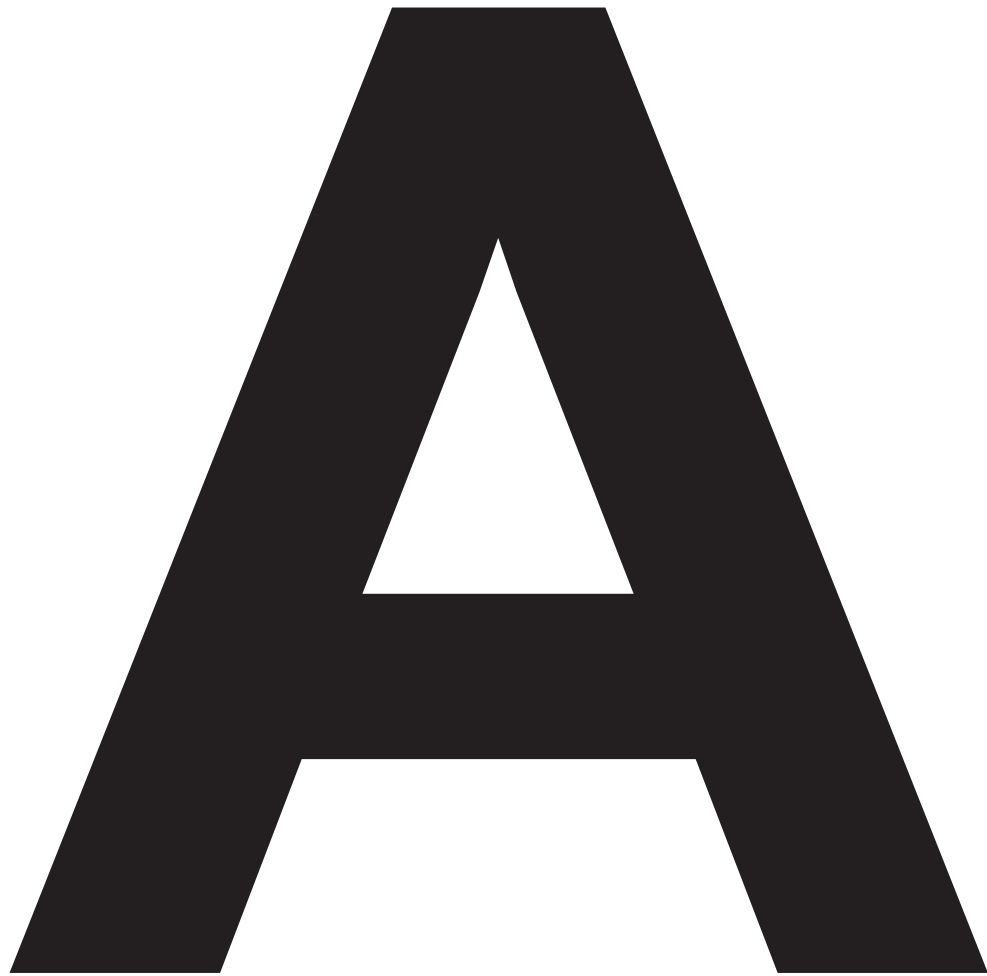
Successful precinct planning requires a clear implementation strategy that defines a pathway to project delivery, and further enabling works that need to occur. Depending on scale and complexity, precinct plans should include an implementation chapter detailing strategies for the realisation of the precinct over time. Table 7 identifies a range of potential factors to be addressed.

Table 7. Factors in precinct plan implementation

Example Factor	Purpose	Example Output
Linkages to the vision	Ensure actions and outcomes over time are consistent with achieving the vision. Actions and outcomes can be high-level (flexible) or mandated (certain). The main consideration is that they are tailored to the needs of the precinct	Identify a list of key actions that will help to achieve the vision and its principles. These should be assigned a timeframe and clearly articulate an intended outcome
Funding	Manage the viability of the project and assist in the delivery of critical infrastructure	<p>Define enabling infrastructure projects (including important, catalysing infrastructure and in the context of staging) for the precinct. Commentary on likely funding mechanisms, timing and responsibility</p> <p>Establish a value capture model to generate funds to reinvest into the precinct</p>
Precinct Coordination	Identify and integrate the various factors that will impact on the implementation of the precinct plan over time	<p>Encouragement and trade-offs – as well as bonuses and other means to achieve good design, include trade-offs to allow for alternative (minimum commensurate) benefits and achievements where design outcomes/targets are not met</p> <p>Staging – how and where the precinct will likely unfold over time including in the context of works such as major infrastructure and earthworks</p> <p>Interim uses – identify how and where how short-medium term land use and development will be facilitated while the precinct is being fully realised</p> <p>Land assembly – coordination of land to achieve the precinct vision. Identify incentives to promote coordination of land and owners</p> <p>Servicing and infrastructure –define priority infrastructure and explain how it will be provided in an integrated, staged and timely manner</p> <p>Public realm implementation including applicable development contributions</p> <p>Enforcement - identify resultant planning scheme amendments including zoning and design outcomes that will be incorporated into the planning scheme. Comment on the scope and timing of the amendments. Also identify the priority design outcomes to guide the application of due regard by decision-makers</p>

Example Factor	Purpose	Example Output
Partnerships	Ensure agencies and other relevant groups are ready for implementation – demonstrate servicing capacity and timing of delivery	<p>Illustrate interagency coordination and agreements to ensure delivery of outcomes</p> <p>Confirm targeted non-government participation such as through community groups and private sector curation of spaces and events. Provide guidance on how and when this will be pursued, and contingency if it cannot be secured</p> <p>Define the relationship between the government, community and private sectors – anticipated roles, responsibilities and agreements for the implementation of the precinct plan</p> <p>Illustrate how the community will remain active participants in their precincts – ongoing consultation and engagement, community groups and boards etc.</p>
Case Studies	Learn from the success of comparable projects that assist understanding of desired outcomes	Include a review of comparable projects that explains the important features and requirements of achieving success (or failure) in other precincts
Catalyst Projects	Develop interest and improve project viability by creating catalytic projects, including those transitional/interim in nature	<p>Identify key projects that are needed to drive precinct development and will have an impact on timing and location of the same</p> <p>Examples include the delivery of a station or walking paths</p> <p>Government agreements and committed timeframes should be referred to in the precinct plan where possible</p>
Monitoring and Review	Measure delivery against predetermined metrics	<p>Agreed benchmarks and success factors should be measurable, achievable and associated with a timeframe. They should relate to both qualitative and quantitative measures. The capacity for the precinct to respond and adapt should be demonstrated</p> <p>Measurement – explain the review process: how and when it will occur and over what time period</p> <p>Responsiveness – describe the mechanisms in place to enable the precinct to change over time, both organically and in response to performance measurement</p>
Other/Future Reporting	Identify additional investigations and future actions to ensure the continued health of the precinct	Identify gaps that require additional consideration and guidance but do not necessitate a delay to the approval of the precinct plan





APPENDICES

A1 - CONTEXT ANALYSIS

A2 - HOW TO DEFINE A PRECINCT BOUNDARY

A3 - GUIDANCE ON BUILT FORM ENVELOPES

A4 - PRECINCT PLAN OUTPUTS

A5 - ASSESSMENT

DEFINITIONS

PHOTO CREDITS

A1 - CONTEXT ANALYSIS

PHYSICAL CONTEXT:

TOPIC	PURPOSE
Location	Understand where the precinct is situated highlighting key features and distances to other precincts or neighbourhoods. To be used to help establish a precinct boundary.
Area and land use	Understand relationships to other precincts, centres, features and influences. Determine the current function of the precinct including land use diversity and clusters, townscapes and amenity.
Tenure, ownership and buildings	Highlight land assembly opportunities and barriers and identify influence on development potential.
Ecology	Understand environmental conditions, opportunities and constraints.
Servicing infrastructure	Identify and describe planned and catalysing infrastructure projects. Understand and describe barriers to precinct development resulting from servicing shortfalls/ challenges. Identify how any barriers and challenges are planned to be resolved.
Social infrastructure, services and amenity	Understand current and future capacity, usage, service provision and timelines for further provision/upgrades.
People movement	Determine the influence of the current and planned transport network. Identify opportunities for potential improvements to walkability and cyclability. Understand forward planning by transport agencies – such as land requirements, timing and funding

COMMUNITY CONTEXT:

TOPIC	PURPOSE
People	Understand and align with current and potential user groups, and their needs.
Housing	Understand existing housing typologies and reconcile with demand/supply and affordability.
Economy	Understand and reconcile design with the strengths, weaknesses and emerging issues/trends of the precinct's economy including with respect to employment and business opportunities.
Culture, values, and identity	Understand the people and communities that will use the precinct to ensure authentic, people-driven outcomes.

LEGISLATIVE AND POLICY (GOVERNANCE) CONTEXT:

TOPIC	PURPOSE
Environment <ul style="list-style-type: none"> — Bush fire — Coastal planning — Water management — Vegetation protection — Tree management — Fauna habitats 	Identify and map relevant environmental considerations relating to policy. Consider relevance to sustainability specifically.
Planning <ul style="list-style-type: none"> — Higher-order planning strategies — Region scheme zoning — Local scheme zoning — State planning policies — Local planning strategies — Local planning policies — Density targets 	Identify and interpret applicable planning framework both in terms of current conditions and proposed, future outcomes.
Economic <ul style="list-style-type: none"> — Local commercial strategy — Economic development plan 	Identify the strategic economic importance of the precinct. Identify existing growth plan and impacts on surrounding facilities and services.
Infrastructure <ul style="list-style-type: none"> — Water — Energy 	Identify infrastructure upgrades, and future strategies. Understand future upgrades and interim capacity challenges.
Sustainability	To align precinct with sustainability strategies and policies.
Existing plans and projects	Identify current and proposed projects in the immediate vicinity and the wider neighbourhood/district, and consider their relevance and how they might influence the precinct plan.

A2 - HOW TO DEFINE A PRECINCT BOUNDARY

Potential Considerations	Discussion and Possible Practical Application
Higher Order Strategic Directions	
Target dwelling yields	<p>A precinct boundary may be determined to ensure that identified target dwelling requirements can be achieved in the planning for that particular precinct.</p> <p>This may involve the broad scale testing of scenarios, with different options for precincts boundaries based on different visions for development outcomes (i.e. small precinct boundary with high-rise development or a large precinct boundary with low/ medium rise development).</p>
Identified centres	<p>For neighbourhood centres, it may be appropriate for a precinct boundary to be identified at a distance of approximately 400m (using the walkable catchment methodology).</p> <p>For all centres, it may be appropriate for the precinct boundary to be skewed, rather than circular, with the larger portion of the precinct area to be located on the side that is more remote from the major daily destination. This reflects the likelihood that more custom will come from behind the centre than in front, relative to the main direction of travel to the major destination.</p>
Legislative Boundaries	
Local government boundaries Special legislation Other statutory planning instruments	<p>Consideration should be given to existing administrative boundaries and statutory planning instruments. It may be appropriate to exclude areas covered by existing instruments in order to simply implementation of the precinct plan.</p> <p>Alternatively, it may be desirable to identify a precinct that crosses jurisdictional boundaries to comprehensively plan for redevelopment of an area. In this circumstance, all relevant authorities should be involved from the outset and the potential multiple implementation actions flagged (i.e. changes to multiple schemes, legislation etc.).</p>
Existing Land Use Pattern and Zoning	
Land uses Zones Reservations	<p>It may be appropriate for a precinct boundary to reflect the existing pattern of land use and/or zoning. This approach may be preferable where limited land use change is proposed and instead the focus of precinct planning is to establish a new framework to guide built form outcomes.</p>
Existing Urban Structure	
Street network Cadastral configuration	<p>In some instances, it may be preferable for existing road reserves or the outer edges of existing street blocks to be used as the boundaries for precinct planning.</p> <p>In other circumstances, it may be more appropriate for the edge of a precinct boundary to be located in the middle of a street block so that the land use and/or built form transition can occur at this interface. This approach can also help to enable consistent streetscapes to be maintained (or developed) on either side of the street block.</p>
Existing Land Ownership	
Tenure (i.e. freehold, strata) Degree of fragmentation Public/private	<p>A precinct boundary may be identified to include or exclude particular parcels of land.</p> <p>For example, it may be appropriate to include a large parcel of land that straddles the walkable catchment of a train station in its entirety rather than having the precinct boundary include some but not all of the land parcel.</p>

Potential Considerations	Discussion and Possible Practical Application
Existing Built Form Characteristics	
Age Condition Heritage	<p>An assessment of the age, condition and/or heritage qualities of the existing building stock may assist in determining whether areas should be included within precinct boundaries.</p> <p>For example, it may be appropriate to exclude recently developed areas on the periphery of a precinct where there is unlikely to be a need for a new framework to guide further development in the short to medium term.</p> <p>Similarly, it may be appropriate to include all old and poor-quality housing stock within a precinct so that the framework for redevelopment covers all similar properties.</p> <p>It may also be desirable to ensure that all buildings with similar heritage qualities are included within a precinct boundary to enable the application of consistent requirements.</p>
Precinct Design Responses	
Land use/built form transition	<p>In areas where precinct planning is used to plan for substantial change, it will be important to consider how the affected areas will relate to surrounding areas where substantial change is not proposed.</p> <p>In some circumstances, it might be appropriate to include peripheral areas within the precinct boundary so that appropriate provisions can be devised to provide for an appropriate transition (i.e. land use, density, built form etc.) between areas affected and unaffected by the proposed change.</p> <p>In other circumstances, the need to include areas for transitional purposes may not exist where the nature of change envisaged at the periphery of the precinct is not substantial.</p>
Physical Characteristics/Features	
Topography	<p>The nature of the existing landform may influence the extent of a precinct boundary.</p> <p>For example, steep and undulating terrain may serve to reduce the walkability of a precinct catchment and might warrant the need for a smaller-than-otherwise precinct boundary.</p>
Environmental (e.g. vegetation, wetlands, foreshores) Rivers/streams	<p>Depending on the circumstance, it may be appropriate for existing environmental assets to be included in their entirety within a precinct boundary so that suitable conservation and/or enhancement measures are devised and considered in parallel with the proposed development outcomes for the precinct.</p> <p>For example, it may be appropriate for a foreshore area to be included within a precinct boundary so that proposed improvements to the foreshore area can be devised through the precinct planning process and their suitability considered in the context of the adjacent proposed development (i.e. land use, density, building height).</p>
Water Management	<p>It may be useful and practical to devise precinct boundaries that support improved water management outcomes, where relevant. This approach may see boundaries reflect existing and/or proposed drainage catchments and respond to existing infrastructure.</p>

Potential Considerations	Discussion and Possible Practical Application
Major roads Railways	Existing physical barriers that prevent or limit movement may be appropriate to be used to define precinct boundaries. It may also be appropriate to include areas beyond such barriers where it is considered necessary that the precinct planning process addresses the barrier and outlines necessary measures to improve connectivity (e.g. new road linkages, pedestrian and traffic bridges etc).
Site contamination	Where contamination issues are known to exist, it may be appropriate to include all affected areas within the boundary of the precinct so that a coordinated approach to remediation can be formulated for implementation as part of works associated with the development or redevelopment in the precinct.
Transport Infrastructure	
Existing and proposed train and major bus stations	Generally within 800m of the station, using the walkable catchment methodology.
Existing and proposed high frequency bus stops	Generally within 250m of stops, using the walkable catchment methodology.
Servicing Infrastructure	
Capacity Catchments	The scale of development that can be realised in a precinct may be limited by existing or proposed servicing capacity constraints. It may therefore be appropriate to consider such constraints in formulating a precinct boundary. It may also be appropriate to test many different precinct boundary options that respond to and reflect different servicing strategies (i.e. different degrees or stages of upgrades, different technologies). There may also be merit in considering existing or proposed servicing catchment boundaries in determining precinct boundaries.

A3 - GUIDANCE ON BUILT FORM ENVELOPES

This section provides guidance on how to prepare built form envelopes within precinct plans. The intent is to create envelopes that reflect and address issues at a precinct level. The expectation is that envelopes will generally relate to street blocks and envelopes for specific development sites will only need to be included in precinct plans where necessitated by precinct design. For example, if a development site is to accommodate a catalyst project, has specific issues of critical significance to the precinct such as a major heritage asset and/or where a development site is large/major and will impact on the overall structure of the precinct.

Otherwise, envelopes for specific sites within a precinct are to be refined at more detailed planning and design phases through the application of aligned policies and processes within the Design WA suite such as SPP 7.3 Residential Design Codes Volume 2 - Apartment Design. Refinement of envelopes defined in a precinct plan will include a more detailed consideration of the massing of individual buildings within a precinct based on the broad scale of development identified in the precinct plan.

What is a built form envelope and why is it important?

The **Regulations** define built form envelope as 'the area of land within which all buildings and effluent disposal facilities on a lot must be contained.'

This occurs through the definition of a three-dimensional boundary within which development may occur, defined through combination of:

- building height
- street setbacks
- side and rear setbacks.

Built form envelopes have an important role to play in precinct design because they manage the form and scale of new development appropriate to precinct context, the existing or planned character of an area and with respect to impact management.

Precinct-level built form envelopes must have regard for matters such as existing and proposed streetscape character, proposed lot size and configuration, areas of transition, natural features and significant views. This should be directly informed by context analysis and character definition as follows:

Context

Context is defined by the broader environment within which a precinct is situated. Defining context establishes the parameters for development scale and how new buildings can respond to the attributes and needs of an area. Section 2.3 should be consulted to inform context analysis for precinct design.

Character

Character is an important aspect of precinct identity created through the combined effect of:

- community
- the height, scale, setback, style and condition of existing buildings
- land uses and street-based activity
- the physical form of the street including width and function, verges and footpaths
- design of the public realm.

Understanding character is essential to define an appropriate scale for new development that retains and enhances character in an existing precinct or contributes to the desired character in a renewing precinct.

Through the visioning process (refer section 2.5) desired character should be determined in the precinct planning process. Cues can be taken from the context and character of surrounding areas to determine building envelopes across a precinct that together will contribute to precinct character.

SPP 7.3 Apartment Design contains several streetscape character typologies that precinct designers may find useful to define current and intended character for the precinct being planned. However, these typologies should not be considered binding or exhaustive – character definition should occur according to the specific context of the precinct and there may be other, more responsive and representative character types that could be identified and applied by design teams.

The factors that make up a built form envelope

Building height

Building height limits guide the intended scale of streetscapes and manage impacts between development and neighbours in terms of solar access, wind, and visual privacy.

The height of new development often dominates discussions about planning, however it is not the sole or even the main factor impacting on precincts. Well-designed taller buildings with good siting, setbacks, open space and articulation can be significantly better for precincts than poorly-designed low-rise buildings with high site coverage and no consideration of context.

Built form envelopes should therefore provide for an actual height of new development that is appropriate to the desired streetscape and character of the precinct, and in a manner that minimises amenity impacts across adjoining properties (both within and outside of the precinct). It should be expressed in storeys relative to natural ground level for ease of understanding.

When setting height controls, precinct designers should consider:

- testing height in tandem with plot ratio to ensure the settings are well aligned
- relating height to features within the existing streetscape or locality such as topography or heritage places
- whether a built form transition is appropriate along the interface edges of the precinct.

Building setbacks

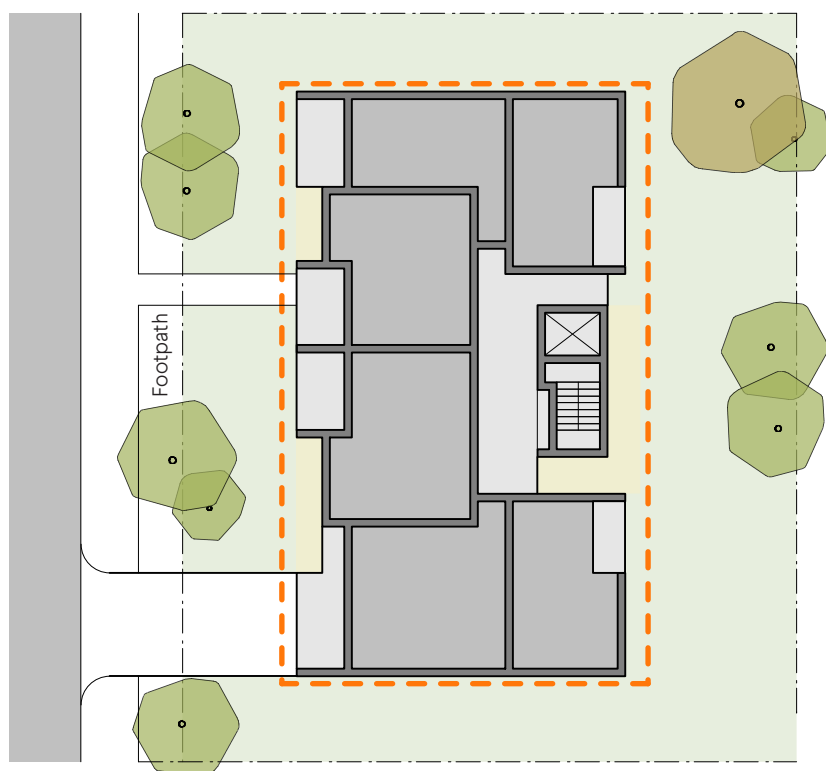
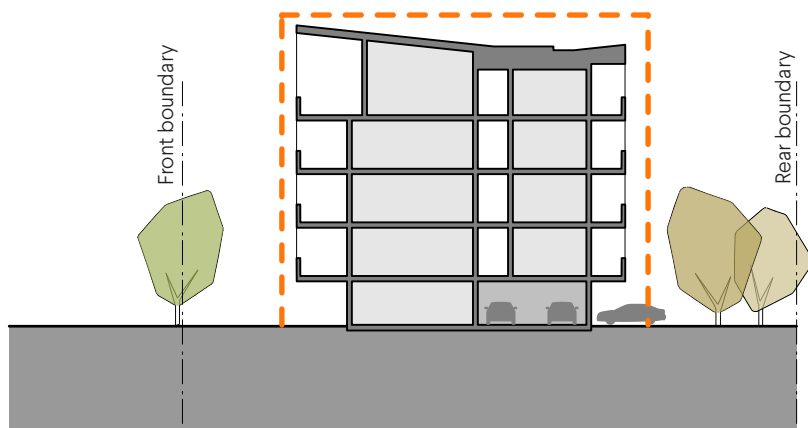
Setbacks are used in built form envelope definition to complement streetscape character and to provide the community with a distinct sense of address, arrival and privacy as appropriate.

Consideration of site's primary, secondary and rear setbacks should facilitate adequate separation between neighbouring properties taking into account desired streetscape character, vegetation protection, landscape character, stormwater management, solar access and natural ventilation, and transition between different land uses or intensity of use.

Setbacks are to be expressed as a minimum distance in metres between buildings and the cadastral boundary including the primary street, secondary street and side/rear boundaries. Depending on the intended streetscape, setbacks may include public pavement, hard or soft landscape treatments (including deep soil areas) or private gardens. This should be made clear through appropriate descriptions and example imagery in the precinct plan.

Setting street setbacks should begin with consideration of the desired streetscape character. The proportions of a street are established by the distance between building frontages in combination with the height of buildings, with this aspect of streetscape character directly affecting how the street will be perceived and used.

Fig 37. The total height of a building informs the number of storeys possible in a development. Floor to ceiling heights vary depending on the use. Shops and offices are typically higher than residential apartments.



The above figures are an excerpt from SPP 7.3 Residential Design Codes Volume 2 - Apartments. See: Primary Controls - Building Height within SPP 7.3 for current information.

A4 - PRECINCT PLAN OUTPUTS

THE PRECINCT PLAN IS TO INCLUDE:

- ☐ Location plan
- ☐ A strategic context that briefly summarises all relevant background information and technical reports (See A1 Context Analysis)
- ☐ A vision statement and related principles
- ☐ Detailed plan outputs as follows for each Element:

URBAN ECOLOGY

- ☐ Site assessment - identification of landscape and topographical features (natural and cultural)
- ☐ Biodiversity and/or environmental assessment (including fauna habitat identification)
- ☐ Heritage assessment including Aboriginal, cultural and built heritage interpretation plan
- ☐ Conceptual illustrations showing design of public open spaces, including streetscapes, civic squares and paved open pedestrian spaces
- ☐ A Water Management Report (at the appropriate scale) that:
 - ☐ identifies hydrological features (e.g. existing drainage, groundwater conditions, flood risk areas, waterways, wetlands)
 - ☐ determines the proposed drainage parameters and existing flood capacity of the development site
 - ☐ presents water sensitive design options that would apply to the precinct
 - ☐ demonstrates how stormwater management will be addressed, including reuse opportunities
 - ☐ addresses the precinct plan in its entirety through total water cycle management and demonstrate that the proposed water management strategies are feasible for implementation into the subdivision design
 - ☐ considers alternative water sources to be used within the development (potable and non-potable).
- ☐ Energy and greenhouse gas emissions statement (demonstrates how the precinct has a reduction in non-renewable energy sources)
- ☐ Waste management strategy

URBAN STRUCTURE

- ☐ Plan showing existing and proposed block and street structure, with rationale for modifications
- ☐ Map key views and design response
- ☐ Implementation and staging plan

MOVEMENT

- ☐ Street type/hierarchy plan
- ☐ Street/road cross sections (note that cross sections do not need to reflect Neighbourhood Design typologies)
- ☐ Movement priority plan
- ☐ Mode shift target
- ☐ Walkability and relative connectivity assessment
- ☐ Transport assessment including an analysis of the local street and district/regional road network
- ☐ Parking supply and management plan that addresses parking caps, efficiency measures such as reciprocal/common user parking and the location and management of parking supply. The plan should also include the management of on-street and off-street public parking.

BUILT FORM

- ☐ Precinct built form envelope diagram including building heights and setbacks (ground and upper floors)
- ☐ Prominent sites plan
- ☐ Road/streetscape cross sections showing relationship to built form and street width (note cross sections do not need to reflect Neighbourhood Design typologies)
- ☐ Streetscape character analysis:
 - ☐ including a built form character and street frontage inventory
 - ☐ including design of streetscape interface with the public realm
- ☐ Assessment against CPTED principles
- ☐ Key view diagrams
- ☐ Diagram illustrating solar access, overshadowing, mitigation of wind impact

LAND USE

- ☐ Land use map (current and proposed)
- ☐ Staging plan for land use
- ☐ Mapping of potential land use compatibility, including any interface/buffers required
- ☐ Identify and map opportunities for higher-density development consistent with housing density targets
- ☐ Identify any catalyst projects and how they contribute to the development of the precinct over time
- ☐ Employment analysis of the precinct
- ☐ Community facilities and services report (existing and proposed) including identifying the residential catchment they will service.
- ☐ Place activation study

PUBLIC REALM

- ☐ Public realm plan showing type and hierarchy of open and public spaces (existing and proposed) including:
 - ☐ a green network plan
 - ☐ a landscape plan
 - ☐ streetscape cross-sections inclusive of landscaping detail
- ☐ Tree management strategies such as percentage of mature tree canopy, diversity of tree species and appropriate soil depths
- ☐ A Water Management Report that:
 - ☐ demonstrates stormwater management through water sensitive urban design within the green network, public open spaces and street reserves
 - ☐ considers alternative water solutions for landscaping irrigation needs, including using waterwise plant species.
- ☐ Assessment against Healthy Active By Design criteria or similar
- ☐ Diagram illustrating solar access for the public realm, protection from weather (rain and wind impacts)

SERVICES AND UTILITIES

- ☐ Servicing and strategies report (coordination and assembly)
- ☐ Service provider agreements and programming
- ☐ Development staging plan

A5 - ASSESSMENT

Practitioners are encouraged to include a checklist (or similar summary) such as the example at Table 8 to aid in pre-lodgement discussions and assessment of the plan by the decision-maker. The checklist/summary should illustrate that the precinct plan has addressed these Guidelines and where in the precinct plan this is demonstrated. It should also provide for brief additional commentary/justification as required.

Decision-makers should not treat this checklist as a compliance test, which can only occur through a detailed review of the precinct plan.

Table 8. Sample assessment template

Element / Objective / Consideration	Addressed? (Yes / No / In Part / NA)	Precinct Plan Section	Comment
Element 1 - Urban Ecology			
Objective O.1.1 -To recognise, respond to, protect and enhance urban ecology.	In part	See below - Considerations	See below - Considerations
Considerations			
C1.1.1 Identify opportunities to contribute to enhancement and/or development of the green network, including the urban tree canopy, within and beyond the precinct.	Yes	Section AA – Context Analysis Section BB – Open Space Section CC – Street Network Section DD – Landscaping	
C1.1.2 Demonstrate that the urban water cycle is managed as a single system that responds to the precinct's urban water context.	Yes	Section BB – Open Space Section CC – Street Network Section DD – Landscaping Section EE – Urban Water Management	There is no remnant vegetation within the precinct and opportunities relate to reintroduction of planting
C1.1.3 Identify opportunities to incorporate waterwise and endemic species and/or non-native species into the green network and public realm planting where appropriate.	Yes	Section BB – Open Space Section CC – Street Network Section DD – Landscaping	The City has an urban tree canopy target of 30%. The precinct plan may fall short of this target but will introduce a series of shade trees in the street network where presently there is none.
C1.1.4 Identify opportunities to support habitat protection and enhancement in the public realm.	Yes	Section BB – Open Space Section CC – Street Network Section DD – Landscaping Section EE – Urban Water Management	
Note: Replicate for each Design Element. Section references above are hypothetical and for illustration purposes only.			

DEFINITIONS

Unless otherwise defined in this section, definitions in the *Planning and Development Act 2005* (and associated Regulations) apply.

Active transport: active transport is the use of human powered (primarily walking and cycling) modes of transport to access the places you need to go.

Circular economy: an alternative to a traditional linear economy (make, use, dispose) in which resources are kept in use for as long as possible – extracting the maximum value from them while in use, then recovering and reusing products and materials. Three core principles underpin a circular economy – design out waste and pollution; keep products and materials in use; and regenerate natural systems (Waste Authority, 2019).

Community benefit: a positive outcome for the community that responds to the needs of the community and may relate to a precinct or broader sustainability outcomes. The benefit must be measurable and enjoyed by more than the proponents, residents /visitors associated with a specific building, development or other proposal.

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.

Crime Prevention through Environmental Design (CPTED)

principles: CPTED is an approach to deterring criminal behaviour and activity through environmental design. It seeks to ensure there is passive surveillance of activity on spaces, so criminals are deterred from committing crime.

Green network: the linkages between all public space types, the level of tree canopy coverage, green roof and wall surfaces and conservation and biodiversity areas

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

Public spaces: includes open spaces and the green network, that is: recreation spaces, sport spaces, nature spaces and foreshore reserves, as well as streetscapes, civic squares, piazzas, plazas and paved open pedestrian spaces.

Public realm: places accessible for common use by the community, including both the natural and built environment. It includes all types of public spaces, streetscapes, and public walkways.

Standard precinct: are areas of land that requires 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.

Social infrastructure: is the interdependent mix of facilities, places, services, programs and networks that maintain and improve the standard of living and quality of life in a community.

Strategic opportunity/catalyst site: a site that will accommodate a major project (private development, transport and infrastructure for example) that will drive/strongly influence precinct plan implementation including with respect to timing, urban structure and intensity/type of land use.

Urban ecology: urban ecology is an applied multi-disciplinary practice that considers human needs and impacts on the ecosystem as an integral component. Its principal aim is to progress solutions to make cities more liveable and environmentally resilient, and promote sustainable urban development.

Urban habitat: places for plants and animals to inhabit and move within an urban setting.

Urban heat island effect: occurs where air temperatures are higher in urban areas than surrounding non-urban areas. Temperatures can be 10 to 15 degrees hotter during the day and 5 to 10 degrees hotter at night as a result of the heat absorption of the built urban form.

Urban tree canopy: Urban tree canopy refers to the upper layer of habitat zone formed by trees. In terms of data and canopy measurement it includes any vegetation above three metres in height.

Urban water management: takes into consideration the total water cycle, facilitating the integration of water issues early in the planning process and encourages all levels of government and industry to adopt water management and urban practices that benefit the community, economy and environment.

Water sensitive urban design: the philosophy of achieving better water resource management outcomes in an urban context by using an integrated approach to planning and incorporating total water cycle management objectives into the planning process. The key elements of this design include protection from flooding, management of water quantity and quality to achieve ecological objectives, and water conservation, efficiency and re-use.

PHOTO CREDITS

ACKNOWLEDGEMENT

The Department of Planning, Lands and Heritage and the **WAPC** gratefully acknowledge the following contributors for allowing the use of these photographs to illustrate this document.

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Bottom	5	Peter Fitzgerald	Perth Cultural Centre, Perth WA
-	13	DPLH	-
-	14	DPLH	Museum St, Perth WA
Left	19	Dr Anthony Duckworth-Smith AUDRC	-
Right	19	Dr Anthony Duckworth-Smith AUDRC	-
-	20	DPLH	Claisebrook Cove, East Perth WA
-	24	Peter Fitzgerald	Northbridge Piazza, Lake St, Northbridge WA
-	25	Tanya Ring	Globe Lane, William St, Perth WA
Fig 6	30	Peter Fitzgerald	Elizabeth Quay, Perth WA
Fig 7	30	Kelwin Wong	Elizabeth Quay, Perth WA
Fig 8	31	MRA	Perth Cultural Centre, Perth WA
Fig 9	31	Handle Property Group	The Bottleyard/Palmerston Rd, Perth WA
Fig 10	32	Tanya Ring	Railway Square, Midland WA
Fig 11	32	Peter Fitzgerald	Katanning WA
Fig 12	34	Susan Sexton	Fremantle WA
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Fig 21	42	Peter Fitzgerald	Prahran Hotel, Windsor, Victoria
Fig 22	42	DPLH	Claisebrook Cove, East Perth WA
Fig 23	43	Peter Fitzgerald	William St, Perth WA
Fig 24	43	Susan Sexton	Cathedral Square, Perth WA
-	44	MRA	Railway Square, Midland WA
Fig 25	46	DPLH	King St, Perth WA
Fig 26	46	Peter Fitzgerald	Perth Cultural Centre, Perth WA
Fig 27	47	Tanya Ring	Rouse Hill, Sydney NSW
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Fig 29	50	Kelwin Wong	Elizabeth Quay, Perth WA
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Fig 32	52	Peter Fitzgerald	Russel Square, Northbridge WA
Fig 33	52	Tara Cherrie	White Gum Valley, WA
-	53	Adrian Lambert/MRA	Claisebrook Cove, East Perth WA
Fig 34	56	DPLH	Central Park, Hay St, Perth WA
Fig 35	56	DPLH	RAC Arena, Wellington St, Perth WA
Fig 36	57	DPLH	Yagan Square, Perth WA
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-	62	DPLH	Yagan Square, Perth WA

PRECINCT DESIGN PLANNING FRAMEWORK DISCUSSION PAPER

FOR PUBLIC COMMENT

AUGUST 2019

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.

Disclaimer

This document has been produced by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

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Abbreviations/terms used

DPLH	Department of Planning, Lands and Heritage
MCF	Model Centre Framework
R-Codes	Residential Design Codes
SPP	State Planning Policy
WAPC	Western Australian Planning Commission

1. Introduction

Perth and Peel @ 3.5 million identifies that 47 percent of the Perth and Peel region's future housing supply and population growth to 2050 will be accommodated through consolidated development in strategic infill locations. Growth is also forecast to occur in existing areas of our regional towns and communities. Effective planning of the urban realm is essential to achieve high quality urban development in these locations; however, the current planning system does not have adequate tools to support planning and design of these locations, other than within designated Activity Centres.

The Western Australian Planning Commission (WAPC) has therefore undertaken work, in collaboration with a diverse range of planning, design and industry stakeholders, to consider tools for the planning of precincts. In the context of this work, precincts are broadly defined as areas that require a high-level of design focus due to their complexity, whether this is due to mixed use components, higher levels of density, an activity centre designation or heritage or ecological values. Refining this definition will be important to inform orderly application of the tools and processes.

The WAPC has endorsed the release of a suite of draft documents for public consultation. Draft State Planning Policy 7.2 – Precinct Design (SPP 7.2) outlines the key outcomes that are to be achieved when planning in a precinct setting and has been prepared under Part 3 of the *Planning and Development Act 2005*. The accompanying draft Precinct Design Guidelines provide guidance for proponents and assessors on how to undertake precinct planning to achieve the outcomes outlined in SPP 7.2.

These documents (hereafter referred to as *Precinct Design*) seek to enable integrated consideration of land use planning and built form outcomes in a broad range of infill areas and activity centres to facilitate consolidated growth and achieve good design quality and built form outcomes, and community benefits, at the precinct scale.

This Discussion Paper considers the impacts that may arise from the introduction of *Precinct Design* and outlines changes that may be required to existing processes, legislation and associated planning documents to support effective and efficient implementation across the Western Australian planning system. The Discussion Paper includes options for implementing some aspects of *Precinct Design* and invites feedback on those options.

The Discussion Paper endeavours to identify options that will simplify and streamline the precinct planning process and avoid the addition of red tape, while recognising the complex context of the areas to which *Precinct Design* will apply and the need to achieve high-quality planning and design outcomes.

The purpose of the Discussion Paper is to obtain stakeholder input into proposed changes and options and to canvas alternative options and ideas.

Feedback

The Department of Planning, Lands and Heritage ('the Department') welcomes feedback and input regarding the options for change outlined in this Discussion Paper.

Questions are included throughout the Discussion Paper to prompt respondents in providing feedback on specific matters. General comments and suggestions are also welcomed.

The Department also wishes to express in advance its appreciation to stakeholders for their feedback on *Precinct Design* and the proposed changes required to enable implementation.

The Department is committed to working with stakeholders to successfully implement *Precinct Design* in the manner that best enables beneficial social, environmental and economic outcomes to be realised.

Submission and Contact Details

Written feedback and submissions regarding this Discussion Paper (and draft SPP 7.2 – Precinct Design and the Precinct Design Guidelines) can be made in the following ways:

By Email

designwa@dplh.wa.gov.au

Via the DPLH Citizen Space portal

<https://consultation.dplh.wa.gov.au/>

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The submissions period closes at
5pm, 15th October 2019.

If you have any queries or questions regarding the proposed ideas for changes to the planning framework and would like to discuss these further, please call the DPLH Design WA team on 6551 8002.

2. Precincts in context: Planning Reform

In August 2019, the State Government released its Action Plan for reform of the Western Australian planning system. The Better Planning, Better Places program outlines three goals for the modernisation of the planning system as follows:

- planning creates great places for people;
- planning is easier to understand and navigate;
- planning systems are consistent and efficient.

A number of initiatives have been identified to deliver the reform goals and several relate directly to the preparation and implementation of *Precinct Design*. **Table 1** outlines the relationship between the Government's planning reform program and elements of *Precinct Design*.

The planning reform program aims to improve collaboration between applicants, assessing agencies and decision-makers and focus more effort on delivery of positive outcomes. This is supported by efforts to reduce red-tape and ensure planning processes are efficient, consistent and easier to understand.

The proposed changes to the planning framework outlined in this Discussion Paper have been formulated with a view to ensuring that ***Precinct Design*** is implemented in an efficient and effective manner that closely aligns with the key objectives outlined above for planning reform.



Table 1 - Alignment of Precinct Design with planning reform

Relevant Planning Reform Goals and Initiatives		Relevance to Precinct Design
Planning creates great places for people		
Good design is required and design excellence encouraged	Policy guidance about planning and design of mixed-use precincts and activity centres, medium-density housing and new development areas will be finalised and implemented, in consultation with stakeholders.	<p>Draft SPP 7.2 provides guidance on the desired outcomes to be achieved where Precinct Plans are required.</p> <p>The draft Precinct Design Guidelines also outline a preferred approach to precinct planning (including context analysis, design, testing and engagement).</p>
Planning is easier to understand and navigate		
Clear and concise guidance is readily available	DPLH/WAPC will prepare and publish contemporary guidance to explain the purpose of various planning instruments, expectations regarding how they are to be prepared and the way they are to be used.	<p>Content within this Discussion Paper considers the role and place of precinct planning in the planning system. Changes to the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> (the Regulations) are proposed.</p> <p>Supporting guidance to assist implementation and ongoing use will be prepared to accompany finalisation of <i>Precinct Design</i>.</p>
Planning systems are consistent and efficient		
Structure and precinct planning tools are fit-for-purpose	The option to incorporate key elements of precinct (and/or structure) plans into local planning schemes will be available via a parallel or streamlined scheme amendment process to reduce total assessment and decision timeframes and remove duplications in consultation.	Section 3.5.3 of this Discussion Paper outlines options for streamlined processes to amend Local Planning Schemes to give effect to key provisions of Precinct Plans.
	The purpose and effect, and appropriate use, of structure and activity centre plans (soon to be precinct plans under the Design WA project) and local development plans will be clearly defined.	<p>Content within this Discussion Paper considers the role and place of precinct planning in the planning system. Mechanisms to give effect to Precinct Plans are considered in Section 3.5.3.</p> <p>The role and place of Local Development Plans will be considered further as part of the preparation of the draft Neighbourhood Design State Planning Policy (SPP) and the medium density policy framework.</p>
	The process to prepare structure and precinct plans will be collaborative, including pre-lodgement discussions and the involvement of referral agencies (where relevant) and the community.	<p>The draft Precinct Design Guidelines emphasise the importance of early and meaningful engagement between proponents, assessing and referral agencies and decision-makers as part of the precinct design process.</p> <p>Work will be undertaken separately by the Planning Reform Delivery Team to evaluate options to formalise pre-lodgement processes across the planning system.</p>
	Structure and precinct plans will be subject to risk-based assessment streams and contemporary consultation practices.	<p>Potential advertising timeframes for Precinct Plans are considered in Section 3.4.1.</p> <p>The potential introduction of risk-based streams will be assessed separately by the Planning Reform Delivery Team. Suggestions for stream criteria are invited in Section 3.4.2.</p>

3. Key discussion topics

This Discussion Paper is primarily concerned with the place and role of Precinct Plans within the planning system and the associated regulatory procedures. The following matters are considered in further detail in this Discussion Paper:

- the nature of the overall framework and the relationship between Precinct Plans and existing instruments (i.e. Structure Plans, Activity Centre Plans and Local Development Plans);
- a framework for policy guidance for Precinct Plans and related instruments;
- the circumstances when Precinct Plans may be prepared or are required (i.e. the triggers for precinct planning);
- the roles, responsibilities and procedures for assessment and determination of Precinct Plans (and existing instruments);
- mechanisms for giving Precinct Plans effect in the planning system;
- amendments to other existing DPLH and WAPC documents required to facilitate implementation of *Precinct Design*.

This Discussion Paper also identifies options for amending the Regulations to enable the effective implementation of *Precinct Design*. Feedback is sought on these options and proposals.

3.1 Place of Precinct Design in the planning system

The existing planning system features several instruments and processes that are used to plan for development in greenfield areas and in activity centres; however, these are not well equipped to address the complex challenges associated with planning for consolidated growth in existing areas. *Precinct Design* will address this issue and provide a policy framework and planning tools to better plan for and support development in existing urban areas across Western Australia.

It is important that new processes associated with *Precinct Design* do not add layers of red-tape or complication to the planning system and that its implementation contributes to the achievement of the Better Planning, Better Places reform program goals.

Consideration has been given to the potential place in the planning system of *Precinct Design* and the associated outputs of the precinct planning process. **Section 3.1.1** below provides a generalised view of the existing framework and use of the relevant planning tools. **Section 3.1.2** outlines one way in which *Precinct Design* could be incorporated into this framework and reflects preliminary discussions with stakeholders to date. Two alternative approaches, which have not yet been canvassed with stakeholders, are included at **Appendix A**.

3.1.1 Existing framework and use of instruments

The existing framework of Structure Plans, Activity Centre Plans and Local Development Plans, along with the associated policy guidance and approval responsibility, is represented in a generalised manner in **Figure 1** below and summarised in **Table 2**. A brief overview of the strengths and issues of the existing framework is outlined in **Table 3**.

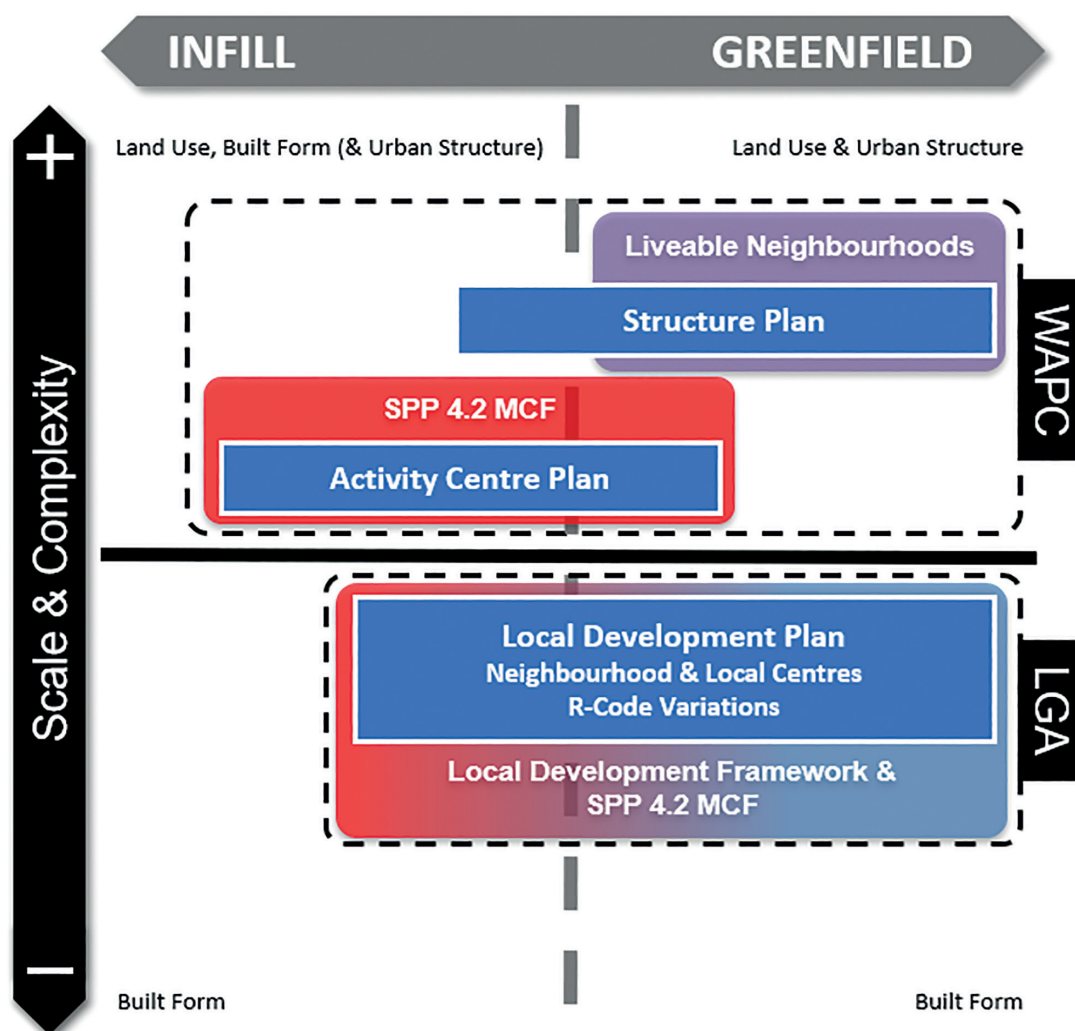


Figure 1 - Existing generalised planning framework

Table 2 – Description of existing planning framework**Activity Centre Plans**

- Required for district centres (and above) identified in SPP 4.2 – Activity Centres for Perth and Peel (SPP 4.2); both in infill and greenfield settings.
- Used to establish a framework for land use, infrastructure, the movement network and the reconfiguration of land and can set out standards for building development.
- Generally guided by the Model Centre Framework contained within SPP 4.2 and Element 7 – Activity Centres and Employment of Liveable Neighbourhoods (2009).
- Subject to standalone assessment and determination process in the Regulations.
- Determined by the WAPC.

Structure Plans

- Widely used in greenfield settings to establish a movement network framework, the spatial distribution of land uses and to co-ordinate infrastructure delivery; generally used to guide subdivision.
- Sometimes used in infill settings with varying degrees of effectiveness and often accompanied by separate design guidance (noting that, under the Regulations, Structure Plans cannot set out standards for building development).
- Policy guidance for residential subdivision provided in Liveable Neighbourhoods (which has been identified for review as part of the Design WA program).
- ‘Manner and form’ guidance provided in the Structure Plan Framework.
- Subject to standalone assessment and determination process in the Regulations.
- Determined by the WAPC.

Local Development Plans

- Widely used in greenfield residential estates to vary provisions of the R-Codes.
- Can be used for local and neighbourhood centres, under SPP 4.2.
- Format, content and use can vary substantially, depending on the setting and underlying land use.
- Subject to standalone assessment and determination process in the Regulations.
- ‘Manner and form’ guidance provided in the Local Development Framework.
- Determined by local governments.

Table 3 – Overview of benefits and issues of existing planning framework

Benefits	Issues
<ul style="list-style-type: none">• Existing processes and policy guidance are generally well understood by planning professionals, as a result of practical use following implementation of the Regulations in 2015	<ul style="list-style-type: none">• Absence of suitable policy guidance to inform planning for change in existing areas.• Current tools do not provide for an integrated approach to plan for land use change and built form outcomes in infill settings that are not identified as activity centres.• Varied and prolific use of Local Development Plans, leading to some confusion regarding their role and place in the planning system

3.1.2 Incorporation of *Precinct Design*

Precinct Design has been prepared to guide land use planning and development outcomes in all infill environments and for the more substantial activity centres in greenfield settings. The main output associated with *Precinct Design* is envisaged to be a Precinct Plan and two different types are proposed; Complex and Standard. Activity Centre Plans will no longer be prepared and Precinct Plans will instead be used to plan for, inter alia, activity centres. Activity Centre Plans approved prior to the introduction of *Precinct Design* will continue to be valid.

Figure 2 below provides a generalised overview of the potential place of *Precinct Design* in the planning system and **Table 4** summarises the key elements of the new framework, including the place and role of existing instruments.

The proposed place of *Precinct Design* in the planning system and the associated changes to the Regulations outlined below reflect considerations and discussions to date with stakeholders in the preparation of the draft documents.

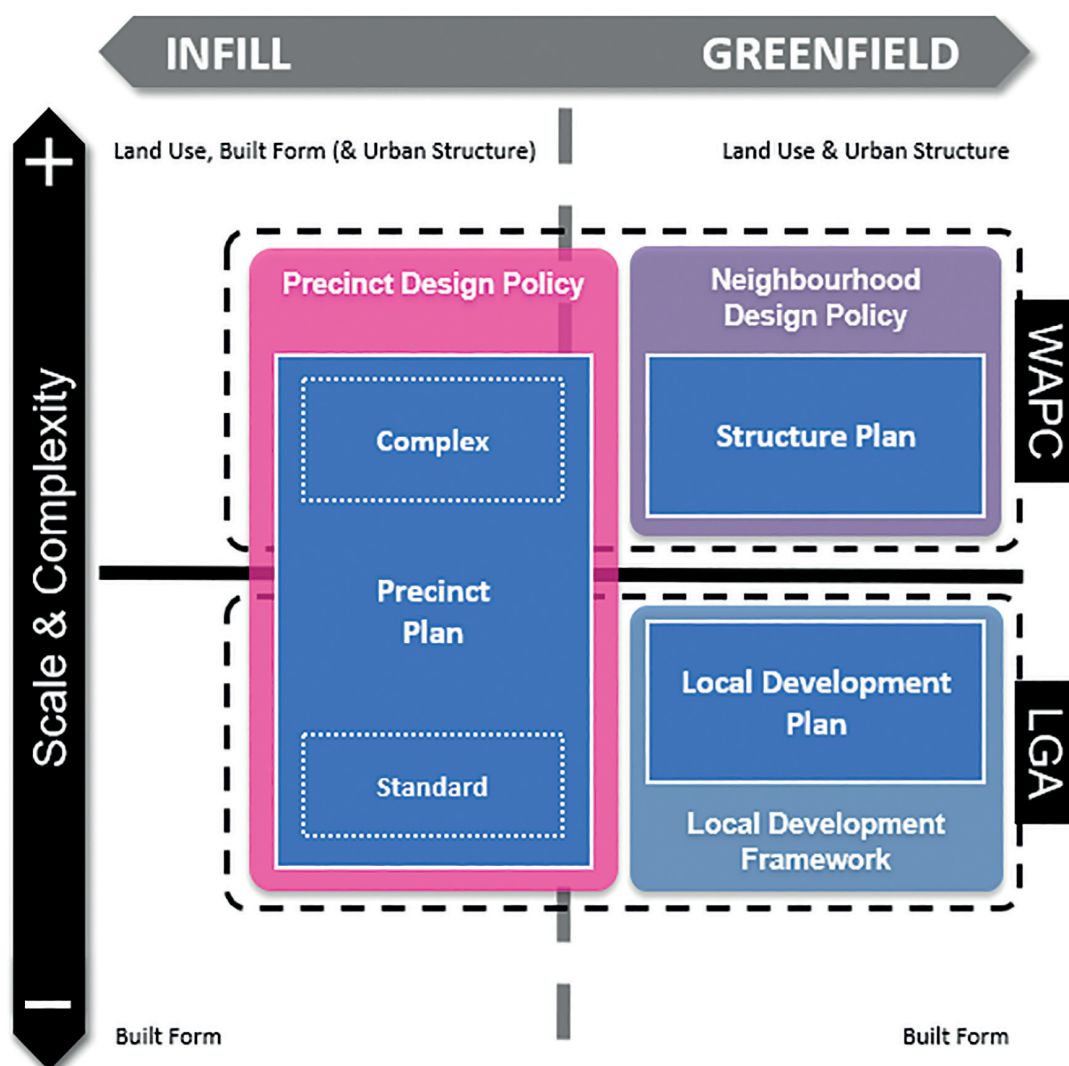


Figure 2 - Possible place of *Precinct Design* in planning framework

Table 4 – Description of planning framework upon introduction of Precinct Design

Precinct Plans

- To be prepared for all types and scales of precincts.
- Generally prepared to plan for change in all infill circumstances/existing urban areas and for all activity centres (both infill and greenfield).
- Can establish development standards on private land and outlines improvements to the public realm.
- Content to be guided by *Precinct Design*.
- Subject to a standalone assessment and determination process in the Regulations.
- Different approval authorities for the different types of plans (i.e. WAPC to determine Complex Precinct Plans and local governments to determine most Standard Precinct Plans).

Structure Plans

- To be used principally in greenfield settings to guide subdivision and inform zoning.
- Content to be guided by the new draft Neighbourhood Design SPP (revised and updated Liveable Neighbourhoods) for predominantly residential uses.¹
- Subject to a standalone assessment and determination process in the Regulations.
- Determined by the WAPC.

Local Development Plans

- To be used exclusively in greenfield settings, for built form matters (i.e. R-Code variations) only.
- Content to be guided by the Local Development Framework.
- Subject to a standalone assessment and determination process in the Regulations.
- Determined by local governments.

¹ *Structure Plans are also likely to be the most appropriate tool to plan for industrial and rural residential subdivisions in greenfield settings.*

Figure 3 provides an overview of the process to determine which planning tool (Complex Precinct Plan, Standard Precinct Plan, Structure Plan and/or Local Development Plan) would be used in different circumstances and is a practical representation of the potential planning framework depicted in Figure 2. It also outlines which guidance would apply to the preparation and assessment of each plan.

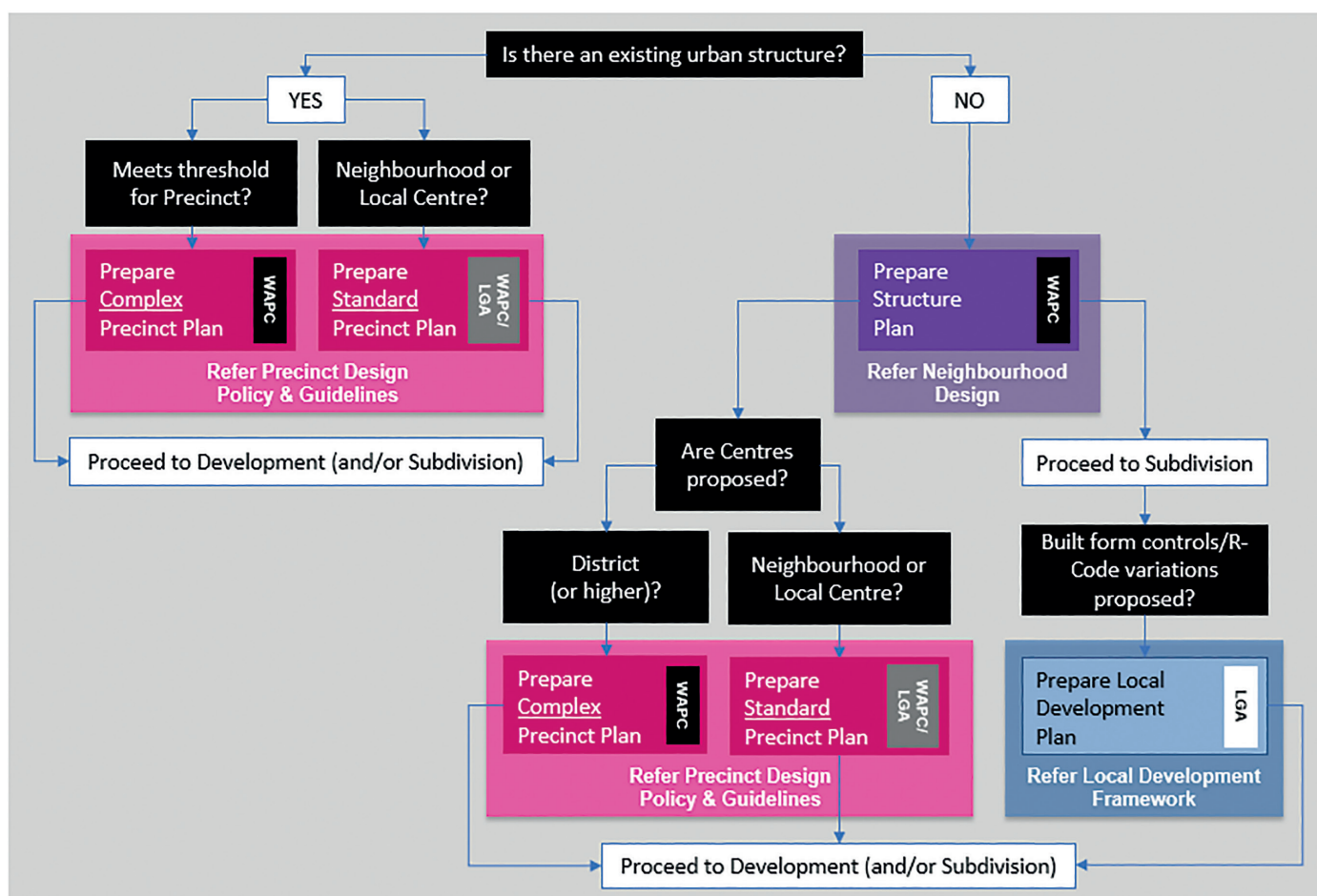


Figure 3 - Decision Tree to inform use of correct planning tool

Figure 4 notionally outlines the changes to, and structure of, Schedule 2 – Deemed provisions for local planning schemes of the Regulations with the introduction of *Precinct Design*. References to ‘Activity Centre Plans’ would be removed and replaced with ‘Precinct Plans’ in Part 5 of the Regulations. This would involve limited structural change to the existing Regulations.

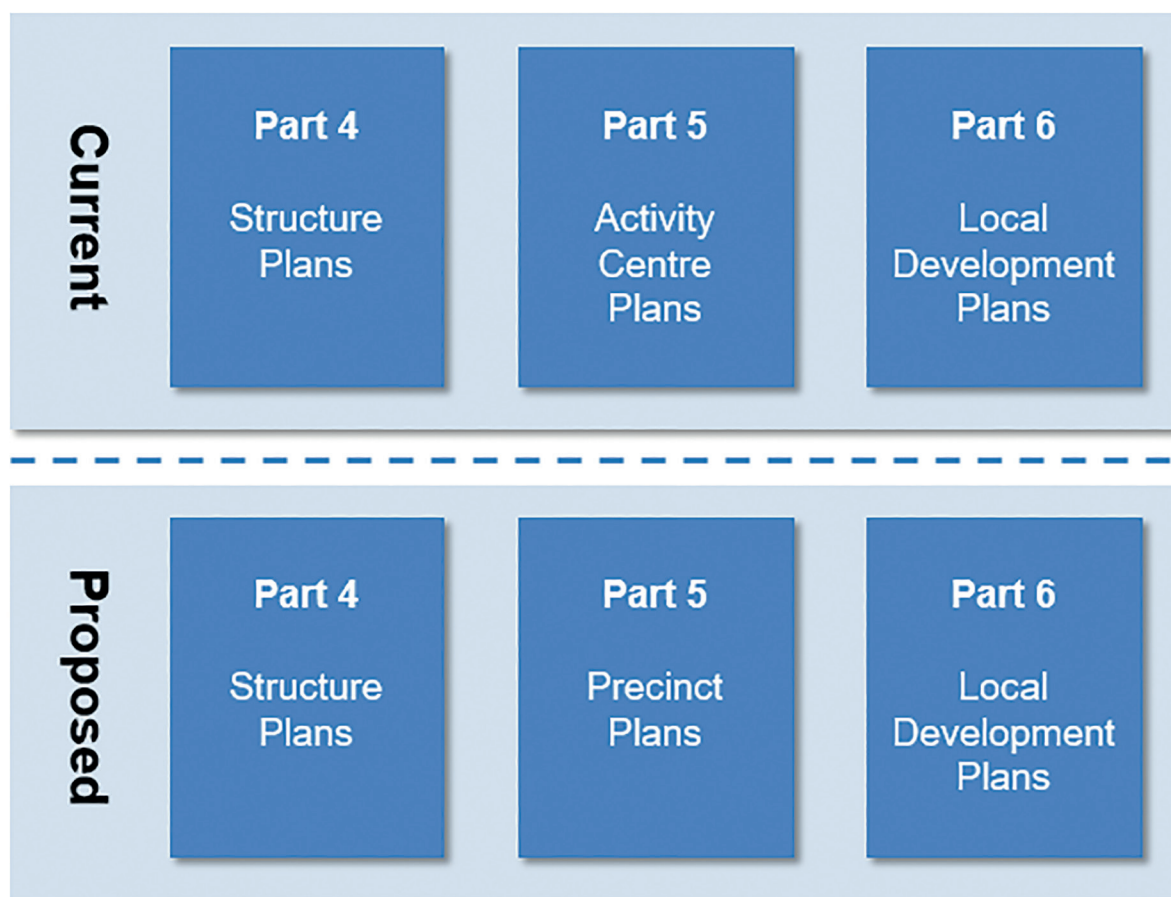


Figure 4 – Notional changes to the Regulations

A brief overview of the strengths and issues of the proposed changes is outlined in **Table 5**.

Table 5 – Overview of benefits and issues of proposed changes	
Benefits	Issues
<ul style="list-style-type: none"> • Clear arrangements regarding the appropriate policy guidance (i.e. <i>Precinct Design</i> for all infill circumstances and Neighbourhood Design for the vast majority of greenfield circumstances), irrespective of scale. • Provides for the ongoing use of Structure Plans and Local Development Plans in greenfield settings in a manner generally consistent with their current use. 	<ul style="list-style-type: none"> • Challenges associated with clearly defining Complex and Standard Precinct Plans for implementation via the Regulations. • Challenges associated with establishing different assessment processes in the Regulations for different types of Precinct Plans with different determining authorities.

Questions for feedback

1. Incorporation of *Precinct Design*
 - a. Do you support the proposed approach for the inclusion of *Precinct Design* in the planning framework?
 - b. What are the key considerations that have influenced your assessment?
 - c. Do you have any suggestions regarding other potential alternatives?
2. Policy Guidance
 - a. Do you support the general principle that *Precinct Design* is used to guide the preparation of plans in existing urban areas and the draft Neighbourhood Design SPP is used to inform the preparation of plans in greenfield settings/undeveloped areas?

3.2 Determining authority

The State Government, via the Minister for Planning and the WAPC, is responsible for determining Structure Plans, Activity Centre Plans, scheme amendments and subdivision applications. Local governments have responsibility for determining Local Development Plans and, in most instances, development applications.

Consistent with existing arrangements, Precinct Plans are intended to be determined by the WAPC in most circumstances, including where scheme amendments may be required to give effect to an approved Precinct Plan and/or where the approved plan is likely to inform the preparation and assessment of subdivision applications. Generally, all Complex and some Standard Precinct Plans will be determined by the WAPC.

It is intended that local governments will be responsible for the determination of Precinct Plans where they will be used to guide built form outcomes (rather than informing subdivision and/or where scheme amendments are not required to give them effect). Some, but not all, Standard Precinct Plans will therefore be determined by local governments.

Given the potential for Standard Precinct Plans to be approved by either a local government or the WAPC, it will be important that the determining authority responsibility is established early and unequivocally so that the plan can be processed and determined in a timely manner.

One approach to address this matter would be to require all Standard Precinct Plans to be provided to the WAPC on receipt by a local government. The WAPC would then be required to advise the local government within a set period (potentially 14 to 28 days) as to whether or not it intends to be the decision-maker for the plan.

If a response was not provided within the specified period, then it would be taken that the WAPC would not wish to be the determining authority and the local government would proceed to assess and determine the Standard Precinct Plan.

One benefit of this approach is that the Department would be able to compile a record of all Precinct Plans, which could assist in identifying emerging trends in built form controls and monitoring development activity.

Questions for feedback

3. Determining authority
 - a. Do you support the proposed determining authority arrangements?
 - b. What changes would you suggest and why?
 - c. Do you support the potential requirement for all Standard Precinct Plans to be provided to the Department by a local government upon lodgement?

3.3 Triggers

3.3.1 Identification of precincts

The effective implementation of *Precinct Design* will be reliant on the clear and early identification of precincts and where precinct planning is required.

As a guiding principle, precincts and areas requiring precinct planning are to be identified at the highest appropriate level in the planning system. Once identified, the requirement for precinct planning should be reflected at, and cascaded through, the subsequent levels of the planning system.

Consistent with the principles outlined in the Better Planning, Better Places Action Plan, the need for precinct planning and the applicable spatial extent should be discussed between local government and DPLH officers, and landowners/proponents where relevant, as early as possible in the planning process.

Table 6 outlines how the requirement for precinct planning could be identified in strategic plans at various levels in the planning system and provides some examples of the types of precincts to which *Precinct Design* is intended to apply.

The content of Table 6 is not exhaustive and there may be other opportunities where precinct planning is needed. Similarly, not all types of precincts will occur in all circumstances; the need for precinct planning should only be identified where the relevant pre-conditions exist.

Questions for feedback

4. Identification of precincts
 - a. Do you agree with the guiding principle regarding the identification of precincts and the need for precinct planning?
 - b. Are there other strategic planning levels (or mechanisms) where precincts and the need for precinct planning can or should be identified?

Table 6 – Potential opportunities to identify precincts and example types

Example Strategic Planning Level	Possible Example Precincts Types
Endorsed Higher-Order Strategic Plans	
<ul style="list-style-type: none"> Perth and Peel @ 3.5 million and the Sub-regional Planning Frameworks 	<ul style="list-style-type: none"> Activity Centres Urban Corridors Station Precincts
<ul style="list-style-type: none"> Activity Centres for Greater Bunbury Lower Great Southern Strategy Pilbara Planning and Infrastructure Framework 	<ul style="list-style-type: none"> Activity Centres Existing areas identified for land use change (e.g. from industrial/commercial to residential). Existing areas identified for increase in density without land use change (i.e. residential upcoding).
State Planning Policies	
<ul style="list-style-type: none"> SPP 4.2 – Activity Centres for Perth and Peel 	<ul style="list-style-type: none"> Activity Centres
Other Endorsed Strategic Plans	
<ul style="list-style-type: none"> District Planning Strategies¹ Local Planning Strategies² 	<ul style="list-style-type: none"> New Activity Centres in greenfield areas. Upgrades to existing Activity Centres in existing areas. Activity Centres in regional areas (i.e. where not identified in SPP 4.2). Areas surrounding existing and/or proposed transit stations (i.e. heavy rail, bus, light rail). Existing or proposed Urban Corridors. Existing areas identified for land use change (e.g. from industrial/commercial to residential). Existing areas identified for increase in density without land use change (i.e. residential upcoding). Heritage areas (e.g. where precinct planning can be used to identify and balance redevelopment and/or conservation outcomes)
<ul style="list-style-type: none"> Structure Plans 	<ul style="list-style-type: none"> New Activity Centres in greenfield areas. Areas surrounding proposed mass transit stations (i.e. heavy rail, bus, light rail).

¹ District Planning Strategies (DPSs) are new tools that are proposed as part of the Better Planning, Better Places planning reform program. DPSs are intended to be used to better address and resolve regionally significant priorities and issues at the district level and to inform improved local level planning. DPSs may include existing District Structure Plans.

² The key strategic objectives of a Local Planning Strategy are proposed, as part of the Better Planning, Better Places planning reform program, to be incorporated into a Local Planning Scheme in the form of a succinct Local Strategic Statement.

3.3.2 Statutory triggers

The requirement to undertake precinct planning for an area will need to be identified in the statutory planning framework to provide clarity and certainty to the community, development industry, assessing agencies and decision-makers.

Table 7 outlines potential ways in which the triggers for precinct planning could be incorporated into a Local Planning Scheme. It may be appropriate that all methods are available for use and the most appropriate approach can be chosen in response to the characteristics of the area in question. The approach selected should be discussed between local government and DPLH officers, and landowners/ proponents where relevant, as early as possible in the planning process.

Questions for feedback

5. Statutory triggers

- a. Do you have any comments regarding the potential statutory triggers (i.e. overlay, zoning, text provisions)?
- b. Do you have any suggestions regarding alternate ways for triggers for Precinct Plans to be incorporated into the planning system?

Table 7 – Potential inclusion of triggers for precincts in Local Planning Schemes

	Overlay	Zoning	Text Provisions
DESCRIPTION	<p>The requirement for a Precinct Plan and the applicable spatial extent is identified on the Local Planning Scheme maps.</p> <p>This could be achieved using a Special Control Area designation to outline the outer edge of the precinct</p>	<p>The requirement for a Precinct Plan and the applicable spatial extent is identified on the Local Planning Scheme maps.</p> <p>This could be achieved using a zone, such as the existing 'Centre' zone or an equivalent new 'Precinct' zone.</p>	<p>The requirement for a Precinct Plan is expressed in words in the Local Planning Scheme text.</p> <p>Approach A: This could be used in parallel with an overlay or zone on the Local Planning Scheme maps.</p> <p>Approach B: This could be used to signal the need for a Precinct Plan (i.e. 'land generally within 800m of train station' etc.), without an accompanying reference on the Local Planning Schemes maps.</p>
ADVANTAGES	<p>This approach provides for the existing zoning and development control provisions to be retained prior to and whilst a Precinct Plan is being prepared, assessed and determined.</p> <p>This would provide a framework for the consideration of subdivision and/or development applications where appropriate before the new framework is prepared and given effect.</p>	<p>This approach is consistent with current practise for some activity centres and would therefore not represent a substantial change to existing procedures.</p>	<p>Both Approaches A and B: This approach provides the ability to outline in the Local Planning Scheme text key matters that need to be addressed in the preparation of the Precinct Plan. This might include high-level precinct-wide objectives, necessary supporting studies for key matters, a requirement for design review input to be given due regard prior to determination of a precinct plan etc.</p> <p>Approach B: This approach would provide flexibility to determine the precinct boundary during the formative stages of the precinct planning process, when detailed contextual investigations are undertaken. The boundary of the precinct could then be determined in a way that responds to these contextual investigations, as envisaged in the Guidelines.</p>
DISADVANTAGES	<p>The identification of the requirement to prepare a Precinct Plan prior to subdivision and/or development may serve to sterilise land, particularly in circumstances where there may be a substantial time lag between the identification of the need for a Precinct Plan and the plan being prepared and approved.</p>	<p>The use of a generic, broad-brush zone as the head of power for the preparation of a Precinct Plan is likely to see the existing development controls removed until the Local Planning Scheme is updated to reflect the relevant and key content of a Precinct Plan. There are likely to be some circumstances where the absence of development control provisions is not desirable or appropriate.</p>	<p>Approach B: While flexibility may be desirable so that a precinct boundary can be formulated that responds appropriately to its context, such an approach does not provide certainty to landowners located in areas near the periphery of a potential precinct boundary as to whether or not they will be subject to precinct planning requirements.</p>

3.3.3 WAPC determination

In addition to the options outlined in Table 7, it is proposed that the WAPC be able to require the preparation of a Precinct Plan for an area for the purposes of orderly and proper planning. This is consistent with the existing Regulations, which enables the WAPC to require Structure and Activity Centre Plans where it considers necessary for the purposes of orderly and proper planning.

This approach could be used to provide a head of power for the preparation of a Precinct Plan where one is not otherwise in place in a Local Planning Scheme. This may be of use to proponents where they seek to initiate and lead a precinct planning process in areas yet to be identified as requiring a Precinct Plan. Doing so would provide certainty regarding procedural requirements and the status of the output upon completion of the precinct planning process.

If the WAPC considers a request to require a Precinct Plan for the purposes of orderly and proper planning, it may be necessary that some engagement and consultation occurs so that those affected by the proposal can consider the implications of such a determination and make their views known. It may also be necessary for a proponent to demonstrate how it has consulted with those likely to be affected by its proposal before seeking a determination by the WAPC.

Where the WAPC has determined that a Precinct Plan is required, it may be necessary for notice of the decision is published or communicated in some form so that the requirement for precinct planning for an area is clearly known and easily accessible.

Questions for feedback

6. WAPC determination

- a. Do you have a view on the procedural requirements associated with the WAPC making a determination that a Precinct Plan is required for the purposes of orderly and proper planning?
- b. Do you think consultation should occur prior to the WAPC determining that a Precinct Plan is required? If so, what consultation do you think should be required and how should this be undertaken?
- c. How do you think the WAPC's determination that a Precinct Plan is required should be made known?

3.4 Assessment procedures

Existing assessment procedures for processing Structure Plans and Activity Centre Plans are outlined in Parts 4 and 5 respectively of Schedule 2 – Deemed provisions for local planning schemes of the Regulations.

These established practices and procedures are generally well understood and have been used as a starting point in the consideration of potential assessment procedures for Precinct Plans. A number of the proposals and suggestions presented below relate to the existing procedures of the Regulations. The opportunity also exists to explore new or alternate procedures as part of the consideration of feedback on how best to implement *Precinct Design*.

3.4.1 Advertising timeframes

Under the Regulations, a local government is required to advertise a Structure Plan or Activity Centre Plan for a minimum of 14 days and a maximum of 28 days, or longer as agreed to by the WAPC. No changes to these timeframes are contemplated at this time for Structure Plans and will be considered further in the implementation of the Better Planning, Better Places Action Plan.

A longer advertising timeframe may be appropriate, given the complex range of matters covered. This may be particularly relevant for Precinct Plans in existing areas where existing communities will be affected by the proposed change. A longer advertising period would ensure those affected by a Precinct Plan have adequate time to understand what is proposed and to prepare submissions to express their views.

One option is to align the advertising timeframes for Precinct Plans with those for Standard amendments to Local Planning Schemes. A Standard amendment is currently advertised for 42 days. This would enable concurrent amendments to Local Planning Schemes to give effect to the key provisions of an endorsed Precinct Plan, as discussed further in **Section 3.5.3**.

It is noted that a longer advertising period is unlikely to be necessary or appropriate for all Precinct Plans. If the default advertising period for Precinct Plans was to be extended, then it may be appropriate to make provision in the Regulations for the WAPC to agree to a shorter advertising period where it is of the view that it is warranted in the circumstances. This could then be a matter that is collectively discussed by local government and DPLH officers (and proponents where relevant) as part of pre-lodgement engagement.

Questions for feedback

7. Advertising timeframes

- a. Do you support a 42-day advertising period for Precinct Plans? What do you see as the advantages and disadvantages of this potential change?

3.4.2 Risk-based processes

The existing procedural arrangements and timeframes for processing amendments to approved Structure Plans and Activity Centre Plans are the same as the requirements for new plans, with the exception of the ability for a local government to decide that advertising is not required where the amendment is considered minor in nature.

The Better Planning, Better Places Action Plan for planning reform identifies the outcome of reduced timeframes for the processing of lower risk planning proposals, with assessment effort being proportional to the scale, complexity and potential impact of the proposal. The opportunity exists with the introduction of *Precinct Design* and the associated changes to the Regulations to introduce risk-based streams for processing Structure and Precinct Plans and amendments to approved plans.

For simple or low risk proposals, the introduction of risk-based streams may feature truncated processes (e.g. removal of some procedural steps), shortened advertising timeframes for a proposal (if required) and/or reduced reporting and decision-making timeframes.

Careful consideration of the criteria for the different streams is required to ensure that adequate advertising and processing requirements apply to the different types of planning proposals. Some potential criteria may include:

- impact (e.g. degree of proposed change, such as density increase)
- complexity (e.g. alignment with the applicable framework)
- size and scale (e.g. proposals for less than a certain number of lots or applicable to a maximum spatial area)
- degree of change for amendments (e.g. extent of area of change as a proportion of the originally approved plan).

Given potential challenges in defining different criteria in the Regulations that are workable in a wide range of circumstances, it may be more practical to define the potential risk-based processes in the Regulations and prepare guidance on the criteria or principles to be used when determining the most appropriate stream to use that sit outside the Regulations. These criteria or principles could then be used by local government and DPLH officers, as part of early engagement discussions, to allocate different proposals to the most appropriate streams.

Review of delegations

In support of the implementation of *Precinct Design*, the WAPC will review existing delegation arrangements to reflect the new terminology and the relevant specific clauses of the Regulations. This will also allow consideration of opportunities to streamline processing arrangements to that reflect risk and ensure that appropriate levels of scrutiny are applied to relevant proposals.

Questions for feedback

8. Risk-based processes

- a. Do you support different procedures for the processing of Precinct and Structure Plans (and amendments) that reflect the complexity and risk associated with each proposal? What do you see as the advantages and disadvantages of this potential approach?
- b. What criteria would you suggest being used to determine different risk-based streams for processing Precinct and Structure Plans (and amendments)?
- c. Do you think that the criteria for determining the appropriate stream to use should be included within the Regulations or provided as separate guidance?

3.4.3 Assessment timeframes

Local governments are currently required to provide a recommendation to the WAPC on a Structure Plan or Activity Centre Plan within 60 days of advertising unless otherwise agreed by the WAPC. The WAPC then has 120 days to determine the Structure Plan or Activity Centre Plan.

Structure Plans or Activity Centre Plans are typically considered by council. Local government officers must therefore analyse submissions, consider referral advice, prepare a report to council and have it placed on a council meeting agenda and then forward the council recommendation and other supporting information to the WAPC within the allocated 60 days. Understandably, it is not uncommon for local governments to request extensions to the 60-day reporting timeframe. Timeliness of referral agencies responses is also a contributing factor to extension requests.

Many Structure Plans and Activity Centre Plans are determined by DPLH officers under delegation with only a limited number of applications being presented to the WAPC's Statutory Planning Committee for determination.

Noting the practicalities associated with council reporting requirements, it may be appropriate for the timeframes for Structure Plans (and Precinct Plans) to be modified. One option could be to increase the timeframe that the local government has to provide its recommendation to 75 days and reduce the WAPC's timeframe to 105 days, resulting in no net increase to overall timeframes.

Another option may be for the Department to undertake some of its assessment concurrently with the local government officers, which could also foster more communication and cooperation in the assessment process. For example, a local government officer could submit all relevant documentation to the Department when it becomes publicly available on the council agenda via its website. This would then enable the Department officers to commence their assessment of the Structure Plan. The decision of council could then be forwarded to the Department for consideration prior to the determination of the Structure Plan by the WAPC. This approach to partially overlap the local government and the Department assessment procedures could assist in reducing overall processing timeframes.

3.4.4 Other potential future changes

Several relatively minor procedural changes have previously been identified (and consulted on) following the review of the implementation of the Regulations. These will be included as part of the Better Planning, Better Places Round 1 legislative amendments package.

Other changes to existing Parts 4, 5 and 6 of the Regulations may also be identified following work undertaken through the delivery of the Better Planning, Better Places Action Plan.

Questions for feedback

9. Assessment timeframes

- a. Do you think that the existing timeframes that local governments and the WAPC have to process Structure Plans (and hence those to be applicable to Precinct Plans) should be modified?
- b. Do you have any suggestions regarding other potential changes that could improve the effectiveness and timeliness of the processing of Structure Plans and Precinct Plans?

3.5 Status of Precinct Plans

3.5.1 Existing situation

With the introduction of the Regulations in 2015, it was made clear that Structure Plans and Activity Centre Plans do not have the legal force and effect of a Local Planning Scheme. Instead, the Regulations make it clear that approved Structure Plans and Activity Centre Plans are to be given due regard by decision-makers.

In greenfield areas, Structure Plans and Activity Centre Plans are generally prepared and approved for land that is zoned Urban Development (or similar). The approved Structure Plan or Activity Centre Plan is then used as the primary tool to inform and guide the assessment of subdivision and development applications. In the short term, amendments to the Local Planning Scheme are generally not required to give effect to the content of an approved Structure Plan or Activity Centre Plan in a greenfield setting.

In time, the subject area of a Structure Plan is normalised. The Urban Development zone is removed from the Local Planning Scheme via an amendment or as part of a scheme review and is replaced with a zone (and coding where applicable) that reflects the subdivision and development outcomes that have occurred on the ground. Clause 33 of Schedule 1 – Model provisions for local planning schemes of the Regulations also provides for development requirements to be incorporated into the Local Planning Scheme. No changes are proposed to this general approach in greenfield areas.

3.5.2 Underlying zoning

Precinct Plans are intended to be used predominantly to plan for and guide change in areas with an existing urban structure. They will often be prepared for areas that have a range of existing zoning, density and development control provisions in a Local Planning Scheme.

It may therefore be necessary to amend Local Planning Schemes to reflect the changes outlined in an approved Precinct Plan (i.e. different zones, increased densities, key built form controls etc.). If the Local Planning Scheme is not amended to reflect the changes outlined in an approved Precinct Plan, its implementation may be hampered and compromised by the existing and outdated provisions.

In addition to updating potentially obsolete elements, it may also be appropriate to include key provisions in a Local Planning Scheme that are considered fundamental to the achievement of the vision of the Precinct Plan. This is considered in further detail in **Section 3.5.4** below.

The implementation approach for Structure and Precinct Plans is likely to vary as a result of the underlying zoning characteristics and this is a key factor in considering the timing and nature of amendments to Local Planning Schemes. **Figure 5** below provides a conceptual overview regarding the different sequencing and purpose of scheme amendments in infill and greenfield settings.

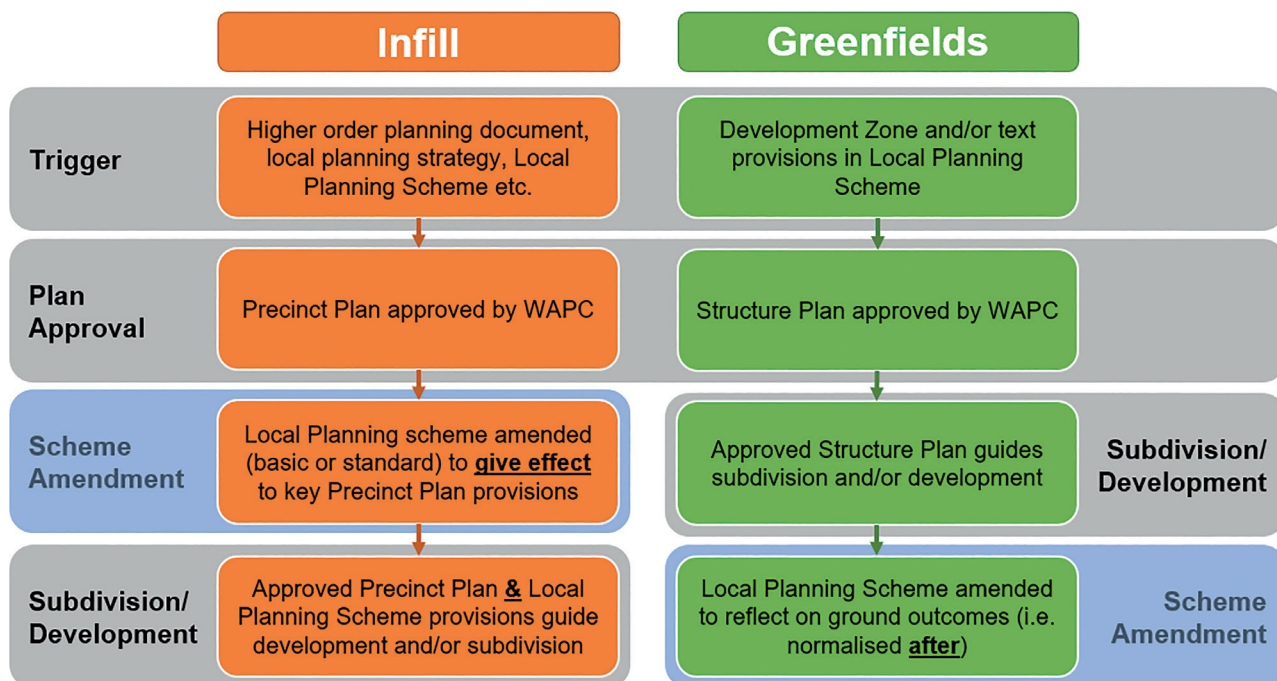


Figure 5 – Distinction between timing and purpose of amendments to Local Planning Schemes in infill and greenfield circumstances

3.5.3 Scheme amendment processes

Where an amendment to a Local Planning Scheme is required to give effect to an approved Structure Plan or Activity Centre Plan, current practice generally sees this occur as a separate process that follows assessment and approval of the relevant plan. This can involve the significant duplication of effort, including two cycles of community advertising and assessment and reporting by both the local government and the WAPC, for what is essentially the same proposal.

This approach also extends the overall time taken to put in place a suitable planning framework to guide the preparation, and inform the determination, of detailed development and subdivision applications. There is clear potential to improve overall timeframes with the streamlining of this process.

Two options are proposed to give effect to the key content of Precinct Plans. Each option is notionally depicted in Figure 6 and summarised below. It may be appropriate that both approaches are available for use and the most appropriate method can be chosen in response to specific needs. The approach for giving effect to the key elements of a Precinct Plan should be discussed between local government and DPLH officers, and landowners/proponents where relevant, as early as possible in the planning process.

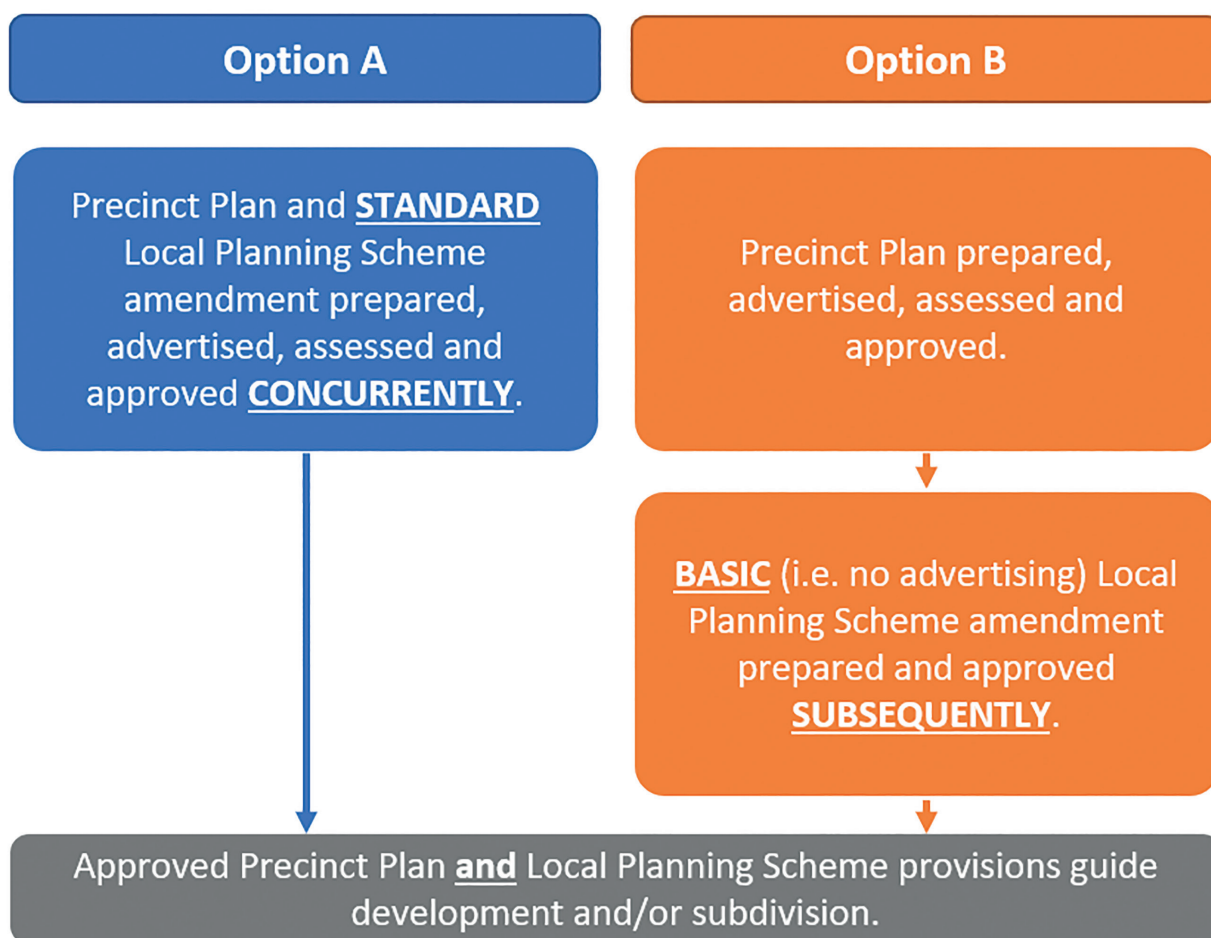


Figure 6 – Options for scheme amendments to give effect to Precinct Plans

Option A

A Standard amendment, as defined in the Regulations, would be progressed concurrently with the Precinct Plan. The amendment would be prepared, advertised and assessed in parallel with the Precinct Plan.

This approach would enable the consultation and referral processes for the Precinct Plan to be undertaken concurrently and avoid the need for two rounds of separate consultation of the same proposal.

Similarly, the proposals would be assessed and processed concurrently by local governments and the DPLH to the greatest extent possible (noting that a Precinct Plan would be determined by the WAPC and a scheme amendment determined by the Minister), resulting in further processing and reporting efficiencies.

This approach would provide the opportunity for submitters to express their view regarding the suitability of the content proposed to be included in the Local Planning Scheme.

As outlined in **Section 3.4.1** above, this approach may require changes to the Regulations to align the consultation timeframes for Standard amendments and Precinct Plans.

Option B

This option would involve the key elements of the Precinct Plan being included in the Local Planning Scheme via a Basic amendment, as outlined in the Regulations. Such an amendment would be progressed following the approval of a Precinct Plan and would not be advertised.

Under this approach, it would be necessary for the Precinct Plan advertising to include details of the content that is proposed to be included in the Local Planning Scheme so that those affected by potential change have an opportunity to comment.

Questions for feedback

10. Scheme amendment processes

- a. Do you have a preferred Option (A or B) for the amending of Local Planning Schemes to reflect the content of Precinct Plans?
- b. What are the key considerations that have influenced your assessment of the proposed options?

3.5.4 Scheme amendment content

It is intended that both the approved Precinct Plan and the relevant matters included in the Local Planning Scheme will be used to guide the preparation and inform the assessment and determination of planning proposals in the applicable area.

As noted above, it is likely that existing and outdated elements (i.e. zones, densities, development control provisions etc.) will need to be removed from Local Planning Schemes and replaced with new zones and provisions that reflect the content of the Precinct Plan to ensure that there are no conflicts between the two.

It is not the intention, however, that all Precinct Plan content be included in a Local Planning Scheme. The content included in a Local Planning Scheme should be limited to those key elements that are considered fundamental to the realisation of the vision outlined in the Precinct Plan.

Precinct Plan content not included with a Local Planning Scheme would still need to be given due regard by decision-makers. A degree of flexibility would therefore exist for the matters not included in the Local Planning Scheme to be varied where the need for and suitability of such variations could be appropriately demonstrated, in accordance with the overall vision and objectives of the Precinct Plan.

Table 8 outlines some possible elements that may be appropriate for inclusion in a Local Planning Scheme. The potential elements and examples are not exhaustive nor are they anticipated to be relevant to all circumstances.

Table 8 – Possible Precinct Plan content for inclusion in Local Planning Schemes

Potential Element	Explanation/Example
Building Height – Maximum	These could be specified to provide certainty regarding the development outcomes outlined in the Precinct Plan and/or to ensure that appropriate built form transitions occur where different zones and/or densities are proposed.
Building Height – Minimum	These could be specified to ensure that a minimum built form outcome is achieved in a precinct and to protect against early underdevelopment that compromises the longer-term vision for a precinct.
Plot Ratio (limits and/or bonuses where applicable)	This could be specified to provide certainty regarding the scale of development envisaged in the Precinct Plan. It could also be included to provide clarity regarding maximum bonus plot ratio allowances and the associated criteria.
Setbacks	Setbacks could be included in the Local Planning Scheme to ensure that certain built form outcomes are realised. This may also be appropriate in managing built form changes in transitional areas, such as at the boundaries of different zones and/or densities and at the boundary of a precinct.
Land Use Permissibility	It may be desirable and appropriate to modify the permissibility of land uses to facilitate achievement of the objectives outlined in the Precinct Plan. For example, this could include the encouragement (or restriction) of particular land uses to support pedestrian activity in mixed use areas and centres.
Building Façade Design and Public Realm Interface	This could include specification of key built form requirements, such as the delivery of activated frontages along key pedestrian thoroughfares with the provisions of glazing and entry points. It could also include requirements to provide protection in high pedestrian traffic areas, via street awnings etc.
Heritage	It may be appropriate to include specific provisions to protect and conserve heritage assets and appropriately manage the impacts of change in surrounding areas on such assets.
Design Review	It may be appropriate that all new major development applications in a sensitive or high priority precinct be subject to a design review process.

The Better Planning, Better Places Action Plan identifies the introduction and limited use of mandatory provisions in Local Planning Schemes that are not subject to the general discretion clause in the Regulations and cannot be varied. It may be appropriate in some circumstances for the key matters included in a Local Planning Scheme to be specified as mandatory provisions and therefore not be able to be varied by decision-makers.

Questions for feedback

11. Scheme amendment content

- What Precinct Plan content do you think should be included in a Local Planning Scheme?
- Do you support Precinct Plan content being included in Local Planning Schemes that cannot be varied by decision-makers?

3.6 Changes to other documents

In addition to the changes to the Regulations outlined in this Discussion Paper, several other documents will need to be amended to facilitate the effective implementation of *Precinct Design* and to remove or modify overlapping or outdated content. Key changes are outlined in **Table 9** below.

Table 9 – Changes to key documents required to support Precinct Design	
Document	Notable changes
Planning and Development Regulations 2009	<ul style="list-style-type: none"> Outline fee arrangements for Precinct Plans. Remove references to Activity Centre Plans.
SPP 4.2 – Activity Centres for Perth & Peel	<ul style="list-style-type: none"> Remove the Model Centre Framework. Other potential changes to provide for the consistent and effective implementation of <i>Precinct Design</i>.
SPP 7.0 – Design of the Built Environment	<ul style="list-style-type: none"> Remove references to Activity Centre Plans. Update other references (i.e. Structure Plans) to reflect proposed framework.
SPP 7.3 – Residential Design Codes Volumes 1 & 2	
Liveable Neighbourhoods (proposed SPP 7.1 – Neighbourhood Design)	<ul style="list-style-type: none"> Revise and/or remove existing content regarding detailed centre planning where appropriate.
Structure Plan Framework	<ul style="list-style-type: none"> Remove references to Activity Centre Plans. Potentially incorporate content into the new Neighbourhood Design document suite and/or new guidance framework.
Local Development Framework	<ul style="list-style-type: none"> Review and revise or potentially rescind and incorporate content into the new draft Neighbourhood Design SPP.
Development Control Policy 1.6 – Planning to Support Transit Use and Development	<ul style="list-style-type: none"> Potentially rescind (or review and remove overlapping/superseded content).

In addition to the changes outlined above, a range of other more minor modifications will be required to other WAPC and DPLH planning documents. Relevant documents are identified in **Appendix B**. These updates are not essential to enable the effective implementation of *Precinct Design* at this time and instead can be updated as part of periodic reviews of the relevant documents.

Questions for feedback

12. Changes to other documents

- Do you have any comments regarding the key changes to other documents that have been identified to support the implementation of *Precinct Design*?
- Are there other documents that you think need to be updated to support the effective implementation of *Precinct Design*?

4. Next steps

The introduction of *Precinct Design* will see new tools and contemporary policy guidance available to better plan for change in existing urban areas and ensure that consolidated growth occurs in a coordinated, comprehensive and well-planned manner.

The DPLH will continue to investigate opportunities to refine and improve *Precinct Design* and consider practical implementation and operational aspects, including how it will relate to other initiatives, such as strata and community title reforms.

The DPLH Design WA team will partner with industry bodies to host a series of workshops during the consultation period to present and explain draft *Precinct Design* and to provide a forum for feedback. The Design WA team can also be contacted at any time during and after the consultation period to answer queries and provide clarification on any matter relating to *Precinct Design*.

Following conclusion of the advertising period, feedback provided will be reviewed and analysed and changes to the *Precincts Design* where necessary will be undertaken in collaboration with key stakeholders.

Changes to the Regulations and other necessary amendments will be progressed by the DPLH to support the finalisation and introduction of *Precinct Design*. Supporting information will be prepared and published to support the implementation of the new planning framework.

Questions for feedback

13. Implementation assistance

- a. What information, resources and/or training can DPLH provide to help you to effectively implement Precinct Design?

Appendices

Appendix A

Two alternative approaches for changes to the planning framework to incorporate Precinct Design are presented below. These alternatives have been formulated following the drafting of Precinct Design and have not been subject to discussions with external stakeholders.

As such, some terminology and references do not match that contained with the draft Precinct Design documents. For example, these alternatives do not distinguish between Standard and Complex Precinct Plans.

These alternatives have been prepared to test different implementation approaches and feedback on the strengths and weaknesses of each is welcomed.

Alternative A

This approach would see Activity Centre Plans replaced with Precinct Plans in the Regulations. Precinct Plans would be required for all substantial precincts, while Local Development Plans would continue to be used for Local and Neighbourhood centres. This alternative would represent a less substantial change to the existing planning framework than that contemplated in the Discussion Paper.

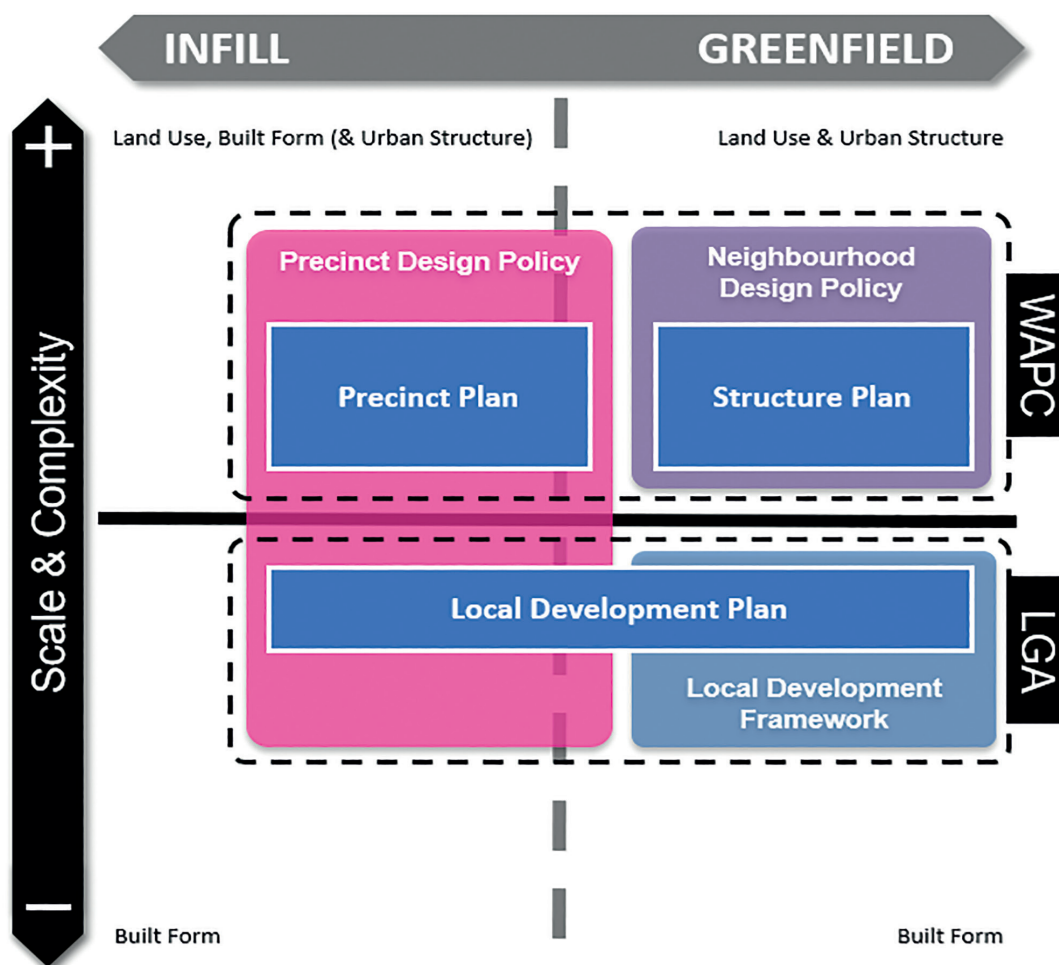


Figure A1 – Possible place of Precinct Design in planning framework (Alternative A)

Table A1 – Description of planning framework upon introduction of *Precinct Design* (Alternative A)

Precinct Plans

- To be prepared for substantial precincts in all infill circumstances/existing urban areas and for all district activity centres (and above) in infill and greenfield settings.
- Content to be guided by *Precinct Design*.
- Subject to a standalone assessment and determination process in the Regulations.
- Determined by the WAPC.

Structure Plans

- To be used principally in greenfield settings to guide subdivision and inform zoning.
- Content to be informed by the new draft Neighbourhood Design SPP (revised and updated Liveable Neighbourhoods) for predominantly residential uses.
- Subject to a standalone assessment and determination process in the Regulations.
- Determined by the WAPC.

Local Development Plans

- To be available for use in both greenfield and infill settings.
- Subject to a standalone assessment and determination process in the Regulations.
- Determined by local governments.

Greenfield

- Used for built form matters (i.e. R-Code variations) on private lots only.
- Content to be guided by the Local Development Framework.

Infill

- Used for local and neighbourhood centres (both existing and proposed).
- Can establish development standards on private land and improvements to the public realm.
- Content to be guided by *Precinct Design*.

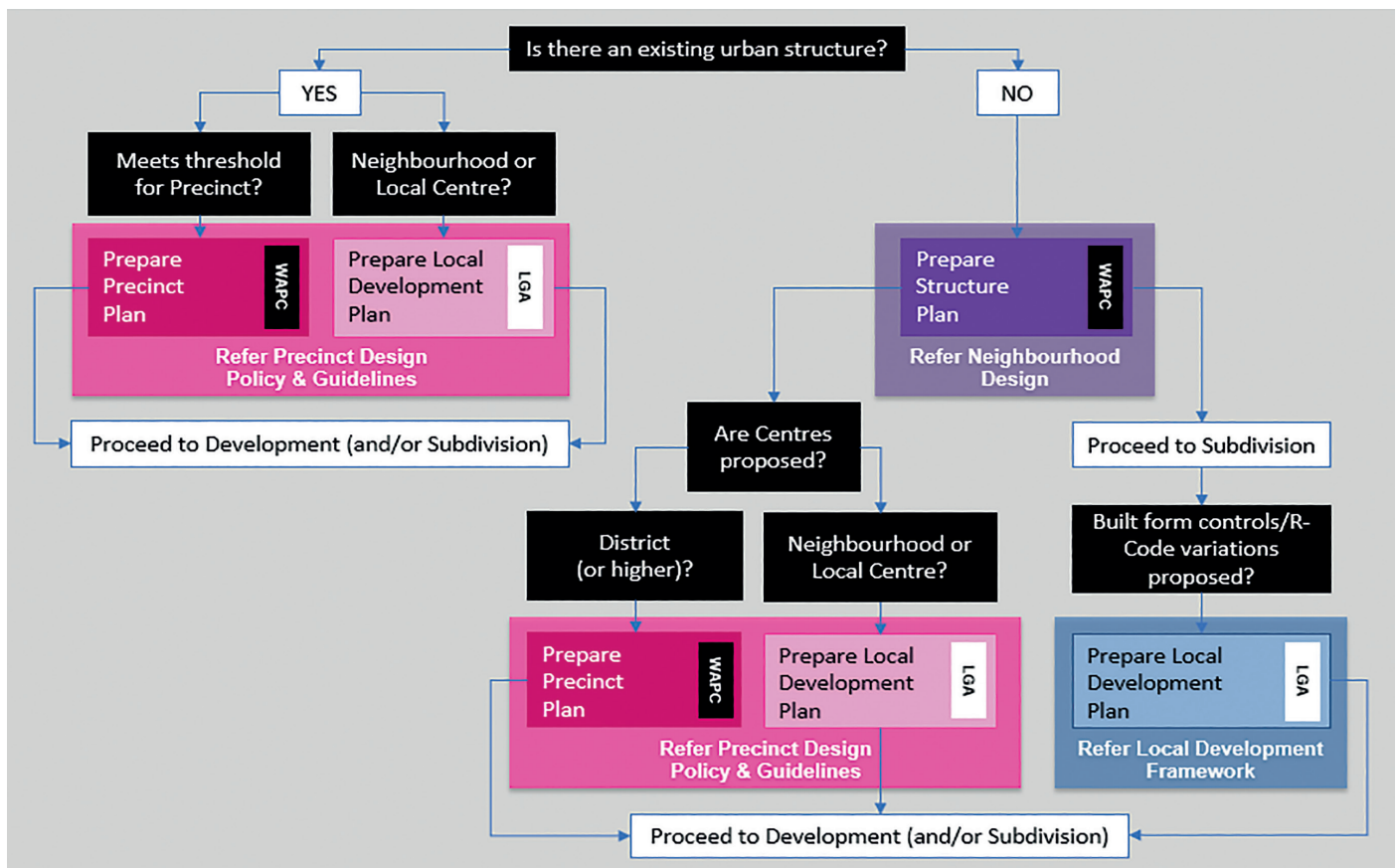


Figure A2 – Decision Tree to inform use of correct planning tool (Alternative A)

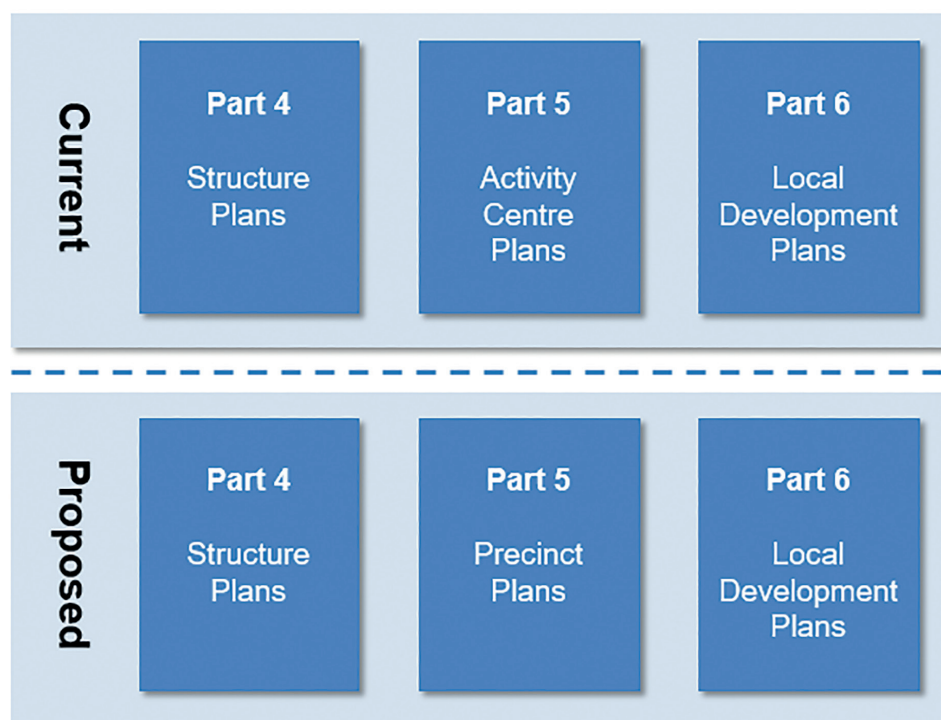


Figure A3 – Notional changes to the Regulations (Alternative A)

Table A2 – Overview of benefits and issues of proposed changes (Alternative A)

Benefits	Issues
<ul style="list-style-type: none">• Limited change to the existing use of Structure Plans and Local Development Plans in greenfield settings.• Simple assessment framework, whereby all Structure and Precinct Plans are determined by the WAPC and all Local Development Plans are determined by local governments.• Able to be implemented with reasonably minimal changes to the assessment and determination procedures in the Regulations (i.e. references to Activity Centre Plans to be changed to Precinct Plans in Part 5).	<ul style="list-style-type: none">• Greater potential for confusion with two different types of Local Development Plans (i.e. each having different purposes and formats; the preparation of each being informed by different guidance documents).

Alternative B

The procedures outlined in Parts 4 and 5 of the Regulations are identical, with minor differences relating to the separate definitions for Structure Plans and Activity Centre Plans and the ability for Activity Centre Plans to set out built form standards.

This alternative approach would see a single procedure defined in the Regulations for the processing of both Precinct and Structure Plans. Part 5 would be removed, and Part 4 renamed to 'Guide Plans' (or similar).

This approach represents a more substantial change to the existing Regulations; however, it would result in removing the existing duplicated provisions and provide for a simplified system where one set of procedures applies for the processing of Structure and Precinct Plans. This approach would not preclude the possibility of prescribing some different requirements (e.g. definitions, scope, advertising requirements etc.) for Structure and Precinct Plans where warranted; however, the basic workflow would remain the same.

This approach would also provide the potential for the content of a Structure Plan and a Precinct Plan to be incorporated into a single document and subject to a single consultation and assessment process.

For example, such an approach could be used in a greenfield residential setting that includes a district centre. The Structure Plan component could identify the spatial distribution of land uses and the new urban structure for the residential areas and the Precinct Plan component could outline built form controls for the district centre.

The relevant content could be included within a single Guide Plan and be subject to a single consultation and assessment process, which reduces red tape and is easier for the community to understand. This approach is potentially preferable to the requirement for each component to be dealt with separately in two different plans with two different approval processes.

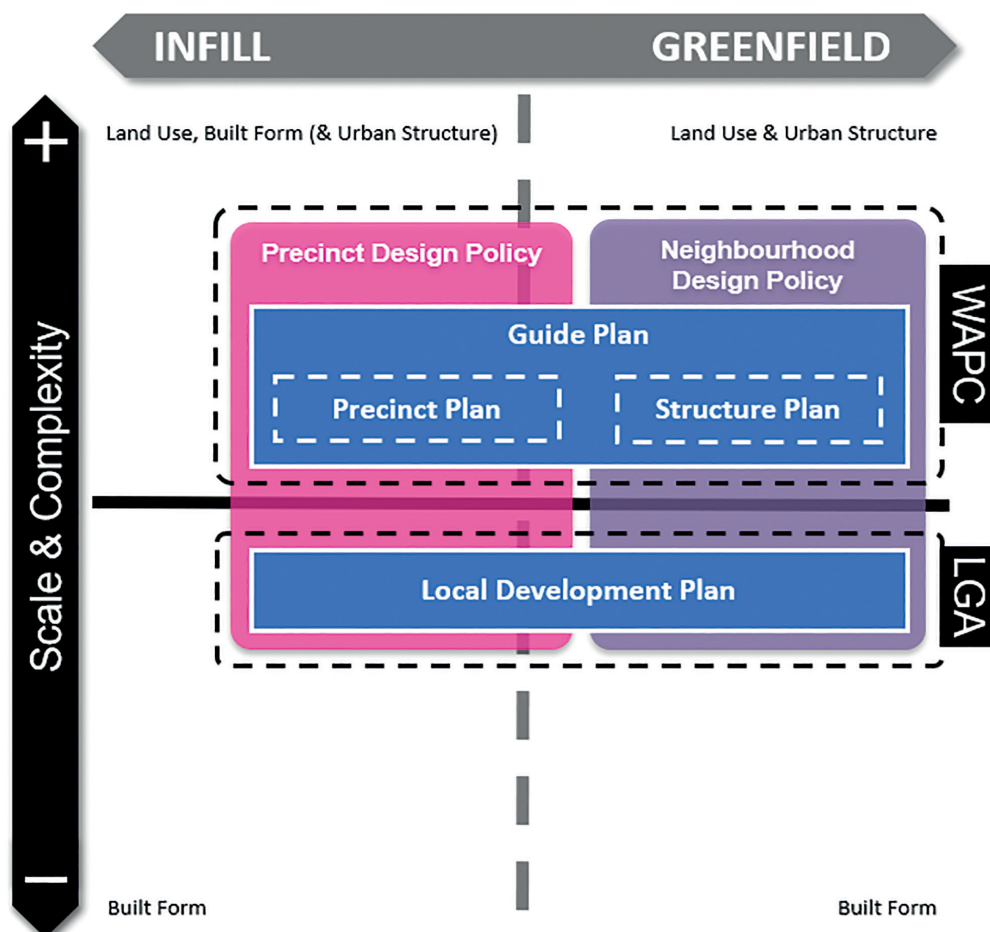


Figure A4 – Possible place of Precinct Design in planning framework (Alternative B)

Table A3 – Description of planning framework upon introduction of *Precinct Design* (Alternative B)

Guide Plans

- New single process defined in the Regulations.
- All Structure and Precinct Plans to be processed as Guide Plans.
- All Guide Plans assessed and determined by the WAPC.

Structure Plans

- To be used principally in greenfield settings to guide subdivision and inform zoning.
- Content to be guided by the new draft Neighbourhood Design SPP (revised and updated Liveable Neighbourhoods) for predominantly residential uses.

Precinct Plans

- To be prepared for substantial precincts in all infill circumstances and for all district activity centres (and above) in infill and greenfield settings.
- Content to be guided *Precinct Design*.

Local Development Plans

- To be available for use in both greenfield and infill settings.
- Subject to a standalone assessment and determination process in the Regulations.
- Determined by local governments.

Greenfield

- Used for built form matters (i.e. R-Code variations) on private lots only.
- Content of existing Local Development Framework to be incorporated into new draft Neighbourhood Design SPP and use to guide preparation.

Infill

- Used for local and neighbourhood centres (both existing and proposed).
- Can establish development standards on private land and improvements to the public realm.
- Content to be guided by *Precinct Design*.

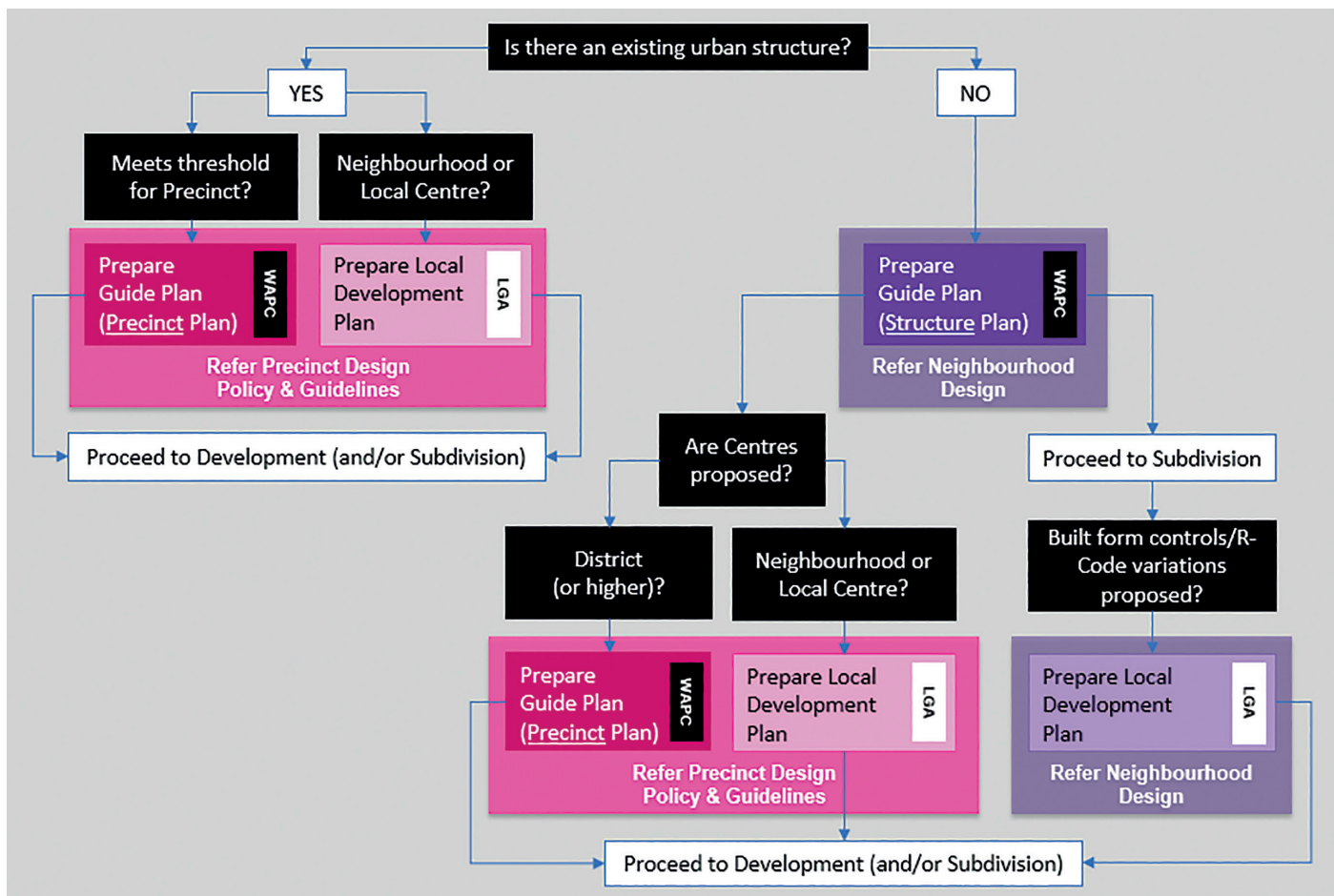


Figure A5 – Decision Tree to inform use of correct planning tool (Alternative B)

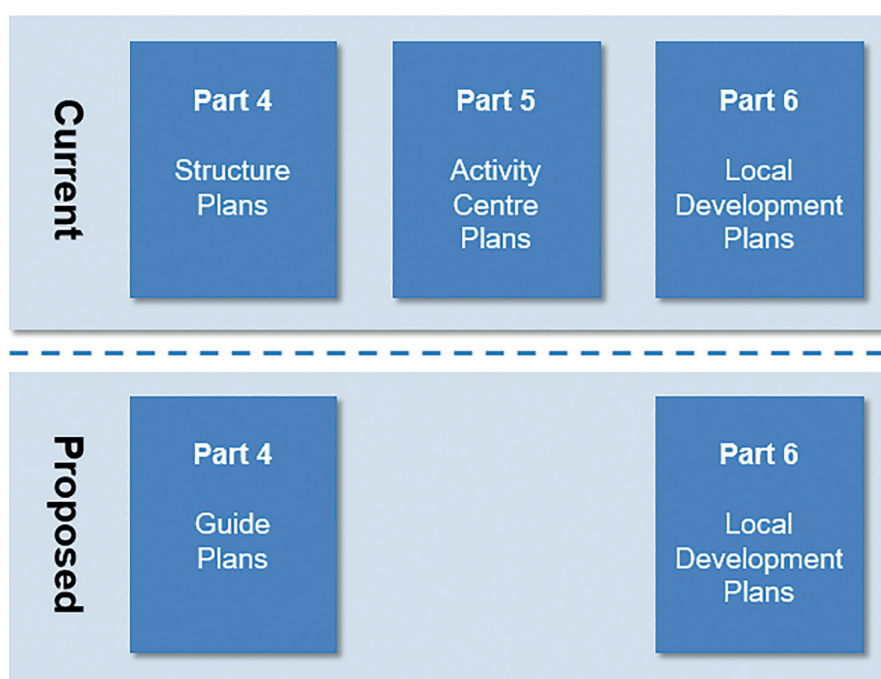


Figure A6 – Notional changes to the Regulations (Alternative B)

Table A4 – Overview of benefits and issues of proposed changes (Alternative B)

Benefits	Issues
<ul style="list-style-type: none"> • Removal of one assessment and determination process from the Regulations. • Clear arrangements regarding determination responsibilities (i.e. WAPC to determine all Guide Plans and local government to determine all Local Development Plans). • Clear arrangements regarding the appropriate policy guidance (i.e. Precinct Design for all infill circumstances and Neighbourhood Design for the vast majority of greenfield circumstances), irrespective of scale. • Provides for the ongoing use of Structure Plans and Local Development Plans in greenfield settings in a manner generally consistent with their current use. • Provides the opportunity for the greater integration of land use, urban structure and built form outcomes in a single planning process. 	<ul style="list-style-type: none"> • More substantial change to the Regulations required. • Potential for greater/more widespread changes required to existing planning documents and instruments. • Potential for confusion with two different types of Local Development Plans (i.e. each having different purposes and formats; the preparation of each being informed by different guidance documents).

Appendix B

Several other existing documents reference structure plans, structure planning, activity centre plans and/or Liveable Neighbourhoods. Updates to these documents are not considered essential at this time to enable implementation of *Precinct Design*. These references will instead require updating in the future as part of periodic review of these documents to reflect the new planning framework. Identified documents are listed below.

- State Planning Strategy
- SPP 2.3 – Jandakot Groundwater Protection
- SPP 2.5 – Rural Planning
- SPP 2.6 – Coastal Planning
- SPP 2.8 – Bushland Policy for the Perth Metropolitan Region
- SPP 2.9 – Water Resources
- SPP 3.4 – Natural Hazards and Disasters
- SPP 4.1 – State Industrial Buffer
- SPP 5.1 – Land use planning in the vicinity of Perth Airport
- SPP 5.2 – Telecommunications Infrastructure
- Draft SPP 5.4 – Road and Rail Noise
- Draft DC 1.1 – Subdivision of Land
- Draft DC 1.7 – General road planning
- DC 1.8 – Canal estates and artificial waterways developments
- DC 2.3 – Public open space in residential areas
- DC 2.4 – School sites
- DC 2.6 – Residential Road Planning
- PB 37 – Draft Model Text Provisions for Structure Plans
- PB 112/2016 – Medium-density single house development standards – Development zones
- PB 113/2015 – Multiple dwellings in R40 coded areas and variation to R-Codes multiple dwelling development standards
- Guidelines for Planning in Bushfire Prone Areas
- Implementation Guidelines for State Planning Policy 5.4
- Draft Lifting of Urban Deferment Guidelines
- Better urban forest planning of Perth and Peel
- Guidelines for the Lifting of Industrial Deferment
- Better Urban Water Management
- Guidelines for preparation of integrated transport plans

CITY OF JOONDALUP DRAFT SUBMISSION

DOCUMENT 1 - State Planning Policy 7.2 Precinct Design

Application of this Policy

Do you have any comments on where this policy applies and what a precinct is?

Classifying activity centres as precincts and replacing the model centre framework with the precinct design guidelines is supported.

However, for station precincts, urban corridors and residential infill, the development of a precinct plan could potentially add another layer to the planning framework. If this is the case, this would be contrary to the State Government's goals to reduce red tape and streamline the planning system.

The classification of residential infill areas as precincts may be warranted, though the implications of this are not clear and could be significant, particularly when it comes to application of the precinct design guidelines and development of a precinct plan. The policy needs to provide clarification on what type and scale of residential infill requires a precinct plan and whether one is required in all situations.

If a precinct is not identified in a local planning strategy or scheme, clarification is needed on whether those documents need to be amended before a precinct plan is prepared. The City has only recently completed its Local Planning Strategy (endorsed in 2017) and its new Local Planning Scheme was only gazetted in October 2018. Therefore, it is not intended to review these strategic documents for several years. It is unclear if the City will be required to update the Local Planning Strategy and amend the Local Planning Scheme to identify all locations where precinct plans would be required.

It also needs to be outlined what happens when the need for a precinct plan arises for development after the Local Planning Strategy has been endorsed, such as a redevelopment of a former school site. Clarification is required on how to deal with these precincts, given the delays that could occur due to the need to update strategic planning documents.

SPP 7.2 does not make it clear at what stage a precinct plan is required to be prepared. For example, a precinct plan is required for a station precinct; however, if no development is proposed around a station, does it still require a precinct plan, or only when development is proposed?

There is no definition of residential infill, and what constitutes residential infill. Density increase in an existing urban area is different to the redevelopment of a large vacant site such as a former school site. They both could be described as residential infill but are completely different with respect to their planning requirements.

Policy Objectives

Do you have any views on the objectives of the policy? Are the objectives sufficient or are there other potential objectives to consider?

The precinct planning process and outcomes will not “deliver” good quality, built environment outcomes as there are many factors that contribute to this, including market demand and prevailing economic conditions. It is suggested that the word ‘deliver’ is changed to ‘facilitate’ or ‘assist’.

Policy measures and precinct outcomes

Do you have any comments on the measures contained within the policy, in particular Table 1 which outlines precinct plan format and responsible authority, and the 10 Precinct Outcomes at Section 6.7?

Precinct plans that require a scheme amendment, and precinct plans for station precincts should not automatically be classified as complex precinct plans. Also, where an infill precinct is identified in the Local Planning/Housing Strategy as suitable for a density code increase, it should not be automatically classified as a complex precinct plan as it is likely that substantial work would have already been undertaken to identify this precinct during compilation of the overarching strategic document.

Regardless of whether a scheme amendment is required, the precinct plan should be classified as a standard precinct and determined by the local government as the WAPC should have already endorsed the strategic document where the precinct was identified. Likewise, there is a range in the complexity and scale of station precincts in Perth and some could be considered standard precincts. Table 1 should be modified to allow station precincts and residential infill with a scheme amendment to be standard precincts, subject to specific criteria.

There are no criteria which outline when the WAPC can effectively “call in” a standard precinct plan for determination. This is not supported as it is unclear under what circumstances this can occur and does not provide certainty or transparency to the local government or the public in this regard. It is recommended that criteria be established to identify when the WAPC is to be the determining authority for a standard precinct plan.

There is no clear guidance as to who the responsible authority is for preparing a precinct plan. Given the local government should not approve development until a precinct plan is in place, it needs to be clear who is responsible for developing the precinct plan and the timeframe within which this needs to occur. The number of precinct plans that need to be developed within a local government area and the costs of preparing the precinct plans needs to be taken into consideration when determining who is responsible for preparing precinct plans. In many cases, local governments who may be responsible for preparing precinct plans may not have the technical ability, funds or resources to prepare all the precinct plans required. The State Government should consider assisting local governments with funding and/or technical expertise to prepare these plans.

In section 6.5, the exemption for a precinct plan should also be extended to circumstances where there is an approved structure plan, scheme amendment or local development plan in place. Planning instruments, including local planning policies, that are already being progressed, which would otherwise require a precinct plan, should be permitted to be finalised without any requirement to align with SPP 7.2.

The ten precinct outcomes are very generalised and will not be relevant to all precinct plans. For example, a small residential infill precinct plan may have no public spaces, so this will not be relevant. Likewise, the street pattern and connectivity to all modes

of transport is already set in some residential infill precinct settings, and the precinct plan may not be able to achieve this.

General SPP 7.2 comments

Please provide any general comments you may have on SPP 7.2 and/or suggestions on matters we might have missed.

The identification of known precincts in Local Planning/Housing Strategies is appropriate. However, no detail is provided in the policy on interim measures when a strategy does not contain any identified precincts and is not due to be reviewed for several years, or where a new precinct is identified that is not part of a local strategy.

SPP 7.2 should specify a timeframe in which local governments are required to identify precincts in their strategic planning documents. This should not require a full review (if the Local Planning Strategy is current) but could be an amendment or addition to the current document.

The relationship between structure plans and precinct plans is unclear in both the policy and the guidelines (e.g. Figure 2 in the guidelines). It is not clear whether precinct plans are replacing structure plans, or whether an area needs both a structure plan and a precinct plan. If a structure plan and a precinct plan are both required, there needs to be further explanation and detail about differentiation between these two plans as there is the potential to either create another level to the planning system or duplicate information in two separate processes. Both would result in a less efficient planning system.

In the same way that scheme amendments have three streams, the introduction of a third 'basic' tier of precinct plan should be considered. The basic precinct plan could apply to residential infill in an existing residential area and could replace local development plans for larger sites intended to be developed for an alternative use, for example, former school sites. A basic precinct plan should not be required to address all the objectives and considerations in the Precinct Design Guidelines - it should only need to address Design Element 4: built form. The basic precinct plan should be determined by the local government as it would mainly relate to built form outcomes.

DOCUMENT 2 - Precinct Design Guidelines

Section 1.0 Introduction

1.4 Application of the Guidelines - Do you have any comments on the application of the guidelines (policy framework context)?

As previously stated, the relationship between structure plans and precinct plans is unclear. Figure 2 depicts a greenfield development, where there is a structure plan and then a precinct plan for part of the structure plan area.

Another figure should be added to depict residential infill, as infill areas do not have structure plans given the urban structure has already been established.

In addition, the precinct plan in Figure 2 seems to perform the function of a local development plan (LDP). There is no explanation of the differences between a LDP

and precinct plan and whether both are required. If both are required, this is doubling up on plans.

1.4.1 The Structure of the Guidelines - Do you have any comments on how the Guidelines are structured?

The structure is logical; however, some elements will not apply to all precincts. It is likely to be time consuming to demonstrate and justify why individual objectives and considerations do not apply in a particular situation and it is recommended that this requirement be removed or modified, particularly for some types of residential infill precincts where there are numerous objectives and considerations that will not be relevant given much of the area like roads, public open space and utilities are already established.

1.4.2 Precinct Type and Scalability - Do you have any views on the precinct types specified? Are there other precinct types that have not been considered?

The size and scale of the precinct is important and the recognition that not all precincts will require the same level and detail of information to be provided. It is also important to be able to rely on previous information used for preparation of overarching strategies, like a Local Housing Strategy, instead of requiring the information to be prepared and submitted again.

It is recommended that further detail is provided on the objectives and considerations that must be addressed for residential infill precincts, and which ones do not apply. This should be located either in this section or individually in each design element in section 3. Complex and standard precinct plans should require the provision of a different level and detail of background information.

1.4.3 Design Review - Do you have any comments on design review and its application to precincts?

Design review is important; however, design review at concept stage may be challenging as the precinct plan would not have been properly developed yet. It relies on an applicant submitting a concept plan ahead of submitting the precinct plan, but local government cannot compel an applicant to do this.

The statement 'precinct plans considered suitable for design review' is vague and does not specify which plans are considered suitable. Criteria should be established in the guidelines to identify which precinct plans require design review.

Section 1 General comments: Do you have any other comments on this section?

No further comments.

Section 2.0 Prepare

2.3 Context Analysis - Do you have any comments on the context analysis guidance provided and the associated context analysis outputs at Appendix A1?

The context analysis is very detailed and much of the information will not be relevant or known for smaller precinct plans. For example, a small residential infill precinct is unlikely to need a study of ecology, fauna habitats or an economic development plan.

The Local Housing Strategy and Local Commercial Strategy should provide the context and background for many precinct plans. Where these documents are current, the local government should not be required to complete the context analysis in such detail, but instead should refer to these documents.

2.4 Guidance on how to determine the boundary of a precinct - Do you have any comments on the guidance provided in this section and the factors that may be considered at Appendix A2?

For precinct boundaries of activity centres, it will not always be appropriate for the precinct plan to cover Residential zoned land within a 400m or 800m walkable catchment of the centre.

In some cases, for larger activity centres, this could be appropriate in light of possible impacts any centre upgrade may have on the surrounding road network and if there is benefit in reviewing the residential density code of surrounding areas in conjunction with the future vision, scale, functionality and built form outcomes of the centre at the core of that walkable catchment.

However, for precinct plans for smaller centres, which envisage minor upgrades or changes to that centre only, it could unnecessarily over-complicate the process by drawing the surrounding residential land into the precinct. Not only could this cause concern for residential landowners within the walkable catchment of that centre, but the process of preparing, consulting on and determining the precinct plan could be delayed.

It is recommended that precinct plans for centres are not required to extend to the walkable catchment where no changes are proposed within that residential area.

Whilst guidance on how to define a precinct boundary is clearly laid out in appendix 2, guidance on when a precinct plan is required is not adequately explained. It is recommended that clarification is provided on when a precinct plan for residential infill is required.

For a residential infill precinct, determination of a precinct boundary should align with other State planning policy guidance and be determined using walkable catchments around activity centres, railway stations and any other existing infrastructure and existing road and subdivision layout, as well as logical boundaries.

2.6 Stakeholder and community participation - Do you have comments on the guidance provided on community consultation? Is there anything we have missed?

The inclusion of a stakeholder and community participation section does not sit appropriately within these guidelines.

It is understood that the State Government is developing consultation guidelines, and these separate guidelines should provide guidance and assistance across all consultation scenarios.

The example techniques for low impact precinct plans should include social media and an online survey, but consideration should be given to whether door knocking for low impact precinct plans is actually appropriate.

Section 2 General comments - Do you have any other comments to make about this section?

As mentioned previously, there is no guidance on when a precinct plan is required for residential infill and at what scale of residential infill a precinct plan is required.

There is also no information on who is required to prepare the precinct plan. In an existing urban area, such as the City of Joondalup where most of the land has already been subdivided, local government would be responsible for preparing precinct plans to implement the residential infill targets set by State Government, at significant cost to the local government.

Section 3.0 Design

Considering the Objectives, Considerations and Guidance, do you have any comments on each of the Design Elements?

Design Element 1: Urban Ecology

There is no explanation on how a local government would apply these objectives in an established residential area where the urban ecology already exists. For example, demonstrating response to cultural heritage, integrating land form, landscape features and urban water features into precinct design is not readily applicable to residential density increase scenarios. In addition, some considerations are outside the control of local government, such as setting targets for carbon emissions reduction which, if set, should apply to all areas, not just a precinct. Also, development cannot be required to exceed standards contained in other legislation such as the Building Code of Australia.

Design Element 2: Urban Structure

Some objectives and considerations of this design element are not relevant to residential infill as the urban structure already exists. It is recommended that the objectives and considerations that are not relevant to residential infill precinct plans are clearly stated and therefore not required to be addressed by the proponent.

For example, the urban structure in an infill area cannot be designed to support a well-defined movement network as the movement network has already been established. The streets and blocks cannot be designed in the precinct plan as they have already been built. Consideration should be given to providing guidance on how to put residential infill into an urban structure that has already been set and how to put development into streets and blocks that have already been established.

Likewise, the consideration that street block patterns provide an interconnected layout is problematic. In a residential infill precinct, the street block pattern may have been established 30 or 40 years ago and the precinct plan will need to retrofit new housing into that pattern which may not have been developed with an interconnected layout. This is especially true of many suburbs within the City of Joondalup which were designed with cul-de-sacs and curvilinear roads. Considerations should include how residential infill can occur in an established street block pattern and how the urban structure can either accommodate this or be modified to accommodate this.

View corridors (if they exist) are already established in an infill area. The precinct plan cannot necessarily create a view corridor; however, it could identify an existing one.

Design Element 3: Movement

Like the design element above, this element does not easily apply to residential infill precincts as the movement network has already been established. It is recommended that the objectives and considerations that are not relevant to residential infill precincts are clearly stated and not required to be addressed.

The objective to ensure the design of the movement network supports the precincts role is not relevant in an infill environment. The element needs to identify how the existing movement network can be adapted to provide for infill development, such as how to provide for cycling in the existing road network and how to accommodate increased traffic from new dwellings.

The provision of parking within established residential areas is problematic particularly the provision of on-street parking in an established area with existing residents. If this consideration only applies to activity centres and not infill precincts, this needs to be stated.

Design Element 4: Built Form

The City supports the encouragement of a diversity in building typologies to enable choice and a range of affordability within a precinct.

Given the broad range of precincts that the guidelines apply to – and therefore the broad range of possible built form that could result – the guidelines should acknowledge that the level of detail provided in the precinct plan outputs should reflect the nature of the precinct.

Design Element 5: Land Use

This design element should be located before built form as land use is integral to the type of built form required.

It is recommended that the objectives and considerations that are not relevant to land use in residential infill precincts are identified and not required to be addressed. For example, land use in the Residential zone is determined by the scheme. Therefore, the precinct plan for an infill precinct in an established residential area that is intended to remain with residential land uses only should not be required to provide a diverse mix of land uses, co-locate land uses or ensure land uses are layered within a building.

Design Element 6: Public Realm

Like previous design elements, the objectives and considerations that are not relevant to residential infill precincts should be identified. The public spaces and facilities already exist a residential infill precinct in an established residential area, such as the City's Housing Opportunity Areas. Considerations should include the identification of improvements that could be made to existing public spaces and how they can be adapted or upgraded to accommodate an increase in population and hence users.

Design Element 7: Services and Utilities

No comment.

Do you have any general comments on Section 3 of the Precinct Design Guidelines?

As previously discussed, consideration should be given to specifying which design elements and considerations are required to be addressed for residential infill precinct plans. Many of the considerations within the Guidelines are not relevant to these types of precinct plans.

Section 4.0 Implementation

Do you have any comments on the implementation section?

In relation to residential infill, based on density increases, it will be difficult for a local government to ensure that the precinct plan is realised over time, as redevelopment will occur on an ad hoc basis as individual owners choose to redevelop their properties.

General Precinct Design Guidelines comments - Please provide any general comments you may have on the Precinct Design Guidelines and/or suggestions matters we might have missed.

There are too many precinct plan outputs required (appendix 4). This is costly and onerous for the proponent, particularly where the proponent is the local government who may not have the inhouse resources to prepare conceptual illustrations or built form envelope diagrams. Some outputs such as a Water Management Report, Heritage Assessment, biodiversity assessment, energy and greenhouse gas emissions statement will either not be relevant or will be difficult or costly to prepare.

DOCUMENT 3 - Precinct Design Planning Framework Discussion Paper

1. Incorporation of Precinct Design

a. Do you support the proposed approach for the inclusion of Precinct Design in the planning framework?

The concept of precinct design in the planning framework is supported as currently there is limited guidance on planning for infill development and provided Precinct Design achieves the goal of streamlining the planning system.

However, it is not clear that the Precinct Design will achieve this. The information required for the elements in the Guidelines are often more suited to greenfield development and do not account for the fact that many of the elements are already determined, such as the urban structure, movement network and public realm in cases where residential infill is occurring in established suburbs. The Guidelines need to focus on how to integrate infill into an existing area and how to fit in with the existing urban structure and fabric. The document as currently drafted does not achieve this.

b. What are the key considerations that have influenced your assessment?

Figure 3 is misleading as it doesn't account for all scenarios and doesn't provide a 'NO' option for precinct plans within an existing urban structure. The figure classifies all precinct plans within existing urban areas that are not a neighbourhood or local centre

as complex precinct plans, which doesn't accord with Table 1 in SPP 7.2. It is unclear what the term 'meets threshold for precinct' means. If the precinct doesn't meet the threshold for precinct, there is no information for what happens in that scenario.

Figure 4 is not supported as it is too simplistic and makes it appear that precinct plans only replace activity centre plans, with no mention of how they add another layer of planning to other precincts, which has not previously been required. In Figures 3 and 4 it is also unclear if a local development plan and a precinct plan is required, or if a precinct plan can contain the built form requirements, thereby replacing the need for a local development plan in an infill situation.

c. Do you have any suggestions regarding other potential alternatives?

As previously mentioned, the introduction of a third tier of precinct plan, the 'basic' precinct plan is proposed. This will apply to residential infill in an existing urban area and should be determined by the local government.

2. Policy guidance

a. Do you support the general principle that Precinct Design is used to guide the preparation of plans in existing urban areas and the draft Neighbourhood Design SPP is used to inform the preparation of plans in greenfield settings/undeveloped areas?

Yes, the general principle is supported, however it is difficult to provide a fully informed response to the question when the draft Neighbourhood Design SPP is not yet finalised and has not been released for public comment.

Further, the guidelines as currently written do not achieve this as many of the design elements and considerations are not relevant to residential infill precincts in an existing urban structure and are more relevant to plans in a greenfield setting. The framework is basically silent on how a residential infill precinct in an existing urban structure should be treated.

The design elements of precinct design should be amended to state which ones apply to residential infill precinct plans as many of the elements such as urban structure and movement network have already been established and the precinct plan will focus on built form outcome. It seems that these precinct plans should replace local development plans; however, this is not clear.

There is no definition of greenfield and infill development and therefore it is difficult to determine which type of plan is required in certain situations. For example, if a large vacant site is redeveloped in an existing residential area, such as an old school site in Greenwood, is this considered infill development or greenfield development, and would it require a precinct plan or a structure plan? The City should not be required to produce both plans.

It is recommended that the guidelines be updated to clearly define what is greenfield development and what is residential infill development. It is also recommended that the type of precinct plan required be specified and that a structure plan is not required if there is a precinct plan.

The policy and guidelines use a 'one size fits all' approach. Activity centres and residential infill are two very different types of precinct and require different

considerations for their development. As discussed above, the guidelines do not specifically address residential infill in an existing urban structure.

3. Determining authority

a. Do you support the proposed determining authority arrangements?

The proposed determining authority arrangements are not supported.

Most residential infill precinct plans will require a scheme amendment, and the precinct plans will, therefore, be required to be determined by the WAPC under the proposed arrangements. Given such a precinct plan will often focus on built-form outcomes, it seems unnecessary for the WAPC to be involved in this detail.

Also, these precinct plans should not be classed as 'complex' - they should be able to be considered 'standard' depending on the size and complexity of the area they apply to. Local matters, such as built form outcome in a residential infill precinct, should be for the local government to determine.

b. What changes would you suggest and why?

Local government should be the sole determining authority for residential infill precinct plans in an existing urban area, regardless of whether a scheme amendment is required (which is a separate process anyway). The introduction of a 'basic' level of precinct plan may assist.

c. Do you support the potential requirement for all Standard Precinct Plans to be provided to the Department by a local government upon lodgement?

The City does not support the requirement for all standard precinct plans to be provided to the Department upon lodgement as this is time consuming and will not streamline the planning process. This will cause uncertainty for local government, developers and the community and could cause delays in the consideration of the precinct plan.

However, if this does occur, 28 days is considered too long. A 14-day period is considered more suitable. In addition, criteria should be established in the policy and guidelines to guide these decisions and reduce the number of precinct plans being submitted to the Department for review. The WAPC needs to be adequately resourced to ensure that a response is provided to local government within the required timeframe.

4. Identification of precincts

a. Do you agree with the guiding principle regarding the identification of precincts and the need for precinct planning?

Whilst the City agrees that the need for precinct planning should be identified at the highest appropriate level in the planning system, provision should be made for the identification of precincts subsequent to the endorsement of these documents.

Local governments who have recently completed their Local Planning Strategies, should not be required to update them to comply with this, until the documents need to be reviewed.

- b. Are there other strategic planning levels (or mechanisms) where precincts and the need for precinct planning can or should be identified?*

No comment.

5. Statutory triggers

- a. Do you have any comments regarding the potential statutory triggers (i.e. overlay, zoning, text provisions)?*

The identification of precincts on the scheme map is not supported for the following reasons:

- 'Precinct' zone (like the current Urban Development zone) will effectively sterilise land until a precinct plan has been developed, which may take some years. This would be inappropriate for an existing residential area, which is subsequently identified as a residential infill precinct - normal development or redevelopment of individual properties would be placed on hold until a precinct plan is developed.
- Density will not be included on the scheme map where it has the most statutory weight. It is unclear if a precinct plan can designate residential density, or if this must be done in the scheme.
- Changes to the precinct boundary will require a scheme amendment (creating an additional burden to both state and local governments). The exact boundary of the precinct will not be known until the precinct plan has been prepared.

Once a precinct boundary has been established (through the preparation of the precinct plan), the precinct could then be included on the scheme map.

The requirement for a precinct plan should not be stated in the local planning scheme text either. For example, some activity centres will not be redeveloped for years, which will create additional burden on the existing owners to prepare a precinct plan when one is not required until such time as the centre is proposed to be redeveloped. Neither Approach A or B is supported.

- b. Do you have any suggestions regarding alternate ways for triggers for Precinct Plans to be incorporated into the planning system?*

The requirement for a precinct plan should be identified in a strategic planning document such as SPP 7.2 and the LPS Regulations.

In addition, there needs to be some guidance on not just where a precinct plan is required, but when. This is of key importance in residential infill and redevelopment of existing activity centres. Precinct plans should only be required when infill is proposed or when an activity centre is to be redeveloped.

6. WAPC determination

- a. Do you have a view on the procedural requirements associated with the WAPC making a determination that a Precinct Plan is required for the purposes of orderly and proper planning?*

The ability for the WAPC to require a precinct plan for a residential infill area is not supported. The WAPC should only be able to require a precinct plan for key strategic sites or matters of State significance. The WAPC should only be able to require a precinct plan where it is the determining authority i.e. complex precinct plans.

Guidance should be provided on the circumstances under which this can occur. This guidance should include who is going to prepare the precinct plan if the WAPC requires one. For example, if the WAPC requires a precinct plan to be prepared for a district activity centre, will the owner(s) of the centre be required to prepare the plan or will the local government (at significant cost) be required to prepare the plan?

b. Do you think consultation should occur prior to the WAPC determining that a Precinct Plan is required? If so, what consultation do you think should be required and how should this be undertaken?

The City supports the requirement that consultation should occur prior to the WAPC determining that a precinct plan is required. During consultation it should be made clear why the WAPC has requested a precinct plan to be prepared and who is responsible for preparing the precinct plan. The WAPC should be responsible for undertaking the consultation and should bear the cost of consultation.

c. How do you think the WAPC's determination that a Precinct Plan is required should be made known?

As a minimum, the following methods should be used by the WAPC to advise the community of the decision to require a precinct plan:

- A notice published in the local newspaper
- Letter to all affected landowners and neighbours
- Notice on the local government and WAPC website
- Letter to those who made a submission during the public consultation period

7. Advertising timeframes

a. Do you support a 42-day advertising period for Precinct Plans? What do you see as the advantages and disadvantages of this potential change?

A 42-day advertising period is supported for standard and complex precinct plans. A shorter advertising period for basic precinct plans could be introduced, such as 21 or 28 days.

8. Risk-based processes

a. Do you support different procedures for the processing of Precinct and Structure Plans (and amendments) that reflect the complexity and risks associated with each proposal? What do you see as the advantages and disadvantages of this potential approach?

While the use of different procedures for processing different categories of precinct and structure plans may have merit, this approach has the potential to be overly cumbersome and complex, and ultimately may serve no purpose in streamlining the planning system.

b. What criteria should be used to determine different risk-based streams for processing Precinct and Structure Plans (and amendments)?

The criteria outlined in the discussion paper should be used to determine the different risk-based streams.

- c. Do you think that the criteria for determining the appropriate stream to use should be included within the Regulations or provided as separate guidance?*

The framework should be in the LPS Regulations, supported by separate practice notes or guidelines.

9. Assessment timeframes

- a. Do you think that the existing timeframes that local governments and the WAPC have to process Structure Plans (and those to be applicable to Precinct Plans) should be modified?*

The existing timeframe 60-day timeframe that local governments have to process structure plans is often not long enough to collate submissions and prepare a report for Council. It is recommended that both local government and WAPC have 90 days to determine a structure plan.

- b. Do you have any suggestions for other potential changes that could improve the effectiveness and timeliness of the processing of Structure Plans and Precinct Plans?*

The timeframes within the LPS Regulations only allow the local government to assess the structure plan for completeness when it is lodged. There is no provision for assessment of the detail contained in the structure plan to determine if it is appropriate or to request changes to be made. Structure plans are therefore advertised prior to local government assessment and in some cases, major changes are required to the structure plan after advertising, which may then require readvertising at a later date. It can also confuse the local community where a structure plan is advertised that is not technically accurate or where major changes are likely to be required. The LPS Regulations should be amended to allow the local government to assess the structure plan and require changes to the structure plan prior to it being advertised. This could also apply to precinct plans.

10. Scheme amendment processes

- a. Do you have a preferred Option (A or B) for amending Local Planning Schemes to reflect the content of Precinct Plans?*

The City would support any proposal to reduce duplication in progressing precinct plans and scheme amendments. Option B is preferred as it allows the detail of the precinct plan to be sorted out and approved prior to the relevant basic scheme amendment being prepared. It also removes the risk that a precinct plan is supported but the scheme amendment is not supported if they are prepared concurrently.

- b. What are the key considerations that have influenced your assessment of the proposed options?*

Managing risk and streamlining planning processes.

11. Scheme amendment content

- a. What Precinct Plan content do you think should be included in a Local Planning Scheme?*

It is questioned whether it is necessary to have any precinct plan content in the scheme. The City has no general development provisions in the scheme - they are in local planning policies. Likewise, there are no specific development provisions in the scheme for activity centre plans - the detailed provisions are in the activity centre plan. However, any changes to land use permissibility for a precinct plan should be in the scheme.

b. Do you support Precinct Plan content being included in Local Planning Schemes that cannot be varied by decision-makers?

The City supports the ability to include some mandatory provisions in the scheme that cannot be varied. This provides certainty to developers and the community with regard to these provisions.

12. Changes to other documents

a. Do you have any comments regarding the key changes to other documents that have been identified to support the implementation of Precinct Design?

Changes are needed to SPP 4.2 in regard to precinct plans for local and neighbourhood centres, as the policy currently states that activity centre plans are not required for these centres, but detailed area plans may be prepared.

b. Are there other documents that you think need to be updated to support the effective implementation of Precinct Design?

No further comments.

13. Implementation assistance

a. What information, resources and/or training can DPLH provide to help you to effectively implement Precinct Design?

- A 'model' format for precinct plans, and possibly examples of various types.
- Training on the scope of the background documents required to prepare precinct plans, when they are required and how to prepare them.
- A comprehensive assessment and/or checklist tool (not just a sample as included at Appendix 5)
- Identification of how the design elements relate to residential infill.
- Budget to prepare precinct plans.

General Discussion Paper comments

Please provide any general comments you may have on the Discussion Paper and/or suggestions on matters we might have missed.

The City believes that it is an incorrect assumption that the implementation of Precinct Design will not result in a significant cost to local government as precinct plans will be developer driven. Developer-led precinct plans are likely to occur in activity centre precincts only.

Station precincts or residential infill precincts within existing residential suburbs typically have highly fragmented land ownership without a single majority landowner. In these scenarios, it is more likely that the local government will be responsible for the

preparation of precinct plans over these areas and therefore also responsible for the costs associated in preparing the precinct plans.