



Department of Planning,
Lands and Heritage

GOVERNMENT OF
WESTERN AUSTRALIA



Western
Australian
Planning
Commission

DRAFT STATE PLANNING POLICY 7.2 PRECINCT DESIGN

MODIFICATIONS SUMMARY PAPER

NOVEMBER 2020

1. INTRODUCTION

The Precinct Design policy suite was advertised for public comment from 13 August 2019 to 15 October 2019. Three documents were released as part of the consultation package. They included:

Draft State Planning Policy 7.2: Precinct Design: the lead policy to guide the preparation and evaluation of planning proposals for areas that require a high level of planning and design focus due to their complexity - such as planned infill development, activity centre designation or areas with certain values such as heritage or local character.

Draft State Planning Policy 7.2: Precinct Design Guidelines: built upon the 10 Design Principles contained in State Planning Policy 7.0 Design of the Built Environment by introducing the concept of design review into precinct planning through seven performance-based design elements.

Precinct Design Planning Framework Discussion Paper: considered the potential changes that may be required to the planning framework to support effective implementation of the policy.

Advertising of Design WA Stage 2 – Precinct Design resulted in 72 submissions from state and local government, private sector planners, designers and developers, industry representatives and the wider community.

There were over 1,500 individual comments across the three documents released. The breakdown of submitters is:

Local government	25
State government	8
Industry representative	11
Private consultancy	9
Public	19
TOTAL	72

In general, the submissions demonstrated substantial support for the Precinct Design initiative to reform the State Planning Framework and provide effective tools for the planning and design of strategic infill locations to achieve high quality urban development. However, while there was general support for the concept of Precinct Design, there were mixed levels of understanding of what is intended through the new policy and guidelines and differing perspectives on the appropriate means of implementation. Comments indicated the need for further clarification on:

- how Precinct Design would fit into the current planning system and by what means of implementation
- what contexts Precinct Design could be undertaken as an ‘opt-in’ planning tool and
- the broader shift towards performance-based assessment in a Precinct Design context.

It should be noted that many of the issues raised in the Precinct Design Planning Framework Discussion Paper have been addressed through the recent proposed regulatory changes and amendments to the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), most notably the introduction of a single process and new terminology for structure plans and precinct structure plans.

This document is a summary of the key issues raised in submissions and changes made to the draft policy and guidelines in response.

2. STATE PLANNING POLICY 7.2 PRECINCT DESIGN (SPP 7.2)

Many comments generally supported the intent of the policy and the need to create a fit-for-purpose planning tool to guide the planning and design of more complex urban and infill areas. The following are the key issues raised through submissions on the policy and the modifications made to the draft to produce the final document:

1. Citation

Comments	Modifications
No substantial comments	No modifications

2. Policy Intent

Comments	Modifications
No substantial comments	The intent of the policy has been clarified – to provide guidance on the design, planning, assessment and implementation of precinct structure plans, local development plans, subdivision and development in areas identified as precincts.

3. Precinct Design in Western Australia

Comments	Modifications
No substantial comments	The text in this section has been modified to provide further detail on what precinct design means in a Western Australian context.

4. Application of this policy

Comments	Modifications
<p>Submissions sought clarification on the application of the policy, particularly in relation to Section 4.2 What is a ‘Precinct’? and the general precinct ‘types’ identified. Several submissions requested further detail on what a ‘residential infill’ and a ‘heritage’ precinct was and when they might be applied.</p>	<p>This section was amended to provide greater clarity on where the policy is to be applied and what it is guiding in terms of planning proposals and development.</p> <p>The general precinct types are now detailed in Section 4.1 What is a Precinct? The precinct types have been refined, with ‘heritage precinct’ deleted and ‘residential infill’ amended to ‘residential and/or mixed use areas’.</p> <p>Further detail on general precinct types is now provided in Part 2 of the Precinct Design Guidelines.</p>

5. Policy Objectives

Comments	Modifications
No substantial comments	Minor change, with the three policy objectives slightly reworded.

6. Policy measures and Table 1

Comments	Modifications
<p>Most submissions on SPP 7.2 sought clarification on this section, particularly identification of ‘complex’ and ‘standard’ precinct plans in Table 1 and the responsible authority that would endorse the plans. There was concern that the concept of ‘complex’ and ‘standard’ precinct plans had not been fully resolved and needed further work.</p> <p>Many submissions also considered section 6.4 Subdivision and development to be contradictory and confusing. There was also some concern about transitional arrangements before formal gazettal.</p>	<p>Policy Measures has been renumbered to Section 7 and Table 1 has been deleted.</p> <p>The proposed concept of ‘complex’ and ‘standard’ precinct plans has been reconsidered and recent proposed regulatory changes and amendments to the local planning regulations has confirmed the adoption of ‘precinct structure plans’ to replace ‘activity centre plans’.</p> <p>The wording of draft Section 6.4 has been amended to remove possible contradiction and confusion about the relationship between precinct planning and subdivision and development. This section has now been incorporated in to Section 7.2 Planning proposals.</p> <p>Section 7.2 Planning proposals now outlines the planning proposals that are to be prepared and determined in accordance with SPP 7.2 and the Precinct Design Guidelines. It provides detail on what a precinct structure plan and a local development plan (LDP) (in a precinct context) are.</p> <p>Draft Section 6.5 Exemptions has been renumbered to 7.3 Exemptions and the wording revised to make it clear as to when this policy applies to planning proposals (draft structure plans, activity centre plans, scheme amendments or LDPs) being prepared prior to the gazettal of this policy.</p>

7. Precinct Outcomes

Comments	Modifications
<p>There was consensus that while the precinct outcomes were generally sound, there needed to be further review and refinement to better articulate the outcomes sought from precinct planning.</p>	<p>The ‘precinct outcomes’ have been renamed and placed in Section 6 Policy Outcomes.</p> <p>The policy outcomes have been reviewed and are now considered clearer, more appropriate and achievable.</p>

SPP 7.2 PRECINCT DESIGN GUIDELINES (THE GUIDELINES)

There was general support from most submissions that the Guidelines are considered more appropriate than the current planning and design guidance in State Planning Policy 4.2 *Activity Centres for Perth and Peel's Model Centre Framework* (WAPC, 2010) and existing structure plan guidance. Comments indicated that additional information and guidance was required on precinct types, scalability and how to apply the considerations.

Part 1 - Introduction

The draft Part 1 provided an overview of the statutory purpose of the Guidelines. It detailed how SPP 7.2 section 6.7 Precinct Outcomes relate to the SPP 7.0 Design Principles and how they may be achieved through consideration of the guidance. It also included some additional detail on precinct types and scalability of the guidance, and how design review may be applied at the precinct level.

Feedback via submissions included:

- some commentary on the relationship between SPP 7.2 and SPP 7.0 *Design of the Built Environment*
- confusion was expressed with regards to the concept of 'complex' and 'standard' precinct plans
- the relationship between the proposed Neighbourhood Design State Planning Policy (review of the current *Liveable Neighbourhoods* operational policy, WAPC 2009 scheduled for 2021) and Precinct Design needed clarification
- more detail and guidance was requested on precinct type and scalability
- there was some commentary on the role of design review in precinct plan development and assessment.

In response to submissions, minor amendments to Part 1 have been made as follows:

1.1 The purpose of the Guidelines

In response to submissions and after further consideration by DPLH officers, this section has been modified to provide greater clarity on the purpose of the guidelines. A key modification has been the inclusion of the following text:

The Guidelines have been developed to:

- *guide planners, urban designers, architects, landscape architects, builders and other professionals when planning for and designing precincts, and preparing a precinct plan for approval*
- *assist planning and design professionals in local and state government with strategic planning and in the preparation, assessment and review of precinct plans*
- *inform the community on the principles of good design practice for precincts and how they can contribute to the process.*

1.2 The approach of the guidelines

The wording of this section has been modified and simplified.

1.3 Precincts in the context of SPP 7.0 and Table 1

There has been no substantial change to the text of Section 1.3.

Table 1 has been modified to reflect the updated SPP 7.2 Policy Outcomes.

1.4 Application of the Guidelines

The wording of this section has been simplified. Application of SPP 7.2 and the Guidelines has been clarified:

SPP 7.2 and the Guidelines apply to precincts throughout Western Australia and guide the preparation, assessment and implementation of precinct structure plans, local development plans; and subdivision and development applications within precincts.

Figure 1 has been amended to reflect the current relationship between Precinct Design and the other policies in the 7.0 policy suite.

Figure 2 has been amended to better represent the relationship between Precinct Design and Neighbourhood Design.

Section 1.4.1 The Structure of the Guidelines has been amended to show the structure of the entire Guidelines, including Parts 1 – Introduction, 2 – Prepare, 3 – Design, 4 – Implementation and the Appendices.

Figure 3 has been updated to show the structure of the Guidelines in diagrammatic form.

Figure 4 Design Element Structure has been deleted.

Some of the content in draft **Section 1.4.2 Precinct Type and Scalability** has been moved to **Part 2 – Prepare** of the final Guidelines and modified.

Draft **Section 1.4.3 Design Review** has been renumbered to 1.4.2 with minor text modifications.

Part 2 - Prepare

The draft Part 2 contained guidance on how to prepare for the process of precinct design through identifying the suitable plan format, undertaking context analysis and guidance on how to determine precinct boundaries. It also contained guidance on establishing a precinct vision and principles, how to undertake meaningful stakeholder and community participation, information on feasibility, and general guidance on incentives and community benefits.

Feedback via submissions included:

- **section 2.1 Precinct Plan Form** is a repeat of what is already in the SPP and should be considered for removal or amended to include more detailed guidance on how to determine the appropriate plan format
- generally, very supportive of the context analysis section and guidance, with suggestions for additional information that could be considered for inclusion
- support for the guidance on how to determine a precinct boundary, with suggestions to include additional requirements or delete others
- general support for guidance on stakeholder and community participation, with various suggested improvements and/or additions
- support for the inclusion of a feasibility section, but concern that the funding models suggested, and the terms used were inappropriate.

In response to feedback and suggested amendments and additions, Part 2 has been re-ordered and additional detail included as follows:

2.1 Knowing your precinct type

This is a new section that incorporates some of the detail in draft **Section 1.4.2 Precinct Type and Scalability** and includes expanded guidance on the general precinct types detailed in **Section 4.1 What is a Precinct?** of the final SPP.

A description of each of the precinct types is provided, along with 'Planning and Design Focus' guidance which highlights critical issues to consider when planning for each precinct type.

Draft **2.1 Precinct Plan Form** has been renumbered.

2.2 Precinct plan form

Numbered 2.1 in the draft Guidelines, this section has been modified to align with the proposed regulatory changes and amendments to the *Planning and Development (Local Planning Schemes) Regulations 2015*.

This section now outlines, for statutory planning purposes, what form a precinct plan may take – either a **precinct structure plan** or **local development plan (LDP)**. It also details that the Guidelines may be used to inform preparation of other non-statutory documents such as masterplans, where appropriate.

Draft **Table 2. Precinct plan form and responsible authority** has been replaced with **Table 2. Precinct plan components and design elements** to outline the key components and key design elements that precinct structure plans and LDPs should consider.

Draft **Section 2.2 Establish the project team and partners** has been deleted from the final document as many submissions did not think it added any value to the guidance.

2.3 Site and context analysis

This section has been modified to include consideration of the site as well as the surrounding context.

Additional detail has been provided under the headings of Physical Context, Community Context and Governance Context.

A new section – **2.3.1 Process of site and context analysis** has been included to provide guidance on the process of how practitioners can undertake the site and context analysis and demonstrate how the design of the precinct engages with and responds to its location and surrounding context. A four-step process is outlined:

- 1. Identify**
- 2. Analyse**
- 3. Respond**
- 4. Document**

The concept of **Key Influences** found in the draft Guidelines has been removed.

2.4 Stakeholder and community participation

This section has been moved forward to section **2.4** in the document from the previous section **2.6**. Submissions were generally supportive of the content and no significant changes have been made.

2.5 Precinct boundary

This section has been renumbered and renamed from **2.4 Guidance on how to determine the boundary of a precinct** to **2.5 Precinct boundary**.

The text has been amended to provide additional clarity and a new **Fig 4. Determining a precinct boundary** has been included.

2.6 Vision

This section has been renumbered and renamed from **2.5 Establish the precinct vision and principles** to **2.6 Vision**.

This section has been revised and simplified. The concept of ‘principles’ has been removed as there was concern it could cause confusion with the SPP 7.0 Design Principles.

Table 4. Vision and Principle Development has been removed as it was repetitive.

2.7 Feasibility

This section has been reviewed and modified, with the example funding models detailed in the draft Guidelines removed in response to strong feedback in submissions. Wording has been included to ensure infrastructure and community development contributions are considered through reference to the draft SPP 3.6 Infrastructure Contributions (WAPC, 2020).

A new **Table 5. Feasibility considerations** has been included to provide guidance on what may be appropriate to consider when taking into account the feasibility of development proposed through a precinct plan.

2.8 Guidance on incentives and community benefit

This section has been modified to include a definition and explanation of community benefit, aligned with the draft SPP 4.2 Activity Centres (WAPC, 2020) as well as further detail on the examples of community benefit in section 2.8.1.

Community benefit is the public good that a proposal delivers as indicated by:

Productivity – does the proposal contribute to increasing and or/diversifying employment and the local economy and improving equal opportunity?

Quality of life – does the proposal provide new, or improve on existing services like education, healthcare, community facilities that could improve quality of life for community members?

Environmental sustainability – does the proposal contribute to a sustainable urban environment through improvements to air and water quality, reduced emissions or protecting/enhancing vegetation?

Infrastructure development – does the proposal provide needed, or improve on existing infrastructure such as transport, utilities and recreation that benefits the local area?

Equity and social inclusion – does the proposal help address issues of poverty, social isolation and contribute towards the creation of equitable communities through improved opportunities for minority and vulnerable groups?

Further modifications include:

When articulating community benefit, it is important to detail:

- **What** benefit will occur and how important the benefit will be?
- **Who** in the community are expected to experience the benefit?
- **How much** benefit is expected?

As well as listing of possible incentives:

- *Increased height*
- *Bonus plot ratio*
- *Relevant local government incentives*

Part 3 - Design

Part 3 of the draft Guidelines contains the Design Elements, Objectives and Considerations to be used in a performance-based way to develop a precinct plan.

A review of Part 3 has been undertaken in response to submissions. Most feedback supported the overall content but sought more detailed guidance and the inclusion of additional diagrams. In response, Part 3 has been amended as follows:

PART 3 - Overall structure

The number of design elements has been reduced from seven to six, with draft **Design Element 7: Services and Utilities** removed and its content merged with other design elements. The remaining six design elements have been reordered as follows:

1: Urban Ecology

This Element considers the interrelationship of the built, cultural and natural components of the urban environment. It is a holistic consideration that aims to create healthy relationships between people, the built environment and ecological systems.

2: Urban Structure

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

3: Public Realm

This Element considers all public spaces including streets, plazas, civic squares and other areas used by and accessible to the community.

4: Movement

This Element considers the network and services that facilitate movement and access of people and goods within, to and from precincts; including roads, streets, paths, public transport and parking.

5: Land Use

This Element considers the economic, social and civic functions of the precinct and how they relate to its immediate context and surrounding areas.

6: Built Form

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

All precinct plan outputs for each Element have been reviewed in response to submissions. Wording has been added to clarify that precinct type, scale and context will influence which outputs will be relevant (i.e. not all outputs will be relevant to every precinct type).

Design Element: Urban Ecology

The majority of submissions supported the introduction of this element with a focus on sustainability and understanding the relationships between the built environment and natural systems. A few submissions suggested that 'urban ecology' was a term that was not well understood and needed further explanation.

Overall, there was consensus that the objectives and considerations were sound but required further review, with additional guidance and explanatory diagrams. A number of submissions raised the issue of planning for climate change, loss of tree canopy and reducing the urban heat island effect.

The description and intent of Urban Ecology has been clarified. All Objectives, Considerations and Guidance has been reviewed. All Considerations now include detailed guidance on how to address the consideration and meet the objectives. The following outlines the difference between the draft and final design element:

Urban Ecology – draft	Urban Ecology – final
No. Objectives: 4 No. Considerations: 12	No. Objectives: 3 No. Considerations: 12
<p>Objective</p> <p>O1.1 To recognise, respond to, protect and enhance urban ecology.</p> <p>Considerations</p> <p>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.</p> <p>C1.1.2 Demonstrate that the urban water cycle is managed as a single system that responds to the precinct's urban water context.</p> <p>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.</p> <p>C1.1.4 Identify opportunities to support habitat protection and enhancement in the public realm.</p>	<p>Objective</p> <p>O1.1 To protect, enhance and respond to the ecological systems of the precinct.</p> <p>Considerations</p> <p>C1.1.1 Identify and respond to the topography and landscape of the precinct and its surrounding area.</p> <p>C1.1.2 Identify opportunities to develop and/or enhance the extent, connectivity and quality of the green network.</p> <p>C1.1.3 Consider the total water cycle and how any proposed management responds to the hydrological system, the site and its development context.</p> <p>C1.1.4 Identify opportunities to support habitat protection and enhancement in the precinct.</p>

<p>Objective</p> <p>O1.2 To ensure precinct design responds to Aboriginal, cultural and built heritage.</p> <p>Considerations</p> <p>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.</p>	<p>Objective</p> <p>O1.2 To enhance sense of place by recognising and responding to Aboriginal, cultural and built heritage.</p> <p>Considerations</p> <p>C1.2.1 Acknowledge and incorporate local Aboriginal knowledge, concepts and stories of place.</p> <p>C1.2.2 Consider and integrate the cultural heritage of the area into the precinct design.</p> <p>C1.2.3 Identify and incorporate unique built features, including built heritage, into precinct design.</p>
<p>Objective</p> <p>O1.3 To ensure integration of urban ecological features into precinct design to enhance sense of place.</p> <p>Considerations</p> <p>C1.3.1 Identify opportunities to integrate land form and landscape features of the precinct into precinct design.</p> <p>C1.3.2 Identify opportunities to incorporate existing built features including built heritage into precinct design.</p> <p>C1.3.3 Identify opportunities to incorporate the urban water features of the precinct into the design of the public realm.</p>	<p>The objective and related considerations were reviewed and merged with other objectives/considerations.</p>

<p>Objective</p> <p>O1.4 To minimise resource use, energy consumption and greenhouse gas emissions from the precinct.</p> <p>Considerations</p> <p>C1.4.1 Consider energy demand and review the potential for on-site energy generation, storage and precinct-wide distribution.</p> <p>C1.4.2 Consider setting precinct-wide targets for carbon emissions reduction.</p> <p>Prepare a precinct-wide Waste Management Strategy in line with low-waste, circular economy objectives.</p> <p>C1.4.3 Encourage water conservation by promoting reuse and recycling.</p> <p>Identify opportunities for the adaptation of existing structures, buildings and other features, and the use of recycled materials in precinct design.</p> <p>C1.4.4 Consider a holistic sustainability performance equivalent to Australian best practice through benchmarking project proposals against nationally or internationally-recognised sustainability standards.</p>	<p>Objective</p> <p>O1.3 To reduce the environmental and climate change impacts of the precinct development.</p> <p>Considerations</p> <p>C1.3.1 Identify opportunities to retain existing trees and enhance the tree canopy through new planting.</p> <p>C1.3.2 Consider the influence of the precinct design on energy demand and review the potential for precinct scale energy generation, distribution and storage.</p> <p>C1.3.3 Prioritise consideration of waste management at the relevant scale in line with low-waste, circular economy objectives.</p> <p>C1.3.4 Promote water conservation including water reuse and recycling.</p> <p>C1.3.5 Evaluate the performance of precinct development proposals against leading Australian sustainability performance standards.</p>
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Design Element: Urban Structure	
<p>Stakeholders suggested that additional guidance and supportive diagrams were needed to help practitioners respond to urban structure. Several submissions suggested ‘desired future character’ was important as well as more detailed guidance on block and street dimensions.</p> <p>All Objectives, Considerations and Guidance have been reviewed. All Considerations now include detailed guidance on how to address the consideration and meet the objectives. The following outlines the difference between the draft and final design element:</p>	
Urban Structure – draft No. Objectives: 5 No. Considerations: 14	Urban Structure – final No. Objectives: 4 No. Considerations: 14
<p>Objective O2.1 To ensure design responds and contributes to a distinct precinct character.</p> <p>Considerations</p> <ul style="list-style-type: none"> 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. 	<p>Objective O2.1 To ensure the pattern of blocks, streets, buildings and open space responds and contributes to a distinct, legible precinct character.</p> <p>Considerations</p> <ul style="list-style-type: none"> C2.1.1 Design the urban structure in response to the existing or intended future precinct character. C2.1.2 Create blocks and lots of the appropriate size, proportion and orientation to support the intended character and functions of the precinct. C2.1.3 Identify existing key landmarks to create view corridors and highlight destinations and focal points within the urban structure.
<p>Objective O2.2 To promote an urban structure that supports accessibility and connectivity within and outside the precinct.</p> <p>Considerations</p> <ul style="list-style-type: none"> 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. 	<p>Objective O2.2 To promote an urban structure that supports accessibility and connectivity within and outside the precinct.</p> <p>Considerations</p> <ul style="list-style-type: none"> C2.2.1 Design a legible, interconnected and functional urban structure that supports ease of movement to and through the precinct. C2.2.2 Develop an urban structure that gives priority to safe walking and cycling, with a focus on achieving 400m and 800m walkable catchments around nodes of activity and public transport hubs. C2.2.3 Identify opportunities to create new or enhance existing connections to and through the precinct.

<p>Objective</p> <p>O2.3 To ensure the urban structure supports the built form and range of activities appropriate to the amenity, safety and function of the precinct.</p> <p>Considerations</p> <p>C2.3.1 Urban structure is to support building placement to address the safety, amenity function and activity of the public realm.</p>	<p>Objective</p> <p>O2.3 To ensure the urban structure supports the built form, public realm and activity intended for the precinct.</p> <p>Considerations</p> <p>C2.3.1 Provide block configurations that support the function and amenity of the precinct.</p> <p>C2.3.2 Design lots (size and configuration) that can support intended retail, commercial and mixed use development.</p> <p>C2.3.3 Design lot layouts to respond to local climate, topography and existing natural features, while supporting intended built form.</p> <p>C2.3.4 Design an urban structure that can accommodate lots for large format uses outside the precinct core where desired.</p> <p>C2.3.5 Create an urban structure that contributes to the development of accessible, safe and well-located public spaces.</p>
<p>Objective</p> <p>O2.4 To ensure an adaptable urban structure.</p> <p>Considerations</p> <p>C2.4.1 Precinct plans should demonstrate how the street block pattern can accommodate change over time.</p> <p>C2.4.2 Consider how subdivision and/or amalgamation accommodates increased land-use intensities, residential densities and/or worker population growth.</p> <p>C2.4.3 Consider long-term strategic opportunity/catalyst sites and how they are to be protected from significant under-development.</p> <p>C2.4.4 Illustrate the relationship between the proposed urban structure and staging.</p>	<p>Objective</p> <p>O2.4 To ensure an adaptable urban structure that can respond to and facilitate change within a precinct.</p> <p>Considerations</p> <p>C2.4.1 Develop a street block pattern that can accommodate change over time.</p> <p>C2.4.2 Identify long-term strategic opportunity/catalyst sites and detail how they are to be protected from under-development.</p> <p>C2.4.3 Illustrate the relationship between the proposed urban structure and precinct staging.</p>
<p>Objective</p> <p>O2.5 To ensure large development sites are integrated into the surrounding area.</p> <p>Considerations</p> <p>C2.5.1 Connect the development site to the wider precinct and adjacent areas.</p> <p>C2.5.2 Transition from large development sites to adjacent areas using scale, built form, land uses and street design.</p>	<p>The objective and related considerations were reviewed and merged with other objectives/considerations.</p>

Design Element: Public Realm	
<p>Submissions sought more detailed guidance and the inclusion of additional diagrams and examples. There were suggestions that there should be greater linkages to Element 1: Urban Ecology.</p> <p>All Objectives, Considerations and Guidance has been reviewed. All Considerations now include detailed guidance on how to address the consideration and meet the objectives. The following outlines the difference between the draft and final design element:</p>	
Public Realm – draft No. Objectives: 5 No. Considerations: 19	Public Realm – final No. Objectives: 5 No. Considerations: 18
Objective O6.1 <i>To ensure the design of the public realm results in comfortable and enjoyable public spaces that promote community health and well-being.</i> Considerations C6.1.1 <i>Provide a range of public spaces that support identified community need across the precinct.</i> C6.1.2 <i>Provide public spaces designed for multiple uses, so that the space can accommodate a range of activities and functions for the community.</i> C6.1.3 <i>Demonstrate how the public realm will contribute to the community's wellbeing and physical health including the promotion of exercise and social connection.</i> C6.1.4 <i>Plan and design the public realm to provide weather protection all year round where appropriate.</i>	Objective O3.1 To ensure the public realm is designed to promote community health and wellbeing. Considerations C3.1.1 Provide a range of public spaces that support and contribute to the community's health and wellbeing, in response to identified community need. C3.1.2 Design public spaces for multiple uses, to efficiently accommodate a range of functions and activities. C3.1.3 Consider year-round user comfort in the design of the public realm.
Objective O6.4 <i>To enable precinct character and identity to be expressed in public realm design to enhance sense of place.</i> Considerations C6.4.1 <i>Reflect the character, history and heritage significance of the precinct and surrounding area within the public realm.</i> C6.4.2 <i>Demonstrate appropriate interpretation of Aboriginal history and heritage within public realm design.</i> C6.4.3 <i>Public realm landscape design should support the development of the precinct's existing or intended future character and identity.</i>	Objective O3.2 To enable local character and identity to be expressed through the public realm design to enhance sense of place. Considerations C3.2.1 Public realm design should incorporate local natural topography, habitats and vegetation to enhance sense of place. C3.2.2 Demonstrate appropriate interpretation of Aboriginal knowledge, history and heritage within public realm design. C3.2.3 Design the public realm to reflect the heritage significance of the precinct and support the precinct's intended character and identity.

<p>Objective</p> <p>O6.3 To ensure public realm design is well integrated into the built form and landscape of the precinct.</p> <p>Considerations</p> <p>C6.3.1 Design well-proportioned public spaces (including streets) that integrate with surrounding buildings and private land.</p> <p>C6.3.2 Consider and enhance land use relationships that create mutual benefit between public and private space.</p> <p>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.</p> <p>C6.3.4 Public realm design should result in locally responsive places.</p>	<p>Objective</p> <p>O3.5 To ensure the public realm is integrated with the built form, movement network and landscape of the precinct.</p> <p>Considerations</p> <p>C3.5.1 Design well-proportioned and appropriately scaled public spaces and streets.</p> <p>C3.5.2 Consider and enhance relationships between the public realm and surrounding land uses and activities to create mutual benefit.</p> <p>C3.5.3 Design the public realm as a network of well-connected, legible spaces.</p> <p>C3.5.4 Integrate services and utilities to minimise the impact on function and amenity of public spaces, streets and surrounding built form.</p>
<p>Objective</p> <p>O6.2 To ensure a public realm that is inclusive, safe and accessible for people of all ages and abilities.</p> <p>Considerations</p> <p>C6.2.1 Public realm design should follow CPTED principles, including the use of neighbouring buildings to provide passive surveillance.</p> <p>C6.2.2 The public realm design should be easy to navigate, with recognisable routes, intersections and landmarks.</p> <p>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.</p>	<p>Objective</p> <p>O3.4 To ensure the public realm is designed to be inclusive, safe and accessible for different users and people of all ages and abilities.</p> <p>Considerations</p> <p>C3.4.1 Develop legible routes and intersections, connected by identifiable landmarks to aid navigation through the public realm.</p> <p>C3.4.2 Accommodate and promote inclusion and accessibility for people of all ages and abilities in the public realm.</p> <p>C3.4.3 Design the public realm according to the principles of Crime Prevention through Environmental Design (CPTED).</p>

<p>Objective</p> <p>O6.5 To ensure that public realm design enhances sustainability outcomes and supports urban ecology.</p> <p>Considerations</p> <p>C6.5.1 Demonstrate how the public realm contributes to creating and/or improving an urban tree canopy.</p> <p>C6.5.2 Incorporate water sensitive urban design into the public realm without compromising the intended function of the space.</p> <p>C6.5.3 Where appropriate, precinct plans should demonstrate how urban habitat is being supported in the public realm.</p> <p>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.</p> <p>C6.5.5 Identify opportunities for urban agriculture and/or community gardens where possible.</p>	<p>Objective</p> <p>O3.3 To ensure that key environmental attributes are protected and enhanced within the public realm.</p> <p>Considerations</p> <p>C3.3.1 Integrate environmental features of the precinct within the public realm.</p> <p>C3.3.2 Ensure the public realm contributes to creating and/or improving the urban tree canopy within the precinct and its surrounds.</p> <p>C3.3.3 Incorporate waterwise plant species into the green network and public realm where appropriate.</p> <p>C3.3.4 Incorporate water sensitive urban design into the public realm.</p> <p>C3.3.5 Provide opportunities for urban greening, such as community gardens and rooftop gardens.</p>
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Design Element: Movement	
Many submissions suggested that overall there could be more detail in the guidance, that also included diagrams and examples. It was suggested that cross sections of streets, similar to the current <i>Liveable Neighbourhoods</i> (WAPC, 2009), should be included. Others suggested that additional detail on parking was needed.	
All Objectives, Considerations and Guidance has been reviewed. All Considerations now include detailed guidance on how to address the consideration and meet the objectives. The following outlines the difference between the draft and final design element:	
Movement – draft	Movement – final
No. Objectives: 4 No. Considerations: 18	No. Objectives: 4 No. Considerations: 17
<p>Objective</p> <p>O3.1 To ensure the design of the movement network supports the precinct's role and purpose.</p> <p>Considerations</p> <p>C3.1.1 Where contextually appropriate, the movement network should provide multi-use streets.</p> <p>C3.1.2 Provide clarity and diversity in street hierarchy and ensure that the role of the street is reflected in its layout.</p> <p>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.</p> <p>C3.1.4 Design to allow for deliveries and incorporate operational and logistical freight movements that minimise impacts on pedestrians.</p>	<p>Objective</p> <p>O4.1 To ensure the movement network supports the function and ongoing development of the precinct.</p> <p>Considerations</p> <p>C4.1.1 Address the current and future access needs of the precinct through an integrated transport planning and land use assessment process.</p> <p>C4.1.2 Design the movement network in balance with place considerations, local access, and neighbourhood/district/regional access requirements for travel to, through and around the precinct.</p> <p>C4.1.3 Develop a movement network that enables convenient and comfortable travel and access for users of all ages and abilities.</p> <p>C4.1.4 Design transport infrastructure that provides a safe network for all users.</p>

<p>Objective</p> <p>O3.2 To ensure a balanced movement network that prioritises walking, cycling, public transport and shared mobility, and reduces car dependency.</p> <p>Considerations</p> <p>C3.2.1 Identify the preferred hierarchy of streets and roads based on mode, and the changes required to support it.</p> <p>C3.2.2 Demonstrate that the proposed mode hierarchy is fit-for-purpose in relation to planned place outcomes.</p> <p>C3.2.3 Ensure streets are designed for typical use rather than over-designed for a future peak need.</p> <p>C3.2.4 Provide safe, continuous and direct pedestrian and bicycle access routes from surrounding areas into the precinct and to public transport.</p>	<p>Objective</p> <p>O4.2 To ensure a resilient movement network that prioritises affordable, efficient, sustainable and healthy modes of transport.</p> <p>Considerations</p> <p>C4.2.1 Prioritise walking, cycling, public transport and shared mobility, to minimise car dependency.</p> <p>C4.2.2 Establish mode share targets for the precinct.</p>
<p>Objective</p> <p>O3.3 To enable a range of transport choices that meet the needs of workers, visitors and residents.</p> <p>Considerations</p> <p>C3.3.1 Design streets to meet place need and the desired level of use and access.</p> <p>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.</p> <p>C3.3.3 Provide a place-appropriate cycle network that connects safely and conveniently to key destinations.</p> <p>C3.3.4 Identify public transport services and infrastructure needed to improve coverage/ frequency/ connection and user choice, including on-demand transport.</p> <p>C3.3.5 Design public transport infrastructure to be well-integrated and appropriate to the desired intensity of patronage and precinct character.</p> <p>C3.3.6 Balance local traffic access with neighbourhood/ district/regional traffic requirements for travel to, through (where appropriate) and around the precinct.</p>	<p>Objective</p> <p>O4.3 To enable a range of transport choices that meet the needs of residents, workers and visitors.</p> <p>Considerations</p> <p>C4.3.1 Prioritise provision of direct and legible pedestrian routes within the precinct and to adjacent areas.</p> <p>C4.3.2 Provide a bicycle network within the precinct that integrates with the broader bicycle network and connects safely and conveniently to key destinations.</p> <p>C4.3.3 Identify public transport services and infrastructure to be upgraded or established to improve coverage, frequency, connection and user choice.</p> <p>C4.3.4 Design public transport infrastructure to integrate with and be appropriate for the intended mode share, patronage and place character of the precinct.</p> <p>C4.3.5 Consider access requirements for service vehicles and logistical freight movements within the precinct.</p> <p>C4.3.6 Design the movement network to allow for private vehicle access and movement that is appropriate to the precinct function.</p>

<p>Objective</p> <p>O3.4 To ensure precinct-wide coordination of on and off-street parking that supports the amenity and safety of the precinct.</p> <p>Considerations</p> <p>C3.4.1 Promote an appropriate supply of car parking by a suitable allocation of on-street, off-street, public and shared parking.</p> <p>C3.4.2 Design parking to be well integrated with urban form so that it does not detract from pedestrian amenity.</p> <p>C3.4.3 Guide the location and management of parking supply to prioritise access according to the needs of different user groups.</p> <p>C3.4.4 Design of carparking is to facilitate adaptability over time and accommodate potential future change of use.</p>	<p>Objective</p> <p>O4.4 To ensure the quantity, location, management and design of parking supports the requirements of the precinct.</p> <p>Considerations</p> <p>C4.4.1 Provide the minimum amount of car parking appropriate for the precinct.</p> <p>C4.4.2 Manage and locate car parking to prioritise access according to the needs of different user groups.</p> <p>C4.4.3 Design parking to be integrated with urban form.</p> <p>C4.4.4 Design parking for adaptability over time to accommodate potential future change of use.</p> <p>C4.4.5 Consider parking requirements and end of trip facilities for other transport modes.</p>
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Design Element: Land Use

Submitters sought clarity on how a precinct plan would identify and plan for land uses. There was some commentary on providing additional guidance on transitional land uses. It was also suggested that the Land Use element should be placed before the Built Form element as it is land use that often influences built form.

All Objectives, Considerations and Guidance has been reviewed. All Considerations now include detailed guidance on how to address the consideration and meet the objectives. The following outlines the difference between the draft and final design element:

Land Use – draft	Land Use – final
No. Objectives: 3 No. Considerations: 16	No. Objectives: 3 No. Considerations: 10
<p>Objective</p> <p>O5.1 To ensure the needs and expectations of the community are met as the precinct and surrounding areas grow and change over time.</p> <p>Considerations</p> <p>C5.1.1 Consider and demonstrate the adaptability of current and proposed land uses in the short, medium and long term.</p> <p>C5.1.2 Demonstrate how staged land use transition over time has been considered.</p> <p>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.</p>	<p>Objective</p> <p>O5.1 To ensure current and planned land uses respond to the needs and expectations of the community.</p> <p>Considerations</p> <p>C5.1.1 Review existing zonings and land uses within and adjacent to the precinct to identify gaps and determine the appropriate zones and land use mix.</p> <p>C5.1.2 Consider the current and future need for services, utilities and social infrastructure, including community, civic and cultural facilities.</p> <p>C5.1.3 Identify locations for staged land use transition to meet changing community needs.</p>

<p>Objective</p> <p>O5.2 To ensure land use contributes positively to precinct character and amenity.</p> <p>Considerations</p> <p>C5.2.1 Co-locate land uses that have a mutual, positive benefit.</p> <p>C5.2.2 Locate and distribute compatible land uses to manage amenity impacts such as noise, visual and air pollution.</p> <p>C5.2.3 Land use supports and encourages retention and reactivation of heritage places.</p> <p>C5.2.4 Illustrate how land uses can flexibly use spaces in innovative ways and to promote enterprise.</p> <p>C5.2.5 Consider how the distribution of land uses is supported by and benefits from the movement network.</p> <p>C5.2.6 Establish points of interest and activities along key pedestrian routes. Land use should support intuitive wayfinding through the precinct.</p> <p>C5.2.7 Land uses and their impacts are to be compatible with streetscape type and character.</p>	<p>Objective</p> <p>O5.2 To ensure the planned land use types contribute positively to the precinct character and amenity.</p> <p>Considerations</p> <p>C5.2.1 Co-locate land uses that have a mutual, positive benefit.</p> <p>C5.2.2 Locate and distribute land uses to manage amenity impacts such as noise, visual and air pollution.</p> <p>C5.2.3 Distribute land uses across the precinct to support and benefit from the movement network.</p>
<p>Objective</p> <p>O5.3 To ensure a diverse mix of uses, activities and housing types are developed that support the intended precinct vision.</p> <p>Considerations</p> <p>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.</p> <p>C5.3.2 Consider how the precinct will mix and layer different and compatible uses in different buildings and within buildings.</p> <p>C5.3.3 Land use mix should be considered horizontally and vertically across the precinct.</p> <p>C5.3.4 Ensure land use activates the public realm and promotes safety in these areas.</p> <p>C5.3.5 Where appropriate, demonstrate contribution to local employment and local economy.</p> <p>C5.3.6 Ensure high amenity and safe interfaces between different uses.</p>	<p>Objective</p> <p>O5.3 To achieve a mix of land uses and activity that supports the precinct vision.</p> <p>Considerations</p> <p>C5.3.1 Determine the appropriate land use mix for the precinct.</p> <p>C5.3.2 Determine the appropriate distribution of residential density to support the intended character and function of the precinct.</p> <p>C5.3.3 Provide for land uses that appropriately activate and promote safety in the public realm.</p> <p>C5.3.4 Identify a land use mix that supports local employment and the local economy.</p>

Design Element: Built Form	
Submissions requested additional and more detailed guidance, including replacement images, new diagrams and examples. The associated Appendix A3 – Guidance on built form envelopes was recommended to be reviewed.	
All Objectives, Considerations and Guidance has been reviewed. Draft Appendix A3 – Guidance on built form envelopes was removed and incorporated into the design element itself. All Considerations now include detailed guidance on how to address the consideration and meet the objectives. The following outlines the difference between the draft and final design element:	
Built Form – draft No. Objectives: 4 No. Considerations: 19	Built Form – final No. Objectives: 4 No. Considerations: 12
<p>Objective</p> <p>O4.1 To ensure building form, scale and use support the context and intended future character of the precinct.</p> <p>Considerations</p> <p>C4.1.1 Encourage diversity in building typology to enable choice and affordability.</p> <p>C4.1.2 Demonstrate how built form controls consider and respond to the physical and cultural features of the precinct.</p> <p>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.</p> <p>C4.1.4 Consider proportions and forms that are sympathetic to the existing built character.</p> <p>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).</p> <p>C4.1.6 Consider how to manage built form transitions between and within the precinct.</p>	<p>Objective</p> <p>O6.1 To ensure the built form is responsive to the purpose, context and intended character of the precinct.</p> <p>Considerations</p> <p>C6.1.1 Address how the precinct built form will respond to the physical and cultural characteristics of the precinct.</p> <p>C6.1.2 Manage the built form transitions between and within the precinct.</p> <p>C6.1.3 Promote a diversity of built form types appropriate to the precinct.</p> <p>C6.1.4 Identify buildings with potential for retention and adaptive reuse (including temporary use) with a priority on heritage buildings and buildings that contribute to place character.</p>

<p>Objective</p> <p>O4.2 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.</p> <p>Considerations</p> <p>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.</p> <p>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).</p> <p>C4.2.3 Identify buildings with potential for retention and adaptive reuse (including temporary use) with a priority on heritage buildings.</p> <p>C4.2.4 Consider future development requirements and the adaptation of new buildings for other uses.</p>	<p>The objective and considerations were reviewed and merged with other objectives/considerations.</p>
<p>Objective</p> <p>O4.3 To ensure buildings are appropriately set back to reinforce and/or complement the existing and proposed streetscape character.</p> <p>Considerations</p> <p>C4.3.1 In conjunction with height controls, consider setbacks for upper levels to:</p> <ul style="list-style-type: none"> • reinforce the desired scale of buildings at street level • reduce overshadowing of the street and other buildings. <p>C4.3.2 Street setbacks should consider the intended relationship between the public and private realm.</p> <p>C4.3.3 Building separation to be in proportion to building height.</p> <p>C4.3.4 Identify opportunities for communal and private open space, tree retention, deep soil areas and landscaping.</p> <p>C4.3.5 The setback of buildings should enable passive surveillance and outlook to the street.</p>	<p>Objective</p> <p>O6.2 To ensure building placement, scale and massing is appropriate for the planned precinct and streetscape character.</p> <p>Considerations</p> <p>C6.2.1 Set height controls to ensure buildings within a precinct have a positive impact on the surrounding streetscape and public spaces.</p> <p>C6.2.2 Develop setback controls in consideration of the intended relationship between buildings, and between buildings and the street.</p> <p>C6.2.3 Apply built form envelopes to define the streetscape and reinforce the precinct character.</p> <p>C6.2.4 Determine plot ratio controls appropriate for the existing or intended future character of the precinct (where relevant).</p>

<p>Objective</p> <p>O4.4 To ensure built form facilitates solar access and natural ventilation for internal and external amenity and contributes to sustainable design performance.</p> <p>Considerations</p> <p>C4.4.1 Consider prevailing winds and orient large buildings to minimise wind effects at street level and on adjoining properties and public spaces.</p> <p>C4.4.2 Provide for continuous weather protection for pedestrian priority streets and public spaces.</p> <p>C4.4.3 Locate and arrange buildings to allow solar access both into the buildings and to the public realm and adjacent spaces.</p> <p>C4.4.4 Built form envelopes should consider how overshadowing of public spaces and nearby development will be minimised.</p>	<p>Objective</p> <p>O6.3 To ensure that built form design reduces energy demand across the precinct by facilitating climate-responsive design.</p> <p>Considerations</p> <p>C6.3.1 Locate and arrange buildings to optimise solar access to buildings and the public realm.</p> <p>C6.3.2 Consider the placement and layout of buildings to optimise natural ventilation and minimise wind impact at street level and on adjoining properties, public spaces and streets.</p>
	<p>Objective</p> <p>O6.4 To ensure that built form design is responsive to the streetscape and contributes to a safe and comfortable public realm.</p> <p>Considerations</p> <p>C6.4.1 Design and setback buildings to enable passive surveillance and outlook to the street.</p> <p>C6.4.2 Design for weather protection for pedestrian priority streets and public spaces, where appropriate.</p>

Part 4 - Implementation

Submissions suggested that the implementation section could be expanded with additional content. The implementation section was reviewed in response to suggested changes and minor amendments were made.

Appendices

All Appendices were reviewed in response to submissions feedback. A3 – Guidance on built form envelopes and A4 – Precinct Plan outputs have been deleted. A1 – Context analysis has been amended to include a table detailing site and context analysis.

Draft appendices	Final appendices
A1 – Context analysis A2 – How to define a precinct boundary A3 – Guidance on built form envelopes A4 – Precinct plan outputs A5 – Assessment	A1- Site and context analysis A2 – Precinct boundary considerations A3 - Assessment