



Department of **Planning,**
Lands and Heritage



STATE PLANNING POLICY 7.2 PRECINCT DESIGN

LOCAL DEVELOPMENT PLAN MANNER AND FORM

AUGUST 2023

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

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

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INTRODUCTION

Clause 48 of Schedule 2 (deemed provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) specifies that a local development plan (LDP) must be prepared in a manner and form approved by the Western Australian Planning Commission (WAPC). This document has been prepared to provide interim manner and form guidance for the preparation of local development plans for precinct planning purposes following the gazettal of State Planning Policy 7.2 – Precinct Design.

INFORMATION REQUIRED FOR A LDP (PRECINCT DESIGN)

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

Built form

- lot details – lot numbers, areas (m²) and dimensions
- building envelopes – ground floor and upper floor setbacks, minimum and maximum building heights, boundary wall location, length and height, other side and rear setbacks
- private open space – outdoor living area size and location
- noise attenuation – special development requirements for buildings affected by noise, vibration, or any other environmental factor

- ancillary dwellings and/or studio dwellings, home business – location, configuration, size, and parking provision.

Movement

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

Public realm

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

OUTLINE OF A PRECINCT LDP

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

1. LDP area

Designate the area to which the LDP applies.

2. Purpose of the LDP

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

3. Operation

The date the LDP comes into effect.

4. Relationship to Residential Design Codes

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

5. Staging

Details of staging of the LDP.

6. Vision

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

7. Development provisions

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

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

1. Site and context analysis

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

2. Stakeholder and community participation

- stakeholders
- engagement undertaken.

3. Technical appendices