



Department of **Planning,  
Lands and Heritage**



# Local Planning Strategy Guidelines

March 2023

The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of land and waterways across Western Australia. The Department is committed to reconciliation to improve outcomes for Aboriginal and Torres Strait Islander peoples and to work together to provide a culturally-safe and inclusive environment.

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# CONTENTS

1	PURPOSE OF GUIDELINES	1	4.10	WAPC endorsement	7	APPENDIX 1 – LOCAL PLANNING STRATEGY TEMPLATE	17
2	THE NEED FOR AND PURPOSE OF A LOCAL PLANNING STRATEGY	1	4.11	Publishing	7	APPENDIX 2 – GLOSSARY OF TERMS	18
3	GUIDING PRINCIPLES FOR A LOCAL PLANNING STRATEGY	1	4.12	Implementation and review	7	APPENDIX 3 – PLANNING THEMES AND ISSUES	22
3.1	Additional considerations for consolidation of Local Planning Strategies, Joint Local Planning Strategies and Variations to Guidance	2	4.12.1	Report of review	7	APPENDIX 4 – OVERVIEW OF STATE AND REGIONAL PLANNING FRAMEWORK	26
3.2	Relationship of Local Planning Strategy and Strategic Community Plan	3	4.12.2	Amending the Local Planning Strategy and Scheme	8	APPENDIX 5 – LOCAL PLANNING STRATEGY MAP STYLE GUIDE	47
4	PROCEDURAL STEPS FOR A LOCAL PLANNING STRATEGY	3	4.13	Transitional arrangements for consistency of Local Planning Strategies with the Guidelines	8	APPENDIX 6 – EXAMPLE LOCAL PLANNING STRATEGY MAPS AND PLANNING AREA MAPS	61
4.1	When to prepare a Local Planning Strategy	3	5	CONTENT TO BE INCLUDED IN A LOCAL PLANNING STRATEGY	9	APPENDIX 7 – POPULATION FORECAST AND DWELLING YIELD ANALYSIS	72
4.2	Define the scope	4	5.1	Local Planning Strategy template	9	APPENDIX 8 – PROCEDURAL STEPS FOR A LOCAL PLANNING STRATEGY	76
4.3	Background analysis	4	5.2	Part 1 – Strategy	9	APPENDIX 9 – STATE AGENCY CONTACTS	78
4.4	Preliminary stakeholder consultation	4	5.2.1	Introduction	9		
4.5	Preparation of the draft Local Planning Strategy	5	5.2.2	Vision	9		
4.6	Local government endorsement to advertise	6	5.2.3	Issues/ opportunities	10		
4.7	WAPC certification of draft local planning strategy	6	5.2.4	Planning areas	11		
4.8	Formal public advertising	6	5.2.5	Local Planning Strategy map(s)	12		
4.9	Consideration of submissions	7	5.2.6	Planning area maps	13		
			5.2.7	Implementation and review	13		
			5.3	Part 2 – Background information and analysis	13		
			5.3.1	Introduction	13		
			5.3.2	State and regional planning context	13		
			5.3.3	Local planning context	15		
			5.3.4	Local government profile	16		

## 1 PURPOSE OF GUIDELINES

These guidelines form part of the WA Planning Manual and have been prepared to provide clear and consistent guidance for the preparation of a local planning strategy. The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) require a local planning strategy to be prepared in a manner and form prescribed by the Western Australian Planning Commission (WAPC). The manner and form prescribed for a local planning strategy is provided in Appendix 1 - local planning strategy template. The guidelines outline the need and purpose of a local planning strategy, guiding principles, procedural steps and recommended content for a local planning strategy. The guidelines are supported by appendices which provide more detailed guidance on specific components of a local planning strategy. These guidelines, along with the Regulations, replace the guidance on the content and preparation of local planning strategies provided in the Local Planning Manual – a guide to the preparation of local planning strategies and schemes in Western Australia (2010).

## 2 THE NEED FOR AND PURPOSE OF A LOCAL PLANNING STRATEGY

A local planning strategy is a fundamental component of the local planning framework. The Regulations (r. 11 (1)) require a local government to prepare a local planning strategy for each local planning scheme within its local government area. Regulation 11 (2) specifies that the local planning strategy must:

- be prepared in a manner and form approved by the WAPC
- set out the long-term planning directions for the local government
- apply any State or regional planning policy that is relevant to the strategy and
- provide the rationale for any zoning or classification of the land under the local planning scheme.

In simple terms, the local planning strategy provides the long-term planning directions and actions to manage the land use change and development of a local government area. While a timeframe for a local planning strategy is not specified in the Regulations, a 15-year outlook is considered good practice to allow for the evolution of planning and development in response to local context and requirements.

## 3 GUIDING PRINCIPLES FOR A LOCAL PLANNING STRATEGY

It is expected that a local planning strategy should:

- Set out the long-term planning directions for the local government, through identification of the planning issues affecting a local government area and providing the rationale for appropriate planning directions and targeted planning actions.
- Apply the State Planning Framework (including regional and sub-regional frameworks) as relevant to the local planning strategy by ensuring that appropriate planning directions and actions are consistent with the State Planning Framework.
- Provide the rationale for any zoning or classification of the land under the local planning scheme by:
  - ensuring a suitable supply of appropriately zoned land to accommodate future population change and economic development over a 15-year planning period
  - identifying land uses, zones or areas that are intended to change over the timeframe of the local planning strategy and identifying strategies to manage the change
  - avoiding the identification of land for land use intensification that is heavily constrained (for example, land that is low lying and requires extensive fill, has environmentally-sensitive areas or native vegetation, has infrastructure and/or servicing limitations such as access to water, is subject to bushfire risk that cannot be adequately addressed)

- avoiding, mitigating or managing conflict between incompatible land use and/or zones
- identifying and protecting high value assets (for example, heritage, regionally significant natural areas, public drinking water source areas, environmentally-sensitive areas, agricultural land) and land uses that need to be retained, protected and/or managed and,
- identifying planning areas that require more detailed planning to realise the long-term planning directions for these places (for example, urban corridors, road and infrastructure corridors, areas identified for future zoning and intensification of land use).
- Be a clear, concise and user-friendly document.
- Use research, engagement and analysis to provide a sound evidence base.
- Plan for a 15-year period and be reviewed every five years by the local government and the WAPC. A well-prepared local planning strategy that is regularly reviewed (and amended where required) to apply State and regional planning frameworks, to inform local planning frameworks and maintain consistency with the guidelines and regulations could continue to operate beyond 15 years.
- Not be burdened by matters not relevant to managing land use change and development.
- Provide guidance and rationale for where and why more detailed planning of an area is required and clearly outline what that detailed planning will consider and how it will occur.
- Address all the relevant issues and opportunities through one consolidated local planning strategy as opposed to a series of individual issue-based strategies. The local planning strategy should not rely on or create an expectation that individual issue or area-based strategies will be prepared.
- Incorporate all the relevant data and information into the background and information analysis section of the strategy to provide the context, rationale and justification (evidence base) for the planning directions, issues/opportunities, and actions of the strategy. Where technical studies and information analysis are required to support the local planning strategy, but may take some years to complete, it may be appropriate with support from the Department of Planning, Lands and Heritage (DPLH) for preparation of the strategy to proceed on the basis that the relevant technical study and information analysis is recognised as an action for the relevant planning issue.
- List and revoke all existing local planning strategies, issue based strategies and area based strategies that had previously been endorsed by the WAPC, and where relevant, integrate them into the new local planning strategy.

### **3.1 ADDITIONAL CONSIDERATIONS FOR CONSOLIDATION OF LOCAL PLANNING STRATEGIES, JOINT LOCAL PLANNING STRATEGIES AND VARIATIONS TO GUIDANCE**

- Each local government should prepare only one local planning strategy for its local government area, and where more than one local planning strategy exists, consolidation into one local planning strategy is encouraged. It is acknowledged that some local governments, particularly regional local governments, will have significant diversity including different settlements with distinct character and planning intent. To address this, separate settlements or areas may be designated as planning areas (see section 5.2.4) to reflect their diversity with specific directions and actions rather than preparation of separate local planning strategies.
- It may be advantageous in certain circumstances for a joint local planning strategy to be prepared (local planning strategies that apply to more than one local government). Preparation of a joint local planning strategy for multiple local governments may be supported by the WAPC, where it can be demonstrated that neighbouring local governments are:
  - facing similar planning issues and opportunities
  - characterised by similar land use, population change and settlement patterns, or natural or physical features or infrastructure
  - rural or remote and with limited resources and/or
  - responding to the content or direction of a regional or sub-regional planning strategy.

- While these guidelines aim to improve the consistency and standard of local planning strategies, given the diversity of issues across WA, they will not cover all eventualities. In some cases, particularly local government areas that have smaller populations, that expect little change, with few development issues and/or are remote, a simplified approach may be more suitable and fit for purpose. The WAPC may allow for variation to the manner and form to suit local circumstances where justified.
- In circumstances where a local government or the WAPC considers that a local planning strategy needs to be at variance with the guidance provided by these guidelines, then the WAPC and the local government should discuss as soon as possible whether the variance is justified and how best to represent the variance in the strategy.

### 3.2 RELATIONSHIP OF LOCAL PLANNING STRATEGY AND STRATEGIC COMMUNITY PLAN

Through the targeted consultation undertaken on the local planning strategy guidelines it was acknowledged by local government stakeholders that there was often confusion and a misunderstanding about the relationship between a local government's local planning strategy and its strategic community plan.

A strategic community plan is required to be prepared by a local government under the *Local Government (Administration) Regulations 1996*, to set out the vision, aspirations and objectives of the community for a period of at least 10 financial years.

Often the strategic community plan recognises the local planning strategy and local planning scheme as informing the plan, but neither the *Local Government Act 1995* or *Planning and Development Act 2005* require the strategic community plan to be consistent with planning legislation and policy. It is expected that a local planning strategy will have regard for the vision, aspirations and objectives of the strategic community plan where they are relevant to land use planning. The extent to which the local planning strategy will contribute to implementing the land use planning aspects of the vision, aspirations and objectives of the strategic community plan, will be shaped by the consistency of them with the State Planning Framework.

The Department of Local Government is seeking to more clearly define the role of the strategic community plan, which will enhance clarity around its relationship with the local planning strategy. The guidelines will be updated to reflect any further clarity on this relationship.

## 4 PROCEDURAL STEPS FOR A LOCAL PLANNING STRATEGY

Part 3 of the Regulations outlines the procedural steps to undertake once a local planning strategy has been prepared, however, there are several important preparatory steps prior to this. The procedural steps described below and in Appendix 8 provide best practice guidance and are not intended as requirements that need to be undertaken unless specified in the Regulations. To ensure consistency with these guidelines and to expediate the process of preparing the local planning strategy, local government is strongly encouraged to engage with DPLH early and throughout the process of preparing the local planning strategy.

### 4.1 WHEN TO PREPARE A LOCAL PLANNING STRATEGY

All local governments are required to prepare a local planning strategy for each local planning scheme (r. 11). The need to amend a local planning strategy, repeal and prepare a new local planning strategy, or prepare a local planning strategy where one does not exist, should be identified through a review of the local planning scheme. The review of the local planning scheme is formalised through the preparation of a report of review as required by the Regulations (r. 66). Among other things, the report of review will consider the status of the existing local planning strategy and recommend whether it:

- is satisfactory in its existing form or
- should be amended or
- should be repealed, and a new local planning strategy prepared in its place.

Where a local government does not have a local planning strategy, the report of review should recommend that one is prepared. This does not automatically mean that a new Scheme is also going to be required. The adequacy of the local planning scheme and whether a new one is required (concurrent with or after the local planning strategy has been finalised) should be considered as part of the report of review.

Where a report of review has been prepared, the WAPC must consider the report and either agree or disagree with the local government's recommendation.

## 4.2 DEFINE THE SCOPE

Once a local government has decided to prepare a local planning strategy, the first step should be to define its scope.

Scoping should consider the following:

- the vision or what the local planning strategy will seek to achieve over the next 15 years, having regard to the vision of the Strategic Community Plan
- relevant outcomes of the report of review, including whether the existing local planning strategy should be amended or whether a new local planning strategy should be prepared, including any direction or advice from the WAPC
- how the local planning strategy will interface with the Strategic Community Plan and how it will respond to the land use planning related themes and outcomes
- what supporting information needs to be considered or prepared for the local planning strategy (technical studies or assessments)

- early identification of a list of issues/opportunities and planning areas that will be refined as the local planning strategy is developed
- how the local planning strategy will respond to these guidelines and whether any variations to the guidelines may be required
- the scope of engagement and consultation and
- resourcing and budget allocation.

Local governments are strongly encouraged to engage with DPLH (see appendix 9 for relevant contacts) at the scoping stage and throughout the process of preparing the local planning strategy, to discuss the following:

- the scope of the local planning strategy
- the need for assistance from the DPLH in preparing mapping or obtaining data
- planning issues/opportunities and planning areas that the local planning strategy may address
- information to be used to support development of the local planning strategy and
- any issues or content that may be at variance to the guidelines or elements of the State Planning Framework.

## 4.3 BACKGROUND ANALYSIS

Once scoping is complete, the local government should commence collection and analysis of the background information that will be used to provide the context and rationale for the local planning strategy. It is recommended that the background information and analysis is compiled as a first draft of Part 2 of the local planning strategy (Part 2 – background and information analysis) consistent with section 5.3 of the guidelines.

Consistent with the guiding principles outlined in section 3, any technical studies and information analysis that may have previously been undertaken to support the preparation of issue-based strategies (for example, housing strategy, commercial strategy etc), where relevant and feasible should be undertaken as part of the background analysis stage. Where technical studies and analysis of information are required to support the local planning strategy and such studies and analysis cannot be undertaken in a timely manner, the local government should discuss with DPLH whether it is appropriate for those studies and analysis to be recognised as an action against the relevant issue in the local planning strategy.

## 4.4 PRELIMINARY STAKEHOLDER CONSULTATION

Upon completion of scoping and preparation of a draft of part 2 – background and information analysis, the local government is strongly encouraged to undertake its first round of stakeholder consultation with members of the community and relevant government agencies and other relevant stakeholders. It is recommended that preliminary stakeholder consultation occurs prior to and in addition to formal advertising requirements specified in the Regulations.

The purpose of consulting with the community and stakeholders at the preliminary stage of the process is to:

- provide an opportunity for the local government to outline, and for the community to understand, what needs to be planned for and why
- gain an understanding of what the community values and would like to retain, and the respective interests and expectation of all stakeholders

- provide an opportunity for the community and stakeholders to shape how they would like to see change occur and
- provide an avenue for meaningful feedback to inform the preparation of the local planning strategy.

Additional benefits of early community and stakeholder consultation include:

- raising awareness of the purpose of a local planning strategy and what it means for the community and stakeholders
- allowing the community and stakeholders to have shared involvement and a sense of ownership in the identification of issues and opportunities, and the development of the local planning strategy's vision
- drawing on the expertise of government agencies for specific issues and opportunities and
- drawing on the expertise of the community in how it utilises the local government area for the purposes of residing, working and recreation.

It is good practice for a local government to consult with relevant government agencies (see appendix 9 for relevant contacts) to ensure all issues relevant to government are identified and considered prior to consulting with the community. This will also minimise the need to undertake consultation and/or additional changes at a later stage.

It is recommended that when undertaking preliminary consultation, the following is clearly outlined to stakeholders:

- an overview of the role of the local planning strategy and the process involved in preparing and progressing it to endorsement; this includes the role of the State and local government and the community,

opportunities for engagement and consultation and the need to focus on matters relevant to land use planning, land use change and development

- The role of the State Planning Framework and how that influences change and how it will occur and
- the purpose of obtaining feedback and what the local government intends to do with that information as it relates to the preparation of the local planning strategy.

The following should also be considered:

- whether targeted consultation is warranted based on different localities or land uses
- ensuring information provided to the community is audience appropriate and
- method of consultation (for example workshops, forums, surveys, mail outs, website information or a combination of methods).

The responses from the preliminary consultation will help inform the content of the local planning strategy through refining the issues, opportunities and planning areas it will address.

For further information on methods of engagement that may be used for a local planning strategy please refer to the Planning Engagement Toolkit.

## 4.5 PREPARATION OF THE DRAFT LOCAL PLANNING STRATEGY

The outcomes of the scoping, background analysis and preliminary stakeholder consultation processes will inform the preparation and content of the local planning strategy. This process involves compiling and presenting information into Part 1 (strategy) and 2 (background and information analysis) of the local planning strategy as outlined in section 5.

It is recommended that following preliminary stakeholder consultation, Part 2 of the strategy (background and information analysis) is refined and consolidated based on the information and feedback gained from the stakeholder engagement. Part 2 should be prepared consistent with the guidance provided in section 5.3. Following the preparation of Part 2, Part 1 (strategy) should then be prepared consistent with guidance provided in section 5.2. It is important to keep stakeholders updated on the progress of the strategy.

The local government is strongly encouraged to engage with DPLH during this stage and prior to its endorsement of the local planning strategy. Engagement with DPLH at this stage is particularly important for discussing possible timeframes (including any likely extension of the formal advertising period under r.13), confirming consistency with the guidelines, considering any contention between the local government and State agencies on how certain matters are to be addressed in the local planning strategy and identifying any refinements to the local planning strategy. Consultation with DPLH at this stage should limit the extent to which further modifications to the strategy are required prior to certification for advertising.



## 4.6 LOCAL GOVERNMENT ENDORSEMENT TO ADVERTISE

The local government will need to undertake the relevant steps required to submit the local planning strategy for certification (r. 12). If supported by Council, the local government should then provide a copy to the WAPC for assessment with compliance with Regulations (r. 11 (2)). If the local government wishes to advertise the local planning strategy for a period longer than the 21 days specified by the Regulations (r. 13 (2)), then it will need to specify the additional period of time and provide sufficient information to enable the WAPC to determine the request. To support a request to extend the 21-day advertising period, the local government may wish to specify whether it is intended to advertise the local planning strategy concurrent with the local planning scheme and or whether there are any consultation or engagement events, or processes proposed that may require a longer advertising period.

## 4.7 WAPC CERTIFICATION OF DRAFT LOCAL PLANNING STRATEGY

Upon receipt of the local planning strategy from the local government, in accordance with the Regulations (r. 12) DPLH will undertake an assessment of the draft local planning strategy to ensure it is compliant with the Regulations (r. 11 (2)) and consistent with these guidelines.

The DPLH will liaise with the local government if any issues arise at this stage and provide the opportunity to discuss any recommended modifications prior to presenting the draft local planning strategy to the WAPC for certification for advertising.

The WAPC may resolve to either certify the local planning strategy for advertising (r. 12 (4)) or require modifications prior to certifying the local planning strategy for advertising (r. 12 (3)). If modifications are required, the local government is required to modify the local planning strategy and return to the WAPC for consideration and certification prior to advertising.

## 4.8 FORMAL PUBLIC ADVERTISING

A local planning strategy must be advertised for 21 days unless a longer period is approved by the WAPC (r. 13 (2)). The purpose of public advertising is to provide stakeholders with an opportunity to comment on the draft local planning strategy to help improve and refine it.

When advertising the local planning strategy in accordance with the Regulations (r. 13 (1)), the local government must:

- publish in accordance with regulation 76A the local planning strategy and a notice giving details of:
  - the website on which the local planning strategy is published and
  - the place (if any) where a copy of the local planning strategy is available for public inspection and
  - the manner and form in which submissions may be made and
  - the period under subregulation (2) for making submissions and the last day of that period
- give a copy of the notice to each public authority that the local government considers is likely to be affected by the local planning strategy

- advertise the local planning strategy as directed by the WAPC and in any other way the local government considers appropriate

It is recommended that the submission form and consultation materials:

- provide clear instruction on how submissions can be made (may include online submission, email and hard copy) and encouraging use of the preferred method and
- provide a user-friendly feedback form to gather the most useful and meaningful feedback, that will assist with the collation and analysis of, and response to, feedback received; the local government may wish to seek feedback on the following:
  - Is the vision proposed by the local planning strategy supported and why or why not?
  - Are there any important issues or opportunities that are not identified in the local planning strategy that should be identified and why?
  - Are there any planning areas not identified in the local planning strategy that should be identified and why?
  - Are there any specific planning directions or actions for issues/opportunities or planning areas that stakeholders either strongly support or do not support and why?
  - Is there any information displayed on the local planning strategy maps or planning area maps that stakeholders either strongly support or do not support and why?

The requirements in the Regulations (r. 13) are the minimum requirements for advertising. Local governments are strongly encouraged to go beyond these and engage and consult widely using a range of appropriate methods that suit their community and stakeholders, to raise awareness, encourage a high level of participation, and obtain meaningful and useful feedback. For further detail on how to plan and undertake engagement please refer to the Planning Engagement Toolkit.

## 4.9 CONSIDERATION OF SUBMISSIONS

Following the conclusion of the advertising period, the local government needs to consider the matters raised in submissions, then identify and make any necessary and appropriate refinements and improvements to the local planning strategy (r. 14 (1)). The local government must make a final recommendation to either support the local planning strategy with or without modifications. The local government must then submit to the WAPC a copy of the advertised local planning strategy, schedule of submissions received and details of any modifications that the local government is proposing for the advertised local planning strategy (r. 14 (3)).

## 4.10 WAPC ENDORSEMENT

The WAPC is the decision-maker for local planning strategies and has 60 days to make its decision once all the information is received from the local government (r. 15). The DPLH will assess the advertised local planning strategy, the relevant background information and analysis, the outcomes of formal submissions, and any proposed modifications. The key consideration in this assessment is whether the strategy adequately meets the requirements

specified in Regulation 11(2) and is consistent with these guidelines. The DPLH will engage with the local government during this assessment.

Following assessment, the strategy will be presented to the WAPC for a final decision. The WAPC may:

- endorse the local planning strategy without modification
- endorse the local planning strategy with some or all of the modifications proposed by the local government
- require the local government to modify the local planning strategy prior to resubmitting it to the WAPC for endorsement or
- refuse the local planning strategy.

Once the WAPC makes a decision, it will be conveyed to the local government, along with any instructions such as a schedule of modifications the local government is required to undertake and any other requirements necessary to finalise the local planning strategy.

## 4.11 PUBLISHING

Following endorsement, the WAPC must ensure that an up-to-date copy of the endorsed local planning strategy is published in a manner the WAPC considers appropriate (r. 16). The local government is also required to maintain an up-to-date copy of the endorsed local planning strategy on its website (i.e. the strategy as approved by the WAPC).

The local government may also elect to make a copy available at its administration building.

## 4.12 IMPLEMENTATION AND REVIEW

Following publication, the local government is encouraged to undertake regular monitoring and review of the local planning strategy to ensure its effective implementation and compliance with the Regulations. Implementation of the local planning strategy will occur through implementation and review of the actions proposed in the local planning strategy and through local planning scheme preparation, review and administration. Key elements associated with the implementation and review include:

- undertaking a report of review every five years of the local planning strategy and scheme and
- amending the local planning strategy and local planning scheme as required.

Regular review will ensure that the local planning strategy remains contemporary and responsive. Section 5.2.7 of the guidelines provides direction on what the implementation and review section of the local planning strategy should address.

### 4.12.1 Report of review

Part 6 of the Regulations requires that a local planning scheme be reviewed every five years through a report of review. The 15-year timeframe recommended by the guidelines for a local planning strategy aligns with and allows for three five-yearly report of reviews. It not proposed that a local planning strategy is reviewed independently of the scheme review process, rather the review of the local planning strategy will form part of the five-yearly scheme review process. The local government must carry out a review of the local planning scheme ([report of review](#)) in a manner and form approved by the WAPC.

The report of review must make recommendations as to whether the local planning strategy:

- is satisfactory in its existing form or
- should be amended or
- should be repealed and a new local planning strategy prepared in its place.

To assist in monitoring implementation of the local planning strategy and determining whether it is still satisfactory, it is recommended that the local government's report of review includes a table that lists all of the actions from the local planning strategy along with a basic assessment of their status. The status of actions should be assessed as either completed, in progress or not commenced.

#### 4.12.2 Amending the Local Planning Strategy and Scheme

A local planning strategy may be amended by an amendment prepared by the local government and endorsed by the WAPC in accordance with Part 3 of the Regulations. Ideally the need to amend a local planning strategy should be aligned with the five-yearly report of review process, however sometimes the timing and need for an amendment may not align with these timeframes. Some examples of the circumstances that may require an amendment to a local planning strategy are provided below:

- The local planning strategy is required to be updated to implement changed or newly created policy under the State Planning Framework.
- The WAPC or the local government considers that changes to the local planning strategy are required for the purposes of orderly and proper planning

(for example consistency with a proposed amendment to the local planning scheme).

- The local planning strategy needs to be updated to address new or emerging local planning issues or opportunities that the local planning strategy had not previously contemplated or addressed through its planning directions and actions, or particular directions or actions have changed or are no longer relevant.
- The local planning strategy needs to be updated to support implementation of the Strategic Community Plan consistent with the state planning framework.
- The local planning strategy needs to include updated information on demographic and development trends.
- The completion of studies and investigations identified as actions in the local planning strategy may require the local planning strategy to be updated to reflect the outcomes of those actions. For example, an action may have been completed that proposed undertaking a study to identify natural areas of high conservation value. The local government may wish to use the outcomes of that study to support an amendment to the local planning strategy to identify high conservation value natural areas in the local planning strategy map and establish actions relating to the zoning and development requirements that need to be amended in the local planning scheme to retain or protect high conservation value natural areas.

Where a new local planning scheme is not being prepared concurrent with the development of a new local planning strategy, it is likely that some of the actions proposed in Part 1 of the local planning strategy may require the current local planning scheme to be amended to implement the proposed actions. For example, any actions that require a change of zoning, change of land use

permissibility and or the introduction or modification of development requirements will require an amendment to the local planning scheme.

#### 4.13 TRANSITIONAL ARRANGEMENTS FOR CONSISTENCY OF LOCAL PLANNING STRATEGIES WITH THE GUIDELINES

It is acknowledged that transitional arrangements are required to guide decision-making of the WAPC regarding consistency with the guidelines for those local planning strategies and amendments that have been endorsed or their preparation has been substantially progressed prior to the finalisation of the guidelines.

Any local planning strategy that was endorsed by the WAPC prior to the finalisation of the guidelines has five years from the date of endorsement to commence a review to ensure consistency with the guidelines. The review of the local planning strategy should form part of the local government's review of the local planning scheme and subsequent report of review as required by r. 65 and 66 of the Regulations.

For the purposes of these transitional arrangements, the preparation of a local planning strategy or an amendment to a local planning strategy is considered to have been substantially progressed, if the WAPC has certified the local planning strategy or amendment for advertising (or certification is imminent) in accordance with r. 12 of the Regulations prior to finalisation of the guidelines. Where a strategy or amendment has been substantially progressed, the strategy or amendment will not be required to be consistent with the guidelines.

Where an amendment to a local planning strategy (for those local planning strategies endorsed prior to the guidelines being finalised) is contemplated, the local government should contact the relevant land use planning directorate of DPLH to discuss the extent to which the proposed amendment should be consistent with the guidelines.

## 5 CONTENT TO BE INCLUDED IN A LOCAL PLANNING STRATEGY

### 5.1 LOCAL PLANNING STRATEGY TEMPLATE

A local planning strategy template is included in Appendix 1 to provide the manner and form specified in the Regulations (r. 11 (2) (aa)).

The local planning strategy template consist of two parts:

- Part 1 – Strategy, consisting of:
  - introduction
  - vision
  - issues/opportunities
  - planning areas
  - strategy map(s)
  - planning area maps
  - implementation and review.
- Part 2 – Background information and analysis, consisting of:
  - State and regional planning context
  - local planning framework
  - local government profile

In addition to the standard structure and format, the local planning strategy template includes some explanatory text (blue font) to address those matters that will be relevant to most local planning strategies. Although a standard structure, format and explanatory text is provided, most of

the content to be included in a local planning strategy will need to be specific to the local government. There may be sections of the local planning strategy template and associated standard text that may not be relevant to all local governments, those sections of the template include guidance in red font prompting the local government to delete those sections if they are not relevant.

Sections 5.2 through to 5.3.4 provide specific guidance on the content to be included in the local planning strategy template. This template includes reference back to the appropriate sections of the guidelines (red font).

### 5.2 PART 1 – STRATEGY

#### 5.2.1 Introduction

The introduction should specify that the local planning strategy comes into operation once endorsed by the WAPC, any strategies that have been revoked, the purpose of the local planning strategy as outlined by the Regulations and its relationship with the local planning scheme(s).

#### 5.2.2 Vision

The vision for the local planning strategy should outline the 15-year vision for how land use change and development will occur within the local government. The vision should have regard to the local government's Strategic Community Plan, but recognise that any community aspirations for future land use change and development need to be balanced with the requirements of planning legislation and policy. The local planning strategy will provide for the expression of how broader State planning requirements can be applied and ultimately implemented at a local level.

### 5.2.3 Issues/opportunities

To facilitate improved line-of-sight between the local planning framework and the State Planning Framework, as identified in the Action Plan for Planning Reform, key land use planning issues and opportunities of relevance to the local government should be presented under the key themes identified in the State Planning Framework:

- Environment
- Community, Urban Growth and Settlement
- Economy and employment and
- Infrastructure

A brief description of each theme and guidance on a potential list of issues/opportunities relevant to each theme is provided in appendix 3. This list is a guide and each local government in consultation with its community and other stakeholders should ultimately determine which issues/opportunities need to be addressed in the local planning strategy.

For each relevant issue/opportunity, the following should be provided:

- A brief overview of the issue/opportunity with a focus on the land use planning aspects to provide a context for the proposed planning directions and actions. The overview should essentially be a summary of the information and analysis provided for the issue in part 2 of the local planning strategy (background information and analysis).
- A table (similar to Tables 1 – 4 of the local planning strategy template) should be presented for each theme that lists for each planning issue, the planning directions and relevant action(s) and the rationale.

Planning directions and actions should be developed consistent with the guidance provided in 5.2.3.1 and 5.2.3.2.

#### 5.2.3.1 Planning directions

To ensure consistency with regulation 11 (2) (a) of the Regulations, which requires that a local planning strategy must set out the long-term planning directions for the local government, planning direction(s) should be specified for each issue/opportunity or planning area.

Planning directions should:

- be a succinct statement that specifies what is to be achieved or what is desired for the issue/opportunity or planning area and
- contribute to achievement of the vision and be relevant to land use planning

#### 5.2.3.2 Actions

Each planning direction should be supported by an action(s). The reader should be able to clearly identify what action(s) supports the planning direction. As outlined in 5.2.3, a table (based on Table 1 – 4 of the local planning strategy template) should be presented for each theme that lists for each planning issue, the planning directions, relevant action(s) and rationale.

The actions should:

- be numbered sequentially, so that actions that have a spatial context can be referred to and represented on the strategy map
- not require the development of issue-based strategies (for example housing, public open space, rural and commercial strategies); actions that are required to

address information gaps to inform future updates or amendments to the strategy, or further detailed planning such as precinct plans or structure plans may be supported where appropriately justified in the strategy

- be a statement that:
  - is concise and easy to understand
  - outlines what is proposed and how it is to be undertaken
  - is relevant to land use planning and provides the implementation arrangements for the related planning direction
  - its achievement is measurable and can be designated a timeframe and
  - indicates who the responsible party, agency or authority is.
- be relevant to land use planning, for example they may seek to:
  - change the zoning or reservation of land and/or introduce new zones, reserves or land uses to the scheme and change land use permissibility in the scheme
  - introduce provisions within the scheme to manage impacts of certain land uses or types of development
  - review an existing or prepare a new local planning policy
  - undertake a study to inform identification or protection of assets (for example environmental or heritage) and

**Table 1: Planning directions and actions (example)**

<i>Issue</i>	<i>Planning Direction</i>	<i>Action</i>	<i>Rationale</i>	<i>Timeframe</i>
Agriculture (broad acre and intensive)	1. To retain and protect priority agricultural land	1. Undertake a study to identify priority agricultural land.	Section 4.3 of part 2 recognises the need to identify priority agricultural land.	Short term
		2. Amend local planning strategy to identify priority agricultural land and provide the rationale for options for protecting priority agricultural land within the scheme.	Section 4.3 of part 2 recognises that there is increasing interest in subdividing rural land for non-agricultural land uses.	Medium term
		3. Amend local planning scheme to introduce appropriate provisions for protecting high priority agricultural land.	Section 4.3 of part 2 recognises that there is increasing interest in subdividing rural land for non- agricultural land uses.	Medium Term
Housing	1. To ensure an adequate supply of appropriately zoned land to meet future housing needs.	1. Undertake further planning through preparation of structure plans to support amendment(s) to the local planning scheme to zone residential those areas of land identified in the strategy map as 'future residential'.	Section 4.2 of part 2 recognises that there is need to increase the extent of residential land to accommodate forecast future population.	Long term
		2. Normalise structure plans (SPXX and SPXXX) that have been implemented by amending the local planning scheme to zone land in accordance with the structure plan.	Section 4.2 of part 2 recognises that a number of areas have been fully developed in accordance with an approved structure plan and should be appropriately zoned in the scheme.	Short term

- identify areas where structure or precinct structure planning may be required, what that planning will consider and which of those areas are the highest priority It is suggested that the timeframe for achieving an action be one of the following:
  - immediate (less than 1 year)
  - short term (1-5 years)
  - medium term (5-10 years)
  - long term (10-15 years) or
  - ongoing (throughout the life of the local planning strategy, requiring regular review).

It is assumed that the local government will be responsible for the majority of actions or will have a significant role in those actions. Where actions reference another responsible party, the local government should liaise with the relevant party to determine if the action is appropriate prior to inclusion in the local planning strategy. If the local government is not responsible for an action, this should be acknowledged through a footnote to the actions in tables 1 – 4 of the local planning strategy template, including reference to the responsible stakeholder or agency.

Table 1 below provides examples of how planning directions and actions can be presented.

### 5.2.4 Planning areas

Where relevant, local governments may wish to identify planning areas that warrant individual recognition in the local planning strategy. Planning areas are to be spatially defined and include an area of land that has similar land use and development issues/opportunities. The intention of identifying planning areas is to provide an opportunity to specify planning directions and actions to manage the land use change and development of that area. In certain

circumstances it may also be considered appropriate to provide a more detailed map (planning area map) of the planning area to provide more site-specific guidance to assist the more detailed planning of the planning area (see section 5.2.6).

Some examples of planning areas may include:

- urban corridors
- activity centres
- rural townsites/settlements
- Infrastructure corridors;
- areas identified for future zoning and intensification of land use (e.g. residential infill, future residential, future rural residential, future industrial, future commercial)
- land surrounding train stations
- areas characterised by heritage assets
- aboriginal settlement
- areas that contain significant environmental assets and
- land within a buffer.

When identifying and defining planning areas and associated planning directions and actions, the local government should avoid duplication of detail that may have already been provided under specific issues/opportunities. The terminology used to name a planning area (the title) should be consistent with terminology used in the State Planning Framework and the WA Planning Manual.

For each planning area identified in the local planning strategy, the following should be included:

- a title with an alphabet prefix (for example A – Malthouse Strategic Activity Centre, B – Simpson

District Activity Centre) so that each planning area can be easily identified on the strategy map and

- a brief overview of the planning area to establish the context for the proposed planning directions and actions, including why it was identified, the planning matters or issues of relevance, the rationale for the spatial extent and the suitability of the preferred land use.

At the end of the section on planning areas, a table (Table 5 in the local planning strategy template) should be included that lists all of the planning areas and their respective planning directions and action(s). Planning directions and actions should be developed consistent with the guidance provided in 5.2.3.1 and 5.2.3.2.

### 5.2.5 Local Planning Strategy map(s)

A local planning strategy map is required to be prepared and included in every local planning strategy.

For those local governments that cover a large spatial area, particularly local governments in regional areas, it may be useful to include multiple strategy maps (for example a map covering the whole local government area accompanied by other maps (inset maps) showing more detail for regional centres and townsites)

The purpose of the strategy map is to spatially represent:

- proposed changes to land use
- high-value assets that need to be retained or protected and
- actions and planning areas identified by the local planning strategy

A local planning strategy map should:

- focus on where change is planned to occur (future land use classifications) and where future planning is required (actions and planning areas); it should not replicate the local planning scheme map and should only show the extent of existing land uses where it is required to provide a context for future land use classifications, planning areas or actions
- avoid showing constraints (e.g. flood prone areas, bushfire prone areas, buffers etc) unless they are referred to as an action (mapping of constraints is best presented in part 2 of the local planning strategy)
- include the full extent of the area covered by the local planning strategy and where more detail is required for certain areas, a map index should be included to show the extent of additional strategy maps; these should be referred to as local planning strategy map insets (see example local planning strategy maps Figures 3, 3a and 3b)
- be titled Figure X – City/Town/Shire of XX Local Planning Strategy Map and as a minimum, contain a scale, north point and legend
- include a short metadata statement indicating:
  - the date the strategy map was prepared and by whom including the date of any update to reflect an amendment to the local planning strategy and
  - source and date of information displayed on the strategy map
- be consistent with the example strategy maps provided in Appendix 6 for an inner metropolitan local government, outer metropolitan local government or regional local government, along with the local

planning strategy map style guide (Appendix 5); the land use categories and associated legend symbology specified in Appendix 5 are based on the example local planning strategy maps provided in Appendix 6; the suggested land use categories and associated legend symbology do not cover all eventualities and in certain circumstances, variations to land use categories and symbology listed in Appendix 5 may be required; the appropriateness of those variations should be discussed with DPLH as the earliest opportunity

- should include appropriate disclaimers to recognise that planning areas and future land uses are indicative and require further planning to formalise land use planning arrangements for those areas (example disclaimers are included on the example maps contained with appendix 6)
- should be no smaller than A4 and no larger than A3
- should not include detailed cadastre (individual lots), rather detail should be distinguishable at the street block level and
- include planning area boundaries that are rounded rather than having sharp corners, which is more consistent with the indicative and strategic intent of the local planning strategy maps.

### 5.2.6 Planning area maps

In certain circumstances, a local government may wish to prepare a map for a planning area to provide more detail and guidance on proposed land uses. Unlike the inclusion of strategy map(s), which are required for every local planning strategy, the local government has discretion on whether planning area maps are prepared and included in the local planning strategy. These are not intended to replace the need for structure or precinct structure plans,

rather they will provide an indicative guide to assist the preparation of future structure or precinct structure plans. Maps for each planning area should be consistent with the guidance provided in 5.2.5, local planning strategy map style guide (Appendix 5) and the example planning area maps provided in Appendix 6.

### 5.2.7 Implementation and review

As outlined in section 4.12, implementation and review of the local planning strategy is fundamental in ensuring that proposed actions are implemented, and that the local planning strategy continues to be relevant and contemporary. The implementation and review section of the local planning strategy should acknowledge and recognise the following:

- implementation of actions is intended to occur within specified timeframes
- a comprehensive review of the local planning scheme and strategy will be undertaken every five years in the form of a report of review, which will include a basic assessment of the status of all of the actions from the local planning strategy to confirm whether actions are either completed, in progress, not commenced or no longer relevant and
- amendments to the local planning strategy and scheme may be required to assist the implementation of the local planning strategy.

## 5.3 PART 2 – BACKGROUND INFORMATION AND ANALYSIS

### 5.3.1 Introduction

An introduction should be provided that acknowledges that the purpose of Part 2 is to provide the background, context and justification for the planning issues/ opportunities, planning directions, actions and planning areas proposed in Part 1. Importantly, information that does not inform Part 1 or is not relevant to land use planning, should be avoided.

### 5.3.2 State and regional planning context

#### 5.3.2.1 State planning strategy

A brief overview should be provided of the State Planning Strategy, with a suggested overview provided in section 2.1 of the local planning strategy template.

#### 5.3.2.2 State planning policies

An overview of the relevant State Planning Policies (SPP) and the implications for the local planning strategy should be provided within Table 6 of the local planning strategy template. For those policies that are relevant, the policy overview from appendix 4 should be inserted into Table 6 of the local planning strategy template. A standard policy overview is provided for each SPP to facilitate consistency in the way SPPs are described and included in local planning strategies. The local planning strategy implications column of Table 6 need to be completed by the local government for each of the relevant policies. In determining the implications for the local planning strategy of a specific SPP (including associated guidelines for the SPP), it is suggested that the following is considered:



- Is the current local planning framework consistent with the SPP and will actions be required in Part 1 to align the local planning framework with an SPP or address requirements under a SPP?
- Will any of the matters raised in the SPP influence the issues/opportunities, planning directions, actions and or planning areas that are presented in Part 1 of the local planning strategy?
- Will matters raised in the SPP contribute to any actions, planning areas or land use categorisations being shown on the local planning strategy map?
- Are there any issues or opportunities that will be discussed in part 2 to address matters raised in the SPP?
- Are there any opportunities and constraints that will be spatially represented in the contextual maps in Part 2 contextual maps to address matters raised in the SPP?
- Will the local planning strategy be consistent with the SPP, or are variations to the SPP proposed and what is the justification for the variations?

### 5.3.2.3 Regional planning context

An overview of the relevant regional planning instruments should be provided, along with the implications for the local planning strategy. Relevant regional planning instruments that should be addressed by the local planning strategy include:

- Regional Planning Schemes and
- Regional and Sub-regional planning strategies and structure plans.

The overview and implications of regional planning instruments should be provided in a similar format to that provided below in Table 7 in the local planning strategy

template. To maintain consistency, local governments are encouraged to copy the relevant overviews from appendix 4.

In determining the implications for the local planning strategy of a specific regional planning instrument, it is suggested that the following is considered:

- Does the regional planning instrument propose?
  - dwelling targets or population projections or forecasts for the local government
  - an activity centre or settlement hierarchy
  - land use changes and
  - specific direction or actions for addressing issues or opportunities for the local government
  - the need to amend the relevant region scheme or regional or sub-regional strategy to facilitate land use change proposed by the local planning strategy.

### 5.3.2.4 Operational policies

The WAPC has numerous operational policies that are used to guide decision-making in relation to subdivision and development applications. The local planning strategy does not need to list and describe those policies unless they are specifically relevant to the planning directions or actions that it is proposing for issues/opportunities or planning areas. If the local government considers it necessary to include an overview of relevant operational policies in Part 2 of the local planning strategy, then that information should be presented in a format consistent with Table 8 in the local planning strategy template.

### 5.3.2.5 Position statement and guidelines

Position statements are prepared by the WAPC to set out its policy position or advice on a particular planning practice or matter. Guidelines are prepared to provide detailed guidance on the application of WAPC policies. Those position statements or guidelines that are considered relevant should be included in Table 9 of the local planning strategy template. To maintain consistency, local governments are encouraged to copy the relevant overviews from appendix 4.

### 5.3.2.6 Other relevant state or regional strategies, plans and policies

The purpose of this section is to briefly outline any other strategies, plans and policies that have been prepared by State Government agencies that have relevance to the local planning strategy. Importantly, only those strategies, plans and policies that have land use planning implications for the strategy should be included. Table 10 is provided in the local planning strategy template to capture the information and planning implications of relevant strategies, plans and policies. As climate change is a pressing global issue that creates both challenges and opportunities for Western Australia, it is expected that the [Western Australian Climate Policy](#) (November 2020) would be acknowledged in Table 10. To maintain consistency, local governments are encouraged to copy the relevant overview from appendix 4 for the Western Australian Climate Policy.

### 5.3.3 Local planning context

#### 5.3.3.1 Strategic community plan

Part 2 of the local planning strategy should discuss the purpose and vision of the Strategic Community Plan, the role of the local planning strategy in delivering its outcomes (where consistent with the State Planning Framework), its period of operation and the adoption date. Table 11 in the local planning strategy template should be used to list the relevant themes and outcomes from the Strategic Community Plan and any implications for the local planning strategy.

#### 5.3.3.2 Previous Local Planning Strategy(s)

For the purposes of acknowledging the existing local strategic planning framework, this section should briefly describe any previous local planning strategy(s) and whether it/they will be revoked (entirely or partially) by the new local planning strategy. If a previous local planning strategy is being revoked, the local government should briefly acknowledge any significant change in planning directions and/or land use classification from the previous local planning strategy. When acknowledging these changes, it may be appropriate to refer to the relevant issue/opportunity or planning area to provide further detail and justification for the changes.

#### 5.3.3.3 Local planning scheme

This section of the local planning strategy should acknowledge the following:

- that the local government's local planning scheme is the primary instrument for delivery of the vision and planning directions of the local planning strategy

- when the current local planning scheme (including any guided development schemes) was gazetted
- when a report of review was last undertaken and what the outcomes were
- whether the local planning strategy will require amendments to the current or new local planning scheme and
- whether a new local planning scheme is being prepared concurrently with or after the local planning strategy is endorsed.

#### 5.3.3.4 Other planning scheme(s)

This section only needs to be included if an improvement scheme or redevelopment scheme exists within the local government. A brief overview of the purpose, status and implications for the local planning strategy and scheme should be included.

#### 5.3.3.5 Local planning policies

The purpose of this section of the local planning strategy is to recognise that local planning policies provide a valuable planning instrument for guiding decision-makers in the consideration of matters relating to the planning and development of a local planning scheme area.

Where necessary, table 12 from the local planning strategy template should be utilised to list all local planning policies that are relevant to the local planning strategy. Unless specifically recognised as an action in the local planning strategy, the need to prepare new or review existing local planning policies is normally considered through the report of review process.

#### 5.3.3.6 Structure plans

This section provides a brief outline of the extent, purpose and any implications for the local planning strategy of relevant existing structure plans and precinct structure plans. Where necessary, Table 13 in the local planning strategy template should be used to provide the overview of structure plans and precinct structure plans, with an accompanying map to show the spatial extent of existing structure plans. It is suggested that the 'local planning strategy implication and responses' column in Table 13, recommends whether the structure plan should be retained, normalised into the local planning scheme, reviewed, amended or revoked. A recommendation on the future of a structure or precinct structure plan should be supported by a relevant action for a planning issue/opportunity or planning area relevant to the structure plan or precinct structure plan.

#### 5.3.3.7 Local development plans

This section provides a brief outline of the extent, purpose, currency and provide a recommendation on the future of those existing local development plans that are relevant to the local planning strategy.

The preparation of a local planning strategy provides the local government with the opportunity to review its approved local development plans for relevancy. Accordingly, a local planning strategy should spatially show the location of local development plans and summarise them in accordance with table 14, by listing the name of each, date of approval or amendment, its purpose and within the 'local planning strategy implication and responses' column identify whether the local development plan should be retained, reviewed, amended or revoked.

#### **5.3.3.8 Other relevant strategies, plans and policies**

This section briefly outlines any other strategies, plans and policies that have relevance to the local planning strategy. It could include those strategies, plans and policies prepared by the subject local government, neighbouring local governments or other stakeholders. Importantly only those strategies, plans and policies that have land use planning implications for the strategy should be included. Table 15 is provided in the local planning strategy template to capture the information and planning implications of relevant strategies, plans and policies.

#### **5.3.4 Local government profile**

The purpose of the local government profile is to provide background information and analysis of the demographic profile and key planning issues for the local government. Key planning issues/opportunities presented in Part 2 should be grouped according to the themes listed below and may be accompanied by a set of contextual maps where appropriate. For each issue relevant to the local government, it is suggested that analysis of the planning issue be included along with the planning implications of the issue.

Information presented in the local government profile will provide the context and substantial basis for the planning issues and planning areas presented in Part 1 of the local planning strategy.

#### **5.3.4.1 Demographic profile and population forecast**

This section should include population estimates and forecasts for the 15-year timeframe of the local planning strategy. WA Tomorrow population forecasts should be used as the basis for population estimates for the local planning strategy, unless the local government has access to more contemporary population forecasts specific to its circumstances and the use of those forecasts is supported by DPLH. If an alternative population forecast is used, then it should be explicitly stated and justified. Further guidance on how population forecasts and dwelling yield analysis should be presented within a local planning strategy is provided in appendix 7.

#### **5.3.4.2 Community, urban growth and settlement**

Those issues listed in appendix 3 and that are relevant to the local government should be included.

#### **5.3.4.3 Economy and employment**

Those issues listed in appendix 3 and that are relevant to the local government should be included.

#### **5.3.4.4 Environment**

Those issues listed in appendix 3 and that are relevant to the local government should be included.

#### **5.3.4.5 Infrastructure**

Those issues listed in appendix 3 and that are relevant to the local government should be included.

## **APPENDIX 1 – LOCAL PLANNING STRATEGY TEMPLATE**

A word version of the local planning strategy template is available at the following link:

[local planning strategy template – word version](#)

## APPENDIX 2 – GLOSSARY OF TERMS

**Issue/opportunity** – planning matters affecting a local government area which requires planning directions and actions to be addressed. Appendix 2 provides examples of issues/opportunities that may be addressed under the planning themes community, urban growth and settlement, Economy and employment, environment and infrastructure.

**Vision** – vision for a local planning strategy is a statement that shapes the future land use planning and development of a local government. The vision for the local planning strategy can be taken directly from the Strategic Community Plan, with recognition that the planning directions and actions of the local planning strategy provide the land use planning response to support achievement of the vision. Alternatively, the local planning strategy can set its own vision that should be framed in the context of supporting achievement of the vision of the Strategic Community Plan from a land use planning perspective.

**Local Planning Strategy map** – spatially represents proposed changes to land use, high value assets that need to be retained or protected and actions and planning areas identified by the local planning strategy.

**Land use planning** – designing the communities in which we live, work and play. It balances the built and natural environment, community needs, cultural significance and economic sustainability in an effort to improve our way of life.

**Land use** – a type or category of use of the land. A list of land uses and associated definitions is provided in the Planning and Development (Local Planning Schemes) Regulations 2015.

**Land Use Planning Zone** – used to control both the use of land and form of development. The purpose of zoning is to group together similar land uses and to manage potential land use conflicts. Local planning schemes assign zones to land within the scheme area, and specify the land uses and development standards which will be supported within each of those zones.

**Local Planning Scheme** – the principal statutory tool for achieving a local government's aims and objectives with respect to the development of its local area, subject to compliance with the State Government's statutory and strategic planning framework. Schemes deal mainly with land use, development control and infrastructure coordination, and are formulated based on the strategic framework established in the supporting local planning strategy (intro to Planning). The content of and the process for preparing or amending a local planning scheme is prescribed by the Regulations.

**Local Planning Policy** – a policy prepared by local government in respect to any matter related to the planning and development to guide the formulation of applications for development approval (by proponents) and their subsequent assessment and determination by local government. The content of and the process for preparing or amending a local planning policy is prescribed by the Regulations.

**Local Development Plan** – a plan which sets out specific and detailed guidance for future development relating to the site and development standards that are to apply to the development and or specifying exemptions from the requirement to obtain development approval for development in the area to which the plan relates. The content of and the process for preparing or amending a local development plan is prescribed by the Regulations.

**State Planning Policy** – a policy directed primarily towards broad general planning and facilitating the coordination of planning throughout the State by local governments. A State Planning Policy may make provision for any matter which may be the subject of a local planning scheme. In preparing a State Planning Policy, the Western Australian Planning Commission (WAPC) is to have regard to the matters set out in s27 of the *Planning and Development Act 2005*.

**State Planning Strategy 2050** – provides a strategic framework and identifies principles, strategic goals and strategic directions for planning and development in Western Australia.

**Regional/Sub-regional Planning Strategy** – provide for the comprehensive planning of regions, sub-regions or particular locations to guide change and a basis for cooperative action to be taken by State and local government on land use and development.

**Planning area** – areas that warrant individual recognition in the local planning strategy, that can be spatially defined and generally include an area of land that has similar land use and/or development issues/opportunities. For example, planning areas may include;

- Urban corridors
- Activity centres
- Rural townsites/settlements
- Infrastructure corridors
- Areas identified for future zoning and intensification of land use (e.g. Residential infill, future residential, future rural residential, future industrial, future commercial)
- Land surrounding train stations
- Areas characterised by heritage assets
- Aboriginal settlement
- Areas that contain significant environmental assets
- Land within a buffer.

**Planning direction** – a succinct statement that specifies what is to be achieved or what is desired for the issue/opportunity or planning area and contributes to achievement of the vision and is relevant to land use planning.

**Planning action** – a concise and easy-to-understand statement that is relevant to land use planning, provides implementation arrangements for achieving a planning direction, is measurable and can be designated a timeframe.

**Strategic community plan** – a plan that guides the future and long term strategic direction of the local government area through outlining the community's long-term (10+ years) vision, values, aspirations and priorities. It establishes the community's vision for the local government's future, including aspirations and service expectations, drives the development of local government area/place/regional plans, resourcing and other informing strategies, for example workforce, asset management and services, and will ultimately be a driver for all other planning

**Precinct Structure Plan** – a plan for the coordination of future subdivision, zoning and development of an area of land. Precinct structure plans outline land use, density and development (including built form), access arrangements, infrastructure, environmental assets and community facilities at a precinct scale to facilitate future subdivision and development.

**Standard Structure Plan** – a plan for the coordination of future subdivision and zoning of an area of land. It addresses urban structure, public open space, land use zoning for future coordination of subdivision and the movement network.

## GLOSSARY FOR EXAMPLE MAP:

### *Urban Growth and Settlement:*

**Existing land use** – the current land use on a particular site

**Future land use** – area identified for proposed change of land use

**Activity Centre** – As defined in State Planning Policy 4.2

**Strategic centre:** As defined in State Planning Policy 4.2

**District centre:** As defined in State Planning Policy 4.2

**Secondary centre:** As defined in State Planning Policy 4.2

**Neighbourhood centre:** As defined in State Planning Policy 4.2

**Local centre:** As defined in State Planning Policy 4.2

**Station Precinct** – land within and around a commuter train station or major bus interchange.

**Urban Corridors** – land adjacent to and located along transit corridors.

**Urban intensification** – proposed increase to the residential density coding of residential zoned land.

**Urban** – an area suitable for residential use as well as a variety of other uses (for example commercial, schools, light industry) that are compatible with residential living.

**Rural Residential** – an area provides for opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. Typically on lot sizes between 1 - 4ha.

**Rural smallholdings** – an area provides for a range of limited rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. Typically on lots sizes between 4 - 40ha.

**Urban footprint** – areas predominantly zoned residential in the current local planning scheme

**Rural living footprint** – areas predominantly zoned rural residential and rural smallholdings in the current local planning scheme

### *Economy and Employment:*

**Industrial** – an area that provides for a broad range of industrial services and storage activities which by the nature of their operations, should be isolated from residential and other sensitive land uses.

**Light industrial** – an area that provides for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones, ensure that when any development adjoins zoned or developed residential properties, the development is suitably set back and does not detract from the residential amenity.

**Service commercial** – an area that provides for a range of wholesale sales, showrooms, trade and services which, by reason of their scale, character, operational or land requirements are not generally appropriate in, or cannot conveniently or economically be accommodated in, the central area, shops and offices or industrial zones.

**Tourism** – an area that provides for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area.

**Rural** – an area that provide for the maintenance and enhancement of specific local rural character. Includes the protection of broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.

**Public purpose** – an area that provide for a range of essential physical and community infrastructure.

### *Environment and recreation:*

**Regional parks and recreation** – land of regional significance for ecological, recreation or landscape purposes.

**Waterways** – permanent inland and coastal waters including many rivers and reservoirs.

**Public open space** – areas for public open space, particularly those established under the *Planning and Development Act 2005* s. 152. Provides for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.

**State Forest** – areas of woodland located on Crown land managed under the *Conservation and Land Management Act 1984*.

**Environmental conservation** – sets aside land for environmental and conservation purposes to provide for the preservation, maintenance, restoration or sustainable use of the natural environment

### *Regional settlement hierarchy:*

**Regional city** – typically dominant centres for population, economic activity and employment and are considered to offer the most extensive and diverse range of high-order services and functions. Regional cities play a significant role in developing much of a region's industry and employment and contain substantial hard infrastructure of regional significance. Regional cities often service a catchment that includes the majority of the regional population as well as industrial, retail, commerce, administration, government and social services. They sustain substantial health, education and recreation infrastructure. Typically, regional cities have a wide range of comparative retail, regional government department offices, and are cultural and entertainment centres.

**Sub-regional centre** – supports the population and economic activities within their surrounding hinterlands through the provision of goods and services. The catchment areas of sub-regional centres usually extend beyond the immediate centre to include surrounding centres and districts and as such their services are utilised by a broader population. Sub-regional centres often provide local government administrative functions and a range of social infrastructure and services, including local recreation, health services and secondary education.

**Major local centre** – instances where particular settlements are considered to service a larger population catchment and/or offer a greater number of services relative to other local centres.

**Local centre** – offers a level of service that generally deals with the daily needs of their service population, but with a lower level of choice than sub-regional centres.

**Specialised centre** – focuses on regionally significant economic and institutional activities, such as logistics based businesses for airports or knowledge-based for health and tertiary education precincts. Planning for these centres should aim to protect the primary land use while improving the growth and clustering of business activity of State and regional significance, particularly in knowledge-based or logistics-based industries. These areas are to be developed as places with a concentration of linked businesses and institutions providing a major contribution to the economy, with excellent transport links and potential to accommodate significant future growth in jobs and in some instances housing.

**Aboriginal settlement** – a discrete place that is not contiguous with a gazetted town; is inhabited or intended to be inhabited wholly or principally by persons of Aboriginal descent, as defined under the *Aboriginal Affairs Planning Authority Act 1972*, and which has no less than five domestic dwellings and/or is supported by essential services that are provided by one or more State agency(s). Aboriginal settlements are often remote from service and economic centres; however, they can provide a number of urban functions and amenities such as housing, health, education, retail and recreation.



## APPENDIX 3 – PLANNING THEMES AND ISSUES

### INTRODUCTION

*Appendix Three: Planning Themes and Issues* sets out four themes (Community, urban growth and settlement, economy and employment, environment and infrastructure) and provides guidance on the planning issues/opportunities that may be relevant to each theme in Part 1 of the local planning strategy. Discussion of each theme and planning issues /opportunities are to be supported by the State Planning Framework and should be linked back to Part 2: Background information and analysis of a local planning strategy.

There may be some planning issues/opportunities that are relevant to multiple themes and it is recommended that where possible, planning issues/opportunities are aligned with themes as outlined below. Climate change is an example of an issue/opportunity that has relevance to all four themes set out in these guidelines and the State Planning Framework. The [Western Australian Climate Policy](#) (November 2020) establishes the State Government’s plan for a climate-resilient community and a prosperous low-carbon future. The implications for land use change and development of reducing emissions and adapting to climate change impacts is best addressed through integration into the relevant issues/opportunities and themes outlined below.

Not all of the planning issues/opportunities listed under the four themes will be relevant to each local government, so it is only necessary to include those planning/issues and opportunities that are relevant.

There may also be circumstances where planning issues/opportunities will not apply to a local government area. In these instances, local governments may wish to omit these sections from its local planning strategy or alternatively, reference that the theme or planning issue/opportunity is not a relevant consideration.

The four themes and planning issues /opportunities are set out as follows:

### THEMES

As identified in the *Action Plan for Planning Reform*, to facilitate improved line-of-sight between the local planning framework and the State Planning Framework, planning issues of relevance to the local government should be presented under the key themes generally identified in the State Planning Framework. These themes are:

- Community, urban growth and settlement
- Economy and employment
- Environment
- Infrastructure

The State planning policies and related guidelines associated each with theme is outlined in Table 1 of *State Planning Policy 1 – State Planning Framework*. These may be supplemented by operational policies, position statements and guidelines which may provide further guidance to a local government when responding to each theme and planning issue/opportunity.

### COMMUNITY, URBAN GROWTH AND SETTLEMENT

The community, urban growth and settlement theme seeks to ensure that a local planning strategy promotes diverse, affordable, accessible and safe communities. This theme is broad and supported by a large number of State and regional planning policies.

This theme should address the needs of existing and future communities through the provision of suitably zoned and serviced land for housing, open space and community facilities. Therefore, it is crucial that a local planning strategy demonstrate how it intends to respond to forecasted population changes; anticipated housing needs along with demand for education, health and community facilities. Part 2 is to be supported by relevant demographic information in this regard.

Key issues within this theme include housing diversity, housing affordability and suitability of any proposed land use intensification based on its locational attributes or constraints and demand analysis. In regard to housing, consideration should be given to the [WA Housing Strategy 2020-2030](#). Quality built form outcomes should be promoted, along with discussion of streetscape character types and differentiation between character and heritage and aspirations for any historic and Aboriginal heritage.

Any contextual arrangements should be spatially identified in Part 2, while matters identified for change or investigation should be represented in Part 1 – Local Planning Strategy map.

The following planning issues/opportunities are suggested headings in which to discuss the relevant considerations of the community, urban growth and settlement theme:

- Housing
- Built form and character
- Cultural heritage (historic and Aboriginal heritage)
- Activity centres (residential and community)
- Rural land use
- Public open space and community facilities (including State-funded community infrastructure such as schools, health facilities and police stations)
- Hazards (bushfire, flooding, cyclones etc)
- Aboriginal settlements.

## ECONOMY

The economy theme seeks to ensure that a local planning strategy facilitates trade, investment, innovation, employment and community betterment for a local government area.

Local planning strategies should plan for economic development at the local level by providing suitably zoned and serviced land for businesses, employment and wealth generating activities. This includes protection of agricultural land, facilitating opportunities for small business as well as avoiding land use conflicts by separating incompatible uses. A local planning strategy should also consider the need or otherwise of planning controls for the purposes of development control, avoiding land use conflict as well as outlining any future implementation arrangements through local planning instruments.

For areas outside of Perth, Peel and Greater Bunbury, particularly regional cities, it may be appropriate to identify an activity centre hierarchy, consistent with *State Planning Policy 4.2 Activity Centres*, in addition to the existing Settlement Hierarchy.

For large scale economic activities, it is acknowledged that these activities may provide economic prosperity beyond a local government area, and may even contribute to the broader State economy. For significant sites, local governments may wish to liaise with the relevant agency early in the process to discuss land use planning considerations and its relationship to economic activity.

Any economic contextual arrangements should be spatially identified in Part 2, while matters identified for change or investigation should be represented in Part 1 – Local Planning Strategy map.

The following planning issues/opportunities are suggested headings in which to discuss the relevant considerations of the economy theme:

- Activity Centres (retail, commercial and entertainment land use needs)
- Resource Management (agriculture, basic raw materials, mining, renewable energy)
- Airports and Ports
- Industry
- Tourism

## ENVIRONMENT

The environment theme seeks to ensure a local planning strategy conserves the State's natural assets through appropriately located and sustainable development.

Local planning strategies should look to protect and conserve natural resources, recognise regionally significant natural areas, with significant scientific, aesthetic and cultural values, ecological linkages and avoid facilitating development that may result in unacceptable environmental damage. Consideration should also be given to the suitability of land use and development within areas containing environmental values, and where appropriate consider the need, or otherwise, for interface arrangements and the use of buffers. Aspects of a local planning strategy that contemplate unacceptable environmental damage are unlikely to be supported.

Some of the key issues that may require consideration within this theme include regionally-significant vegetation, threatened and priority fauna habitat, wetlands, waterways, threatened and priority flora and ecological communities and coastal and hydrological processes. It may be appropriate in some instances for a local government to liaise with relevant environmental agencies as early in the process to discuss land use planning considerations and its relationship to protection and conservation of the environment.

Any environmental contextual arrangements should be spatially identified in Part 2, while matters identified for change or investigation should be represented in Part 1 – Local Planning Strategy map.

The following planning issues/opportunities are suggested headings in which to discuss the relevant considerations of the environment theme:

- Natural Areas
- Water Resources
- Coastal Protection
- Basic Raw Materials

## INFRASTRUCTURE

The infrastructure theme seeks to ensure that local planning strategies demonstrate that infrastructure supports development and responds to State, regional and local strategic infrastructure planning.

As this theme promotes the delivery of infrastructure in a coordinated manner by both public and private agencies, it is crucial that local governments liaise with the relevant service provider or agency responsible for the relevant infrastructure at the local planning strategy stage to ensure the close integration of land use planning and servicing. An understanding of issues and opportunities, including a consideration of capacity, should be identified spatially. Contextual arrangements should be spatially identified in Part 2, while matters identified for change or investigation should be represented in Part 1 – Local Planning Strategy map.

Local planning strategies should look to avoid development where land is not well-serviced or if servicing is difficult to provide and this should equally apply to both infill and greenfield development. The identification of infrastructure upgrades and proposals should be confined to problem definition and discussion of project responsibility and funding considerations. The inclusion of aspirational infrastructure proposals which identify solutions that aren't being seriously entertained by the relevant stakeholders are unlikely to be supported.

Local planning strategies should also consider the protection of key infrastructure, existing and future strategic sites, such as airports, ports, major servicing infrastructure, road and rail corridors and determine the need or otherwise of planning controls for the purposes of development control and avoiding land use conflict, consistent with the requirements outlined in the State planning framework.

The following planning issues/opportunities are suggested headings in which to discuss the relevant considerations of the Infrastructure theme:

- Transport network (people movement and freight movement)
- Airports and Ports (and supporting strategic land uses)
- Telecommunications
- Servicing (gas, water (potable and non-potable), sewerage and power)
- Other relevant infrastructure considerations (Coastal, Tourism, Agricultural as needed)

## USEFUL INFORMATION

The following list contains various links that may assist local governments in the preparation of a local planning strategy. Please note, this list is not intended to be exhaustive and links may be subject to change without notice.

[List of State Government agencies](#)

[Regional Development Commissions](#)

[Land and Employment Surveys](#)

[Department of Planning, Lands and Heritage PlanWA interactive map](#)

[WA Tomorrow](#)

[ABS data](#)

[Regional land supply assessments](#)

[Land capacity analyse for local governments in the Mid West, and Goldfields-Esperance regions](#)

[State Lot Activity](#)

[Heritage Places Search](#)

[Map of Bushfire Prone Areas](#)

[Department of Mines, Industry, Regulation and Safety Datasets](#)

[Perth Airports Aircraft Noise Portal](#)

[Aboriginal Heritage Inquiry System](#)

[National Native Title Tribunal Spatial Datasets](#)

[Main Roads Road Information Mapping System](#)

[Department of Transport WA Bicycle Network Plan](#)

[Western Power Network Mapping Tool](#)

[State Underground Power Program](#)

[Mobile Black Spot Program](#)

[National Broadband Network](#)

[Flood mapping](#)

[Water register](#)

[Public Drinking Water Source Areas mapping tool](#)

[Public Open Space](#)

[Better urban forest planning - Perth and Peel](#)

[Small Business Friendly Local Governments \(SBFLG\) initiative](#)

## APPENDIX 4 – OVERVIEW OF STATE AND REGIONAL PLANNING FRAMEWORK

To facilitate a consistent approach to how State Planning Policies (SPP), position statements and regional and subregional strategies and other relevant state or regional strategies, plans and policies are described and included in local planning strategies, a standard overview of each is provided below for inclusion in tables 6, 7, 9 and 10 of the local planning strategy template (appendix 1).

It is intended that the overview of the State and regional planning framework contained within this appendix will be regularly updated to reflect any changes to the State and regional planning framework. To ensure the most contemporary version of this appendix is utilised you should use the latest online version of this appendix.

### STATE PLANNING POLICIES

<i>State Planning Policy</i>	<i>Policy Overview</i>
<b><i>State Planning Policy 1 – State Planning Framework (SPP 1.0) (November 2017)</i></b>	<p>SPP 1.0 restates and expands on the key principles of the <i>State Planning Strategy</i> in planning for sustainable lands use and development. It brings together existing State and regional policies, strategies and guidelines within a central State Planning Framework, which provides a context for decision making on land use and development in Western Australia.</p> <p>The Framework informs the Western Australian Planning Commission (WAPC), local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, in order to ensure integrated decision-making across all spheres of planning.</p> <p>The Framework identifies relevant policies and strategies used by the WAPC in making decisions and may be amended from time to time. The framework is the overarching SPP. Additional SPPs set out the WAPC's policy position in relation to aspects of the State Planning Strategy principles.</p>
<b><i>State Planning Policy 2.0 – Environment and Natural Resources Policy (SPP 2.0) (June 2003)</i></b>	<p>SPP 2.0 is a broad sector policy and provides guidance for the protection, management, conservation and enhancement of the natural environment. The policy promotes responsible planning by integrating environment and natural resource management with broader land use planning and decision-making.</p> <p>SPP 2.0 outlines general measures for matters such as water, air quality, soil and land quality, biodiversity, agricultural land and rangelands, basic raw materials, marine resources, landscapes and energy efficiency. These general measures should be considered in conjunction with environmentally-based, issue-specific State planning policies which supplement SPP 2.0.</p>
<b><i>State Planning Policy 2.1 – The Peel-Harvey Coastal Plain Catchment (SPP 2.1) (February 1992)</i></b>	<p>SPP 2.1 ensures that land use changes within the Peel-Harvey Estuarine System are controlled to avoid and minimise environmental damage, while balancing economic viability of the primary sector. The policy aims to improve the social, economic, ecological, aesthetic and recreational potential of the catchment.</p> <p>SPP 2.1 outlines policy provisions relative to rezoning proposals, various land use based requirements, including subdivision requirements and retention of vegetation.</p>

<b>State Planning Policy</b>	<b>Policy Overview</b>
<p><b>State Planning Policy 2.2 – Gnangara Groundwater Protection (SPP 2.2) (August 2005)</b></p>	<p>SPP 2.2 aims to ensure that all land use changes within the Gnangara, Wanneroo and Mirrabooka underground water pollution control areas are compatible with the long-term protection and management of groundwater quality and quantity for public drinking water supply.</p> <p>SPP 2.2 provides land use compatibility guidelines that is to be given due regard in the assessment of proposals that have the potential to affect the quality and quantity of public drinking water supply areas. SPP 2.2 also provides guidance for preparation of local planning schemes relative to zoning maps as well as subdivision requirements.</p>
<p><b>State Planning Policy 2.3 – Jandakot Groundwater Protection (SPP 2.3) (June 2017)</b></p>	<p>This policy aims to protect the Jandakot Groundwater Protection area from development and land uses that may have a detrimental impact on the water resource.</p> <p>SPP 2.3 is predicated on priority areas and the principles of risk avoidance, risk minimisation and risk management. The priority areas include Priority 1 areas (prevent risks), Priority 2 areas (minimise risks) and Priority 3 areas (manage risks).</p> <p>SPP 2.3 includes policy measures relating to land use permissibility and zoning based on the priority areas identified. These are considered within the context of planning processes including strategic planning and Metropolitan Region Scheme amendments, new or amendments to local planning schemes, structure plans and subdivision and development proposals, where located within the protection area. Minimum lot size requirements are also stipulated for subdivision proposals.</p>
<p><b>State Planning Policy 2.4 – Planning for Basic Raw Materials (SPP 2.4) (July 2021)</b></p>	<p>SPP 2.4 seeks to ensure basic raw materials (BRM) and extractive industries matters are considered during planning and development decision-making, to facilitate the responsible extraction and use of the State’s BRM resources. The policy establishes objectives relating to recognising the importance of BRM early in the planning process; protecting BRM through avoiding encroachment from incompatible land uses; efficient use of BRM; identifying BRM extraction opportunities through sequential land use and ensuring BRM extraction avoids, minimises or mitigates impacts on the community and the environment.</p>
<p><b>State Planning Policy 2.5 – Rural Planning (SPP 2.5) (December 2016)</b></p>	<p>SPP 2.5 applies to rural land and rural land uses as well as land that may be impacted by rural land uses. SPP 2.5 seeks to protect and preserve Western Australia’s rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. SPP 2.5 includes policy measures aimed at protecting rural land while encouraging a diversity of compatible rural land uses.</p>
<p><b>State Planning Policy 2.6 – State Coastal Planning (SPP2.6) (July 2013)</b></p>	<p>SPP 2.6 provides for the long-term sustainability of Western Australia’s coast and is relevant to those local governments that contain coastal areas. The purpose of the policy is to provide guidance for decision-making within the coastal zone including managing development and land use change, establishment of foreshore reserves and protecting, conserving and enhancing coastal values.</p> <p>SPP 2.6 outlines criteria for the consideration of development and settlement arrangements, including building height limits within local planning frameworks and management of water resources. It further acknowledges the importance of coastal planning strategies, coastal hazard risk management approaches, coastal foreshore reserves and community participation in coastal planning.</p>

<b>State Planning Policy</b>	<b>Policy Overview</b>
<b>State Planning Policy 2.7 – Public Drinking Water Source (SPP 2.7) (June 2003)</b>	<p>The purpose of SPP 2.7 is to inform decision-makers of those aspects of state planning policy concerning the protection of Public Drinking Water Supply Areas throughout the State.</p> <p>It is intended that this be implemented through the preparation of strategic plans, regional and local planning schemes, conservation and management strategies, and other relevant plans or guidelines, as well as through decision-making on subdivision and development applications.</p>
<b>State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region (SPP 2.8) (June 2010)</b>	<p>SPP 2.8 seeks to provide a policy and implementation framework that will ensure bushland protection and management issues in the Perth Metropolitan Region are appropriately addressed and integrated with broader land use planning and decision-making. The primary purpose of the policy is to secure the long-term protection of biodiversity and associated environmental value sites, being Bush Forever areas.</p> <p>The policy recognises the protection and management of significant bushland areas as a fundamental consideration in the planning process, while also seeking to integrate and balance wider environmental, social and economic considerations.</p> <p>The policy supports the preparation of local bushland protection strategies to enable the identification of locally significant bushland sites for protection and management outside Bush Forever areas.</p>
<b>Draft State Planning Policy 2.9 – Planning for Water (SPP2.9) (August 2021)</b>	<p>SPP 2.9 seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes. The policy establishes objectives relating to improving environmental, social, cultural and economic values of water resources; protecting public health through appropriate water supply and waste water infrastructure; sustainable use of water resources and managing the risk of flooding and water related impacts of climate change on people, property and infrastructure.</p>
<b>State Planning Policy 2.10 – Swan-Canning River System (SPP 2.10) (December 2006)</b>	<p>SPP 2.10 provides a framework for consistent and integrated decision-making in relation to planning proposals over the Swan and Canning river and its foreshore to ensure activities land use and development maintains and enhances the health, amenity and landscape values of the river, including its recreational and scenic values.</p> <p>SPP 2.10 sets out overarching guiding principles for the entire river together with precinct based performance criteria and objectives to be achieved for certain parts of the river as defined in the policy. The guiding principles include social benefits, environmental values, cultural and natural heritage and design and development, such as securing public access to the river, maintaining a sense of place, protecting the natural environment, conservation of cultural and natural heritage elements of the river and its setting and promoting sensitive design and built form.</p>
<b>State Planning Policy 3.0 – Urban Growth and Settlement (SPP 3.0) (May 2006)</b>	<p>SPP 3.0 is a broad sector policy that sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. The purpose of the policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy for accommodating growth and change.</p> <p>SPP 3.0 outlines general measures to create sustainable communities, plan liveable neighbourhoods, coordinate services and infrastructure, manage rural-residential growth and plan for aboriginal communities. These general measures should be considered in conjunction with issue-specific urban growth and settlement state planning policies which supplement SPP 3.0.</p>

<b>State Planning Policy</b>	<b>Policy Overview</b>
<b>State Planning Policy 3.2 – Aboriginal Settlements (SPP 3.2) (May 2011)</b>	<p>SPP 3.2 applies to the planning and development of Aboriginal settlements throughout Western Australia. The purpose of the policy is to provide for the recognition of Aboriginal settlements through local planning schemes and strategies and to collaboratively plan for the orderly and coordinated development of Aboriginal settlements.</p> <p>SPP 3.2 acknowledges that Aboriginal settlements are often remote from service and economic centres and have developed without formal town planning or the coordinated provision of essential services. Aboriginal settlements may range from seasonal camps to small towns and include areas within gazetted towns that have certain characteristics but does not apply to mining camps, tourism sites, or working pastoral settlements.</p> <p>The policy sets out the arrangements for the preparation, consultation and endorsement of Layout Plans and emphasises the need for all Aboriginal settlements to have a WAPC-endorsed Layout Plan.</p>
<b>State Planning Policy 3.4 – Natural Hazards and Disasters (SPP 3.4) (April 2006)</b>	<p>SPP 3.4 encourages local governments to adopt a systemic approach to the consideration of natural hazards and disasters. The objectives of this policy are to include planning for natural disasters as a fundamental element in the preparation of planning documents, and through these planning documents, minimise the adverse impacts of natural disasters on communities, the economy and the environment.</p> <p>SPP 3.4 sets out considerations for decision makers in relation to hazards including flood, bush fire, landslides, earthquakes, cyclones and storm surges. Consideration of these hazards should be undertaken in conjunction with issue-specific state planning policies which supplement SPP 3.4.</p>
<b>State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) (May 2007)</b>	<p>SPP 3.5 sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. The policy seeks to conserve places and areas of historic heritage significance and to ensure development does not adversely affect the significance of heritage places and areas.</p> <p>SPP 3.5 primarily relates to historic cultural heritage noting that aboriginal heritage and natural heritage are protected by other legislative instruments. Historic cultural heritage includes heritage areas, buildings and structures, historic cemeteries and gardens, man-made landscapes and historic or archaeological sites with or without built features.</p> <p>The policy contains development control principles and considerations for decision-makers for where development is proposed within a heritage place and heritage area. The policy also states that care should be taken by decision-makers to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.</p>
<b>State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6) (April 2021)</b>	<p>SPP 3.6 sets set out the principles and requirements that apply to the establishment and collection of infrastructure contributions in new and established areas. The policy establishes objectives to coordinate the efficient and effective delivery of infrastructure to support population growth and development; provide clarity on the acceptable methods of collecting and coordinating contributions for infrastructure and provide the framework for a transparent, equitable, and accountable system for apportioning, collecting and spending contributions.</p>



<b>State Planning Policy</b>	<b>Policy Overview</b>
<p><b>State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) (December 2015)</b></p>	<p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.</p>
<p><b>Draft State Planning Policy 4.1 – Industrial Interface (SPP 4.1) (November 2017)</b></p>	<p>Draft SPP 4.1 guides planning decisions with the aim of protecting the long-term future operation of industry and infrastructure facilities, by avoiding encroachment from sensitive land uses and potential land use conflicts. The policy encourages the use of statutory buffers; facilitating industrial land uses with offsite impacts within specific zones and compatible interface between strategic/general industry zones and sensitive zones.</p> <p>Draft SPP 4.1 supports land use conflict being addressed as early as possible in the planning process. It is also expected that land use conflict will be subsequently considered at each stage of the planning framework, increasing in detail at each level.</p> <p>The policy recognises the overlap of various environmental, health and safety regulations and guidelines and outlines considerations for decision-makers in this regard.</p>
<p><b>State Planning Policy 4.2 – Activity Centres (SPP 4.2) (GAZETTAL March 2023)</b></p>	<p>SPP 4.2 and its Implementation Guidelines applies to the preparation and assessment of planning instruments and certain subdivision and development applications that relate to activity centres within the Metropolitan (Perth), Peel and Greater Bunbury Region Scheme areas. Where appropriate, SPP 4.2 may also apply outside of these region scheme areas at the discretion of the WAPC.</p> <p>SPP4.2 seeks to locate people and the employment, goods and services they need close to each other within activity centres. SPP 4.2 seeks to provide for a consistent approach for the planning and development of a network of multi-functional activity centres of various levels within a hierarchy in order to meet community needs, provide economic, social and environmental benefits and enable the distribution of a broad range of jobs, goods and services. SPP 4.2 seeks to provide for a diversity of land uses within activity centres including retail, commercial, food and hospitality, medium and high density housing, entertainment, tourism, civic/community, higher education and medical services. The precise land use mix should be informed by a range of factors including the need to provide for employment opportunities.</p> <p>SPP 4.2 identifies that a needs analysis should be prepared as part of the background analysis step of preparing a local planning strategy. The analysis (Needs Assessment) provides an information base to support decision making by including an assessment of projected activity centre land use needs of communities in a local government area and its surrounds.</p> <p>SPP 4.2 requires the preparation of precinct structure plans for strategic, specialised, secondary and district centres, although in limited circumstances this may not be required. Neighbourhood and local activity centres may require either a precinct structure plan or local development plan, at the discretion of the decision-maker. This requirement or otherwise should be outlined in the local planning strategy in order to provide certainty.</p>

State Planning Policy	Policy Overview
<p><b>State Planning Policy 5.1 – Land Use Planning in the Vicinity of Perth Airport (SPP 5.1) (July 2015)</b></p>	<p>SPP 5.1 applies to land within the Cities of Canning, Gosnells, Kalamunda, Belmont, Swan and Mundaring, that is in the vicinity of Perth Airport, which is, or may be in the future affected by aircraft noise. This policy provides guidance in respect to determining appropriate zoning, residential density, development and subdivision outcomes for land located within a specified range of noise exposure levels as determined by Air Services Australia.</p> <p>Considerations for decision-makers include protecting Perth Airport from unreasonable encroachment by incompatible development and to minimise the impact of airport operations on existing and future communities.</p>
<p><b>State Planning Policy 5.2 – Telecommunications Infrastructure (SPP 5.2) (September 2015)</b></p>	<p>SPP 5.2 recognises telecommunications infrastructure as an essential service and aims to balance the need for this infrastructure and the community interest in protecting the visual character of local areas. The policy aims to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure and sets out specific exemptions for where the policy requirements do not apply.</p> <p>Decision-makers should ensure that telecommunications infrastructure services are located where it will facilitate continuous network coverage and/or improved telecommunications services to the community whilst not comprising environmental, cultural heritage, social and visual landscape values.</p>
<p><b>State Planning Policy 5.3 – Land Use Planning in the Vicinity of Jandakot Airport (SPP 5.3) (January 2017)</b></p>	<p>SPP 5.3 applies to land within the Cities of Melville, Cockburn and Canning, in the vicinity of Jandakot Airport, which is, or may be in the future be affected by aircraft noise. This policy provides guidance in respect of determining appropriate zoning, residential density, development and subdivision outcomes for land located within a specified range of noise exposure levels as determined by Air Services Australia.</p> <p>Considerations for decision-makers include protecting Jandakot Airport from unreasonable encroachment by incompatible development and to minimise the impact of airport operations on existing and future communities.</p>
<p><b>State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4) (September 2019)</b></p>	<p>SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations.</p> <p>This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed or where works propose an increase in rail capacity resulting in increased noise. The policy also sets out specific exemptions for where the policy requirements do not apply.</p> <p>SPP 5.4 supports noise impacts being addressed as early as possible in the planning process to avoid land use conflict and achieve better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors.</p> <p>SPP 5.2 is supplemented by the <i>Road and Rail Noise Guidelines</i>.</p>
<p><b>State Planning Policy 6.1 – Leeuwin-Naturaliste Ridge (SPP 6.1) (January 2003)</b></p>	<p>SPP 6.1 is a regional based policy, relevant to the City of Busselton and Shire of Augusta-Margaret River. The policy promotes the sustainable development, conservation and land resource management of the Leeuwin-Naturaliste Ridge. It seeks to provide assistance to those managing land use change, enable greater consistency between local governments, give clear regional-level advice to proponents of development, and provide a reference to guide development and conservation by improving the information available to the community.</p> <p>Policy objectives include conserving and enhancing landscape elements, respecting and conserving heritage and environmental values, protecting agricultural land and catering for population growth.</p> <p>The policy sets out detailed considerations for decision-makers with respect to settlement, nature conservation, landscape, agriculture, tourism, cultural heritage and resources. All land use and development within the policy area must be consistent with the policy.</p>

<b>State Planning Policy</b>	<b>Policy Overview</b>
<p><b>State Planning Policy 6.3 – Ningaloo Coast (SPP 6.3) (August 2004)</b></p>	<p>SPP 6.3 is a regional based policy relevant to the Shires of Carnarvon, Exmouth and Ashburton. The policy seeks to provide stakeholders with clear guidance regarding acceptable and sustainable development within the Ningaloo Coast policy area. The objectives of the policy include maintaining the Ningaloo coast as an all-seasons recreation and nature-based tourism destination; preserving and protecting the natural environment and consolidating future development within the towns of Carnarvon and Exmouth.</p> <p>The policy recognises the environmental significance of the Ningaloo Coast policy area and outlines a number of guiding principles along with criteria for decision-makers to consider when determining applications.</p>
<p><b>State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0) (May 2019)</b></p>	<p>SPP 7.0 is a broad sector policy relevant to all local governments. The policy sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system. It is intended to apply to activity precinct plans, structure plans, local development plans, subdivision, development and public works.</p> <p>The policy contains 10 design principles which set out specific considerations for decision-makers when considering the above proposals. These include, context and character, landscape quality, built form and scale, functionality and build quality, sustainability; amenity, legibility, safety, community and aesthetics. The policy also encourages early and on-going discussion of design quality matters and the use of design review.</p> <p>These principles should be considered in conjunction with the range of supporting State Planning Policies that provide design quality guidance for specific types of planning and development proposals.</p>
<p><b>State Planning Policy 7.2 – Precinct Design (SPP 7.2) (February 2021)</b></p>	<p>SPP 7.2 provides guidance for precinct planning with the intent of achieving good planning and design outcomes for precincts within Western Australia. The policy recognises that there is a need to plan for a broader range of precinct-based contexts and conditions to achieve a balance between greenfield and infill development. Objectives of the policy include ensuring that precinct planning and design processes deliver good-quality built environment outcomes that provide social, economic and environmental benefit to those who use them.</p> <p>Precinct types include activity centres, station precincts, urban corridors, residential infill and heritage precincts. These areas are recognised as requiring a high-level of planning and design focus in accordance with a series of precinct outcome considerations as outlined in the policy. The policy also encourages the use of design review.</p>
<p><b>State Planning Policy 7.3 – Residential Design Codes Volumes 1 (July 2021) and 2 (May 2019) (SPP 7.3)</b></p>	<p>SPP 7.3 – Residential Design Codes Volume 1 and 2 provides the basis for the control of residential development throughout Western Australia for single houses, grouped dwellings and multiple dwellings. The purpose of the policy is to address emerging design trends, promote sustainability, improve clarity and highlight assessment pathways to facilitate better outcomes for residents. They are also used for the assessment of residential subdivision proposals.</p> <p>The policy outlines various objectives for residential development, planning governance and development process and sets out information and consultation requirements for development proposals. The policy also makes provision for aspects of specified design elements to be varied through the local planning framework.</p>

## REGIONAL PLANNING INSTRUMENTS

Region	Regional Planning Instrument	Relevant Local Governments	Regional Planning Instrument Overview
<b>Regional Planning Schemes</b>			
Perth and Peel	Metropolitan Region Scheme	<ul style="list-style-type: none"> <li>Perth metropolitan local governments</li> </ul>	The <i>Metropolitan Region Scheme</i> (MRS) outlines objectives for regional development and provides a statutory mechanism to assist strategic planning, by setting out broad land-use zones, setting aside areas for regional open space, protection of environmental values and other regional infrastructure purposes, and assisting in coordinating the provision of major infrastructure. Local government planning (including local planning schemes) is required to be consistent with the broad land uses under the MRS.
	Peel Region Scheme	<ul style="list-style-type: none"> <li>City of Mandurah</li> <li>Shire of Murray</li> <li>Shire of Waroona</li> </ul>	The <i>Peel Region Scheme</i> (PRS) outlines objectives for regional development and provides a statutory mechanism to assist strategic planning, by setting out broad land-use zones, setting aside areas for regional open space, protection of environmental values and other regional infrastructure purposes, and assisting in coordinating the provision of major infrastructure. Local government planning (including local planning schemes) is required to be consistent with the broad land uses under the PRS.
South West	Greater Bunbury Region Scheme	<ul style="list-style-type: none"> <li>City of Bunbury</li> <li>Shire of Harvey</li> <li>Shire of Dardanup</li> <li>Shire of Capel</li> </ul>	The <i>Greater Bunbury Region Scheme</i> (GBRS) outlines objectives for regional development and provides a statutory mechanism to assist strategic planning, by setting out broad land-use zones, setting aside areas for regional open space, protection of environmental values and other regional infrastructure purposes, and assisting in coordinating the provision of major infrastructure. Local government planning (including local planning schemes) is required to be consistent with the broad land uses under the GBRS.
<b>Regional Planning Strategies</b>			
Perth and Peel	Perth and Peel @ 3.5 Million (March 2018)	<ul style="list-style-type: none"> <li>Perth metropolitan Local Governments</li> <li>City of Mandurah</li> <li>Shire of Murray</li> <li>Shire of Waroona</li> </ul>	<p>The <i>Perth and Peel@3.5million</i> suite of strategic land use and infrastructure plans, including four Sub-regional Planning Frameworks (north-west, north-east, central and south metropolitan peel), seek to guide the future growth of the Perth and Peel regions as a compact, consolidated and connected city that can accommodate a population of 3.5 million by 2050.</p> <p>The four <i>Perth and Peel@3.5million</i> frameworks seek to balance the social, economic and environmental factors that underpin new communities and sustain existing ones through clear land use and infrastructure guidance.</p>

<b>Region</b>	<b>Regional Planning Instrument</b>	<b>Relevant Local Governments</b>	<b>Regional Planning Instrument Overview</b>
Kimberley	Kimberley Regional Planning and Infrastructure Framework (December 2015)	<ul style="list-style-type: none"> <li>• Shire of Broome</li> <li>• Shire of Derby-West Kimberley</li> <li>• Shire of Wyndham-East Kimberley</li> <li>• Shire of Halls Creek</li> </ul>	<p>The <i>Kimberley Regional Planning and Infrastructure Framework</i> provides guidance on land use, land supply, land development, environmental protection, infrastructure and priorities for the delivery of physical and social infrastructure for the Kimberley region.</p> <p>The framework informs the decisions of the WAPC by establishing the regional context for the preparation of sub-regional and local planning strategies and outlines the WAPC's position on planning for population growth, agriculture, cultural heritage, remnant vegetation and mineral prospectively for the Kimberley region.</p>
Pilbara	Pilbara Regional Planning and Infrastructure Framework (January 2012)	<ul style="list-style-type: none"> <li>• Shire of Ashburton</li> <li>• Shire of East Pilbara</li> <li>• Town of Port Hedland</li> <li>• City of Karratha</li> </ul>	<p>The <i>Pilbara Regional Planning and Infrastructure Framework</i> provides strategic direction for the future development of the Pilbara region. The framework provides data on future population distribution and projections and identifies strategies to aid the local governments in addressing population growth, transport, infrastructure, tourism, economic growth and environmental issues.</p> <p>The framework provides guidance and sets out principles to enhance the character and environment of the region. This includes broad planning direction which will assist in the preparation of local planning schemes and strategies.</p>
Gascoyne	Gascoyne Regional Planning and Infrastructure Framework (February 2015)	<ul style="list-style-type: none"> <li>• Shire of Exmouth</li> <li>• Shire of Carnarvon</li> <li>• Shire of Upper Gascoyne</li> <li>• Shire of Shark Bay</li> </ul>	<p>The <i>Gascoyne Regional Planning and Infrastructure Framework</i> informs the decisions of the WAPC by establishing the regional context for land-use planning in the Gascoyne through an overview of the major regional economic, social, cultural and environmental issues and their associated opportunities.</p> <p>It identifies the priority actions required to enable comprehensive regional planning and the priority regional infrastructure projects to facilitate economic and population growth.</p>

Region	Regional Planning Instrument	Relevant Local Governments	Regional Planning Instrument Overview
Mid-West	Mid-West Regional Planning and Infrastructure Framework (February 2015)	<ul style="list-style-type: none"> <li>• Shire of Meekatharra</li> <li>• Shire of Wiluna</li> <li>• Shire of Sandstone</li> <li>• Shire of Cue</li> <li>• Shire of Murchison</li> <li>• Shire of Mount magnet</li> <li>• Shire of Yalgoo</li> <li>• Shire of Perenjori</li> <li>• Shire of Northampton</li> <li>• Shire of Chapman Valley</li> <li>• City of Greater Geraldton</li> <li>• Shire of Irwin</li> <li>• Shire of Mingenew</li> <li>• Shire of Morawa</li> <li>• Shire of Three Springs</li> <li>• Shire of Carnamah</li> <li>• Shire of Coorow</li> </ul>	<p>The <i>Mid-West Regional Planning and Infrastructure Framework</i> provides guidance on land use, land supply, land development, environmental protection, infrastructure and priorities for the delivery of physical and social infrastructure for the Mid-West region.</p> <p>The framework informs the decisions of the WAPC by establishing the regional context for the preparation of sub-regional and local planning strategies and outlines the WAPC’s position on planning for population growth, transport, agriculture, conservation estate, remnant vegetation, mineral prospectively, and significant basic raw materials for the Mid-West.</p>
Goldfields-Esperance	Goldfields-Esperance Regional Planning and Infrastructure Framework (June 2015)	<ul style="list-style-type: none"> <li>• Shire of Ngaanyatjarraku</li> <li>• Shire of Laverton</li> <li>• Shire of Leonora</li> <li>• Shire of Menzies</li> <li>• City of Kalgoorlie-Boulder</li> <li>• Shire of Coolgardie</li> <li>• Shire of Dundas</li> <li>• Shire of Esperance</li> <li>• Shire of Ravensthorpe</li> </ul>	<p>The <i>Goldfields-Esperance Regional Planning and Infrastructure Framework</i> provides guidance on land use, land supply, land development, environmental protection, infrastructure and priorities for the delivery of physical and social infrastructure for the Goldfields-Esperance region.</p> <p>The framework informs the decisions of the WAPC by establishing the regional context for the preparation of sub-regional and local planning strategies and outlines the WAPC’s position on planning for population growth, transport, agriculture, remnant vegetation, coastal conservation, mineral prospectively, and significant basic raw materials for the Goldfields-Esperance region.</p>
Wheatbelt	Wheatbelt Regional Planning and Infrastructure Framework (December 2015)	<ul style="list-style-type: none"> <li>• 43 Wheatbelt local governments</li> </ul>	<p>The <i>Wheatbelt Regional Planning and Infrastructure Framework</i> provides guidance on land use, land supply, land development, environmental protection, infrastructure and priorities for the delivery of physical and social infrastructure for the Wheatbelt region.</p> <p>The framework informs the decisions of the WAPC by establishing the regional context for the preparation of sub-regional and local planning strategies and outlines the WAPC’s position on planning for population growth, transport, agriculture, conservation estate, remnant vegetation, mineral prospectively, and significant basic raw materials for the Wheatbelt.</p>

<b>Region</b>	<b>Regional Planning Instrument</b>	<b>Relevant Local Governments</b>	<b>Regional Planning Instrument Overview</b>
South West	South West Regional Planning and Infrastructure Framework (December 2015)	<ul style="list-style-type: none"> <li>• City of Bunbury</li> <li>• City of Busselton</li> <li>• Shire of Augusta-Margaret River</li> <li>• Shire of Boyup Brook</li> <li>• Shire of Bridgetown-Greenbushes</li> <li>• Shire of Capel</li> <li>• Shire of Collie</li> <li>• Shire of Dardanup</li> <li>• Shire of Donnybrook-Balingup</li> <li>• Shire of Harvey</li> <li>• Shire of Manjimup</li> <li>• Shire of Nannup</li> </ul>	<p>The <i>South West Regional Planning and Infrastructure Framework</i> is a guidance document for local governments which outlines the WAPC's position on planning for population growth, transport, agriculture, community infrastructure, climate change and major infrastructure requirements for the South West region.</p> <p>It provides an overview of the regions scale and distribution of population growth and provides strategies and guidance to deal with planning issues such as economic growth, transport, environmental issues and agriculture.</p>
Great Southern	Great Southern Regional Planning and Infrastructure Framework (December 2015)	<ul style="list-style-type: none"> <li>• Shire of Albany</li> <li>• Shire of Plantagenet</li> <li>• Shire of Katanning</li> <li>• Shire of Cranbrook</li> <li>• Shire of Denmark</li> </ul>	<p>The <i>Great Southern Regional Planning and Infrastructure Framework</i> provides guidance on land use, land supply, land development, environmental protection, infrastructure and priorities for the delivery of physical and social infrastructure for the Great Southern region.</p> <p>The framework informs the decisions of the WAPC by establishing the regional context for the preparation of sub-regional and local planning strategies and outlines the WAPC's position on planning for population growth, transport, agriculture, conservation estate, remnant vegetation and tourism for the Great Southern.</p>

Region	Regional Planning Instrument	Relevant Local Governments	Regional Planning Instrument Overview
<b>Sub-regional Planning Strategies</b>			
Perth and Peel	Central Sub-regional Planning Framework (March 2018)	<ul style="list-style-type: none"> <li>• Town of Bassendean</li> <li>• City of Bayswater</li> <li>• City of Belmont</li> <li>• Town of Cambridge</li> <li>• City of Canning</li> <li>• Town of Claremont</li> <li>• Town of Cottesloe</li> <li>• Town of East Fremantle</li> <li>• City of Fremantle</li> <li>• City of Melville</li> <li>• Town of Mosman Park</li> <li>• City of Nedlands</li> <li>• Shire of Peppermint Grove</li> <li>• City of Perth</li> <li>• City of South Perth</li> <li>• City of Stirling</li> <li>• City of Subiaco</li> <li>• Town of Victoria Park</li> <li>• City of Vincent</li> </ul>	<p>The <i>Central Sub-regional Planning Framework</i> (Framework) provides high level guidance for the growth of the Central sub-region of the Perth Metropolitan Area, and forms part of the <i>Perth and Peel@3.5 Million</i> suite of strategic land use and infrastructure plans.</p> <p>The Central Framework provides high-level guidance regarding where new homes and jobs will be located, how to make best use of existing and proposed infrastructure and how best to protect the natural environment to allow sustainable growth within the Central sub-region.</p>
	North-West Sub-regional Planning Framework (March 2018)	<ul style="list-style-type: none"> <li>• City of Joondalup</li> <li>• City of Wanneroo</li> </ul>	<p>The <i>North-West Sub-regional Planning Framework</i> (Framework) provides high level guidance for the growth of the North-West sub-region of the Perth Metropolitan Area, and forms part of the <i>Perth and Peel@3.5 Million</i> suite of strategic land use and infrastructure plans.</p> <p>The North-West Framework provides high-level guidance regarding where new homes and jobs will be located, how to make best use of existing and proposed infrastructure and how best to protect the natural environment to allow sustainable growth within the North-West sub-region.</p>
	North-East Sub-regional Planning Framework (March 2018)	<ul style="list-style-type: none"> <li>• City of Kalamunda</li> <li>• Shire of Mundaring</li> <li>• City of Swan</li> </ul>	<p>The <i>North-East Sub-regional Planning Framework</i> (Framework) provides high level guidance for the growth of the North-East sub-region of the Perth Metropolitan Area, and forms part of the <i>Perth and Peel@3.5 Million</i> suite of strategic land use and infrastructure plans.</p> <p>The North-East Framework provides high-level guidance regarding where new homes and jobs will be located, how to make best use of existing and proposed infrastructure and how best to protect the natural environment to allow sustainable growth within the North-East sub-region.</p>



Region	Regional Planning Instrument	Relevant Local Governments	Regional Planning Instrument Overview
	Southern Metropolitan Peel Sub-regional Planning Framework (March 2018)	<ul style="list-style-type: none"> <li>• City of Armadale</li> <li>• City of Cockburn</li> <li>• City of Gosnells</li> <li>• City of Kwinana</li> <li>• City of Mandurah</li> <li>• Shire of Murray</li> <li>• City of Rockingham</li> <li>• Shire of Serpentine-Jarrahdale</li> <li>• Shire of Waroona</li> </ul>	<p>The <i>Southern Metropolitan Peel Sub-regional Planning Framework</i> (Framework) provides high level guidance for the growth of the Southern Metropolitan Peel sub-region of the Perth Metropolitan Area, and forms part of the <i>Perth and Peel@3.5 Million</i> suite of strategic land use and infrastructure plans.</p> <p>The Southern Metropolitan Peel Framework provides high-level guidance regarding where new homes and jobs will be located, how to make best use of existing and proposed infrastructure and how best to protect the natural environment to allow sustainable growth within the Southern Metropolitan Peel sub-region.</p>
Kimberley	Dampier Peninsula Planning Strategy (2015)	<ul style="list-style-type: none"> <li>• Shire of Broome</li> <li>• Shire of Derby-West Kimberley</li> </ul>	<p><i>Dampier Peninsula Planning Strategy</i> provides a sustainable planning framework for the guiding decisions of the local government to assist socially, economic and environmentally beneficial outcomes.</p> <p>The strategy provides strategic vision and a contextual analysis for the planning of future resources including economic development, population growth and cultural heritage. The strategy reflects the importance of valued stakeholders such as native title holders and traditional owners, ensuring long term strategic planning will include the vision and voice of these stakeholders.</p>
Gascoyne	Ningaloo Coast Regional Strategy Carnarvon to Exmouth (2004) and Draft Future Directions for the Ningaloo Coast Regional Strategy Carnarvon to Exmouth (2019)	<ul style="list-style-type: none"> <li>• Shire of Exmouth</li> <li>• Shire of Carnarvon</li> </ul>	<p>The <i>Ningaloo Coast Regional Strategy</i> was prepared as a 30-year strategic land-use plan that sets the framework of planning for sustainable tourism and land use on the Ningaloo coast.</p> <p>It includes a regional land-use plan; coastal tourism framework; planning and environmental guidelines for sustainable tourism on the Ningaloo coast; and structure plans for key settlements.</p>
	Shark Bay Regional Strategy (1997) and Draft Future Directions for the Shark Bay Regional Strategy (2019)	<ul style="list-style-type: none"> <li>• Shire of Shark Bay</li> <li>• Shire of Carnarvon</li> </ul>	<p>This <i>Shark Bay Regional Strategy</i> provides guidance for land, water and resource use and management of the Shark Bay World Heritage property. The strategy enables the continued management and planning within both the state and local government to ensure the world heritage site is protected and enhanced.</p>

<b>Region</b>	<b>Regional Planning Instrument</b>	<b>Relevant Local Governments</b>	<b>Regional Planning Instrument Overview</b>
	Gascoyne Coast sub-regional planning strategy (2018)	<ul style="list-style-type: none"> <li>• Shire of Exmouth</li> <li>• Shire of Carnarvon</li> <li>• Shire of Shark Bay</li> </ul>	<p>The Gascoyne Coast sub-regional planning strategy includes the Shire of Exmouth and the coastal portions of the Shires of Carnarvon and Shark Bay.</p> <p>The sub-regional regional strategy provides direction and guidance on future development or review of planning instruments (e.g. local planning scheme) by providing future strategic direction and context of the area. This includes a particular focus on the sustainable future growth of the towns Carnarvon, Exmouth and Denham. The sub-regional profile includes a contextual overview of the area including profiling the economy, infrastructure and environment; outlining past projects and processes which have occurred in the region.</p>
Midwest/ Wheatbelt	Guilderton to Kalbarri sub-regional strategy (2019)	<ul style="list-style-type: none"> <li>• Shire of Chapman Valley</li> <li>• Shire of Carnamah</li> <li>• Shire of Coorow</li> <li>• Shire of Dandaragan</li> <li>• Shire of Gingin</li> <li>• City of Greater Geraldton</li> <li>• Shire of Irwin</li> <li>• Shire of Northampton.</li> </ul>	<p>The Guilderton to Kalbarri sub-regional planning strategy is an overarching planning document which provides strategic direction and for the planning and development of the coast from the Moore River to Murchison River.</p> <p>The strategy has been created to manage the change of landscape due to growth and development along the coast to ensure social, economic and environmental outcomes are still met. The strategy provides both a contextual analysis of the area which includes population, economy, environment and infrastructure as well as the strategic direction and actions to achieve the vision of the region.</p>
South West	Draft Bunbury-Geographe Sub-Regional Planning Strategy (2020)	<ul style="list-style-type: none"> <li>• City of Bunbury</li> <li>• Shire of Dardanup</li> <li>• Shire of Capel</li> <li>• Shire of Harvey</li> <li>• Shire of Collie</li> <li>• Shire of Donnybrook-Balingup</li> </ul>	<p>The Draft Bunbury-Geographe sub-Regional planning Strategy provides high level guidance for future growth and development for the local planning areas of Bunbury, Dardanup, Capel, Harvey, Collie and Donnybrook-Balingup. Bunbury as a settlement has grown exponentially causing surrounding areas to expand concurrently.</p> <p>The strategy provides guidance to help the local governments within the sub-region to grow towards a population of over 200,000 people.</p> <p>The strategic planning context provides direction and guidance for future development. It identifies principles for development and growth for the sub-region and provides strategic vision direction to achieve these principles. The Sub-regional profile is a contextual analysis of the sub-region, providing information and analysis on the region's population, economy, infrastructure, services, environment and transport.</p>

Region	Regional Planning Instrument	Relevant Local Governments	Regional Planning Instrument Overview
	Warren-Blackwood Rural Strategy (2004)	<ul style="list-style-type: none"> <li>• Shire of Manjimup</li> <li>• Shire of Bridgetown-Greenbushes</li> <li>• Shire of Nannup</li> <li>• Shire of Boyup Brook</li> </ul>	<p>The <i>Warren-Blackwood Rural Strategy</i> outlines strategic direction and framework to address rural land uses, management, agricultural productivity, environmental protection and resource rehabilitation. The strategy provides principles of sustainability and natural resource management to ensure a balance is bet between productivity and production.</p>
	Augusta-Walpole Coastal Strategy (2009)	<ul style="list-style-type: none"> <li>• Shire of Augusta-Margaret River</li> <li>• Shire of Nannup</li> <li>• Shire of Manjimup</li> </ul>	<p>The <i>Augusta-Walpole Coastal Strategy</i> sets out a framework for planning and management for sustainability of the coastal area.</p> <p>The strategy has been created to manage the protection, development and maintenance along the coast to ensure social, economic and environmental outcomes are met. The strategy provides both a contextual analysis of the area which includes land use, settlements along the coast, economy, environment and infrastructure as well as the strategic direction and actions to achieve the vision of the region.</p>
	Leeuwin-Naturaliste sub-regional planning strategy (2019)	<ul style="list-style-type: none"> <li>• City of Busselton</li> <li>• Shire of Augusta-Margaret River</li> </ul>	<p>The Leeuwin-Naturaliste sub-regional planning strategy is an overarching planning document which provides strategic direction for the planning and development of the Leeuwin-Naturaliste coast.</p> <p>The strategy has been created to manage the change of landscape due to growth and development along the coast to ensure social, economic and environmental outcomes are still met. The strategy provides both a contextual analysis of the area which includes population, economy, environment and infrastructure as well as the strategic direction and actions to achieve the vision of the region.</p>
Great Southern	Lower Great Southern planning strategy	<ul style="list-style-type: none"> <li>• City of Albany</li> <li>• Shire of Denmark</li> <li>• Shire of Plantagenet</li> <li>• Shire of Cranbrook</li> </ul>	<p>The Lower Great Southern planning strategy provides direction and guidance on future development or review of planning instruments (e.g. local planning scheme) by providing future strategic direction and context of the area. The region is a major residential, tourism and agricultural area which provides a range of land uses.</p> <p>This strategy provides guidance for the use of land to balance social, economic and environmental considerations as well as ensuring there is adequate land available for regional infrastructure, housing, tourism, agriculture, water sources and economic growth.</p>

Region	Regional Planning Instrument	Relevant Local Governments	Regional Planning Instrument Overview
<b>District and Sub-regional Structure Plans</b>			
Perth and Peel	East Wanneroo District Structure Plan (2021)	<ul style="list-style-type: none"> <li>• City of Wanneroo</li> </ul>	<p>The <i>East Wanneroo District Structure Plan</i> is a high level strategic document that provides guidance for the growth and expansion of East Wanneroo which includes the localities of Wanneroo, Mariginiup, Gnangara, Jandabup and Pinjar. The plan covers 8,000Ha of land and within the next 50 years (2070) will accommodate 150,000 residents; meaning approximately 50,000 new dwellings.</p> <p>The District Structure Plan provides the framework to guide planning processes such as amendments to the MRS and subsequent local planning schemes. As well as direction on the preparation of local structure plans (LSP) to guide future development. It details the rationale and intention of the plan and further information and guidance to assist with the future stages of planning such as the preparation of a LSP.</p>
	Cockburn Coast District Structure Plan (2009)	<ul style="list-style-type: none"> <li>• City of Cockburn</li> <li>• City of Fremantle</li> </ul>	<p>The <i>Cockburn Coast District Structure Plan</i> provides guidance for future development of the Cockburn coast. The structure plan delivers strategic direction for the redevelopment of the coast to provide a vibrant and connected coastal node.</p> <p>The plan provides a framework for future land use, infrastructure and transport. This includes a range of development such as residential, business, tourism and education. The structure plans aim to respond to urban redevelopment with a focus on social, economic and environmental considerations.</p>
	Nambeelup Industrial Area District Structure Plan (2016)	<ul style="list-style-type: none"> <li>• Shire of Murray</li> </ul>	<p>The <i>Nambeelup Industrial Area District Structure Plan</i> provides guidance for future development of the industrial land, infrastructure and transport to support the implementation of proposed development within Nambeelup.</p> <p>The structure plan outlines the vision, key planning objectives and implementation mechanisms to create the industrial development area. The plan provides a contextual analysis of the area which details relevant environmental, infrastructure, economic and transport considerations with a vision on how to plan the area with all these factors taken into account.</p>

Region	Regional Planning Instrument	Relevant Local Governments	Regional Planning Instrument Overview
	Southern River, Forrestdale, Brookdale, Wungong District Structure Plan (2001)	<ul style="list-style-type: none"> <li>• City of Gosnells</li> <li>• City of Armadale</li> </ul>	<p>The <i>Southern River, Forrestdale, Brookdale, Wungong District Structure Plan</i> provides guidance for the future development of the area including the management of environmental areas, potential development areas, transport networks and community infrastructure.</p> <p>The plan provides guidance for the implementation of further development, as well as the protection of Bush Forever areas and existing communities. The plan outlines key contextual factors such as current land uses, infrastructure and environmental concerns and provides strategies and frameworks to support these existing considerations.</p>
South West	Picton Industrial Park District Structure Plan (2018) - Southern Precinct	<ul style="list-style-type: none"> <li>• City of Bunbury</li> <li>• Shire of Dardanup</li> </ul>	<p>The <i>Picton Industrial Park District Structure Plan - Southern Precinct</i> provides guidance for future development of the industrial land, infrastructure and transport to support the implementation of proposed development within the Greater Bunbury Region.</p> <p>The plan identifies principles and planning considerations to be taken into account to support the future land use development and infrastructure within the area. This includes consideration to social, economic and environment aspects of the study area.</p>
	Picton Industrial Park District Structure Plan (2009) - Northern Precinct	<ul style="list-style-type: none"> <li>• City of Bunbury</li> <li>• Shire of Dardanup</li> </ul>	<p>The structure plan provides general conditions to guide subdivision and development and specifies planning policy statements for three precincts to guide the preparation of local structure plans for those precincts.</p>
	Waterloo Industrial Park District Structure Plan (2020)	<ul style="list-style-type: none"> <li>• Shire of Dardanup</li> </ul>	<p>The <i>Waterloo Industrial Park District Structure Plan</i> provides a plan for the future development of the Waterloo Industrial Park. This includes guidance and a framework for future land use and decision making and outlines the state and local governments aspirations and key objectives.</p> <p>The plan identifies principles and planning considerations to be taken into account to support the future infrastructure and economic drivers within the area. This includes consideration to social, economic and environment aspects of the Industrial Park.</p>

Region	Regional Planning Instrument	Relevant Local Governments	Regional Planning Instrument Overview
	Wanju District Structure Plan (2020)	<ul style="list-style-type: none"> <li>Shire of Dardanup</li> </ul>	<p>The <i>Wanju District Structure Plan</i> provides guidance for the greenfield development within the greater Bunbury region. The Structure Plan sets out key planning objectives, principles and aspirations that the state and local government seek to achieve.</p> <p>This includes the development of an urban, mixed use and high-density environment which takes into account economic, social and environmental factors. The structure plan provides contextual and technical information as well as the strategic direction for the area.</p>
Wheatbelt	Draft Muchea Industrial Park Structure Plan (Draft Muchea Employment Node Structure Plan update) (2020)	<ul style="list-style-type: none"> <li>Shire of Chittering</li> </ul>	<p>The <i>Draft Muchea Industrial Park Structure Plan</i> sets out guidance and a clear vision for the development of the large industrial park within the Shire of Chittering.</p> <p>This includes a detailed contextual analysis of the current area and identifying likely demands for land use in the future, as well as providing strategic direction for the land. The structure plan identifies land use planning precincts to guide specific future structure plans and to avoid future land use conflicts between community, industrial development, agriculture and transport corridors.</p>

## POSITION STATEMENTS

WAPC Position Statement	Overview
<b>Residential Accommodation for Ageing Persons (December 2020)</b>	This Position Statement has been prepared by the WAPC to outline the requirements to support the provision of residential accommodation for ageing persons within Western Australia's local government planning framework. The position statement seeks to achieve consistent strategic planning consideration of residential accommodation needs for ageing persons in local planning strategies and consistent statutory planning guidance to standardise land-use definitions and zoning permissibility for residential accommodation for ageing persons in local planning schemes.
<b>Container Deposit Scheme Infrastructure (September 2020)</b>	<p>The position statement has been prepared by the WAPC to outline how container deposit scheme (CDS) infrastructure should be considered and assessed in the Western Australian planning system. The position statement seeks to ensure:</p> <ul style="list-style-type: none"> <li>a coordinated approach to the provision of CDS infrastructure throughout WA</li> <li>that appropriate locations are chosen for the installation of CDS infrastructure</li> <li>the timely roll-out of infrastructure in support of the scheme's establishment and ongoing operational needs</li> <li>minimum development requirements are established to exempt certain CDS infrastructure from requiring planning approval, for adoption by local governments.</li> </ul>

WAPC Position Statement	Overview
<b>Expenditure of Cash-in-lieu of Public Open Space (October 2020)</b>	This position statement has been prepared by the WAPC to ensure that the cash-in-lieu for open space is expended in accordance with the requirements of the <i>Planning and Development Act 2005</i> . The position statement provides guidance on the requirements for the use of cash-in-lieu funds for public open space (POS) and encourages the use of cash-in-lieu funds for the provision and betterment of open spaces for the community.
<b>Expenditure of Cash-in-lieu of Public Open Space (October 2020)</b>	This position statement has been prepared by the WAPC to ensure that the cash-in-lieu for open space is expended in accordance with the requirements of the <i>Planning and Development Act 2005</i> . The position statement provides guidance on the requirements for the use of cash-in-lieu funds for public open space (POS) and encourages the use of cash-in-lieu funds for the provision and betterment of open spaces for the community.
<b>Renewable Energy Facilities (March 2020)</b>	<p>This position statement has been prepared by the WAPC to outline the requirements to support the consistent consideration and provision of renewable energy facilities within Western Australia. The position statement seeks to:</p> <ul style="list-style-type: none"> <li>• guide the establishment of renewable energy facilities to support the <i>State Energy Transformation Strategy</i> (March 2019)</li> <li>• outline key planning and environmental considerations for the location, siting and design of renewable energy facilities</li> <li>• promote the consistent consideration and assessment of renewable energy facilities</li> <li>• facilitate appropriate development of renewable energy facilities while minimising any potential impact upon the environment, natural landscape, and urban areas</li> <li>• encourage informed public engagement early in the renewable energy facility planning process.</li> </ul>
<b>Housing on lots less than 100m<sup>2</sup> (June 2019)</b>	This position statement has been prepared by the WAPC to outlines the interim guidance for subdivision and house design on lots less than 100m <sup>2</sup> , proposed on land where a structure plan is required to ensure consistent application and implementation throughout Western Australia. The position statement provides criteria and guidance for the consideration and determination of integrated subdivision of housing on lots less than 100m <sup>2</sup> including location, siting and configuration.
<b>SPP7.3 R-Codes Vol.2 relationship to pre-existing local planning framework (May 2019)</b>	<p>This position statement has been prepared by the WAPC to assist stakeholders understand the relationship between <i>State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (R-Codes Vol.2)</i> and the local planning framework. The position statement seeks to:</p> <ul style="list-style-type: none"> <li>• clarify the relationship of the R-Codes Vol.2 to the local planning framework</li> <li>• communicate the position of the WAPC regarding pre-existing local planning frameworks; and assist stakeholders during the introductory period of R-Codes Vol.2.</li> </ul>
<b>Planning in bushfire prone areas - demonstrating element 1: Location and Element 2: Siting and design (November 2019)</b>	This position statement has been prepared by the WAPC to provide clarity and guidance for planning proposals in an area with a bushfire hazard level (BHL) of extreme and/or where the lot(s) is impacted with a bushfire attack level (BAL) rating of BAL-40 or BAL-Flame Zone (BAL-FZ). This position statement seeks to improve understanding and promote informed decision-making when considering application of Element 1 and Element 2 of the bushfire protection criteria within the Guidelines.

<b>WAPC Position Statement</b>	<b>Overview</b>
<p><b>Tourism land use in bushfire prone areas (November 2019)</b></p>	<p>The position statement has been prepared by the WAPC to provide guidance for tourism land uses within bushfire prone areas. The position statement maintains primacy for the protection of life but also recognises that the protection of property or infrastructure may be secondary to the social and economic development of a region. If human safety can be satisfied, the asset may be considered ‘replaceable’ and its bushfire construction level determined to the degree necessary. This position statement seeks to:</p> <ul style="list-style-type: none"> <li>• maintain primacy for the protection of life, but also recognise preservation of property or infrastructure may be secondary to the social and economic development of a region</li> <li>• provide bushfire protection relevant to the characteristics of the tourism land use</li> <li>• provide bushfire risk management measures that mitigate the identified risks</li> <li>• achieve a balance between bushfire risk management measures, environmental protection, biodiversity management and landscape amenity.</li> </ul>
<p><b>Workforce accommodation (January 2018)</b></p>	<p>This position statement has been prepared by the WAPC to assist users of the planning system in understanding the land use planning considerations for workforce accommodation. The position statement seeks to:</p> <ul style="list-style-type: none"> <li>• outline the development requirements for workforce accommodation under the <i>Planning and Development Act 2005</i> and associated regulation</li> <li>• provide guidance to local governments on the role of the local planning framework in the planning and development of workforce accommodation.</li> </ul>
<p><b>Special Residential Zones (May 2021)</b></p>	<p>This position statement has been prepared by the WAPC to outline the intention to discontinue the special residential zone in local planning schemes. It also provides general guidance measures for subdivision, use and development in existing special residential zones. In addition to phasing out special residential zones, the position statement seeks to provide guidance for subdivision and development of existing special residential zoned land to protect the character and amenity of rural areas, minimise potential land use conflict between rural land uses and special residential zones and conserve vegetation and landform through appropriate lot sizes.</p>
<p><b>Draft Dark Sky and Astrotourism (December 2020)</b></p>	<p>This draft position statement has been prepared by the WAPC to details the its position on the provision and designation of dark sky locations, and the subdivision and development implications throughout Western Australia. This position statement seeks to:</p> <ul style="list-style-type: none"> <li>• preserve and protect the night sky for future generations</li> <li>• minimise light and dust pollution</li> <li>• establish a set of dark sky principles to be implemented through land use planning mechanisms</li> <li>• facilitate astrotourism through flexible local planning frameworks.</li> </ul>



<i>WAPC Position Statement</i>	<i>Overview</i>
<p><b>Draft Special Entertainment Precincts (November 2019)</b></p>	<p>This draft position statement has been prepared by the WAPC to provide guidance on the designation of special entertainment precincts. A special entertainment precinct will comprise a diverse mix of land uses, including entertainment venues, which contribute to an active night-time economy. This position statement seeks to:</p> <ul style="list-style-type: none"> <li>• provide clear and consistent development guidance for designated special entertainment precincts</li> <li>• establish a framework that reduces potential land use conflicts between noise-sensitive receivers and entertainment venues through the application of relevant planning considerations</li> <li>• provide an increased level of assurance for entertainment venues by establishing a framework to achieve greater operational certainty</li> </ul>

## OTHER RELEVANT STATE OR REGIONAL STRATEGIES, PLANS AND POLICIES

<i>State Planning Policy</i>	<i>Policy Overview</i>
<p><b>Western Australian Climate Policy (November 2020)</b></p>	<p>This Position Statement has been prepared by the WAPC to outline the requirements to su The Western Australian Climate Policy sets out the State Government’s plan for a climate-resilient community and a prosperous low-carbon future. The policy underscores a commitment to adapting to climate change and working with all sectors of the economy to achieve net zero greenhouse gas emissions by 2050.</p> <p>The policy sets out the high-level priorities the State Government will implement to support a more climate-resilient community. The approach to climate adaptation recognises exposure to climate impacts, the diversity of the regions and the existing capability to manage and adapt to climate change. The policy outlines actions to guide the response by business, the community, local governments and State Government agencies to develop well-informed, timely and practical adaptation responses.</p> <p>pport the provision of residential accommodation for ageing persons within Western Australia’s local government planning framework. The position statement seeks to achieve consistent strategic planning consideration of residential accommodation needs for ageing persons in local planning strategies and consistent statutory planning guidance to standardise land-use definitions and zoning permissibility for residential accommodation for ageing persons in local planning schemes.</p>

## APPENDIX 5 – LOCAL PLANNING STRATEGY MAP STYLE GUIDE

### 1 INTRODUCTION

The Standards have been developed to provide a consistent format and content for digital and geospatial data, including mapping, land use designation, metadata, coordinate systems and symbology used in the preparation and submission of local planning strategy maps in Western Australia.

### 2 DIGITAL DATA SUBMISSION

When submitting digital copies of local planning strategy maps the following is to be included:

1. a local planning strategy report and associated attachments consistent with the *Local Planning Strategy Guidelines* (as PDF file)
2. a local planning strategy map(s) (preferably as PDF file)
3. Planning Area map(s) (preferably as PDF file) and
4. Geospatial data in the format shown in section 3 of this document (packaged as zipped files).

Digital data can be submitted via email with appropriate identification details such as the local planning strategy name.

Security settings for the local planning strategy report, map and planning area map(s) are to be set to allow for the printing, copying and/or page extraction.

For other document files, the settings are to allow viewing, printing, saving and/or electronic transfer, and to be Microsoft Windows OS compatible.

### 3 GEOSPATIAL DATA

#### 3.1 MAP PROJECTION AND COORDINATE SYSTEMS

Geospatial digital data files are accepted in either geographic or projected (grid) coordinate systems, with the following system definitions.

##### Geographic coordinate systems:

GCS\_GDA94 (Geocentric Coordinate System, based on Geocentric Datum of Australia 1994).

##### Projected/grid coordinate systems:

<b>Source:</b>	<b>MGA (Map Grid of Australia)</b>
Datum:	GDA94
Projection:	Transverse Mercator, utilising 6-degree zones, scale factor at the Central Meridian 0.9996 in conformity with the Universal Transverse Mercator system.
Units:	International metre
False Coordinate Origin (All zones) :	Northing 10,000,000 metres. Easting 500,000 metres
Zones (for WA):	49–52 as applicable.

## 3.2 CADASTRAL ALIGNMENT

Geospatial data provided is to be aligned and snapped to the most current cadastre available from the data custodian, Landgate.

Cadastral data is sourced from Landgate's Spatial Cadastral Database (SCDB) and contains information about land parcel boundaries for all freehold and Crown land parcels within Western Australia.

<https://www0.landgate.wa.gov.au/business-and-government/land-data/cadastral-data>

## 3.3 GEOSPATIAL DATA FORMATS

The preferred Geographic Information System (GIS) format when submitting digital data is as Environmental Systems Research Institute's, (ESRI's) ArcGIS feature classes (within a file geodatabase, (.gdb)).

ESRI map document files (.mxd) can also be included, providing all accompanying or referenced data is included in the above formats.

## 3.4 GEOSPATIAL DATA MODELS

### 3.4.1 Data model for Geographic Information System (GIS) formats

This section outlines the information to be submitted if geospatial data is in GIS formats such as file geodatabases or shapefiles.

A local planning strategy map may include the following different 'layers' of information stored within file geodatabase or as shapefiles:

LocalPlanningStrategy\_Boundary

LocalPlanningStrategy\_LandUses

LocalPlanningStrategy\_LandUses\_In

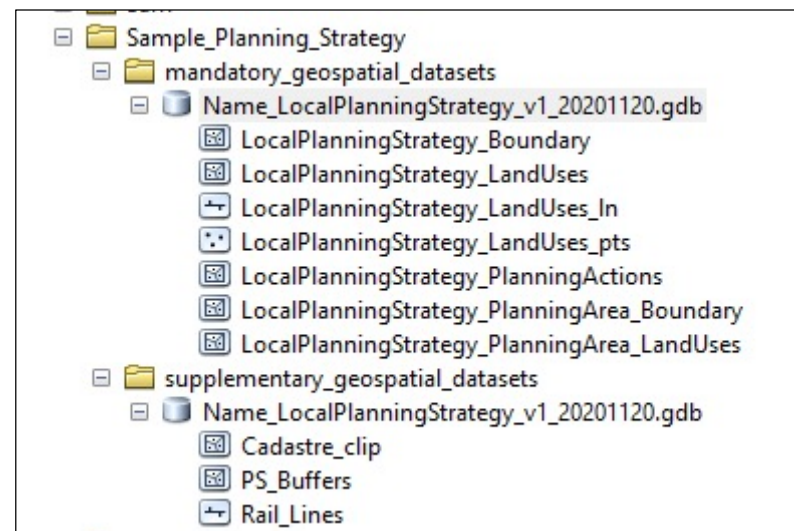
LocalPlanningStrategy\_LandUses\_pts

LocalPlanningStrategy\_PlanningArea\_Boundary

LocalPlanningStrategy\_PlanningArea\_LandUses

LocalPlanningStrategy\_Actions

Figure 1: Example of Local Planning Strategy file Geodatabase



Template file packages for the above formats are available for use if required; please contact the Department for more information.

#### 3.4.1.1 Local Planning Strategy boundary (as polygon)

The local planning strategy map boundary dataset is to contain a polygon representing the entire extent of land that falls within the boundary. For each polygon the following attributes are to be included and adhere to the relevant values/domains as outlined in the Data Dictionary in Attachment 1 below:

- Local planning strategy name

#### 3.4.1.2 Local Planning Strategy Land use categories (as polygon)

The land use dataset is to contain polygons representing all land use categories\* within the extent of the local planning strategy area (as defined by the local planning strategy boundary polygon).

\* (accepted land use categories are listed in Attachment 2 below)

The dataset needs to have the following attributes provided and is to adhere to the relevant values/domains:

- Local planning strategy name
- Land use category (as per the values outlined in the Data Dictionary in Attachment 1)
- Land use theme (as per the values outlined in the Data Dictionary in Attachment 1)

#### **3.4.1.3 Local Planning Strategy Land use categories (as polylines)**

The land use dataset is to contain polygons representing all land use categories\* within the extent of the local planning strategy area (as defined by the local planning strategy boundary polygon).

\* (accepted land use categories are listed in Attachment 2 below)

The dataset needs to have the following attributes provided and is to adhere to the relevant values/domains:

- Local planning strategy name
- Land use category (as per the values outlined in the Data Dictionary in Attachment 1)
- Land use theme (as per the values outlined in the Data Dictionary in Attachment 1)

#### **3.4.1.4 Local Planning Strategy Land use categories (as points)**

The land use dataset is to contain polygons representing all land use categories\* within the extent of the local planning strategy area (as defined by the local planning strategy boundary polygon).

\* (accepted land use categories are listed in Attachment 2 below)

The dataset needs to have the following attributes provided and is to adhere to the relevant values/domains:

- Local planning strategy name
- Land use category (as per the values outlined in the Data Dictionary in Attachment 1)
- Land use theme (as per the values outlined in the Data Dictionary in Attachment 1)

#### **3.4.1.5 Planning Area Boundary (as polygon)**

The planning area boundary dataset is to contain polygons representing the boundaries of each of the defined planning areas within the local planning strategy. For each polygon the following attributes are to be included and adhere to the relevant values/domains:

- Local planning strategy name
- Planning area name
- Planning area ID (alphabetical letter)

#### **3.4.1.6 Local Planning Area Categories (as polygon)**

The planning area categories dataset is to contain polygons representing all the categories within the extent of each of the planning areas.

The dataset needs to have the following attributes provided and is to adhere to the relevant values/domains:

- Local planning strategy name
- Planning area name
- Planning area ID (alphabetical letter)
- Planning area land use category

#### **3.4.1.7 Planning Actions (as polygons)**

Planning actions should have the following attributes provided:

- Local planning strategy name
- Planning action ID (number that corresponds with identification of the action in sections 3 and 4 of the local planning strategy)
- Planning action description

### 3.5 SUPPLEMENTARY DATA

The submission of all digital files of a geospatial nature that have been prepared for a local planning strategy is encouraged, in addition to the datasets described in the previous sections. This includes all mapping documents, datasets and style elements that are used in the construction of the local planning strategy map(s), planning area map(s) and any additional map(s) provided in Local Planning Strategy reports.

Where these additional geospatial files are provided, these can be placed in a separate file/folder. ESRI map document files (.mxd) can also be accepted, providing all accompanying or referenced data is included in any of the above formats and file path names are set to 'relative'. No standards specified for any additional maps provided within part 2 of the local planning strategy.

### 3.6 METADATA

Metadata is to be included with each of the datasets.

Metadata is to indicate dataset title, source, date, custodian and other relevant information.

## 4 MAPPING STANDARDS AND SYMBOLOGY

This section provides guidance on the production of local planning strategy maps. The required mapping styles and symbols to be used are outlined in Attachment 3. The following requirements are to be included on all maps provided in the local planning strategy report:

- Title (strategy plan title or name)
- Map modification number (in the map title or information section)
- Map creator (the name of the publisher or authors, date of publication)
- Copyright (where applicable, provide a statement indicating the organisation or individual who holds the map copyright)
- Acknowledgements and sources (a brief summary of the origin and all sources of map data, including derived or interpreted data and detailed data currency)
- Scale (include a metric scale bar with standard scale ranges - Scale ratio, e.g.1:10,000 is optional)
- Legend (clearly depicting all map symbols using appropriate descriptions)
- Projection and datum (indicate coordinate system information, e.g. datum and projection)
- North arrow (in the legend area, preferably with an 'N' and an arrow)
- Contact (contact details for map or data information)
- Disclaimers (if applicable).

## 5 GLOSSARY

ArcGIS	Geographic information system software.	RGB	'Red Green Blue' – an additive colour model in contrast to CMYK used as the colour system for computer and television screens.
Attribute	Non-spatial information about a geographic feature in a GIS, usually stored in a table and linked to the feature by a unique identifier. For example, attributes of a river might include its name, length, and annual average flow.	Shapefile	A simple, non-topological format for storing geometric location and attribute information of geographic features in vector data format. Geographic features in a Shapefile can be shown by points, lines, or polygons (areas). File extensions are .shp, .shx and .dbf.
CMYK	'Cyan Magenta Yellow Black' – a subtractive colour model that absorbs (subtracts) light from paper in colour printing.	Vectors	Geometric shapes such as points, lines or polygons used to show geospatial features and their attributes, and subject to topology rules.
CAD files	Computer Aided Design files – these include AutoCAD and Microstation files. File extensions are .dwg, .dxf, .dgn and .stl.		
Digital documents	Documents such as reports, spreadsheets, graphs and drawings in electronic format which can be viewed on computer or similar device, and managed by electronic software.		
Free floating text	Text that is not associated or linked to a feature in a Shapefile or geodatabase.		
Geospatial data	Geographic spatial data used to show location and spatial dimensions. Such data is in electronic format viewed on computer or similar device, and managed by electronic software.		
HEX	'Hexadecimal' – refers to a 16-character numbering system to define colours on web pages. It uses numbers 0–9 and letters A–F.		
Personal or file gdb	Collection of geographic datasets used in ArcGIS and managed in a file folder or database. It is the native data source for ArcGIS and used for editing and data automation in ArcGIS		
Polygon	A closed shape defined by a connected sequence of x,y coordinate pairs.		
Raster	Pixel data used in GIS organised into grids where each cell contains information representing a value (e.g. temperature). Examples are aerial photographs, satellite imagery, scanned maps and digital pictures.		

## ATTACHMENT 1 – DATA DICTIONARY

### GEOGRAPHIC INFORMATION SYSTEMS (GIS) FORMATS

#### Local Planning Strategy boundary

The attributes required for the planning strategy boundary dataset are as follows:

<i>Attribute\field</i>	<i>Description</i>	<i>Additional information/ acceptable values</i>
PS_NAME	Name of Local Planning Strategy	

#### Local Planning Strategy Land uses

The attributes required for the planning strategy land uses dataset are as follows:

<i>Attribute\field</i>	<i>Description</i>	<i>Additional information/ acceptable values</i>
PS_NAME	Name of Local Planning Strategy	
PS_CATEGORY	As per the values for Categories specified in attachment 2.	"Activity centre – Strategic", "Activity centre – District", "Industrial centre", "Waterways", "Existing urban footprint", "Heritage character areas". <b>See Attachment 2 for complete list of acceptable values</b>
PS_THEME	Category groupings	"Urban growth and settlement", "Economy and employment", "Environmental and recreation", "Infrastructure". <b>See Attachment 2 for complete list of acceptable values</b>

## Local Planning Strategy Planning Area Boundary

The attributes required for the planning area boundary dataset are as follows:

<i>Attribute\field</i>	<i>Description</i>	<i>Additional information/ acceptable values</i>
PS_NAME	Name of Local Planning Strategy	
PS_P_AREA_NAME	Planning Area name	
PS_P_AREA_INDEX	Planning Area INDEX	Unique letter, starting with "A" and continuing alphabetically for all planning areas
P_AREA_LINK	Hyperlink to section of local planning strategy describing the planning area	(optional)

## Local Planning Strategy - Planning Areas Land Uses

The attributes required for the planning area land uses categories dataset are as follows:

<i>Attribute\field</i>	<i>Description</i>	<i>Additional information/ acceptable values</i>
PS_NAME	Name of Local Planning Strategy	
PS_P_AREA_NAME	Planning Area name	
PS_P_AREA_INDEX	Planning Area INDEX	Unique letter, starting with "A" and continuing alphabetically for all planning areas
P_AREA_THEME	Planning Area theme	<b>See Attachment 2 for complete list of acceptable values</b>
P_AREA_CAT	As per the values for Planning Area land use categories	



## Local Planning Strategy Planning Action

The attributes required for the planning action boundary dataset are as follows:

<b>Attribute\field</b>	<b>Description</b>	<b>Additional information/ acceptable values</b>
PS_NAME	Name of Local Planning Strategy	
PS_P_ACTION_DESC	Planning Action description	
PS_P_AREA_INDEX	Planning Action INDEX	Unique number that corresponds with identification of the action in sections 3 and 4 of the local planning strategy
P_AREA_LINK	Hyperlink to section of local planning strategy describing the planning action area	(optional)

## ATTACHMENT 2 – LOCAL PLANNING STRATEGY MAP LAND USE CATEGORY POLYGON ATTRIBUTES

The local planning strategy categories and themes attributes for each polygon must contain one of the following values.

**These values are also provided in the template spatial files as domains or tables**

<i>PS_Theme (list of acceptable Theme categories)</i>	<i>Theme Code</i>	<i>PS_Category (list of acceptable Land Use categories)</i>
Urban growth and settlement	UGS	Future urban
Urban growth and settlement	UGS	Future urban intensification
Urban growth and settlement	UGS	Future settlement
Urban growth and settlement	UGS	Future rural residential
Urban growth and settlement	UGS	Future rural smallholdings
Urban growth and settlement	UGS	Existing rural living footprint
Urban growth and settlement	UGS	Existing Aboriginal settlement
Urban growth and settlement	UGS	Activity Centre – Strategic
Urban growth and settlement	UGS	Activity Centre – Secondary
Urban growth and settlement	UGS	Activity Centre – District
Urban growth and settlement	UGS	Activity Centre – Specialised
Urban growth and settlement	UGS	Activity Centre – Neighbourhood
Urban growth and settlement	UGS	Activity Centre – Local
Urban growth and settlement	UGS	Rural townsite
Urban growth and settlement	UGS	Station Precinct
Urban growth and settlement	UGS	Urban Corridor
Urban growth and settlement	UGS	Existing urban footprint
Urban growth and settlement	UGS	Heritage character areas





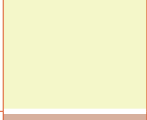








Economy and employment	EAE	Future industrial
Economy and employment	EAE	Existing industrial
Economy and employment	EAE	Future light industry / service commercial
Economy and employment	EAE	Future tourism
Economy and employment	EAE	Rural
Economy and employment	EAE	High priority agricultural land
Economy and employment	EAE	Industrial centre


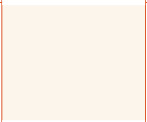





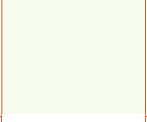




<i>PS_Theme (list of acceptable Theme categories)</i>	<i>Theme Code</i>	<i>PS_Category (list of acceptable Land Use categories)</i>
Economy and employment	EAR	State Forest
Environment and recreation	EAR	Existing environmental conservation
Environment and recreation	EAR	Future environmental conservation
Environment and recreation	EAR	Future recreation
Environment and recreation	EAR	High conservation value areas
Environment and recreation	EAR	Waterways
Environment and recreation	EAR	Regional Parks and recreation




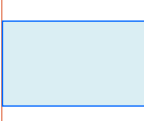
Infrastructure	IFR	Primary Regional Roads
Infrastructure	IFR	Other Regional Roads
Infrastructure	IFR	Primary distributor road
Infrastructure	IFR	District distributor road
Infrastructure	IFR	Existing regional infrastructure and public purposes
Infrastructure	IFR	Future regional infrastructure and public purposes
Infrastructure	IFR	Public drinking water source area
Infrastructure	IFR	Railway line
Infrastructure	IFR	Railway line – proposed
Infrastructure	IFR	Railway station
Infrastructure	IFR	Railway Station – proposed
Infrastructure	IFR	Railways

## ATTACHMENT 3 – LOCAL PLANNING STRATEGY MAP SYMBOLOGY GUIDE







**Land use categories** presented on the local planning strategy are to be consistent with the land use category names and appearance provided below:

<i>Land use category</i>	<i>Appearance</i> RGB Colour values:	
Future urban		Red: 255 Green: 115 Blue: 77
Future urban intensification		Red: 234 Green: 207 Blue: 94
Future rural residential		Red: 255 Green: 218 Blue: 174
Future rural smallholdings		Red: 177 Green: 224 Blue: 184
Future rural living footprint		Red: 244 Green: 247 Blue: 201
Existing Aboriginal settlement		Red: 215 Green: 176 Blue: 158
Activity centre – Strategic		Red: 155 Green: 69 Blue: 59
Activity centre – Specialised		Red: 145 Green: 166 Blue: 145
Activity centre – Secondary		Red: 214 Green: 157 Blue: 188
Activity centre – District		Red: 242 Green: 119 Blue: 99
Activity centre – Neighbourhood		Red: 9 Green: 174 Blue: 173
Activity centre – Local		Red: 190 Green: 255 Blue: 232
Station precinct		Red: 239 Green: 167 Blue: 101

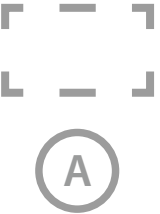
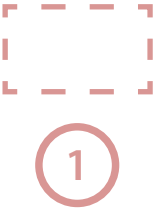
<i>Land use category</i>	<b>Appearance</b> <b>RGB Colour values:</b>	
Urban corridor		Red: 180 Green: 219 Blue: 219
Existing urban footprint		Red: 252 Green: 245 Blue: 235
Heritage character areas		No Fill Style: Hatch Angle +45.00° Separation 1.27mm Width 0.035mm Red: 113 Green: 68 Blue: 19
Future industrial		Red: 179 Green: 105 Blue: 194
Existing industrial		Red: 219 Green: 195 Blue: 221
Future light industry / service commercial		Red: 186 Green: 186 Blue: 224
Future tourism		Red: 230 Green: 152 Blue: 0
Rural		Red: 246 Green: 252 Blue: 237
High priority agricultural land		No Fill Style: Hatch Angle +45.00° Separation 1.27mm Width 0.035mm Red: 105 Green: 210 Blue: 0
Industrial centre		Red: 169 Green: 0 Blue: 230
State Forest		Red: 64 Green: 110 Blue: 63
Regional parks and recreation		Red: 167 Green: 207 Blue: 72

<b>Land use category</b>	<b>Appearance</b> <b>RGB Colour values:</b>	
Existing environmental conservation		Red: 119 Green: 175 Blue: 116
Future environmental conservation		Red: 64 Green: 120 Blue: 83
High conservation value areas		Red: 68 Green: 137 Blue: 112
Waterways		FILL:                      OUTLINE (0.5 pt): Red: 218                   Red: 0 Green: 238                Green: 102 Blue: 243                 Blue: 255

**Activity centre points** presented on the local planning strategy are to be symbolized as follows:

	<b>Appearance</b> <b>RGB Colour values:</b>	
Activity centre – District		FILL: Solid white OUTLINE (Line ,3 pt) Red: 192 Green 0 Blue: 0 OUTLINE (Dashed line, 2pt)
Activity centre – Local		FILL: Solid            OUTLINE (Line, 2pt): Red: 190            Red: 255 Green: 255         Green: 255 Blue: 232           Blue: 255
Activity centre – Neighbourhood		FILL: Solid            OUTLINE (Line, 2pt): Red: 9               Red: 255 Green: 174         Green: 255 Blue: 173           Blue: 255
Activity centre – Strategic		FILL: Solid            OUTLINE (Line, 2pt): Red: 155            Red: 255 Green: 69           Green: 255 Blue: 59             Blue: 255
Activity centre – Specialised		FILL: Solid            OUTLINE (Line, 2pt): Red: 155            Red: 255 Green: 166         Green: 255 Blue: 145           Blue: 255
Activity centre – Secondary		FILL: Solid            OUTLINE (Line, 2pt): Red: 214            Red: 255 Green: 157         Green: 255 Blue: 188           Blue: 255

**Planning area boundaries** and **planning action boundaries** presented on the local planning strategy are to be symbolized as follows:

	<i>Appearance</i>	
	<b>RGB Colour values:</b>	
Planning Area boundary		FILL: No fill OUTLINE (Dashed line, 2pt) Red: 156 Green: 156 Blue: 156
Planning Action boundary		FILL: No fill OUTLINE (Dashed line, 1pt) Red: 217 Green: 150 Blue: 148

**Regional settlement hierarchy** presented on the local planning strategy are to be symbolized as follows:

- 
Regional city
- 
Sub-regional city
- 
Major local centre
- 
Local centre
- 
Specialised centre

## **APPENDIX 6 – EXAMPLE LOCAL PLANNING STRATEGY MAPS AND PLANNING AREA MAPS**



Figure 1: Inner Metropolitan Local Government Area – Local Planning Strategy map



Figure 1a: Planning Area 1 – Commuter Road Urban Corridor



Figure 1b: Planning Area A – Malthouse Strategic Centre

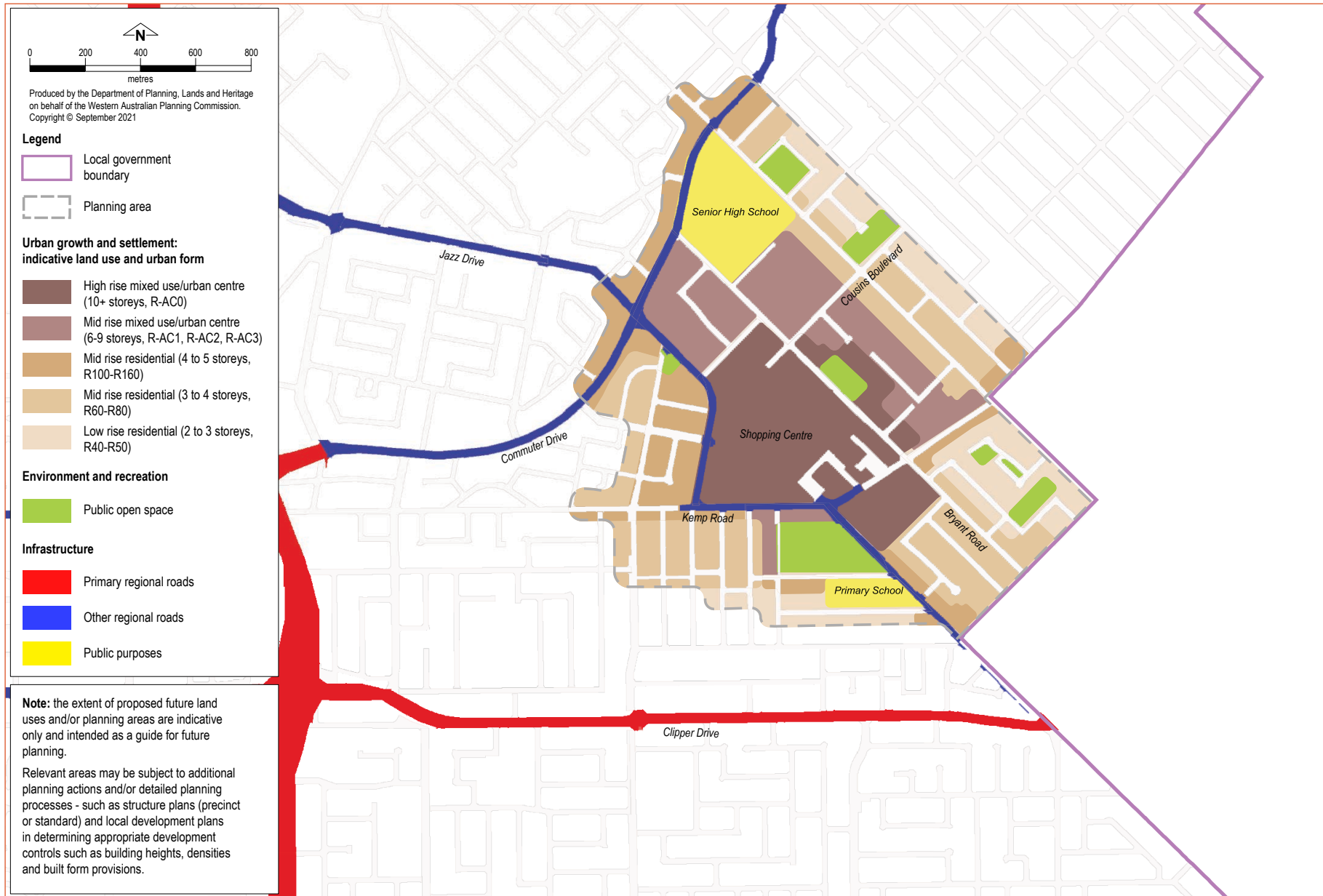


Figure 2: Outer Metropolitan Local Government Area – Local Planning Strategy map

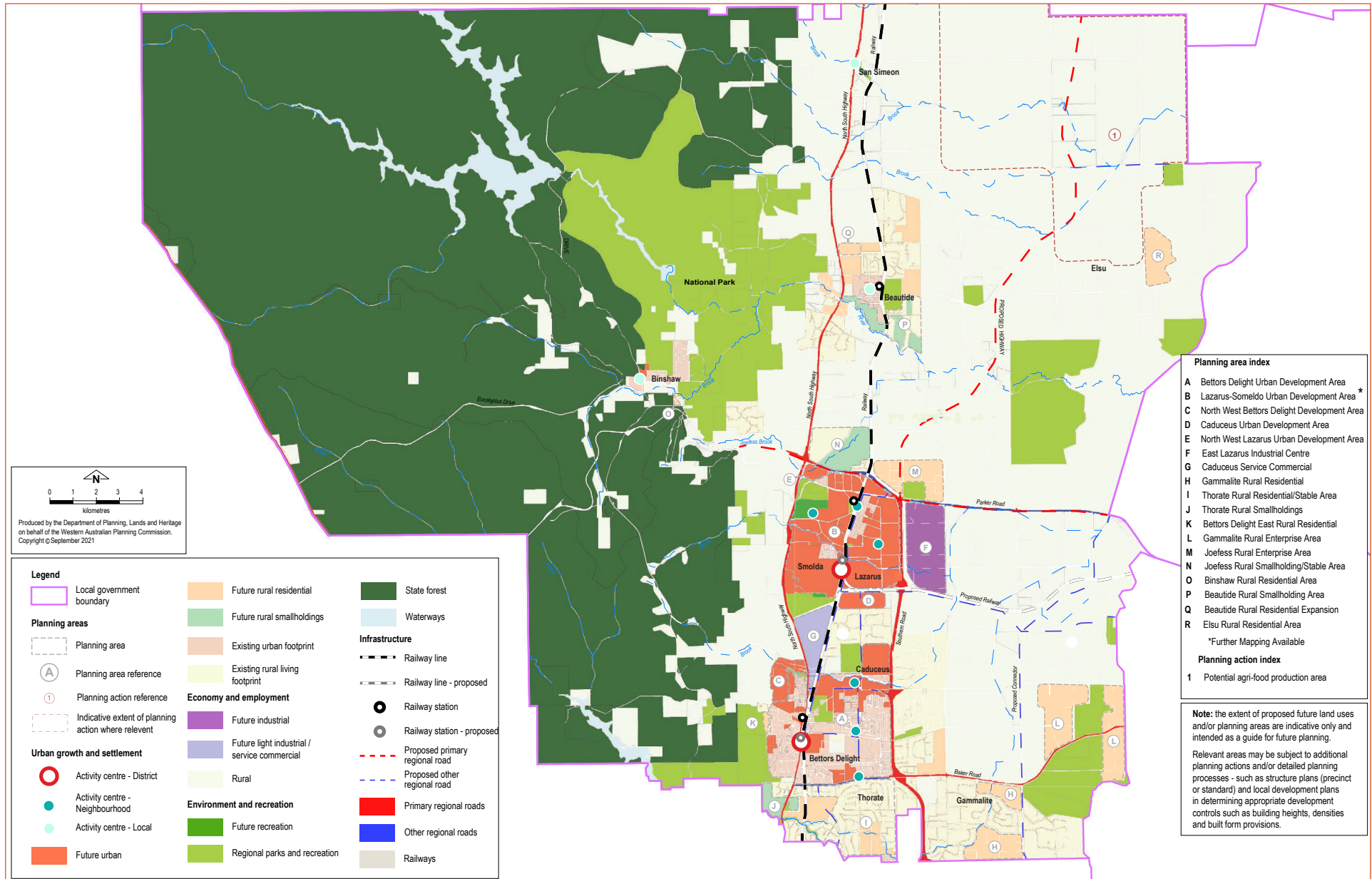


Figure 2a: Planning Area B – Lazarus-Smolde Urban Development Area

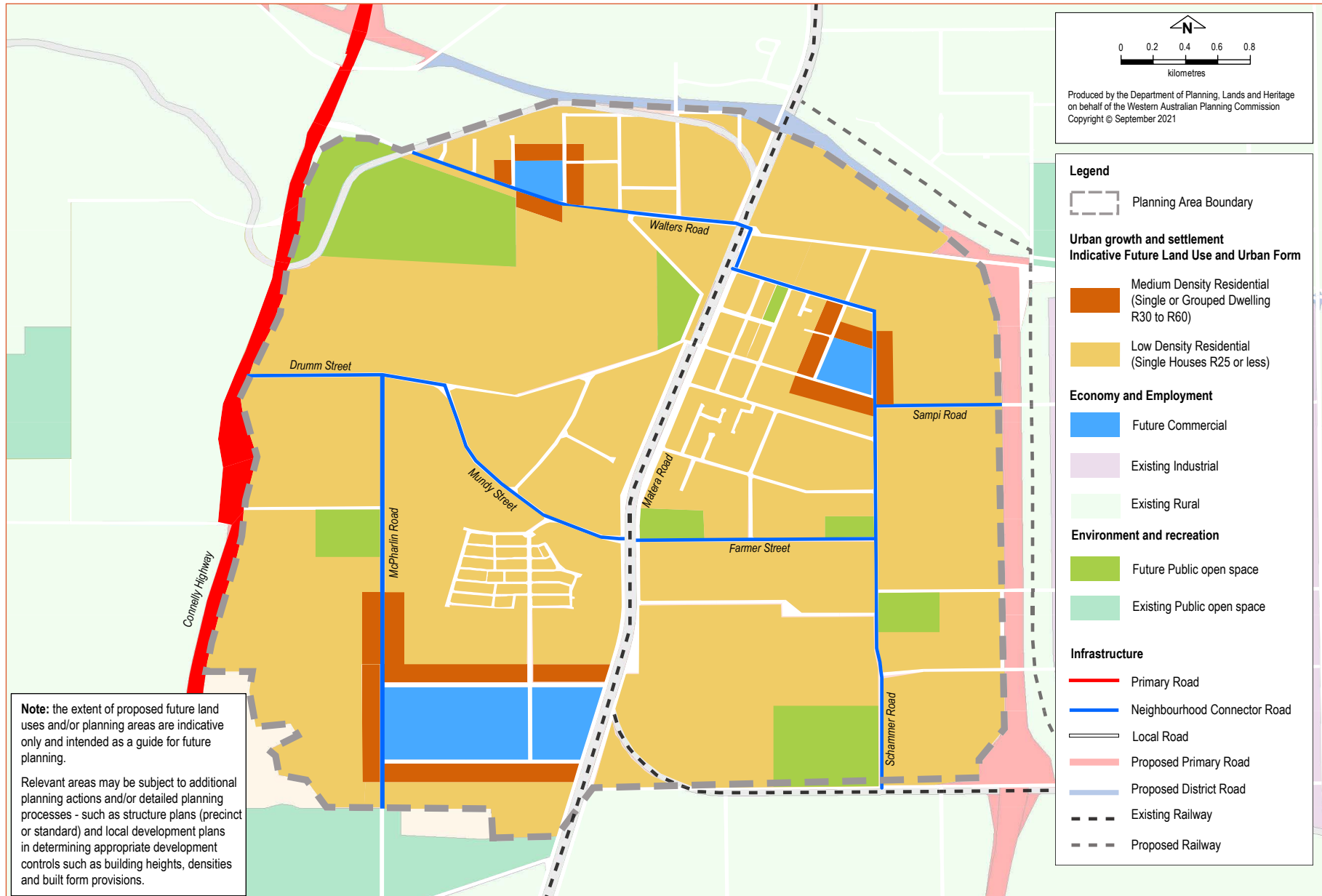


Figure 3: Regional Local Government Area – Local Planning Strategy map

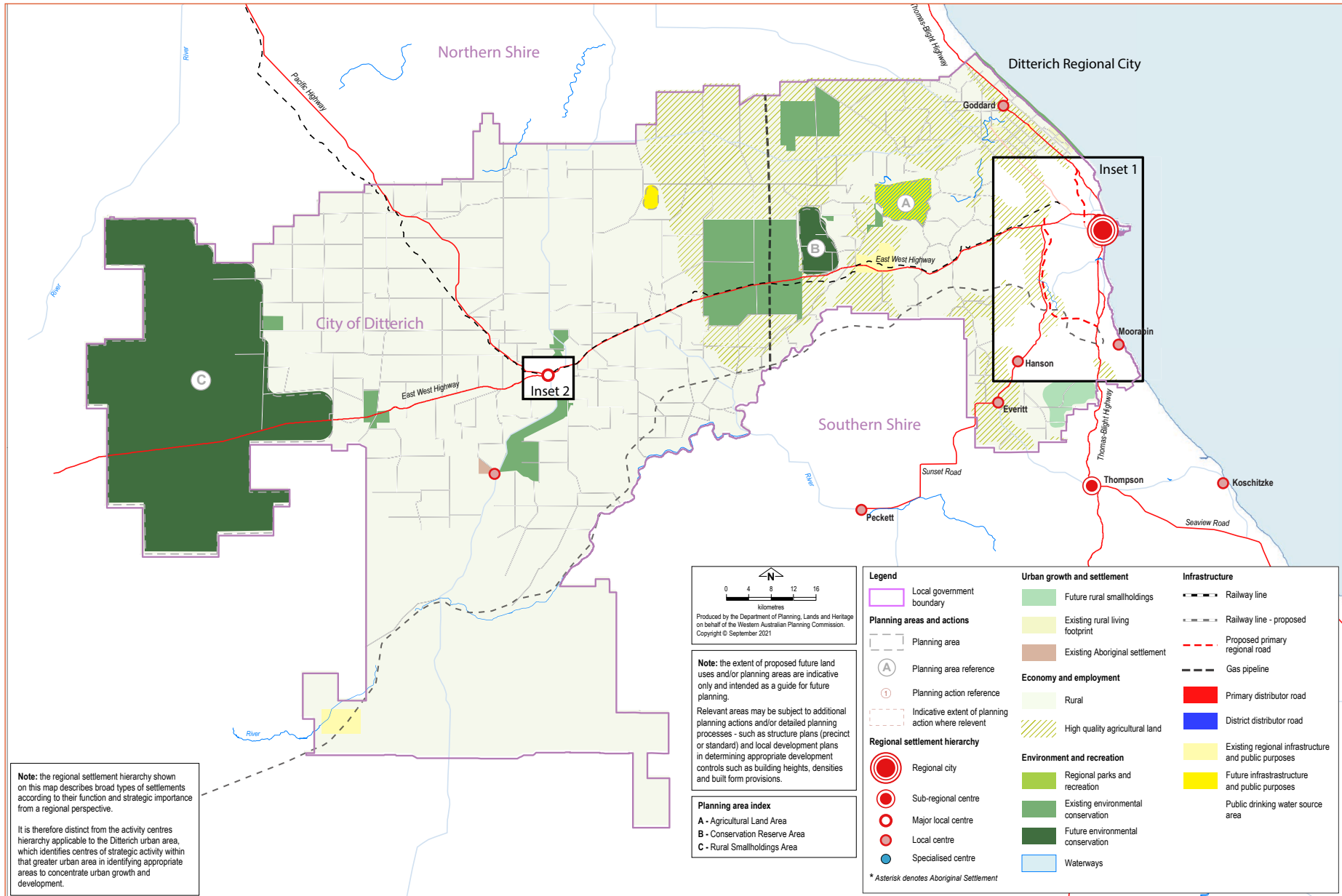


Figure 3a: Local Planning Strategy map – Inset 1

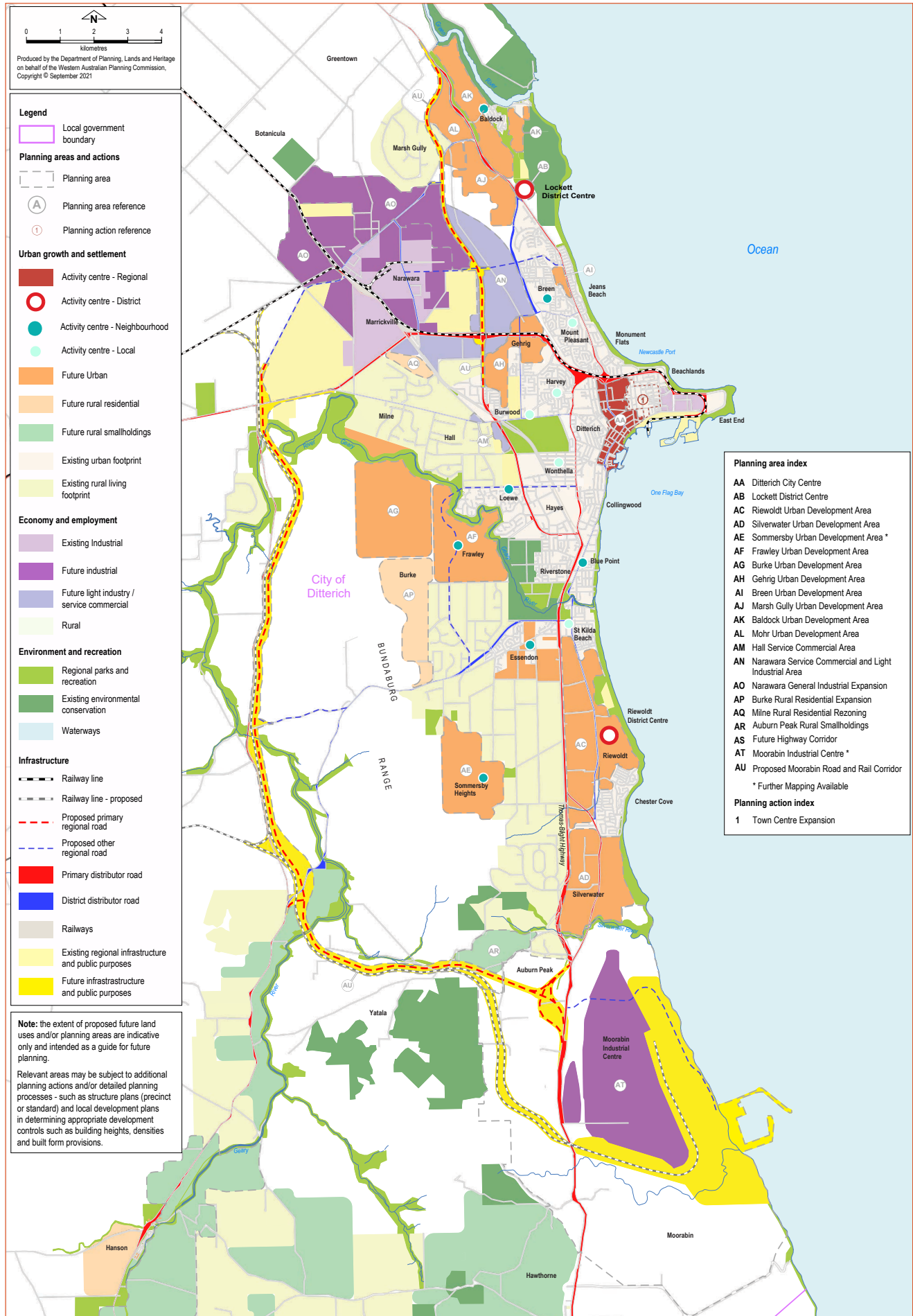


Figure 3b: Local Planning Strategy map – Inset 2

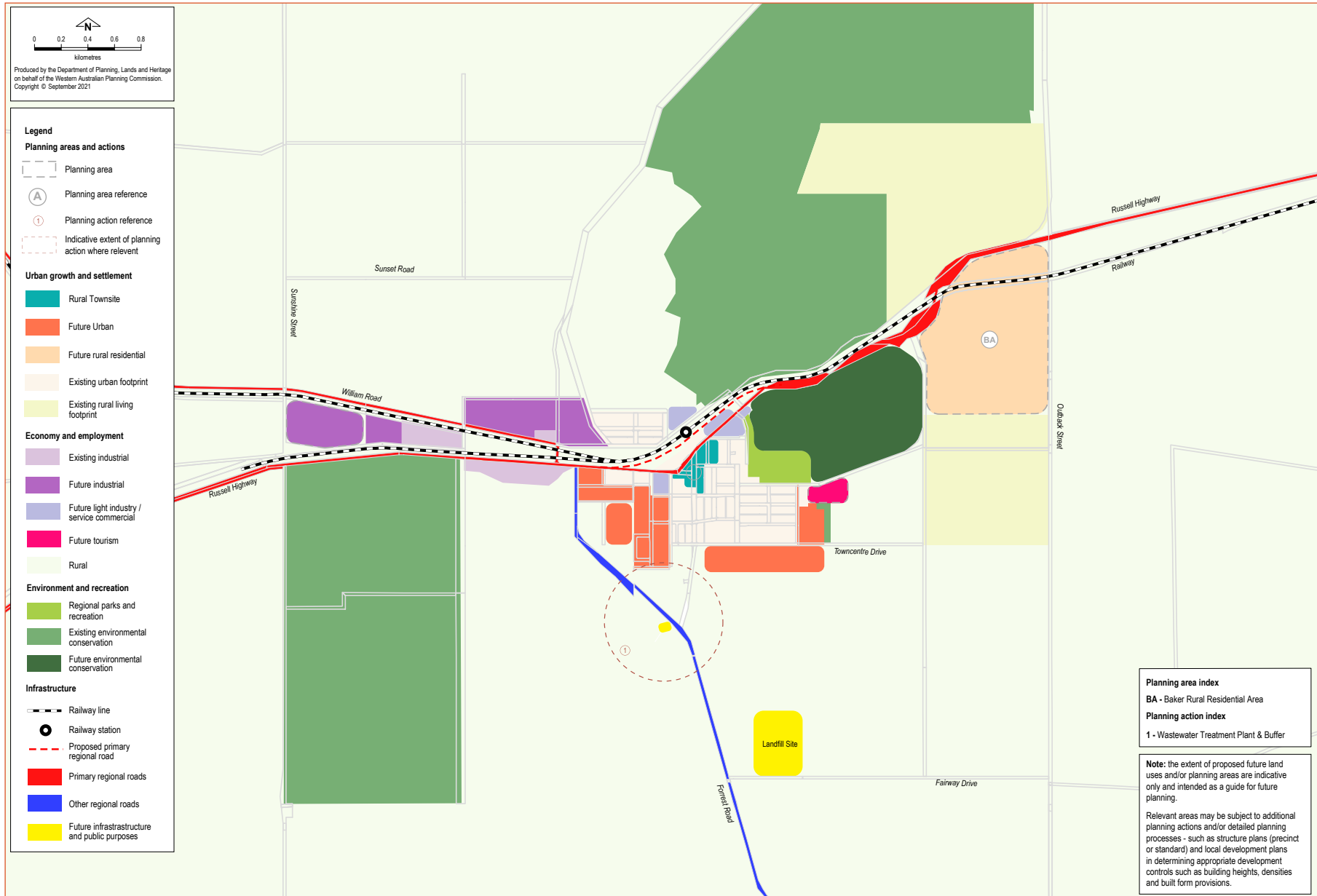




Figure 3c: Planning Area AE - Sommersby Urban Development Area

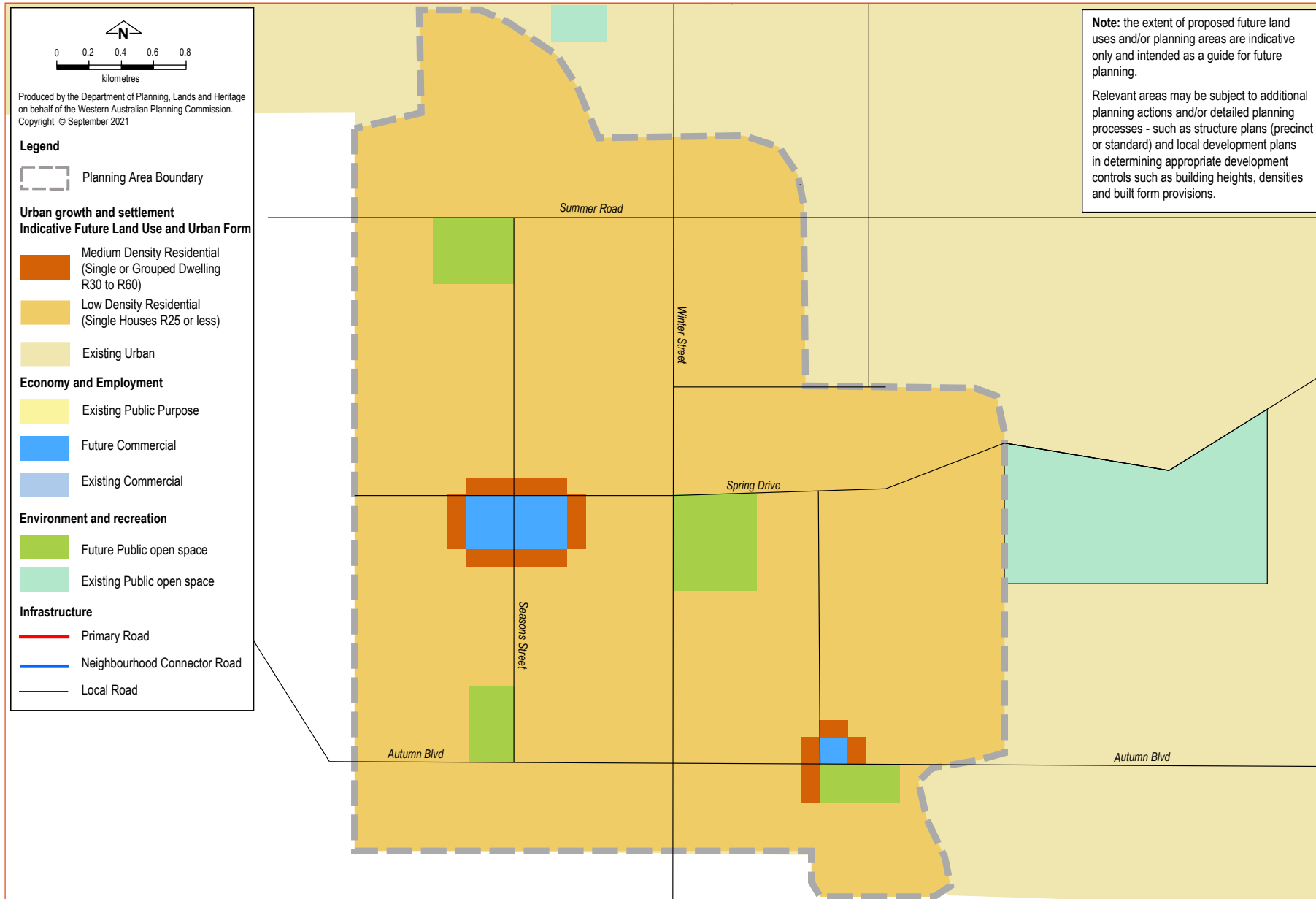
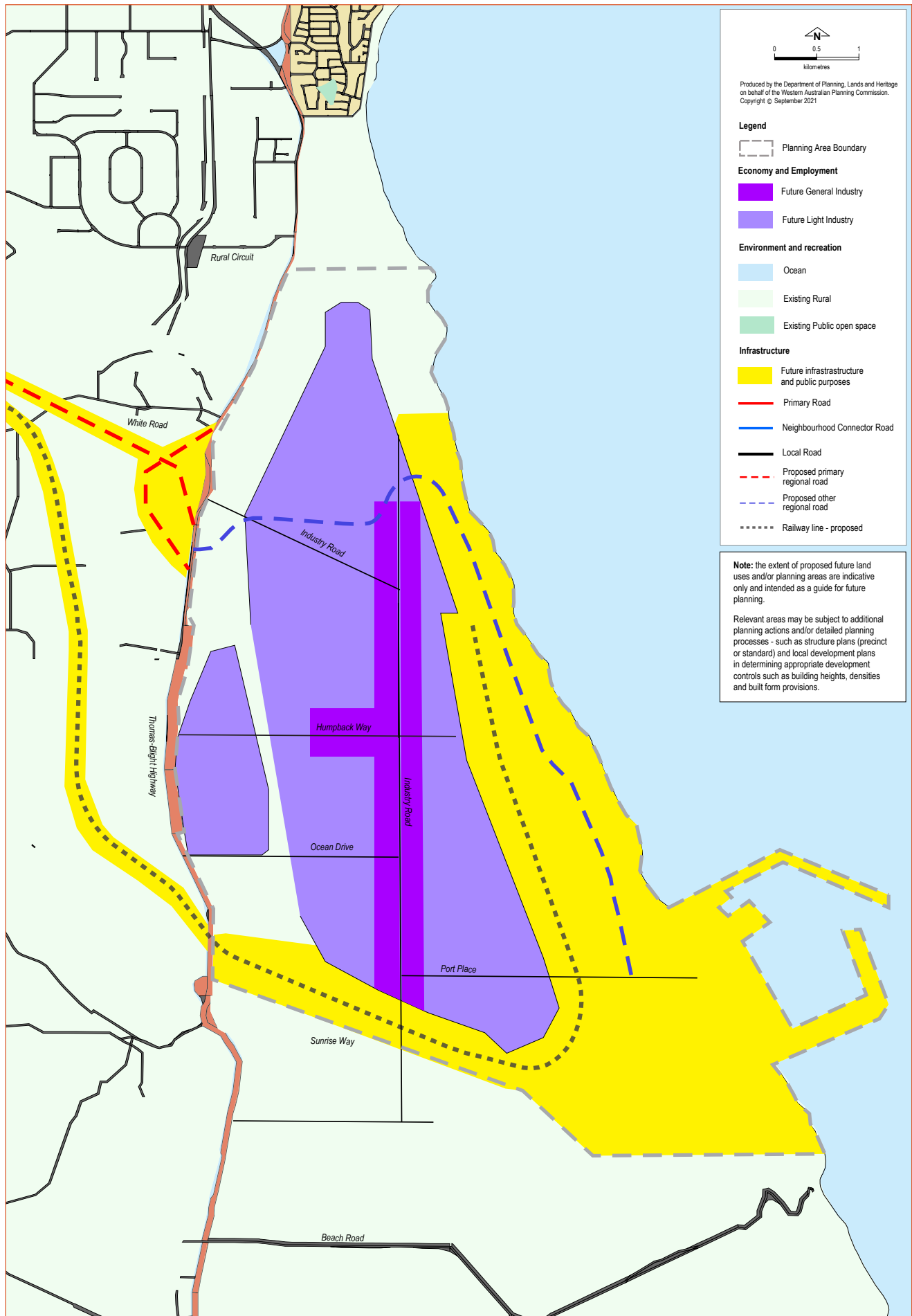


Figure 3d: Planning Area AT – Moorabin Industrial Centre



## APPENDIX 7 – POPULATION FORECAST AND DWELLING YIELD ANALYSIS

### PURPOSE

The purpose of this appendix is to provide general guidance on how population forecasts and dwelling yields are sourced and presented in the local planning strategy.

It is anticipated that the appendix will be further developed and refined into the future to reflect and include:

- lessons learnt from local planning strategies prepared in accordance with the Guidelines
- availability of DPLH resources to support development of guidance for population forecasts and dwelling yield analysis
- more detailed guidance for local governments on population forecasts and dwelling yield analysis.

### FORMAT WITHIN PART 2 OF THE LOCAL PLANNING STRATEGY

In part 2 of the local planning strategy, three subheadings are to be included under the heading 'Demographic profile and population forecast', including:

- Demographic profile
- Population forecast
- Dwelling yield analysis

### DEMOGRAPHIC PROFILE

This section provides an opportunity to highlight any demographic characteristics or trends that may influence land use planning for the local government and may include:

- distribution of the population across the local government area, especially where there is more than one settlement or urban area in the local government
- demographic structure, including any significant local variations or differences from state and regional averages
- other relevant demographic characteristics such as occupational profiles, income levels and ethnic diversity
- current and projected household composition including size and type
- current and projected housing by type, diversity, density and (if relevant) condition and character.

It is important that a brief synopsis of the planning implications of the demographic profile is provided at the conclusion of this section.

### POPULATION FORECAST

- Information on population forecasts should be included in part 2 of the local planning strategy under the heading 'Demographic profile and population forecast'
- Consideration of population forecasts consistent with the timeframe of the strategy should be one of the first tasks undertaken when preparing a local planning strategy. This should be discussed with the DPLH in the early phases of developing the local planning strategy.

- Population forecasts relevant to the timeframe of the local planning strategy are fundamental to identifying the number of new dwellings required for supporting the future population and for defining the extent to which residential intensification and other land use change is required to be identified by the local planning strategy.
- WA Tomorrow population forecasts should be used as the basis for population forecasts for the local planning strategy where there is no suitable alternative.
- A local government may use a more locally-specific population forecast to that provided by WA Tomorrow, provided that agreement to use this alternative has been obtained from the DPLH. This agreement should be sought prior to the local government progressing any work to identify dwelling requirements and land use change.
- Where an alternative population forecast is approved for use, the local planning strategy will need to clearly outline the methodology and key inputs for the forecast (including assumptions about births, deaths and migration within the local government area and the extent to which that is similar to or different from the broader region, adjacent regions or the whole State), as well as provide sound rationale for any variance to WA Tomorrow forecasts. This may include consideration of such factors as more locally-specific and up-to-date development activity data.
- WA Tomorrow population forecasts may not directly correlate to the timeframe of the local planning strategy. For example, the current WA Tomorrow figures for local governments provide population forecasts up to 2031. In such circumstances, extrapolation of population forecasts may be required to extend the forecast to the 15-year timeframe of the local planning strategy. An example is provided below of how the WA Tomorrow forecasts might be extrapolated to meet the 15-year timeframe of a local planning strategy (2020-2035). The example uses a linear projection based on the average annual growth rate for the 15-year WA Tomorrow forecast period for Band C.

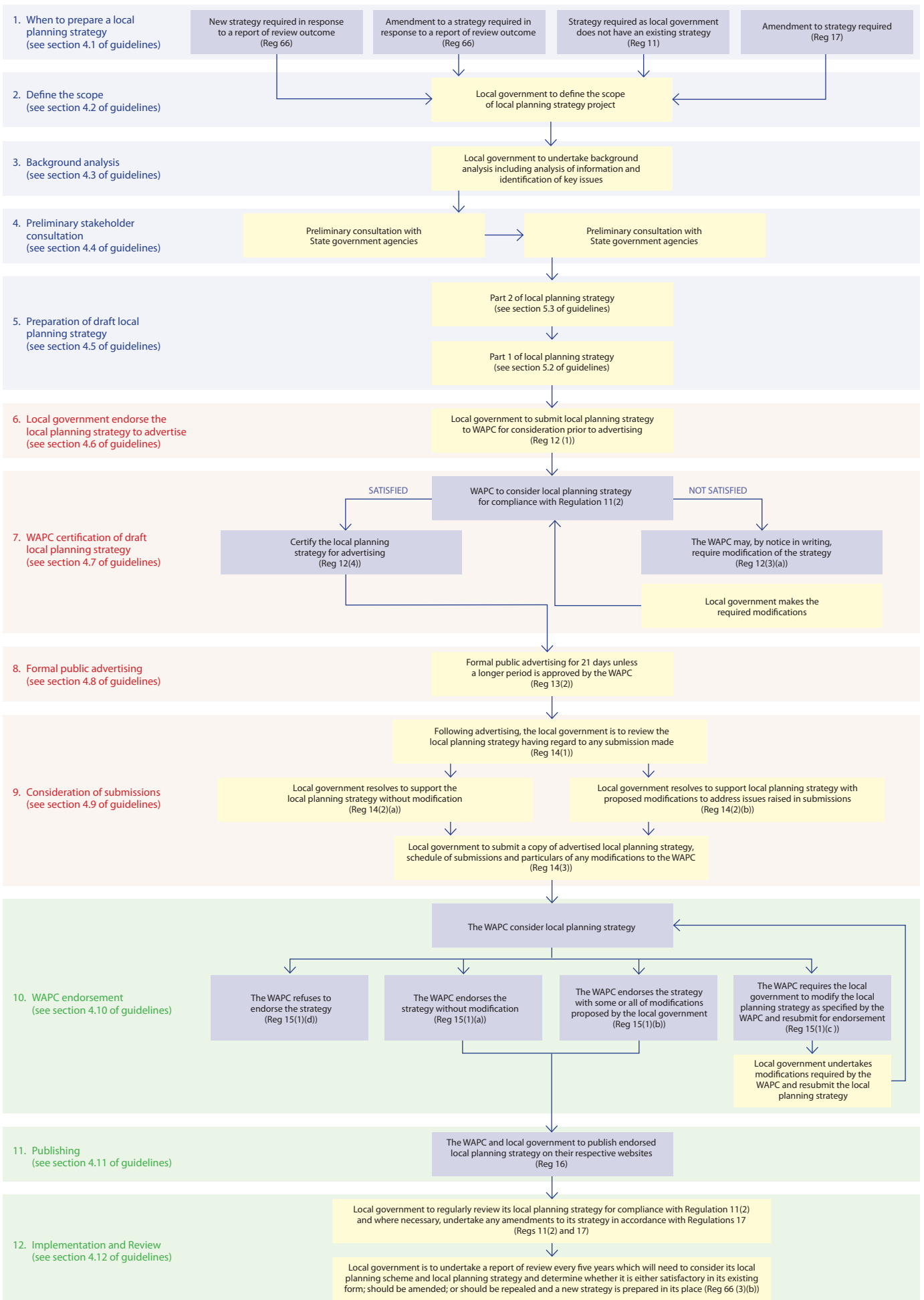
	<i>Persons per WA Tomorrow Band</i>				
<i>Year</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>
2016	40 370	40 370	40 370	40 370	40 370
2021	49 690	51 380	52 100	52 790	54 640
2026	61 660	63 810	65 010	66 100	68 360
2031	71 610	74 600	75 280	76 170	78 630
Population difference 2031-2016	Formula	75280 - 40370	<b>34,910</b>		
Average annual increase	Formula	1500/5	<b>2,327</b>		
Estimated population 2035	Formula	75280 + (4 x 2327)	<b>84,589</b>		

## DWELLING YIELD ANALYSIS

- Background information and key findings of the dwelling yield analysis should be included in part 2 of the local planning strategy under the heading 'Demographic profile and population forecast'
- A dwelling yield analysis should be undertaken prior to identifying any new areas for residential intensification (infill development) or residential expansion (greenfield development) and following determination of an appropriate population forecast.
- Broadly the dwelling yield analysis should be informed by the capacity to accommodate an increased dwelling yield and the requirements of the State planning framework.
- It is suggested that the dwelling yield analysis include the following:
  1. Determine the number of dwellings required to support the 15-year population forecast
  2. Determine the existing number of dwellings within the local government area and whether there is latent capacity (see point 4 below) to accommodate an increased population.
  3. Determine the number of additional dwellings required to accommodate the 15-year population forecast (number of dwellings required to support the 15-year population forecast, minus the existing number of dwellings)
  4. Determine the capacity of existing zoned land to accommodate new dwellings (for example there may be areas of land not developed to the capacity specified by the relevant residential density code, or land zoned for residential development that remains undeveloped). In determining this capacity, consideration should be given to factors that may constrain development of those areas within the 15-year timeframe of the strategy (for example infrastructure and servicing constraints, take-up rates for infill development). It is expected that any assumptions used to determine this capacity will be outlined in the local planning strategy and a realistic figure for development take-up rates is applied and suitably justified.
  5. Once the capacity of existing zoned land to accommodate new dwellings has been determined, the number of new dwellings required to be accommodated on land identified in the strategy as either future residential or future residential intensification can be identified. It is suggested that the local planning strategy clearly distinguishes the number of new dwellings expected to be achieved through land identified in the local planning strategy as future residential (greenfield development) and residential intensification (infill development). For regional and outer metropolitan local governments, the capacity of additional dwellings to be accommodated on rural residential or rural land may also be considered.
- The identification of land suitable for future residential or residential intensification should be guided by and be consistent with the State planning framework.
- Regarding the factors that may influence the capacity of land to realise new dwellings under points 4 and 5 above, the following assumptions should be considered and where relevant explained in the strategy:
  - number of people per dwelling
  - average lot size and or dwelling size
  - net gain of dwellings (number of dwellings lost should be considered)
  - take-up of residential infill, which will be influenced by:
    - proximity to residential attractors (activity centres, train stations, main streets, beach and river etc)
    - age of housing stock
    - ownership fragmentation (the higher the number of strata owners, the more difficult it may be to intensify residential development)
    - proportion of site and development used for non-residential land uses
    - servicing
    - market conditions
  - capacity of greenfield development
    - infrastructure availability should be discussed with key infrastructure agencies as provision of infrastructure within 15 years may not be possible
    - proportion of land used for non-residential land uses (35 per cent of the site is usually used for non-residential land uses such as transport, public open space and drainage infrastructure)
    - market conditions.

- For local governments within the Perth and Peel regions, it is expected that the dwelling yield estimated for the 15-year timeframe of the local planning strategy would demonstrate progress towards Perth and Peel@3.5million targets to 2050 (including both the urban infill dwelling targets and the 15 dwellings per gross urban zoned hectare for greenfield development) and also accommodate the dwelling needs of the population forecast for the 15-year timeframe of the local planning strategy.
- For those local governments outside of the Perth and Peel regions, the dwelling yield identified in the local planning strategy should be sufficient for the population forecast for the 15-year timeframe of the local planning strategy.
- It should be noted that the five-yearly report of review (regulation 66 of the Regulations) requires an overview of the subdivision and development activity, lot take-up and population changes in the scheme area since the scheme was gazetted or last reviewed (whatever is the latest). Application of a robust and consistent methodology for presenting population forecast and dwelling yield analysis will assist preparation of the five-yearly report of review and associated recommendations relating to the adequacy of the local planning scheme and local planning strategy.

## **APPENDIX 8 – PROCEDURAL STEPS FOR A LOCAL PLANNING STRATEGY**





## APPENDIX 9 – STATE AGENCY CONTACTS

<i>State Government Agency</i>	<i>Contact email</i>
<b>Department of Planning, Lands and Heritage</b>	Perth and Peel schemes@dplh.wa.gov.au  Regional North - Kimberley, Pilbara, Gascoyne, Indian Ocean Territories regionalnorthplanning@dplh.wa.gov.au  Regional South - Wheatbelt, Goldfields-Esperance, Mid-west regionalsouthplanning@dplh.wa.gov.au  South West bunbury.planning@dplh.wa.gov.au  Great Southern albanypso@dplh.wa.gov.au
<b>Heritage Council</b>	HCWAreferalls@dplh.wa.gov.au or hcreferalls@dplh.wa.gov.au
<b>Department of Health</b>	ehinfo@health.wa.gov.au
<b>Department of Biodiversity, Conservation and Attractions</b> ( <a href="#">map here</a> )	Swan Region swanregionlanduseplanning@dbca.wa.gov.au  Swan Canning Catchment rivers.planning@dbca.wa.gov.au  Wheatbelt wheatbeltlanduseplanning@dbca.wa.gov.au  South West albany@dbca.wa.gov.au  Warren warren.admin@dbca.wa.gov.au  South West swlanduseplanning@dbca.wa.gov.au  Goldfields kalgoorlie@dbca.wa.gov.au  Midwest geraldtonrecords@dbca.wa.gov.au  Pilbara karratha.admin@dbca.wa.gov.au  Kimberley broome@dbca.wa.gov.au
<b>Environmental Protection Authority</b>	info@epa.wa.gov.au
<b>Department of Water and Environmental Regulations</b>	Planning.enquiry@dwer.wa.gov.au
<b>Department of Transport</b>	ITPstatutoryreferrals@transport.wa.gov.au
<b>Main Roads</b>	planninginfo@mainroads.wa.gov.au
<b>Public Transport Authority</b>	WAPCreferrals@pta.wa.gov.au

<i>State Government Agency</i>	<i>Contact email</i>
<b>Department of Mines, Industry Regulation and Safety</b>	records@dmirs.wa.gov.au
<b>Department of Jobs, Tourism, Science and Innovation</b>	jtsi@jtsi.wa.gov.au
<b>Department of Communities</b>	generalenquiries@housing.wa.gov.au
<b>Department of Education</b>	landplanning@education.wa.edu.au
<b>Department of Fire and Emergency Services</b>	advice@dfes.wa.gov.au
<b>Department of Primary Industry and Regional Development</b>	anduse.planning@dpird.wa.gov.au

<i>Other referral authorities</i>	<i>Contact email</i>
<b>Western Power</b>	wapc@westernpower.com.au or planning.land.development.referrals@westernpower.com.au
<b>Horizon Power</b>	Customer.care@horizonpower.com.au
<b>Water Corporation</b>	LandPlanning@watercorporation.com.au or land.planning@watercorporation.com.au
<b>Perth Airport</b>	planning@perthairport.com.au
<b>ATCO</b>	eservices@atco.com
<b>DevelopmentWA</b>	Planning@developmentwa.gov.au
<b>Telstra</b>	Dev4perth@team.telstra.com