

Fact Sheet: Precinct Core & Frame

Precincts WA applies the principle of core and frame to structure development outcomes within station precincts in a clear, legible and context-responsive manner.

Under this approach, each station precinct is organised around a central core, generally located closest to the train station, where the highest levels of activity, density and intensity are supported. The precinct core is intended to accommodate higher-density residential and mixed-use development, capitalising on direct access to public transport and services and reinforcing the role of stations as key nodes for transit oriented development.

Surrounding the core is the precinct frame, which provides a transition between the more intensive development at the station and the established surrounding neighbourhoods.

Development within the precinct frame is expected to be of a generally medium-density scale, with built form, height and siting responding to local context, streetscape character and heritage considerations. This graduated approach is sensitive to local amenity while still enabling additional housing and renewal within walking distance of stations.

The core and frame structure does not prescribe uniform outcomes across all station precincts; rather, it establishes a consistent planning approach that can be tailored to the specific characteristics of each precinct.

The extent and intensity of the core and frame will vary across different station precincts, informed by factors such as existing land use patterns, infrastructure capacity, site constraints, heritage values and the role of the station within the wider activity centre or corridor.

By applying the core and frame approach, the Station Precincts Improvement Scheme will support higher-intensity development in the most accessible locations, enable appropriate transitions to surrounding areas, and provide greater certainty for communities, developers and decision-makers.

