**SITE AND CONTEXT ANALYSIS**

The information below is an indicative list, whereby not all topics apply to standard structure plans.

**PHYSICAL CONTEXT:**

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| **TOPIC** | **PURPOSE** |
| Location | Understand where the precinct is situated, highlighting key features, and showing the broad community context. To be used to help establish a precinct boundary. |
| Surrounding area and land use | Understand relationships to the surrounding area including other precincts, centres, features and key infrastructure. |
| Tenure, ownership, and buildings | Review the functions of buildings and land use in and around the precinct.  Identify the scale, height, and density of surrounding development and how it may guide future development. Analyse land assembly opportunities and constraints to identify influence on development potential. |
| Environment | Understand environmental conditions, including climate, soils, vegetation, topography, total water cycle, landscape features, key views, and local character. Analyse environmental opportunities and constraints to identify influence on the development. |
| Physical infrastructure and services | Identify and describe existing and planned infrastructure such as transport networks, energy supply, sewerage, water, and waste systems.  Understand and describe the constraints to precinct development resulting from infrastructure servicing shortfalls and challenges.  Identify how any constraints are planned to be resolved. |
| People movement | Determine the characteristics of the current and planned movement network.  Understand existing access and links within the precinct and surroundings.  Observe the quality of movement and how people experience travel, using different modes including active transport.  Identify opportunities for potential improvements to walkability and cycling.  Understand strategic planning by transport agencies such as strategic plans, land requirements, timing, and funding. |

**COMMUNITY CONTEXT:**

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| **TOPIC** | **PURPOSE** |
| People | Understand the current and forecast population, demographics and socio-economic characteristics of the precinct and the immediate surrounding area. |
| Housing | Understand existing housing typologies and reconcile with demand/supply and affordability. |
| Economy | Understand the strengths, weaknesses and emerging issues/trends of the precinct’s economy including employment and business opportunities. |
| Culture, values, and identity | Understand the communities that will use the precinct to ensure authentic, community driven outcomes.  Understand the values communities have regarding cultural and built heritage, Aboriginal cultural heritage, environmental values, and sense of place. |
| Social infrastructure and services | Understand current and future capacity, usage and provision of facilities, spaces, services, and networks that support community wellbeing. These include health-related services, education and training, social housing, justice, and public safety provisions, as well as arts, culture, and recreational facilities. |

**GOVERNANCE (LEGISLATIVE AND POLICY) CONTEXT:**

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| **TOPIC** | **PURPOSE** | **DOCUMENTS TO CONSIDER** |
| Environment   * Bush fire * Coastal planning * Water management * Vegetation protection * Tree management * Fauna habitats * Landscape protection * Key views * Waste management | Identify and map relevant environmental considerations relating to policy and guidelines in the State Planning Framework.  Engage with relevant State and local government agencies and stakeholders. | * SPP 2.0 Environment and Natural Resources * SPP 2.6 State Coastal Planning * SPP 2.8 Bushland Policy for the Perth Metropolitan Region * SPP 2.9 Water Resources * Draft SPP 2.9 Planning for Water * SPP 3.7 Planning in Bushfire Prone Areas * SPP 5.1 Land use planning in the vicinity of Perth Airport * SPP 5.3 Land use planning in the vicinity of Jandakot Airport * SPP 5.4 Road and rail noise * State Government Sewerage Policy * Better Urban Water Management * Better Urban Forest Planning of Perth and Peel * Visual Landscape Planning in WA: a manual for evaluation, assessment, siting, and design * Waste Avoidance and Resource Recovery Strategy 2030 * Guidance for planning and development: Protection of naturally vegetated areas in urban and peri-urban areas (in accordance with section 16(k) of the *Environmental Protection Act 1986*) * Native Vegetation Policy for Western Australian and relevant regional planning for native vegetation |
| Planning   * Higher-order planning strategies * Region scheme zoning * Local scheme zoning * State planning policies * Local planning strategies * Local planning policies | Identify and interpret applicable planning framework both in terms of current conditions and proposed, future outcomes. | * State Planning Strategy 2050 * Perth and Peel @3.5 million – subregional frameworks * Any applicable region scheme * MRS, Peel, Greater Bunbury * SPP 3.6 Infrastructure Contributions * SPP 7.2 Precinct Design * SPP 7.3 Residential Design Codes Volume 1 * SPP 7.3 Residential Design Codes Volume 2 - Apartments * Development Control policies * Operational policies * Position Statements * Planning Bulletins * Relevant local planning scheme, local planning strategies and policies |
| Economic and community development | Identify the strategic economic importance of the precinct.  Identify existing economic plans and strategies and potential impacts on precinct development.  Identify existing strategic community plans and community needs assessments. | * Local planning strategy * Relevant local or regional economic development plans or strategies * Relevant local strategic community plans and community needs assessments |
| Utilities and service providers   * Water * Energy * Waste * Telecommunications | Engage early with relevant agencies and service providers.  Review relevant infrastructure plans and strategies.  Understand future upgrade requirements and interim capacity challenges. | * Relevant agency or service provider plans or strategies |
| Existing plans and projects | Identify current and proposed projects in the immediate vicinity and the wider neighbourhood/district and consider their relevance and how they might influence the precinct plan. | * Existing district and local structure plans * Existing subdivision plans * Existing development applications |