



Department of **Planning,**
Lands and Heritage



Western
Australian
Planning
Commission

ACTIVE

IN FORCE

WA PLANNING MANUAL

Guidance for Structure Plans

August 2023

Tables and figures

Table 1: Difference between standard structure plans and precinct structure plans	3
Table 2: Information requirements	6
Table 3: Application to the Department for obtaining preliminary advice	9
Table 4: R-Code ranges	12
Figure 1: Preparation of a structure plan – Formulation process and design response	7
Figure 2: Pre-lodgement advice process	10

Version	Date	Details	Location
1.0	August 2023	As published	As published

1 PURPOSE OF THE GUIDANCE

The Guidance applies to the preparation, assessment and use of structure plans, standard structure plans and precinct structure plans. Practitioners and decision makers should read the Guidance together with Schedule 2, Part 4 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) and any policies or policy sections relevant to structure plans (outlined below).

The Regulations require structure plans to:

- be prepared in a manner and form approved by the Western Australian Planning Commission (WAPC); and
- include maps, information and any other material required by the WAPC.

Appendix 1 of the Guidance sets out the WAPC's approved manner and form, and the information requirements for structure plans.

The Guidance further outlines the need and purpose of a structure plan as well as guiding principles, formulation steps and the WAPC's expectations for optimal subdivision and development outcomes. The appendices include templates and provide additional guidance on certain procedural steps.

The Guidance relates to and is informed by the following policies:

- State Planning Policy 3.6 Infrastructure Contributions (SPP 3.6)
- State Planning Policy 4.2 Activity Centres (SPP 4.2)
- State Planning Policy 7.0 Design of the Built Environment (SPP 7.0)

- Liveable Neighbourhoods (LN) (currently under review)
- State Planning Policy 7.2 Precinct Design (SPP 7.2)
- State Planning Policy 7.3 Residential Design Codes - Volumes 1 and 2 (SPP 7.3)
- Other relevant State Planning Policies, Operational Policies, Position Statements and Guidelines as they relate to structure plans.

The Guidance applies to standard and precinct structure plans as currently defined in the Regulations, and not to district structure plans. The WAPC will provide separate guidance for the preparation of high-level strategic plans for a district or a region.

The Guidance will be reviewed initially after one year of coming into operation and then every two years, to reflect any policy changes or practice updates.

2 THE NEED FOR AND PURPOSE OF A STRUCTURE PLAN

2.1 Role of a structure plan

A structure plan is a key planning instrument for the coordination of future zoning, subdivision, and development of an area of land. It can be prepared for an undeveloped locality or parcel(s) of land (greenfield or brownfield) or an established locality that is identified for intensification of development and land use (infill). There are different types of structure plans for these circumstances (refer to Clause 3 - *Types of Structure Plans*). A structure plan contains a set of steps, measures and controls that are necessary to guide the plan's implementation through progressive subdivision and development of the land in its application area.

The need and purpose for a structure plan(s) in a locality, should be established by a planning framework approved by the WAPC or the Minister, such as a:

- regional planning strategy or framework;
- local planning strategy, or a district/regional (structure) plan; and
- local planning scheme.

More than one of the above may apply to a structure plan area. The planning framework may identify planning processes as necessary steps that need to be completed before a structure plan is finalised and submitted to the WAPC for consideration.



2.2 Due regard status

Because of its nature and purpose, a structure plan is a guiding document that is given due regard in decision making, unlike a local planning scheme (scheme) which has statutory effect. A standard structure plan is considered to have achieved its purpose when the structure plan measures have been implemented, the land has been subdivided, and lot boundaries are established. It is then that the structure plan zones and reserves and planning controls applicable to lots, can be transferred into the scheme via the scheme amendment process. In existing areas, a precinct structure plan is considered to have achieved its purpose when the structure plan measures have been implemented and the area has been largely developed in accordance with the development intent and the applicable development controls.

Based on the structure plan's due regard status, decision makers are not legally bound by structure plans, but have an obligation to use the structure plan to determine proposals for subdivision or development. This means considering the plan's purpose and vision, objectives, design rationale and implementation requirements - together with any associated scheme provisions, local planning policy, or guidelines that apply to the structure plan area. A decision maker should not set aside a structure plan or key structure plan provisions unless this is warranted in a particular situation and is appropriately justified in the decision (refer to Clause 6 - Implementation).

2.3 Role of the WAPC/ local government

The WAPC is responsible for approving structure plans to ensure that State strategic planning priorities and policy objectives are delivered through progressive subdivision and development in a coordinated manner. The WAPC has delegated several of its functions in relation to structure plans to officers of the Department of Planning, Lands and Heritage (the Department).

The local government has a key role in preparing, creating, assessing, and providing recommendations on structure plans. Local government advises and makes recommendations to the WAPC and the Department on proposed structure plans based on its local knowledge, technical expertise, and local planning framework; and oversees the implementation of the plans in its jurisdiction.

2.4 Structure plan area boundaries

There are several factors which guide the size of a structure plan area and assist with determining the boundaries, namely the:

- site and context characteristics - including the area's natural features, landownership, water management regimes and servicing availability; and
- intended planning outcomes - including population targets and the capacity to provide for walkable and self-sustained precincts or neighbourhoods.

In the interest of orderly and proper planning, structure plan(s) should be prepared for the entirety of an identified structure plan area. In areas with fragmented land ownership, a single structure plan should be prepared across the entirety of the identified area.

Where there is not a planning framework in place, the proponent¹ can apply the following relevant policy guidance for setting structure plan area boundaries:

- For precinct boundaries refer to SPP 7.2 (Clause 2.5).
- Liveable Neighbourhoods also provides guidance for defining standard structure plan areas based on the principle of walkable neighbourhoods (Appendix 2 and Appendix 3).

For guidance on how to identify structure plan (planning) areas in a local planning strategy and their respective purpose, refer to the Local Planning Strategy Guidelines (2021).

¹ A proponent is the local government, landowner or an agent of a landowner that is preparing a structure plan, undertaking preliminary engagement, and obtaining pre-lodgement advice, prior to the structure plan being formally submitted to the local government.



3 TYPES OF STRUCTURE PLANS

The Regulations (Schedule 2, cl.14) define two types of structure plans:

- (a) A **standard structure plan** is a plan depicting the intended zoning and subdivision pattern for an area of land. Depending on its nature and scale, a standard structure plan identifies a pattern for street blocks, roads, and open space together with proposed zones or land uses and public reserves, and major transport or utility infrastructure. A standard structure plan is not intended to provide development guidance, but it can refer to the development (built form) outcomes the plan is intending to achieve.

Standard structure plans can be prepared for urban or industrial areas and in some instances for rural (rural living) areas. Liveable Neighbourhoods (currently under review) guides the preparation and assessment of standard structure plans for urban areas. Where designating a residential zone, a standard structure plan also specifies R-Codes to guide the lot and dwelling design in accordance with SPP 7.3.

Even though a standard structure plan does not determine built form beyond R-Code controls, it may identify a site or precinct which requires development (built form design) guidance. Depending on the nature and scale of the site and the complexity of matters to be addressed, the standard structure plan may require a precinct structure plan or a local development plan to be prepared at a subsequent stage, in accordance

with SPP 7.2 and the relevant provisions of the Regulations. For guidance on the appropriate use of local development plans, refer to Clause 4.7.2 - *Local Development Plans*.

- (b) A **precinct structure plan** is a plan which addresses all the matters in a standard structure plan and in addition, provides development guidance for the built-form and public realm.

SPP 7.2 guides the preparation and assessment of precinct structure plans for activity centres, station precincts, urban corridors, mixed use, and higher density residential areas.

There may be instances where a standard structure plan for a wider area identifies activity centre(s) or precinct(s) for which a precinct structure plan should be prepared. In this instance, proponents may elect to prepare the

two structure plans concurrently in one document, for the benefit of shared analysis and information. This will involve the preparation of a standard structure plan to guide zoning and the subdivision pattern across the entire application area; as well as a precinct structure plan to guide the design of the built form and public realm within the identified precincts (refer to Clause 4.3 - *Manner and Form - Information Requirement*).

Where possible, structure plan areas should be identified by the strategic planning framework (refer to Clause 2 - *The Need for and Purpose of a Structure Plan*), although structure plan boundaries can be further refined through the structure plan formulation process. For guidance on how to identify structure plan (planning) areas in a local planning strategy and their respective purpose, refer to the Local Planning Strategy Guidelines (2021).

Table 1: Difference between standard structure plans and precinct structure plans

Precinct Structure Plan	Standard Structure Plan
<ul style="list-style-type: none"> • Coordinates the future subdivision, zoning, and development of an area. 	<ul style="list-style-type: none"> • Coordinates the future subdivision and zoning of an area.
<ul style="list-style-type: none"> • Provides development guidance for the built-form and the public realm. 	<ul style="list-style-type: none"> • It may include development outcomes which only apply within the structure plan area.
<ul style="list-style-type: none"> • SPP 7.2 guides the preparation and assessment of precinct structure plans. 	<ul style="list-style-type: none"> • Liveable Neighbourhoods guides the preparation and assessment of standard structure plans.
<ul style="list-style-type: none"> • Can be prepared for activity centres, station precincts, urban corridors, mixed use, and higher density residential areas. 	<ul style="list-style-type: none"> • Can be prepared for urban or industrial areas, and in some instances for rural (rural living) areas.



4 PREPARATION OF A STRUCTURE PLAN

4.1 When to prepare a structure plan

The Regulations (Schedule 2, cl.16) state that a structure plan can be prepared by a local government, a landowner, or an agent² of a landowner in the structure plan area, in the following situations:

- (a) (i) where a scheme identifies the area as suitable for urban or industrial development. Scheme zones that can trigger the preparation of a structure plan include Urban Development, Industrial Development, Centre, and Special Use; and
- (ii) where a scheme states that a structure plan should be prepared before subdivision or development can be undertaken; or
- (b) if a State planning policy requires it. For example, SPP 4.2 requires a precinct structure plan to be prepared for strategic, secondary, district and specialised activity centres; or
- (c) where (a) or (b) does not apply, but the WAPC - on the advice of the local government - considers that a structure plan for the area is required for the purpose of orderly and proper planning. In this case, a proponent should liaise with and obtain the WAPC's consent to initiate the preparation of a structure plan.

² An agent is a person who is authorised by a landowner or group of landowners to act on their behalf in planning matters regarding their land. This may be a body corporate, planning consultant, surveyor or similar person or company.

Consideration of 'orderly and proper planning'

In making a determination under Schedule 2, cl.15(c) of the Regulations, the WAPC will consider:

- (i) if the need and purpose for a structure plan is identified in the planning framework (regional or local planning strategy, scheme, or another type of strategic plan) (refer to Clause 2 - *The Need for and Purpose of a Structure Plan*); or
- (ii) whether the information required under Schedule 2, cl.16(1A) of the Regulations is necessary to guide decision making for subdivision and development in the identified locality.

The WAPC has on occasions considered structure plans under Schedule 2, cl.15(c) of the Regulations for rural living areas. A structure plan in this context may be considered necessary because of the need to coordinate several factors that are essential considerations for the delineation of appropriate lot boundaries. For example, environmental factors, bushfire risk, landownership, road access, etc.

The WAPC may also consent to the initiation of a structure plan where the land is not yet zoned for urban or industrial development, but a planning strategy, scheme, or other type of strategic plan (approved by the WAPC) requires a structure plan(s) to be prepared for the area. In such circumstances, the preparation of the structure plan may be initiated together with and inform the proposal for rezoning the land under the scheme.

If the planning framework identifies planning processes as steps that should be observed before a structure plan is progressed or submitted for consideration, it is important to ensure that these steps have been properly

completed as they represent orderly and proper planning and are an important element to the State's commitment to a strategically led planning system. For example, a district wide Development Contribution Plan.

The WAPC may consider other situations for which a structure plan is required for the purpose of orderly and proper planning. For example, where a local planning strategy identifies an existing neighbourhood centre as suitable for an increased residential density and an intensification of land uses, despite there being no zoning trigger under Schedule 2, cl.15(a) of the Regulations.

4.2 Guiding principles

The preparation of a structure plan should be guided by the following principles:

Collaboration – involve stakeholders early in the preparation to identify opportunities and constraints, to guide the purpose and outcomes of the plan.

Transparency – consult with stakeholders on the purpose and obtain input into the formulation of the plan.

Outcomes driven – set out the outcomes sought to be achieved by the plan and specify the necessary implementation measures.

Consistency – accord with the WAPC's manner and form (refer to Appendix 1) and include sufficient information to guide implementation and the assessment of planning applications.

Ease of use – produce a clear and concise document that is easy to use and navigate by stakeholders, including the community and decision makers.

Based on these principles, a structure plan is expected to:

- apply the State Planning Framework (including regional and sub-regional frameworks) and be consistent with the strategic direction established in higher order plans, including in regional or local planning strategies;
- consider the natural, social, and economic characteristics of the locality and identify how the structure plan has been informed by these considerations;
- involve stakeholders in the preparation and consult the local community on the formulation of a vision and objectives for the structure plan area;
- provide a rationale for the preparation based on the ultimate development intent and specify the outcomes it seeks to achieve in line with the design elements of SPP 7.2 and Liveable Neighbourhoods;
- be tailored to suit the locality that it is being prepared for and set out the necessary information to respond to its purpose;
- provide planning justification/rationale for the proposed zoning, subdivision layout and/or development built form outcomes and controls;
- provide a clear implementation pathway including stages/triggers and agreed responsibilities of the parties with a role in delivering the structure plan outcomes;
- set out specific requirements and controls to guide the assessment of land use, subdivision, and development; and

- set out outcomes which can be achieved within the duration of the structure plan (being a period of up to 10 years), whereby a further plan may be required to be prepared if there are still areas to be developed.

4.3 Manner and form – information requirements

The Regulations (Schedule 2, cl.16(1)(a) and (b)) require a structure plan to be prepared in the manner and form approved by the WAPC and include any maps, information and other material required by the WAPC. For ease of reference, the WAPC's manner and form and the structure plan content are set out in Appendix 1. Appendix 1 also sets out the manner and form for a structure plan map.

A structure plan should also provide the information required by relevant WAPC policies and it must set out the information outputs listed under Schedule 2, cl.16(1) (c) of the Regulations. Table 2 indicates the information requirements relevant to different types of structure plans.

Based on the above, structure plans comprise the following three components:

- Executive summary
- Implementation, including a structure plan map (Part One)
- Explanatory section which contains the Technical Appendices (Part Two).

The Explanatory section provides the background information and outlines the rationale for the content of the plan, with the technical appendices comprising the detailed studies and investigations that are site specific and necessary to prepare and formulate the plan. The Implementation section includes provisions and requirements to guide decision-making under the structure plan. The structure plan map is a key component of its implementation as it depicts the spatial implications of the plan's outcomes. The Executive Summary is a synopsis of the purpose and includes information quantifying the outcomes to be delivered by the plan.

When preparing a standard structure plan and a precinct structure plan concurrently, Part One can be split between a Part 1A (standard) and Part 1B (precinct) with a common Part Two (refer to Clause 3 - *Types of Structure Plans*).



Table 2: Information requirements

Type of structure plan/ Considerations	Zoning/land uses	Street blocks/ movement network	Open space (reserves)	R-Codes	Lot layout	Building exclusion zones	Dev. controls & design concepts	Staging	Utility servicing	Transport infrastructure
Precinct - Residential/ mixed use	✓ ³	✓	✓	✓	✓ (for infill)	✓	✓	✓	✓	✓
Standard - Residential/ mixed use	✓	✓	✓	✓	✓ ⁴	✓ ⁵		✓	✓	✓
Standard - Industrial	✓	✓	✓		✓ ⁴	✓ ⁶		✓	✓	✓
Standard - Rural living	✓	✓	✓	✓	✓ ⁴	✓ ⁶		✓	✓	✓



Required



May be required



Not required

4.4 Stages in preparing a structure plan

The process of preparing a structure plan comprises four important steps as outlined in Figure 1. Ultimately, these steps and the outcomes from the respective processes are documented in Part Two of the structure plan, while the necessary measures for implementation are outlined in Part One. Figure 1 corresponds to the information contained in Part Two of the structure plan (refer to Appendix 1).

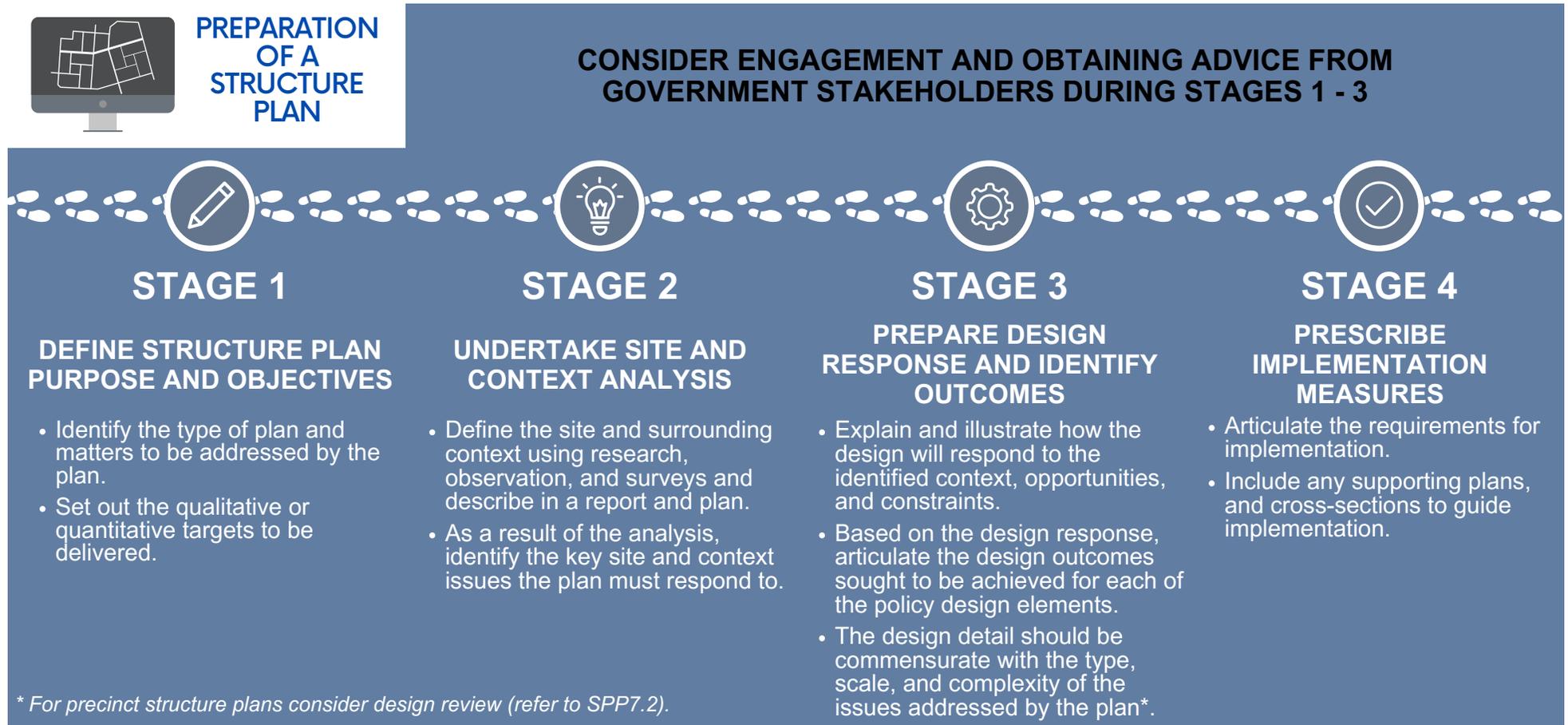
³ Some schemes include the land use permissibility for the zone which is applicable to a precinct structure plan. Further guidance in relation to preferred land uses may be provided in the precinct structure plan.

⁴ Standard structure plans do not prescribe lot boundaries or sizes. However, alternative lot layouts should be considered as part of the structure plan design response (Part Two) to inform street block layout and size.

⁵ Standard structure plans do not prescribe built form. However, building exclusion zones or development concepts for commercial/mixed use areas can be considered as part of the structure plan design response (Part Two) where necessary to inform the subdivision design and/or the preparation of a local development plan.

⁶ Where necessary, to address buffers for environmental features and/or bushfire prone areas.

Figure 1: Preparation of a structure plan - Formulation process and design response



4.5 Preliminary engagement with stakeholders and advice

WAPC policy (LN and SPP 7.2) promotes a participatory approach to structure planning, involving the community and other stakeholders in the preparation. Stakeholder engagement is recommended to occur prior to and in addition to the formal consultation required by the Regulations (Schedule 2, cl.18). Proponents are strongly encouraged to engage with key stakeholders in the community, the local government, and relevant State Government agencies at an early stage to capture important information during the preparation process.

The [Guide to Best Practice Planning Engagement in Western Australia](#) (Engagement Guide) provides guidance on how to facilitate meaningful and appropriate consultation and engagement for planning proposals and provides a six-step process to guide the design and delivery of best practice engagement, consultation, and communications. For complex precinct structure plans, it is recommended that an Engagement Strategy is prepared in consultation with the relevant local government and the Department. Proponents can refer to the Engagement Guide for guidance on how to prepare and deliver best-practice planning engagement suited to the proposal's context.

4.5.1 Engagement with the Community

The purpose of consulting with the community early in the structure planning process is to:

- (i) inform the community about what is being planned for and why, and raise awareness about the proposal;
- (ii) provide a platform for community members to directly convey information and/or views;

- (iii) capture information, expertise, or local knowledge on key aspects of the design process;
- (iv) form positive relationships and reduce risks of conflict; and
- (v) provide an opportunity for the community to help shape and inform the proposal.

The type and level of community involvement in a structure plan proposal will depend on several contextual factors:

- potential level of community impact and interest - whether the proposal affects only adjoining landowners or the broader community in a neighbourhood, precinct, or the State;
- the type, scale, and complexity of a proposal – with large, more complex structure plans requiring a greater level of engagement; and
- local context – with proposals located within infill settings within established communities generally requiring a greater level of engagement.

In greenfield areas where communities are in the process of being established, consideration should be given to nearby communities potentially affected by the proposal. For example, increased traffic, need for community facilities and infrastructure, etc. The engagement approach can be discussed and agreed with the local government and the Department based on the potential community impact. During engagement, it is important to highlight how community input will be used, together with other inputs or factors contributing to the formulation of the plan.

Engagement methods should be selected with careful consideration to the context of the proposal and the community. For further guidance and information

on methods of engagement suitable to precinct plans, proponents should refer to SPP 7.2. Proponents are encouraged to engage the community early in the process, during the plan's preparation, and continue engagement post-decision during the plan's implementation, with a focus on keeping the community informed of the progress in achieving the plan's vision or purpose.

4.5.2 Preliminary Engagement with Government Stakeholders to Obtain Pre-lodgement Advice

The Department together with the local government, other State Government agencies, and servicing agencies, can add significant value to the proposal by providing technical expertise and direction on aspects of the structure plan, early in the process. Collaboration with authorities is key in optimising the useability of the structure plan, identifying, and resolving issues early, and streamlining the assessment process.

Proponents are encouraged to engage meaningfully with the local government, State Government agencies and servicing agencies, and apply to the Department to seek direction and to confirm preferred action(s) at key milestones in the process. The advice to be provided by the Department will focus on matters relevant to the:

- (a) purpose and direction of the plan;
- (b) physical feasibility of the plan (for example, servicing capacity, water management, soil conditions, etc.);
- (c) State planning policy considerations; and
- (d) manner and form of the plan, including the information requirements.



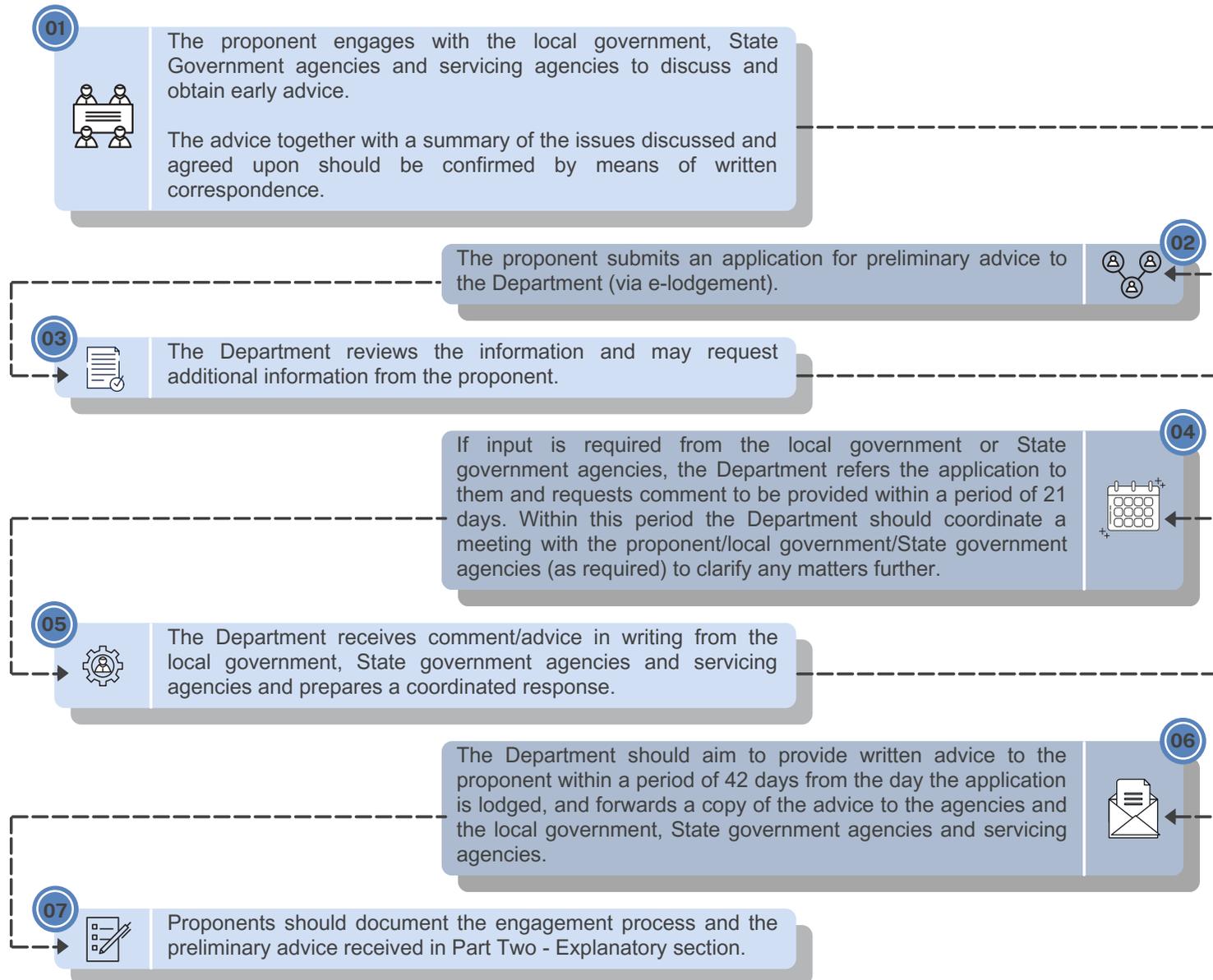
Table 3: Application to the Department for obtaining preliminary advice

	Stages in preparing a structure plan		
	STAGE 1 – Define the brief	STAGE 2 – Site and context analysis	STAGE 3 – Design response
Purpose of preliminary advice (indicative)	<ul style="list-style-type: none"> Notify that a structure plan is to be prepared. Discuss the plan's purpose and the matters to be addressed. Discuss the outputs of the plan. Discuss the scope of technical investigations. 	<ul style="list-style-type: none"> Discuss risks/constraints and discuss the preferred approach forward. Discuss information requirements for the formulation of the plan. Discuss the methods for community engagement (if applicable). 	<ul style="list-style-type: none"> Discuss physical feasibility of the plan (for example, servicing capacity, water management, soil conditions, etc.) Advise on the manner and form of the plan, including information requirements.
Application requirements	<p>All applications to include:</p> <ul style="list-style-type: none"> Questions and advice sought from the Department (or from other State Government agencies). Written advice by the local government, State Government agencies and servicing agencies (as required). 		
	<p>Application may attach:</p> <ul style="list-style-type: none"> Structure plan area (boundaries). Statement about the purpose and the matters to be addressed by the plan. Statement of the scope of technical investigations. An overview of the intended methods for engagement/consultation. 	<p>Application may attach:</p> <ul style="list-style-type: none"> Statement regarding the strategic planning framework and purpose of the structure plan. An overview of the recommendations from technical reports, and the findings arising from the site and context analysis. Preliminary concepts. Draft engagement strategy (if applicable). 	<p>Application may attach:</p> <ul style="list-style-type: none"> An overview of engagement outcomes and issues raised. Any design concept(s) and/or overall concept plan (masterplan). High level analysis against the WAPC policy requirements, particularly SPP 7.2 and Liveable Neighbourhoods.

Proponents are encouraged to engage and seek comment during the first three stages in preparing a structure plan, as the case requires. Table 3 provides an overview of the purpose of requesting preliminary advice, and the information a proponent may submit to the Department in requesting advice.

The Department is ultimately responsible for providing coordinated pre-lodgement advice, as per the below process outlined in Figure 2. In providing advice, the Department will note that the advice is preliminary and comprises officer level advice – it is not a decision by the WAPC. The same process applies when the local government is the proponent for preparing the structure plan. The advice received should be documented in Part Two of the structure plan.

Figure 2: Pre-lodgement advice process



4.6 Later approval of detail

The WAPC may approve a structure plan that identifies additional detail, reports or studies that need to be prepared and submitted following approval of the structure plan. The intent of this additional detail is to inform:

- **subdivision outcomes in a structure plan area.** This detail must be submitted and approved by the WAPC before subdivision is approved (Schedule 2, cl.24(1) of the Regulations).
- **development outcomes in a precinct structure plan area.** This detail must be submitted and approved by the local government before development is approved (or before the development is commenced if a development application is not required) (Schedule 2, cl.24(1A) of the Regulations).

The additional detail is intended to be a refinement of the measures and controls already contained in the structure plan and should not comprise information that is essential to the formulation or the assessment of the plan. The WAPC will not support a structure plan that relies on important matters being resolved later or where the additional detail may result in a substantial variation to aspects of the plan.

If later approval of detail is proposed, this should be set out in a table in Part One of the structure plan. The table is to further outline the type and purpose of additional detail (report or study required) and the parties (local government, State Government agency, or service agency) that need to be consulted in approving the detail (refer to Appendix 1: 5. *Additional details*).

An example of additional detail that is considered at the

subdivision stage is an R-Codes plan which is discussed in the following section (refer to Clause 4.7.1 - *Designation of R-Codes*).

Further to the additional detail, Part One should also list any studies and reports that are required to be prepared under any relevant conditions of subdivision or development approval. These studies and reports should be limited to technical matters for the implementation of an approved subdivision or development plan and should not impact on the approved subdivision or development design. For example, where engineering drawings are required to be approved for the construction of proposed infrastructure in a standard structure plan area or design guidelines are required to be approved prior to development occurring in a precinct structure plan area. The later approval of design guidelines is appropriate where the urban layout and primary controls are already outlined within the precinct structure plan.

4.7 Other considerations

4.7.1 Designation of R-Codes

Structure plans for residential or mixed-use areas must designate R-Codes on the structure plan map. The R-Codes are intended to guide:

- (a) subdivision - by means of minimum and average lot size; and
- (b) development and built form - by way of development controls.

As R-Codes guide lot sizes or plot ratio (for apartment development), they can form an expression of residential density. As such, structure plans should provide a strong design rationale for the allocation of R-Codes.

The WAPC's expectation is that structure plans designate a mix of R-Codes to deliver a diversity of lot/housing/built form products. Allocation of R-Codes should be based on:

- strategic and policy considerations, including the delivery of minimum residential density targets and distribution of residential density to support public transport, activity centres and access to public open space;
- the desired development outcomes;
- feasibility, including the market demand; and
- compatibility within its existing setting.

Where a blanket R-Code is proposed across a structure plan area, it should be supported by a strong design rationale and built form purpose. Guidance on density distribution and allocation of R-Codes is provided in Liveable Neighbourhoods (Element 1 - Community Design). For activity centres and their walkable catchments, precinct structure plans should use the recommended density codes contained within the SPP 4.2 Activity Centres Implementation Guideline.

Allocation of R-Code ranges (standard structure plans)

For greenfield structure plan areas in single ownership, R-Code ranges may be considered for the residential parts of the structure plan. R-Code ranges provide flexibility for subdivision design to respond to market demand by adjusting the lot/housing product as development in the structure plan area progresses.

Table 4: R-Code ranges

Low density range	Medium density range	High density range
R2-R10	R30-R40	R80-R100-SL
R12.5-R25	R50-R60	

Where used, ranges shown on a structure plan map should accord with the ranges specified in Table 4. Part One of the structure plan should set out the rationale and site-specific criteria for the allocation of an R-Code from the selected range, at the subdivision stage. In addition, Part Two should further examine alternative development concepts (lot/housing products) for the R-Codes within the selected range.

For the purpose of providing certainty for the pattern of subdivision and/or development, **R-Code ranges should not be used for precinct structure plans, or in areas designated for mixed use development or for areas coded greater than R100-SL** (For example, R-AC coded areas). In standard structure plan areas with fragmented ownership, the appropriateness of R-Code ranges is to be discussed with the local government and the Department on a case-by-case basis.

Where a standard structure plan depicts R-Code ranges, specific R-Codes are to be designated through the Later Approval of Detail (refer to Clause 4.6 - *Later Approval of Detail*).

At the time of subdivision, the proponent should submit an R-Codes plan for the entire structure plan area, which shows the following:

- (a) allocation of R-Codes to the proposed lots;
- (b) R-Codes already designated to the previously approved lots; and
- (c) the balance lot which does not have allotted R-Codes.

The allocation of R-Codes on an R-Codes plan should accord with the rationale and the criteria provided in Part One and should not be ad-hoc or on a lot-by-lot basis. In most situations, a consistent R-Code should apply per street block(s) or along streets as if on a scheme map. Once approved, an R-Codes plan will be published with the structure plan, on the WA government website and will replace previous R-Codes plans.

4.7.2 Local Development Plans

A standard structure plan may identify site(s) that require detailed development guidance to deliver the desired built form outcomes. In this case, a local development plan is an appropriate mechanism for prescribing built form controls that are specific to a development site (lot).

In residential areas, local development plans may be appropriate in limited circumstances and only when the need and purpose is well-justified in the structure plan’s design response; they should not be used as a mechanism to circumvent the development controls of the R-Code designated to the site. Further, a local development plan should not be used to guide subdivision, land use change or density increases; and should not be applied over entire residential areas, large precincts, or higher order activity centres. Local development plans may, however, be used to coordinate and guide development in neighbourhood and local centres.

For strategic, secondary, specialised and district activity centres, the development intent and the associated built form controls should be prescribed in the precinct structure plan. **As such, a precinct structure plan should not defer built form requirements to a local development plan.** For these higher order activity centres, local development plans may be used in exceptional circumstances where the need is justified in the precinct structure plan, in order to detail particular development aspects. For example, to coordinate development between two or more sites (such as access points, interface, etc).



Where a local development plan is considered necessary, Part One of the structure plan should:

- (i) specify that a local development plan is to be prepared for the identified site(s), prior to development;
- (ii) set out the matters and development outcomes sought to be achieved by the local development plan; and
- (iii) identify on the structure plan map which site(s) requires a local development plan (where applicable).

Part Two of the structure plan should outline why a local development plan is required for the identified site(s). This can include detailed descriptions and graphic development concepts that are intended to justify the need and inform the preparation of the local development plan(s).

Local development plans will ultimately be used to guide the development of these lot(s) - specified in the structure plan - at the development approval and/or building permit stage. As such, the requirement to prepare a local development plan should form a condition of subdivision approval where lot(s) need to be created. For more information on local development plans, refer to the Local Development Plan Framework (currently under review).

4.7.3 Incorporation of Key Implementation Measures in a Local Planning Scheme During Preparation

Development Controls

A precinct structure plan may identify key provisions that are critical to the implementation of the plan. Such provisions can relate to land use and development controls (where a particular land use or built form outcome is envisaged) or environmental factors (where critical to be protected).

Where more certainty is required for key requirements of a precinct structure plan, then consideration should be given to incorporating these provisions into a scheme. Development controls that may be incorporated into a scheme mainly relate to height, setbacks, and plot ratio for residential or mix use/commercial buildings. Schedule 1, cl.33 of the Regulations specifies how development controls specific to a precinct structure plan area should be set out in the scheme.

The need for a scheme amendment and the suggested approach should be discussed on a case-by-case basis with the local government and the Department in the context of preliminary consultation (refer to Clause 4.5 - *Preliminary Engagement with Stakeholders and Advice*). Where a scheme amendment is needed to insert development controls into the scheme, the proponent is responsible for initiating the amendment during the preparation of the structure plan. This allows for the scheme amendment to be progressed and advertised concurrently, and to inform stakeholders on the complete suite of measures for implementation. The WAPC may consider the two proposals (structure plan and scheme amendment) concurrently, but its

determination on the structure plan will be subject to the Minister's determination and approval on the scheme amendment. This process is not applicable to a scheme amendment for rezoning; in this situation the scheme amendment is to progress prior to the structure plan.

Development Contribution Plans

For areas with fragmented landownership, a structure plan may identify infrastructure items that are required for the plan's implementation, and which are to be funded by cost-sharing arrangements. In this instance, a development contribution plan (DCP) may be an appropriate mechanism to facilitate shared costs and should be prepared at the earliest opportunity in accordance with SPP 3.6⁷. Details for DCPs are to be included in Part One of the structure plan (refer to Appendix 1: 4.3.3 *Development contributions*).

Considering that cost contributions can be collected under a condition of subdivision or development approval only after the DCP is introduced into the scheme, a DCP should be advertised concurrently or within 6 months following approval of the structure plan (refer to Clause 6.10.2 of SPP 3.6). If a DCP is not in the scheme when the structure plan comes into effect, the structure plan can consider interim arrangements for contribution of costs under subdivision or development approvals. For further guidance on interim arrangements for DCP contributions, refer to the SPP 3.6 Guidelines.

⁷ If an alternative approach or mechanism to a DCP is contemplated for a structure plan area, this should be explained in Part Two and sufficient information is to be provided in the Implementation section (Part One) of the structure plan. This is to ensure that the allocation of costs is transparent, equitable, and accountable, and subject to consultation with the community prior to the relevant measures being implemented.

4.7.4 Staging Plan

Structure plans have varied implementation timeframes depending on the context, site, and scale of the plan, or other factors such as infrastructure constraints and market interest. While a small-scale precinct structure plan for a neighbourhood centre may take up to 10 years to be implemented, a large-scale structure plan in a greenfield area may take 10-30 years to be fully subdivided and developed depending on market conditions and uptake.

Developing a staging plan can demonstrate how the area can evolve over an extended timeframe consistent with the structure plan vision and considering short, medium, and long-term objectives.

Accordingly, structure plans should be based on a realistic implementation timeframe and prioritise the outcomes to be achieved within the plans duration (10 years). A staging plan should link stages with tasks and responsibilities (where applicable), availability of critical infrastructure as identified in the strategic planning framework, and other works necessary to service the structure plan area (For example, schools, roads, and community facilities).

5 LODGEMENT AND CONSIDERATION OF A STRUCTURE PLAN

5.1 Application for a structure plan

An application for a structure plan must be submitted to the local government. Upon receipt of an application, the local government must consider the material provided and confirm that the structure plan complies with the WAPC's manner and form and the information requirements under Schedule 2, cl.16(1) of the Regulations (refer to Appendix 1).

The local government may require the applicant⁸ to provide additional information before the structure plan is accepted, where the information is:

- required for a planning purpose relevant to the structure plan;
- required by a State planning policy;
- able to be provided in a timely manner;
- fair and reasonable to request in relation to the circumstances of the proposal; and
- necessary to enable an assessment to be undertaken.

Where further information is required, the local government should advise the applicant in writing within 28 days from the receipt of the application⁹.

⁸ An applicant is the local government, landowner or an agent of a landowner that has formally submitted the structure plan to the local government.

⁹ This is to ensure that the application is complete and includes all necessary information; it is not for assessing of the structure plan or requiring modifications.

An application for a structure plan can be accepted after the applicant provides the additional information and an application fee has been paid to the local government (Schedule 2, cl.17(2) of the Regulations).

A local government must advertise a structure plan within 28 days of accepting an application - or of preparing a structure plan. Acceptance of a structure plan for advertising does not indicate that it is supported by the local government or that the structure plan will be approved by the WAPC.

5.2 Public advertising

The local government must advertise a proposed structure plan (including a structure plan prepared by the local government) for 42 days or for a longer period approved by the WAPC. The purpose of public advertising is to provide stakeholders with the opportunity to comment on the proposed structure plan.

When advertising a structure plan in accordance with the Regulations (Schedule 2, cl.18) the local government must:

- publish the structure plan - Part One and Part Two with the Technical Appendices - and a notice in accordance with Schedule 2, cl.87 of the Regulations, giving details of the:
 - local government website on which the structure plan is published;
 - place where a copy of the structure plan is available for public inspection;



- manner and form in which submissions can be made; and
- period for making submissions and the last day of that period;
- give a copy of the proposed structure plan and the details of the advertising arrangements to the WAPC; and
- consider giving notice to owners and occupiers that are likely to be affected by the structure plan and erecting a sign in a visible place on the land where the structure plan will occur.

The advertising notice is to include:

- clear instructions where information relating to the proposed structure plan can be found;
- clear instructions on how submissions can be made (which may include online submission, email, or hard copy letter) and encourage use of the preferred method; and
- a user-friendly submission form to gather useful and meaningful feedback that will assist with the analysis, collation, and response to the feedback received. The local government may wish to seek feedback on the following:
 - is the vision and objectives of the structure plan supported and why?
 - are there any important constraints or opportunities not identified in the structure plan that should be identified and why?

- are there any specific design outcomes and implementation requirements that stakeholders strongly support and why?
- is there any information depicted on the structure plan map that stakeholders strongly support and why?

Where a scheme amendment is proposed concurrently with a structure plan (consistent with Clause 4.7.3 – *Incorporation of Key Implementation Measures in a Local Planning Scheme During Preparation*), it is strongly recommended that the scheme amendment is advertised with the structure plan.

During the advertising period, applicants may undertake further engagement with the community and stakeholders. Applicants are strongly encouraged to consider the advantages of going beyond the minimum advertising requirements in the Regulations. This can assist to improve the community's understanding of the proposal, increase awareness and participation levels, and facilitate the receipt of meaningful and useful feedback. This should be undertaken in a manner discussed with and agreed to by the local government. For further guidance and information, refer to the [Engagement Guide](#).

5.3 Local government report to commission

Following the closing of the advertising period, the local government has 60 days to prepare a report on the structure plan and submit it to the WAPC (Schedule 2, cl.20 of the Regulations). The report must include:

- (i) a schedule of submissions¹⁰ made during the advertising period, together with the local government comments and recommendations in response to those submissions (refer to Appendix 3);
- (ii) the local government's assessment on the proposed structure plan based on appropriate planning principles, including relevant policy and technical considerations; and the matters raised by submissions; and
- (iii) a recommendation to the WAPC as to whether the structure plan should be approved or not approved, including any recommendations for proposed modifications (refer to Appendix 4).

If additional time is required to finalise a report and recommendation, the local government should advise the WAPC and request an extension of time to the 60 days reporting period¹¹.

¹⁰ The schedule of submissions provides a summary of the submission received. The local government is to also provide a copy of the actual submissions when requested by the Department.

¹¹ The extension of time is for administrative processing and not a mechanism to request additional information.



5.4 WAPC decision

Following receipt of the local government's report, including the necessary information, the WAPC has 120 days to determine the structure plan (Schedule 2, cl.22(5) of the Regulations). This period can be suspended (so that the application is put on hold) if the WAPC requests the applicant or the local government to submit additional information upon lodging the application, or where a scheme amendment is being progressed concurrently with the structure plan. The 120-day period can resume once the outstanding information is submitted, or once the Minister determines the scheme amendment (refer to Clause 4.7.3 – *Incorporation of Key Implementation Measures in a Local Planning Scheme During Preparation*).

In considering the structure plan and making a recommendation to the WAPC, the Department will:

- ensure the structure plan sets out the information under Schedule 2, cl.16(1A) of the Regulations;
- consider the local government report, the recommended modifications, and the local government comments on submissions;
- assess whether the proposed structure plan is consistent with the WAPC's manner and form, and with WAPC policy; and
- consider any other relevant information and/or comments received during the assessment process.

The Department will engage with the local government, State Government agencies, servicing agencies and the applicant as required during the assessment and may advise the applicant in writing if further information is required to be submitted in relation to the application. Where this is likely to delay determination of the structure

plan, the Department will discuss and agree with the applicant on an appropriate extension of time to the 120-day determination period.

Following the assessment, the Department will make a recommendation to the WAPC to approve or refuse the structure plan or require modifications to the structure plan in accordance with a schedule of modifications (refer to Appendix 4). Where modifications are required, the applicant is to modify the structure plan in accordance with the schedule and resubmit the modified structure plan to the WAPC for approval. The WAPC determination period (120 days) is suspended on the day the decision for modifications is issued and resumes when the structure plan is resubmitted for approval.

Where major modifications have been made to the structure plan following advertising, the WAPC may direct the local government to publicly advertise the modified structure plan and report back to the WAPC in accordance with Schedule 2, cl.22(2) of the Regulations.

Following approval, the WAPC as the lead authority will publish the structure plan - Part One and Part Two including the Technical Appendices - on the WA government website. The local government may also publish the structure plan on the local government website (Schedule 2, cl.26 of the Regulations).

A structure plan comes into effect the day it is approved by the WAPC and has effect for a period of 10 years, or any other period approved by the WAPC. Structure plans that were approved prior to the Regulations are taken to have been approved on the day the Regulations came into effect, and therefore will expire on 19 October 2025.

6 IMPLEMENTATION

6.1 Decision making in structure plan areas

A decision maker, in determining subdivision and development applications in an area for which a structure plan exists, should apply the Part One structure plan provisions, implementation measures, and consider the plan's purpose, vision and objectives, design response, and any relevant information contained within Part Two of the structure plan, including the Technical Appendices.

Stakeholders, including the local community or landowners in the structure plan area will have legitimate expectations as to the structure plan design and outcomes. As such, only minor changes to the structure plan design can be considered through the subdivision or the development approval process, where this is warranted and appropriately justified. For example, such changes may relate to adjustments to road alignments, road widths, or to street block layout, provided they do not impact on the objectives, outcomes, and overall design response of the plan. It is important that changes at the subdivision or development stage do not:

- impact on other parts of the plan or other landowners in the structure plan area;
- alter the structure plan's design response or depart from the recommendations of the technical reports and studies (for example, a local water management plan); or
- impact on the location, function, or size of public reserves.

Any changes which are not considered to be minor require proper consideration through the structure plan amendment process.

Data collected at the subdivision stage (by the WAPC) or at the development stage (by the local government) can be used to monitor the delivery of the structure plan and assess the performance of the plan against its set targets.

6.2 Subdivision or development without a structure plan

The Regulations (Schedule 2, cl.27(2)) state that a subdivision or development application in an area for which a structure plan has not yet been approved, may be approved if the decision maker is satisfied that the application:

- does not conflict with the principles of orderly and proper planning; and
- would not prejudice the overall development potential of the area.

In greenfield areas, it is orderly and proper planning to consider subdivision and development based on the guidance provided by a structure plan. Hence, subdivision or development proposals ahead of a structure plan being approved by the WAPC may not be supported. Subdivision and development to facilitate critical government infrastructure may be considered ahead of a structure plan, where this is aligned with the strategic intent for the area.

In infill areas, applications are to be considered under the planning framework effective at the time an application is determined. In assessing an application, the decision

maker should be satisfied that the proposal does not adversely impact on the ability to deliver the strategic intent for the wider area.

Once a structure plan is advertised, it is considered a seriously entertained planning proposal¹² that should be given an appropriate level of consideration (based on the remaining stages until approval) by decision makers when determining an application. For major development proposals in an activity centre for which a precinct structure plan is not yet approved, SPP 4.2 sets out the relevant considerations.

6.3 Duration of approval

Structure plans are valid for 10 years - or a longer period approved by the WAPC - after which they will expire. A new structure plan should then be prepared and approved by the WAPC if required to guide implementation of any remaining stages of the structure plan.

A structure plan may be revoked before it expires, in the circumstances outlined under Schedule 2, cl.28(3) of the Regulations.

If there are no changes to the terms of the structure plan, an applicant or local government can apply to the WAPC to obtain an extension to the period of approval, before the structure plan expires (Schedule 2, cl.28(2) of the Regulations).

Relevant considerations when determining an extension to the approval period, include:

- the extent of subdivision and/or development uptake in the structure plan area, and whether the plan has been largely implemented;
- the plan's delivery progress based on its set purpose, vision, and objectives, and whether implementation of the plan is aligning with its set targets;
- government priorities, any applicable planning strategy and policy framework, and whether significant changes to these have occurred since the plan was approved;
- if consultation with the community and key stakeholders should be undertaken to confirm and adjust the direction and next stages of the plan; and
- whether important infrastructure has or will become available, and whether adjustments will need to be made to the plan as a result.

Applicants should address these considerations when applying for an extension to the approval period.

Careful consideration should be given to the revocation of a structure plan to ensure that there is an alternative framework in place to guide decision making for subdivision and development in the subject area. For example, a scheme amendment may be necessary to incorporate the zoning of an area under the scheme, prior to the revocation of a structure plan.

¹² Refer to the four-stage process for determining the relevance and weight to be given to draft planning instruments, as identified in the case of Nicholls and Western Australian Planning Commission [2005] WASAT 40.



7 AMENDMENT TO A STRUCTURE PLAN

7.1 Amendment procedure

An amendment to an approved structure plan may be sought by the local government or a landowner in the structure plan area. The procedure for amending a structure plan is the same as for the preparation, with any necessary adjustments depending on the nature and scope of the proposed amendment. An amendment should maintain the structure plan's purpose, vision, and objectives, and provide the planning rationale for the proposed changes. Careful consideration should be given to potential impacts arising from the proposed changes to other parts of the structure plan, including any implications on the structure plan targets (lot/dwelling yield, floorspace or site areas, etc).

An application to amend a structure plan that came into effect prior to the Regulations (on 19 October 2015) should provide the information necessary to assess and determine the amendment. The application will not be required to amend the entire structure plan to be consistent with the WAPC's manner and form. It is only necessary to modify the structure plan within a reasonable and practicable extent to reflect the proposed changes. It should be noted that adjustments may be required to the terminology in Part One to align with the Regulations. It is recommended that an applicant engages with the local government and the Department to discuss an amendment proposal and receive pre-lodgement advice in relation to the required manner and form (refer to Clause 4.5 - *Preliminary Engagement with Stakeholders and Advice*).

An application for a structure plan amendment should include:

- (i) an amendment report including a summary of the amendment outlining:
 - the proposed textual changes in a table format (current provisions/proposed provisions); and
 - mapping changes (area on the map affected by the amendment, current map/proposed map and/or an overlay of the two maps as the case requires);
- (ii) an explanatory report that provides the planning justification/rationale for the amendment and the proposed changes;
- (iii) any necessary technical report(s) in support of the amendment;
- (iv) the proposed structure plan (document) as amended (track-changes version); and
- (v) the proposed structure plan (document) as amended (consolidated version).

In situations where changes are only proposed to Part One, the approach should be discussed and agreed on via pre-lodgement engagement with the Department.

If the WAPC resolves to request modifications, the applicant is to modify the above amended structure plan documents in accordance with the WAPC's schedule of modifications (refer to Appendix 4) and resubmit them for WAPC approval. Following the approval of the amendment, the WAPC will publish the amended structure plan and any supporting technical studies (Part One and Part Two) on the WA government website. The local government may also publish the amended structure plan on the local government website.

A structure plan amendment does not extend the 10-year approval period of a structure plan. A request to extend the timeframe of approval should be subject to a separate determination by the WAPC, as provided for in Schedule 2, cl.28(2) and cl.29(4) of the Regulations.

7.1.1 Minor Amendment not Requiring Advertising

The local government on the advice of the WAPC may decide not to advertise a structure plan amendment that is of a minor nature (Schedule 2, cl.29(3) of the Regulations). An amendment can be considered minor if the proposed changes do not impact on the purpose, objectives, or the overall design response of the plan, and in addition the changes:

- are required to give effect to a State planning policy; or
- do not have a consequential impact on the land, landowners, or occupiers in and around the structure plan area; or
- are administrative in nature, for example, where required to remove redundant provisions or requirements); and
- the proposed changes do not impact on the infrastructure provision or the environment.

The approach to determine whether an amendment requires advertising should be discussed between the applicant, the local government, and the Department on a case-by-case basis.



7.2 Amendment (or revocation) as a result of a scheme amendment

When a structure plan area has been fully subdivided or developed, the structure plan is deemed to have achieved its purpose. The local government, or a local government at the request of a landowner, can initiate a scheme amendment to transfer part or all of the structure plan area into the scheme (through the scheme amendment process) to designate a scheme zone and relevant controls (Part 5, r.35A of the Regulations).

The proposed scheme amendment should include a statement specifying whether the scheme amendment will result in the affected structure plan being partially or fully revoked (Schedule 2, cl.29A of the Regulations)¹³.

Where a structure plan is proposed to be partially revoked, the scheme amendment statement should also specify how the structure plan is to be amended.

The applicant should further amend the structure plan document, to block out relevant provisions or affected sections on the map, to maintain consistency with the scheme amendment. This amendment should be recorded in the Table of Amendments of the structure plan, and notated as a Schedule 2, Clause 29A amendment.

Following the Minister's determination on the scheme amendment, the WAPC will amend the structure plan accordingly. It should be noted that the procedures for amending a structure plan (Schedule 2, cl.29 of the Regulations) do not apply when amending a structure

plan as a result of a scheme amendment. As such, additional changes to the structure plan, beyond the changes required to undertake the scheme amendment, will not be accepted. For example, changes to the structure plan R-Codes or development controls cannot be considered through this process. Consideration of such changes or any further adjustments will require a separate amendment to the structure plan to be submitted as per the amendment procedure in the Regulations (Schedule 2, cl.29).

Further guidance on the process under Part 5, r.35A (scheme amendment) and Schedule 2, cl.29A (structure plan amendment) of the Regulations is provided in Appendix 8.

¹³ For landowner-led structure plans, the revocation should be agreed to by the original landowner(s) that prepared the structure plan.

APPENDIX 1 STRUCTURE PLAN MANNER AND FORM

FORMAT AND CONTENT OF A STRUCTURE PLAN

In compliance with Schedule 2, clause 16(1)(a) to (c) of the Regulations, the WAPC expects structure plans to be prepared in the following manner and form, and include the information referred to (where relevant).

A structure plan has three main components: the Executive Summary, Part One and Part Two. It is prepared based on the following outline:

Cover page¹⁴

Approval page (to be inserted by the WAPC upon approval)¹⁵

Table of amendments

Executive summary

Table of contents

Part One: Implementation

Part Two: Explanatory section - Technical appendices

Title	Format & Content	✓												
<p>Note: The format and content outlined in this table is broad so that it can be adjusted as required to suit the locality, purpose, and scope of the plan.</p>														
Approval page	To be inserted by the WAPC upon approval													
Table of Amendments	Each time a structure plan is amended, the amendment is recorded in a Table at the front of the structure plan.													
	<table border="1"> <thead> <tr> <th>Amend No:</th> <th>Summary (in bullet points)</th> <th>Date approved by the WAPC</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>...</td> <td></td> <td></td> </tr> </tbody> </table>	Amend No:	Summary (in bullet points)	Date approved by the WAPC	1			2			...			
	Amend No:	Summary (in bullet points)	Date approved by the WAPC											
	1													
2														
...														
Note: Previous versions of the structure plan are to remain available on the WA government website.														
Executive Summary	<ul style="list-style-type: none"> State the vision of the plan¹⁶. Outline the plan's design rationale and the key planning outcomes to be delivered, including targets and key figures. provide an Executive Summary Table (refer to Appendix 5). 													

¹⁴ The cover page states the date the plan comes into effect, being the day that the structure plan is approved by the WAPC.

¹⁵ The approval page is not to be removed or updated by subsequent amendments.

¹⁶ This is state whether the preparation of the plan has involved stakeholder and community to formulate the vision.

PART ONE – IMPLEMENTATION

Part One is the implementation component of the structure plan and includes the **structure plan map**. It contains the necessary information, requirements, and controls to be applied when assessing land use, subdivision, and development applications in the structure plan area.

Part One should not include any explanations, discussions, supporting information, or design principles. Objectives, if included in Part One, are to be clear, concise, and appropriate to the level of planning and design being undertaken.

Title	Format & Content	✓
1. Structure plan area and operation	<ul style="list-style-type: none"> Describe the area to which the structure plan applies (application area outlined on the structure plan map). State that: <i>"The plan is in effect from the date stated on the cover [date decision letter is distributed to the applicant] and for a period of 10 years [or for any other period approved by the WAPC]."</i> Identify other instruments informing the structure plan's implementation (e.g., local planning scheme). 	
2. Purpose	Outline the structure plan purpose and key objectives.	
3. Staging	<u>Describe how subdivision and/or development is intended to proceed, and:</u> <ul style="list-style-type: none"> Identify subdivision/development stages (short/medium/long term) as they relate to major infrastructure becoming available or other triggers. For precinct structure plans, identify agency responsibilities or development incentives (refer to SPP 7.2). 	
4. Subdivision and development requirements	Identify the requirements for subdivision/development: Note: For precinct structure plans, information under this section can be grouped and presented per precinct.	
4.1 Land use zones and reserves	<u>Refer to the structure plan map:</u> <i>"Plan 1 designates proposed zones/precincts and reserves in the structure plan area."</i> <u>Provide information and guidance to support implementation together with what is shown on the structure plan map</u> <p>4.1.1 Zones/Precincts:</p> <ul style="list-style-type: none"> Provide information about the zones or precincts depicted on the structure plan map. The zones should be consistent with the scheme. For precincts, include objectives of the precinct and preferred land uses. <p>4.1.2 Road reserves:</p> <ul style="list-style-type: none"> Set out specifications for the movement network (including hierarchy of roads and reserve widths). Include graphics and/or cross-sections where necessary for implementation. Cross-sections can dictate lanes, paths, car parking, and street trees (as applicable). <p>4.1.3 Public Open Space:</p> <ul style="list-style-type: none"> Detail the extent, type, and function of public open spaces (existing and proposed) as shown on the structure plan map. For proposed public open space, provide a public open space schedule including the percentage used for stormwater drainage (identify drainage areas on the structure plan map). <p>4.1.4 Other reserves:</p> <ul style="list-style-type: none"> Detail arrangements for other public reserves (foreshore, conservation, regional open space, school sites, utilities etc.). 	

Title	Format & Content	✓
<p>4.2 Density and development</p>	<p>Refer to the structure plan map: <i>"Plan 1 designates the R-Codes applicable to subdivision and development in the structure plan area"</i></p> <p><u>Outline the relevant considerations for subdivision and/or development (as applicable):</u></p> <p>4.2.1 Density and R-Codes:</p> <ul style="list-style-type: none"> Detail density distribution and the relationship with the R-Codes, depicted on the structure plan map. <p>4.2.2 Locational criteria: (only applicable to standard structure plans)</p> <ul style="list-style-type: none"> If R-Codes ranges are shown on the structure plan map, list the criteria for allocating R-Codes at the time of subdivision (refer to Clause 4.7.1). Include paragraph for the preparation of an R-Codes plan under clause 5 'Additional details' of the Manner and Form (below). <i>"An R-Codes plan is to be submitted at the time of subdivision for the entire structure plan area. The plan will allocate R-Codes for proposed street-blocks/lots (as the case requires). Once approved by the WAPC, the R-Codes plan forms part of the structure plan."</i> <p>4.2.3 Development provisions: (only applicable to precinct structure plans)</p> <ul style="list-style-type: none"> Set-out development controls for built form (height, setbacks, building separation, orientation, plot ratio, etc.), and include graphic concepts where desirable. Include concepts for public realm design (public open space, streetscapes, and pedestrian thoroughfares). <p>4.2.4 Development layout:</p> <ul style="list-style-type: none"> Where commercial, mixed use, education or community sites are proposed, provide the intended development layout (position of buildings) and parking arrangements. <p>4.2.5 Local Development Plans (LDP): (only applicable to standard structure plans and in limited situations)</p> <ul style="list-style-type: none"> Where an LDP is proposed, specify the matters and the outcomes the LDP is set out to deliver (LDP area(s) to be identified on the structure plan map). <p>4.2.6 Interface with adjoining areas:</p> <ul style="list-style-type: none"> Outline arrangements for an appropriate land use transition or development interface with adjoining land (interface areas to be identified on the structure plan map). <p>4.2.7 Heritage:</p> <ul style="list-style-type: none"> Outline mechanisms to protect heritage features (heritage features to be identified on the structure plan map). 	

Title	Format & Content	✓															
<p>4.3 Other requirements</p>	<p><u>Outline other necessary arrangements for land use, subdivision, and/or development, including:</u></p> <p>4.3.1 Bushfire protection:</p> <ul style="list-style-type: none"> For bushfire prone areas, identify the need for a site specific bushfire management plan at the time of subdivision. <p>4.3.2 Infrastructure arrangements, including:</p> <ul style="list-style-type: none"> Road and intersection upgrades where required (identified on the structure plan map). Utility upgrades to service the structure plan area. <p>4.3.3 Development contributions:</p> <ul style="list-style-type: none"> Describe infrastructure items, including community infrastructure, and funding arrangements (contributions) in accordance with the local planning scheme. If the structure plan considers funding mechanism(s) other than a contribution plan, identify these arrangements and how they are to be implemented. <p>4.3.4 Development incentives for community benefit: (only applicable to precinct structure plans)</p> <ul style="list-style-type: none"> Define development incentives in exchange for community benefits in nominated areas (including the criteria based on which incentives are applied). <p>4.3.5 Protection or management of environmental or landscape features:</p> <ul style="list-style-type: none"> Including foreshore management, protection, and relocation of flora and fauna, etc. <p>4.3.6 Water resource management:</p> <ul style="list-style-type: none"> Demonstrate feasibility of the water management systems and strategies. 																
<p>5. Additional details</p>	<p><u>List additional detail for subdivision/development that is to be submitted later:</u></p> <p>5.1 Information to be submitted with an application:</p> <ul style="list-style-type: none"> List the information to be submitted with an application in a table, outlining the type of study/plan, what matters the plan/study will address and who should be consulted (LG or agency) at the time. <table border="1" data-bbox="528 1541 1337 1733"> <thead> <tr> <th>Additional Information / purpose</th> <th>Approval stage</th> <th>Responsible agency (consultation required)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>5.2 Studies to be required under condition of subdivision/development approval:</p> <ul style="list-style-type: none"> Identify studies - Identify studies/plan(s), to be required under conditions of subdivision/development approval. <table border="1" data-bbox="528 1912 1337 2078"> <thead> <tr> <th>Conditions of subdivision approval</th> <th>Responsible agency</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Additional Information / purpose	Approval stage	Responsible agency (consultation required)							Conditions of subdivision approval	Responsible agency					
Additional Information / purpose	Approval stage	Responsible agency (consultation required)															
Conditions of subdivision approval	Responsible agency																

STRUCTURE PLAN MAP		
Title	Format & Content	✓
INTENT	<p>The structure plan map is contained in Part One and is to show the spatial information necessary for the implementation of the structure plan.</p> <p>It is desirable that for each of the attributes shown on the structure plan map, Part One includes a section with textual guidance for implementation.</p>	
CONTENT	<p>As a general guide, a structure plan map - or a series of maps - is to show:</p> <ul style="list-style-type: none"> • structure plan area boundary; • existing lot layout (where fragmented landownership); • protected environmental or heritage features; • landscape features or vegetation proposed to be retained; • proposed land use zones and/or precincts and public reserves; • proposed commercial/landmark sites; • existing/proposed education and community sites; • proposed urban structure comprising blocks and streets; • hierarchy of streets (including transit corridors and pedestrian, bicycle, and public transport networks); • open space network including type of open space, public open space, and drainage function; • proposed R-Codes for residential/mixed use zones or precincts; • interface areas that link to a design response in Part One; • existing/proposed road intersections that require upgrading or a specified treatment; • sites where a LDP is proposed/required; • separation areas/buffers (from/to sensitive land uses); and • proposed staging of subdivision/development. <p>Only if a key component to implementation:</p> <ul style="list-style-type: none"> • proposed lot layout (e.g., for precinct plans or rural living, not for residential/greenfield type of structure plans); or • building exclusion zones. 	
DIGITAL FORMAT	<p>The structure plan map should also be submitted in a digital format consistent with the WAPC's Digital Data and Mapping Standards. Refer to Planning and Development (Local Planning Schemes) Regulations 2015 and Appendix 7 for further information.</p>	

Produced by Data Analytics,
Department of Planning, Lands and Heritage.
Copyright © June 2023

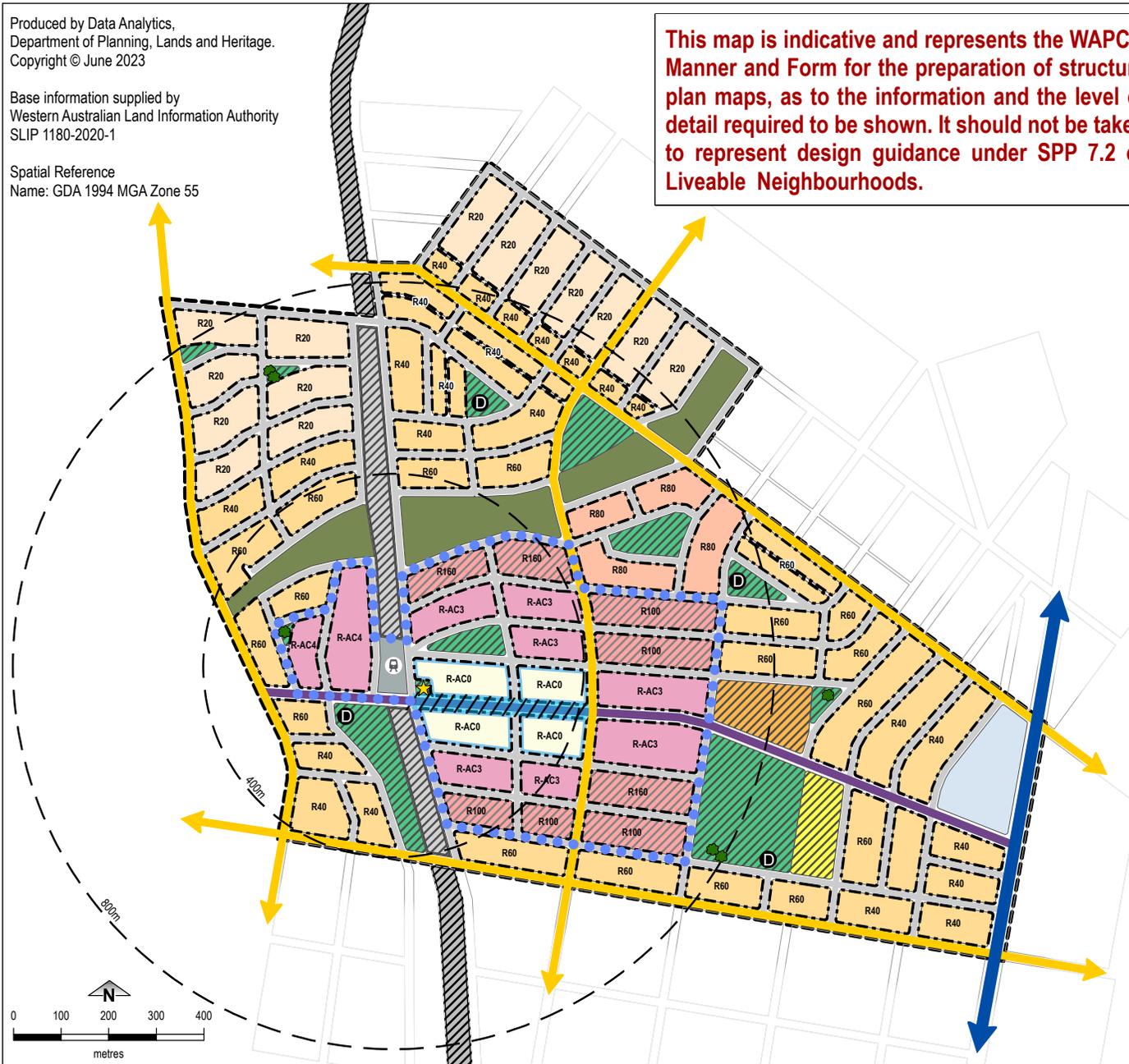
Base information supplied by
Western Australian Land Information Authority
SLIP 1180-2020-1

Spatial Reference
Name: GDA 1994 MGA Zone 55

This map is indicative and represents the WAPC's Manner and Form for the preparation of structure plan maps, as to the information and the level of detail required to be shown. It should not be taken to represent design guidance under SPP 7.2 or Liveable Neighbourhoods.

DRAFT COPY ONLY
Department of Planning, Lands and Heritage
working plan. Data not yet validated.
Internal use only - not for distribution.

- Legend**
- Town Centre
 - Central Precinct - Centre
 - Frame Precinct - Mixed use
 - Residential Precinct - Residential (R100, R160)
 - Residential (R80)
 - Residential (R40, R60)
 - Residential (R20)
 - Civic and community
 - Environmental conservation
 - Public open space
 - Public purposes - education
 - Railway station
 - Railways
 - Service commercial
 - Tree to be preserved
 - Drainage location
 - Central square - See detailed design in Part 1 of the Structure Plan.
 - Integrator A
 - Neighbourhood connector
 - Integrator B - Main street
 - Slow speed - pedestrian priority
 - Access street



PART TWO – EXPLANATORY SECTION

Part Two is the explanatory component of the structure plan that contains the:

- background information, design process, and rationale for the making of the structure plan;
- technical appendices comprising the detailed studies and investigations for certain aspects of the structure plan; and
- supporting plans and figures.

Part Two makes recommendations for the implementation measures in Part One. The following headings can be used (as appropriate).

Title	Format & Content	✓
<p>1. Introduction and purpose Refer to Clause 4.4</p>	<p><u>Define the purpose of the plan and matters to be addressed (as set out by the planning strategy or strategic plan) - Set targets</u></p>	
<p>2. Site and context analysis Refer to Appendix 2</p>	<p><u>Identify the context as per Appendix 2 - Site and Context Analysis:</u></p> <ul style="list-style-type: none"> • Physical context (including environmental considerations). • Community context (including social infrastructure, economy, and culture). • Planning and governance context (strategic and statutory planning framework, utilities, existing plans, and projects). 	
<p>3. Opportunities and constraints analysis (Response to context) Refer to Clause 4.4</p>	<ul style="list-style-type: none"> • Identify opportunities and constraints (strengths, weaknesses, opportunities, and threats analysis). • Refer to findings of technical reports and studies undertaken so far and their recommendations. • Identify design objectives/considerations. • Prepare initial concept layouts. • For precinct structure plans, carry out a design review (where a Design Review Panel is available). <p>Note: Proponent to seek pre-lodgement advice at this stage.</p>	
<p>4. Stakeholder and community engagement Refer to Clause 4.5</p>	<p><u>Describe the engagement process and provide a summary of outcomes from the:</u></p> <ul style="list-style-type: none"> • community consultation (where applicable); and • pre-lodgement consultation with the LG/WAPC/other agencies.) <p>Indicate how the proposal has/will respond to the feedback received.</p> <p>Note: Refer to the Guide to Best Practice Planning Engagement in Western Australia</p>	
<p>5. Design response Refer to Clause 4.4</p>	<ul style="list-style-type: none"> • Refine the structure plan vision/purpose and objectives. • Formulate a design response and identify design outcomes for each of the below policy elements as per Liveable Neighbourhoods or SPP 7.2, as the case requires. • Define the rationale for the designation of R-Codes to guide subdivision and development in residential areas. • Demonstrate the adequacy of public open space in quality (function), quantity, distribution, and accessibility in meeting community needs. • The design should respond to the bushfire risk presented by the surrounding landscape, particularly along interfaces against bushfire hazards. 	

Title	Format & Content	✓																											
	<ul style="list-style-type: none"> Produce an overall concept plan (masterplan) or precinct design plan for the structure plan area. For precinct structure plans, carry out a design review (where a Design Review Panel is available) and include the outcomes. Make recommendations for implementation in Part One. <table border="1"> <thead> <tr> <th></th> <th>State Planning Policy 7.2. – Design Elements</th> <th>Liveable Neighbourhoods – Elements</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Urban ecology</td> <td>Community Design</td> </tr> <tr> <td>2</td> <td>Urban structure</td> <td>Movement Network</td> </tr> <tr> <td>3</td> <td>Public realm</td> <td>Lot layout</td> </tr> <tr> <td>4</td> <td>Movement</td> <td>Public parkland</td> </tr> <tr> <td>5</td> <td>Land use</td> <td>Urban Water Management</td> </tr> <tr> <td>6</td> <td>Built form</td> <td>Utilities</td> </tr> <tr> <td>7</td> <td>–</td> <td>Activity centres and employment</td> </tr> <tr> <td>8</td> <td>–</td> <td>Schools</td> </tr> </tbody> </table> <p>Note: proponent to seek pre-lodgement advice at this stage.</p>		State Planning Policy 7.2. – Design Elements	Liveable Neighbourhoods – Elements	1	Urban ecology	Community Design	2	Urban structure	Movement Network	3	Public realm	Lot layout	4	Movement	Public parkland	5	Land use	Urban Water Management	6	Built form	Utilities	7	–	Activity centres and employment	8	–	Schools	
	State Planning Policy 7.2. – Design Elements	Liveable Neighbourhoods – Elements																											
1	Urban ecology	Community Design																											
2	Urban structure	Movement Network																											
3	Public realm	Lot layout																											
4	Movement	Public parkland																											
5	Land use	Urban Water Management																											
6	Built form	Utilities																											
7	–	Activity centres and employment																											
8	–	Schools																											

TECHNICAL APPENDICES

The Appendices include the detailed technical studies and investigations undertaken to inform aspects of the structure plan. Each technical appendix in the structure plan should include a 'Recommendations' section to:

- inform the design rationale of the structure plan;
- determine implementation measures in Part One; and
- specify subsequent plans or studies to be prepared at the subdivision/development stage.

Title	Format & Content	✓
Examples of technical appendices¹⁷ (Include a Technical Appendices Index)	• Environmental assessment and management strategy	
	• Local water management report	
	• Site and soil evaluation	
	• Local biodiversity strategy	
	• Landscape and public open space masterplan	
	• Ethnographic and Aboriginal heritage report	
	• Transport and access strategy, including a Transport Impact Assessment	

¹⁷ This is not an exhaustive list of all possible technical appendices. Additional reports and studies may be required for structure plans, to address site specific matters.

Title	Format & Content	✓
	<ul style="list-style-type: none"> Bushfire Hazard Level assessment or Bushfire Attack Level contour map and accompanying Bushfire Management Plan 	
	<ul style="list-style-type: none"> Noise impact assessment 	
	<ul style="list-style-type: none"> Local economic, retail and employment strategy 	
	<ul style="list-style-type: none"> Local community development strategy 	
	<ul style="list-style-type: none"> Community benefits framework under SPP 7.2 (for activity centres/precinct structure plans) 	
	<ul style="list-style-type: none"> Local infrastructure and servicing strategy 	
	<ul style="list-style-type: none"> Parking (management) plan (for activity centres/precinct structure plans and other non-residential areas) 	
	<ul style="list-style-type: none"> Needs assessment under SPP 4.2 (for activity centres/precinct structure plans) 	
	<ul style="list-style-type: none"> Engagement strategy and outcomes report 	
	<ul style="list-style-type: none"> Flora Management Plan¹⁸ 	
	<ul style="list-style-type: none"> Coastal Hazard Risk Management and Adaptation Planning 	

Precinct Plan Outputs

Additional reports and studies may be required in accordance with the Precinct Plan Outputs specified in SPP 7.2. The Precinct Plan Outputs may comprise technical reports or studies; form an outcome of the structure plan design response (e.g. tree management strategy); and/or inform the implementation of the structure plan under Part One (e.g. streetscape cross-sections, design guidelines, etc).

¹⁸ An environmental management plan may be required to identify and protect environmental values, including flora and wildlife to be retained within the structure plan area. The relocation of wildlife (including kangaroos) from greenfield areas as a result of the land development process is a separate matter that should be considered as early as possible, with implementation measures to be set out for each step in the process:

- At the re-zoning stage (Metropolitan Region Scheme Rural to Urban and/or amendment of a local planning scheme) landowners/ developers should start considering appropriate measures for relocating fauna before removing vegetation or disturbing the habitat. Such measures may require coordination with an adjoining local government area.
- Prior to or at the structure plan stage, the landowner/developer should prepare a management plan, to address options and stages for relocation of wildlife, in consultation with the responsible local government. The management plan should also identify the type of licencing required to be obtained by the Department of Biodiversity, Conservation and Attractions to this effect. It is important that landowners/developers are proactive in preparing the plan well ahead of the land development stage, as identified measures may require a staged implementation over a long period.
- Measures and actions identified by a management plan should be implemented and complete prior to subdivision works or bulk earthworks. As such, the relevant requirements cannot form a condition of subdivision (WAPC) or development (local government) approval.
- Ultimately, it is the responsibility of the landowner/developer to take the necessary actions identified by the agreed management plan, in parallel to the respective planning stages.

APPENDIX 2 SITE AND CONTEXT ANALYSIS

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

PHYSICAL CONTEXT:

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:

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:

TOPIC	PURPOSE	DOCUMENTS TO CONSIDER
Environment <ul style="list-style-type: none"> – 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.	<ul style="list-style-type: none"> – 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 <i>Environmental Protection Act 1986</i>) – Native Vegetation Policy for Western Australian and relevant regional planning for native vegetation

TOPIC	PURPOSE	DOCUMENTS TO CONSIDER
<p>Planning</p> <ul style="list-style-type: none"> – Higher-order planning strategies – Region scheme zoning – Local scheme zoning – State planning policies – Local planning strategies – Local planning policies 	<p>Identify and interpret applicable planning framework both in terms of current conditions and proposed, future outcomes.</p>	<ul style="list-style-type: none"> – 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
<p>Economic and community development</p>	<p>Identify the strategic economic importance of the precinct.</p> <p>Identify existing economic plans and strategies and potential impacts on precinct development.</p> <p>Identify existing strategic community plans and community needs assessments.</p>	<ul style="list-style-type: none"> – Local planning strategy – Relevant local or regional economic development plans or strategies – Relevant local strategic community plans and community needs assessments
<p>Utilities and service providers</p> <ul style="list-style-type: none"> – Water – Energy – Waste – Telecommunications 	<p>Engage early with relevant agencies and service providers.</p> <p>Review relevant infrastructure plans and strategies.</p> <p>Understand future upgrade requirements and interim capacity challenges.</p>	<ul style="list-style-type: none"> – Relevant agency or service provider plans or strategies
<p>Existing plans and projects</p>	<p>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.</p>	<ul style="list-style-type: none"> – Existing district and local structure plans – Existing subdivision plans – Existing development applications



APPENDIX 3 SCHEDULE OF SUBMISSIONS (TEMPLATE)

Submission No.	Submitter/Address	Summary of Submission	Local Government Response	Local Government Recommendation
01				Recommend change or no change
02				
03				
...				

Key Themes	Number of Submissions	Summary of Submission	Local Government Response	Local Government Recommendation
				Recommend change or no change
...				



APPENDIX 4 SCHEDULE OF MODIFICATIONS (TEMPLATE)

WAPC Schedule of Modifications - Structure Plan name (SPN/number)

The Structure Plan is to be modified in accordance with the following Schedule of Modifications and the modified Structure Plan is to be resubmitted to the WAPC for consideration.

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
Structure plan map			
	Refer to the Map - or other plans	Suggested wording: 'The structure plan map to be modified to: (list modifications)' 'The structure plan map to be modified as per Attachment X to this Schedule (include marked-up attachment)'	Summarise the reason
Part One			
	Refer to Clause or include text	Outline modification and modified text	
Part Two			
	Refer to Clause or include text		
Technical Appendices			



APPENDIX 5 EXECUTIVE SUMMARY TABLE (TEMPLATE)

The executive summary is to outline:

- the location of the area the subject of the structure plan;
- the land-use and development proposed; and
- whether the structure plan overlaps, supersedes, or consolidates another approved structure plans.

A summary table of all key statistics and planning outcomes of the structure plan are to be included in the executive summary as illustrated below. The main purpose of the summary table is to provide a quick reference point to convey the nature and key outcomes of the structure plan to facilitate efficient capture of digital information and for clarity, ease of analysis, and tracking. The summary table may also be used to assess compliance with policies and targets set in the State and local planning framework and in any relevant high level planning strategy or structure plan.

Item	Data	Structure Plan Ref (section no.)
Total area covered by the structure plan	_____ hectares	
Area of each land use proposed:	Hectares Lot yield	
• Residential	_____ _____	
• Commercial	_____ _____	
• Industrial	_____ _____	
Total estimated lot yield		
Estimated number of dwellings		
Estimated residential site density	_____ dwellings per site/ hectare	
Estimated population		
Number of high schools		
Number of primary schools		
Estimated commercial floor space	_____ net lettable area	
Estimated area and percentage of public open space given over to:		
• Regional open space		
• District open space	_____ hectares _____ %	
• Neighbourhood parks	_____ hectares _____ %	
	_____ hectares	
• Local parks	_____ parks	
	_____ hectares	
	_____ park	
Estimated percentage of natural area	_____ hectares	
	_____ %	

APPENDIX 6 TABLE OF CONTENTS (TEMPLATE)

STRUCTURE PLAN CONTENTS

APPROVAL PAGE (not to be removed or updated by subsequent amendments)

TABLE OF AMENDMENTS

Executive summary

TABLE OF CONTENTS

PART ONE: Implementation

1. Structure plan area and operation
2. Purpose of the structure plan
3. Staging of implementation
4. Subdivision and development requirements

NOTE: For precinct structure plans, information under this section can be grouped and presented per precinct

4.1 Land use zones and reserves

- 4.1.1 Zones/Precincts
- 4.1.2 Road reserves
- 4.1.3 Public Open Space
- 4.1.4 Other reserves

4.2 Density and development

- 4.2.1 Density and R-Codes
- 4.2.2 Locational criteria *(only applicable to standard structure plans)*
- 4.2.3 Development provisions *(only applicable to precinct structure plans)*
- 4.2.4 Development layout
- 4.2.5 Local development plans *(only applicable to standard structure plans and in limited situations)*
- 4.2.6 Interface with adjoining areas
- 4.2.7 Heritage

4.3 Other requirements

- 4.3.1 Bushfire protection
- 4.3.2 Infrastructure arrangements
- 4.3.3 Development contributions
- 4.3.4 Development incentives for community benefits *(only applicable to precinct structure plans)*
- 4.3.5 Protection or management of environmental or landscape features
- 4.3.6 Water resource management

5. Additional details

5.1 Information to be submitted with an application

5.2 Studies to be required under condition of subdivision/development approval

STRUCTURE PLAN MAP

PART TWO: Explanatory section

1. Introduction and purpose
2. Site and context analysis
3. Opportunities and constraints analysis
4. Stakeholder and community engagement
5. Design response

TECHNICAL APPENDICES (indicative - list is not exhaustive)

NOTE: For precinct plans, additional reports and studies may be required in accordance with the Precinct Plan Outputs specified in SPP 7.2. The Precinct Plan Outputs in particular may comprise technical reports or studies; form an outcome of the structure plan design response (e.g. tree management strategy); and/or inform the implementation of the structure plan under Part One (e.g. streetscape cross-sections, design guidelines, etc).

- Environmental assessment and management strategy
- Local water management report
- Local biodiversity strategy
- Landscape and public open space masterplan
- Ethnographic and Aboriginal heritage report
- Transport and access strategy, including a Transport Impact Assessment
- Bushfire Hazard Level assessment or Bushfire Attack Level contour map and accompanying Bushfire Management Plan
- Noise impact assessment
- Local economic, retail and employment strategy
- Local community development strategy
- Community benefits framework under SPP 7.2 (*for activity centres/precinct structure plans*)
- Local infrastructure and servicing strategy
- Parking (management) plan (*for activity centres/precinct structure plans and other non-residential areas*)
- Needs assessment under SPP 4.2 (*for activity centres/precinct structure plans*)
- Engagement strategy and outcomes report
- Flora Management Plan
- Coastal Hazard Risk Management and Adaptation Planning

APPENDIX 7 DIGITAL DATA AND MAPPING STANDARDS FOR STRUCTURE PLANS

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 structure plans and precinct centre plans in Western Australia.

2. Digital data submission

When submitting digital copies of structure plan documents the following is to be included:

1. A structure plan report and associated attachments consistent with the Guidelines (as PDF file);
2. A final structure plan map (preferably as shape file format); and
3. Geospatial data in the format shown in section 3 of this document (packaged as zipped file).

If the structure plan is not being submitted through the Department of Planning, Lands and Heritage's e-lodgement portal or (large file transfer), digital data can be submitted on DVD or CD and labelled with appropriate identification details such as the structure plan name.

Security settings for the structure plan report and final structure plan map 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).

Note: Changes planned for December 2022. GCS-GDA2020 (Geocentric Coordinate System, based on Geocentric Datum of Australia 2020).

Projected/grid coordinate systems:

Source:	MGA (Map Grid of Australia)
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

For Computer Aided Design (CAD) files, all shapes are to be georeferenced in the above systems.

3.2 Cadastral alignment

Geospatial data provided is to be aligned and snapped to the most current cadastre available.

3.3 Geospatial data formats

The preferred Geographic Information System (GIS) format when submitting digital data is shapefiles (.shp) or file or personal geodatabases (.gdb, .mdb).

Environmental Systems Research Institute (ESRI) map document files (.mxd) can also be used, providing all accompanying or referenced data is included in any of the above formats. CAD formats, Microstation (.dgn) and AutoCAD (.dwg, .dxf), can also be accepted.

Digital data submitted is to include:

1. structure plan boundary (as polygon); and
2. structure plan proposed zoning/land use (as polygons).

Note: The term land use designation and zones will be used interchangeably in these guidelines.

Supplementary data includes all other spatial digital files, including attributes that form part of the structure plan map submitted for approval (refer Section 3.5).

Template file packages for the above formats are available for use if required; please contact the Department for more information or visit www.dplh.wa.gov.au to access a download link.

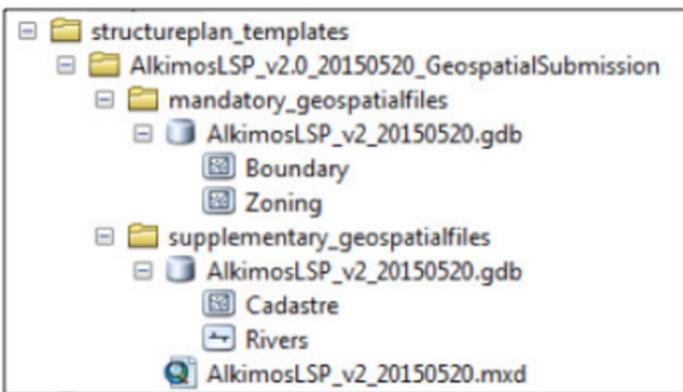
3.4 Geospatial data models

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 shapefiles and file geodatabases.

Figure 1 demonstrates an example geospatial file submission for a file geodatabase format.

Figure 1: Example of Structure Plan file Geodatabase



3.4.1.1 Structure plan boundary (as polygon)

The structure plan boundary dataset is to contain a polygon representing the entire extent of land that falls within the structure plan boundary extent. For each polygon the following attributes are to be included and adhere to the relevant values/domains:

- Lot yield
- Dwelling yield
- Population yield
- Structure plan type.

Table 1 shows further detail on the attribute table for the boundary dataset.

Table 1: Example of attribute table construction for GIS Formats – Boundaries

Spatial dataset	Attribute description	Field name	Field type	Required/ optional	Accepted values	Comments
Boundary (polygon)	Lot Yield	LOT_YIELD	Long	Required	N/A	Total # for structure plan
	Dwelling Yield	DWELL_YIELD	Long	Required	N/A	Total # for structure plan
	Population Yield	POP_YIELD	Long	Required	N/A	Total # for structure plan
	Structure Plan Type	SP_TYPE	String	Required	Structure Plan Type	The type of structure plan

The structure plan type attribute is to contain one of the values below (refer to the Regulations for definitions):

- Precinct Centre Plan
- Structure Plan.

Figure 2 shows an example attribute table for the boundary dataset.

Figure 2: Example of attribute table for the boundary dataset

Boundary							
OBJECTID *	SHAPE *	SP_TYPE	LOT_YIELD	DWELL_YIELD	POP_YIELD	SHAPE_Length	SHAPE_Area
1	Polygon	Structure Plan	50	50	100	491.922764	11781.342291

A template dataset is available for use which includes relevant domain/accepted values.

3.4.1.2 Structure plan land use designation (as polygon)

The land use dataset is to contain polygons representing all land use designations (which should align with existing zones and reserves within the Scheme or within the Planning and Development (Local Planning Schemes) Regulations 2015) within the extent of the structure plan area (as defined by the structure plan boundary polygon).

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

- Zone or Reserve Proper (as per the values outlined in the Regulations)
- Zone or Reserve – Abbreviated Indicator (as described in Table 2)

If the structure plan includes staging or specific R-Code designations, these are also to be included.

Table 2 shows further detail on how to construct the attribute table for the zoning dataset.

Table 2: Example of attribute table construction for GIS Formats – Zoning

Spatial dataset	Attribute description	Field name	Field type	Required/ optional	Accepted values	Comments
Zoning (polygon)	Zone or Reserve name	ZONE	String (suggested length 45)	Required	As per the values for Zones and Reserves in the Regulations	A table of values is provided in Attachment 1 of this document
	Zone or Reserve - Abbreviated Indicator	CLASS	String (suggested length 2)	Required	"Z" or "R" or "O", as applicable	To indicate whether the polygon is a Zone, Reserve or Other Category
	Staging	STAGING	String (suggested length 2)	Optional	N/A	The staging number/ letter where applicable
	R-Code value	RCODE	String (suggested length 5)	Optional	N/A	The R-Code value where applicable

An example attribute table for the land use dataset is shown in Figure 3.

Figure 3: Example of attribute table for the zoning dataset

Zoning							
OBJECTID *	ZONE	CLASS	STAGING	RCODE	SHAPE *	SHAPE_Length	SHAPE_Area
1	Residential	Z	2	R30	Polygon	135.748037	1065.174384
2	Public Purpose	R	2	<Null>	Polygon	263.386998	2869.640961

3.4.2 Data model for Computer Aided Design (CAD) files

3.4.2.1 Structure plan boundary (as CAD polygon)

For CAD files, the structure plan boundary polygon is to be provided on its own separate level named "Boundary" (Figure 4).

In this boundary level, the following text elements are to be included with appropriate corresponding values:

- Lot yield (eg 'LOT_YIELD=100')
- Dwelling yield (eg 'DWELL_YIELD=100')
- Population yield (eg 'POP_YIELD=200')

An example/template dataset is available for use which includes these requirements.

3.4.2.2 Structure plan zoning (as CAD polygon)

The structure plan zoning/reserve information is to be provided as closed polygons or shapes. For each value/category of zoning in the structure plan, a separate level is to be created and named with the zoning/reserve value, prefixed with "Z_" for zones, and "R_" for reserves. Figure 4 demonstrates an example structure of levels and naming.

The land use subclass value is to align with designated values in the Regulations. An example level name would be:

- "Z_Commercial"
- "R_Conservation"

For categories of Reserve that have annotation/labelling (eg "Cemetery" for Public Purposes), these are to be placed on a separate level. For example if there are areas which are "Public Purpose", and areas which are "Public Purpose – Cemetery" these are to be placed on two separate levels:

- "R_PublicPurposes"
- "R_PublicPurposes_Cemetery"

APPENDIX 8 REGULATION 35A – AMENDMENT TO LOCAL PLANNING SCHEMES AFFECTING AREA TO WHICH A STRUCTURE PLAN APPLIES

These guidelines provide information and guidance on the implementation of Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*. They are intended for use by state and local government, and applicants.

What is Regulation 35A?

Under Regulation 35A, an amendment to a local planning scheme is required to include a statement setting out how it will affect any structure plan that also applies to the scheme amendment area. There are three options for this statement:

1. The structure plan is to be revoked – reasons could include that a structure plan has been fully implemented or is otherwise no longer required due to the scheme amendment.
2. The structure plan is to be amended – reasons could include a situation where a scheme amendment is to introduce a special control area (e.g. flooding or coastal planning requirements) that now replaces requirements included in a structure plan that are now inconsistent with the local planning scheme.
3. The structure plan is not affected – where the scope of the scheme amendment relates to the structure plan area, but has no impact on its implementation.

How is Regulation 35A considered and included in scheme amendment documentation?

Scheme amendment reports as well as resolutions of Council now need to address Regulation 35A by including a statement setting out how any structure plans are affected by the scheme amendment. [Form 2A – Resolution to Prepare or Adopt a Local Planning Scheme Amendment](#) and [Form 3B – Advertisement of Approved Local Planning Scheme or Scheme Amendment by Local Government](#) now includes a relevant section for this statement.

The words used in the forms should also be used in the scheme amendment report. The statement in the report is to be supported by a brief justification. Some example text is provided below:

“Pursuant to Regulation 35A of the Planning and Development (Local Planning Schemes) Regulations 2015, the amendment to the above Local Planning Scheme affects the following structure plan(s):

- *High Road Standard Structure Plan.*

Upon the amendment taking effect, the approval of the structure plan(s) is to be revoked.”



The High Road Standard Structure Plan is no longer required as subdivision and associated works in accordance with the structure plan have been completed. The structure plan has therefore been implemented, consistent with clause 28 of the deemed provisions. Adequate zoning and development controls for this area will be incorporated into the scheme through this amendment.

Please note that this statement does not need to be included, and the section included in the forms can be deleted, where Regulation 35A does not apply.

How do I make amendments to structure plans as a result of scheme amendments?

A statement under Regulation 35A does not automatically amend or revoke a Structure Plan. Where a scheme amendment includes a statement under Regulation 35A that it affects a structure plan, the structure plan is to be amended or revoked as soon as is reasonably practicable in accordance with the relevant processes outlined in clause 29A of the deemed provisions.

In accordance with clause 29, this involves a request by the local government or land owner(s) to the WAPC under the provision of clause 29A. It is important to note that:

- the requirements of clause 29(2) relating to the procedures for making a structure plan, are not applicable to this process; the intent is to ensure that amendments to or the revoking of, a structure plan represents a streamlined or consolidated process as it is consistent with a scheme amendment
- approval from the land owner(s) will be necessary in order to revoke a structure plan that was originally land owner led (via application under clause 16(3)).

Where a structure plan is to be revoked, it is recommended a request under clause 29A of the deemed provisions is made by the relevant local government to the WAPC concurrently with resolving to submit a scheme amendment for assessment by the WAPC. This will ensure a consolidated approach to both processes can be taken. This is also available where a structure plan is to be amended, particularly where it is to be normalised into a local planning scheme due to development having been completed in an area. Communication with the Department is encouraged if this is proposed.

When submitting a request to amend a structure plan (as opposed to revoking a structure plan), relevant sections of the structure plan report and plan should be removed and/or blocked out to maintain consistency with the scheme amendment. Notations to the structure plan report and plan will be necessary to confirm where amendments have been made as a result of a scheme amendment. This will ensure appropriate documentation of the amendment process.

The key milestones of the applicable processes are outlined on page 44.

Process to amend and/or revoke a structure plan as a result of a scheme amendment

