

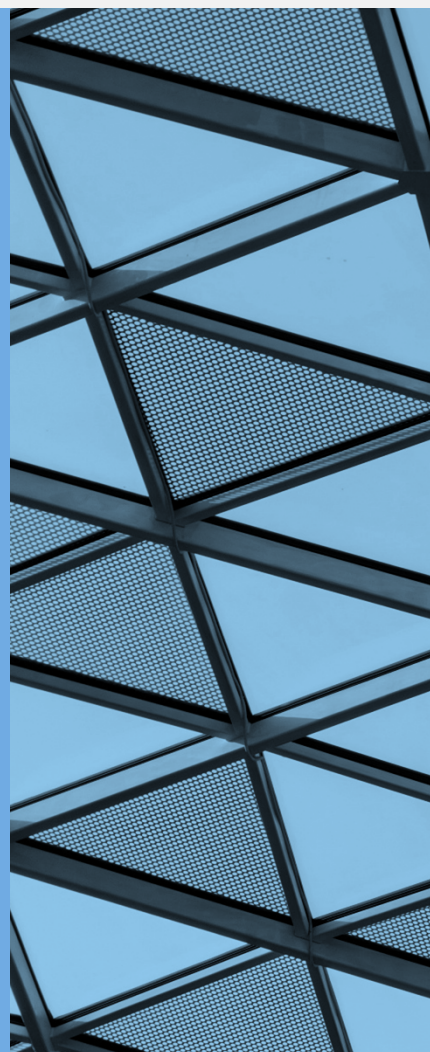


State Planning Policy

Framework

August 2026

Prepared under Part 3 of the *Planning and Development Act 2005* by the Western Australian Planning Commission and issued with approval of the Minister for Planning and Her excellency the Governor. (Supersedes the Statement of Planning Policy No.1 (Variation No.2) as published in the Government Gazette No.25 of February 2006)



Publication Date

20/08/2026

Operational Date

xx/xx/2026

Disclaimer

This document has been produced by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Western Australian Planning Commission

Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506,
Perth WA 6001

Website: www.planning.wa.gov.au/dplh
Email: info@dplh.wa.gov.au

Tel: 08 6551 8002
National Relay Service: 13 36 77

This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

Acknowledgement of Country

The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

1.0 Citation	4
2.0 Purpose	4
3.0 Use of the Framework	4
4.0 Provisions of the Framework	5
5.0 General principles for land use planning and development	6
5.1 Community	6
5.2 Economy	6
5.3 Environment	7
5.4 Infrastructure	7
5.5 Regional Development	7
5.6 Governance	8

Figures

Figure 1: Western Australian Planning Framework	3
---	---

Tables

Table 1: Planning Codes, State Planning Policies and Related Guidelines	9
Table 2: Regional and Sub-Regional Strategies	9
Table 3: Operational Policies	11
Table 4: Position Statements	11
Table 5: Guidelines	12

Figure 1: Western Australian Planning Framework



State Planning Strategy Principles

Community

Enable diverse, affordable, accessible and safe communities

Economy

Facilitate trade, investment, innovation, employment and community betterment

Environment

Conserve the State's natural assets through sustainable development

Infrastructure

Ensure infrastructure supports development

Regional Development

Build the competitive and collaborative advantages of regions

Governance

Build community confidence in development processes and practices

State Planning Framework

Planning and Development Act 2005	Established the Western Australian Planning Commission (WAPC) and provides for an efficient and ineffective land use planning system which promotes the sustainable use and development of land in the state.
State Planning Strategy	Provides a strategic framework and identifies principles, strategic goals and strategic directions for planning and development in Western Australia.
Planning Code	Provide the highest level of planning policy control and guidance in Western Australia. Prepared under Part 3A of the <i>Planning and Development Act 2005</i> .
State Planning Policies	Provide the highest level of planning policy control and guidance in Western Australia. Prepared under Part 3 of the <i>Planning and Development Act 2005</i> .
Regional & Sub-regional Strategies	Provide for the comprehensive planning of regions, sub-regions or particular locations to guide change and a basis for cooperative action to be taken by State and local government on land use and development
Operational Policies	Guide decision making in relation to planning applications
Position Statements	A statement setting out the policy position of the WAPC with respect to a particular matter.
Guidelines	Provide detailed guidance on the application of WAPC policies.

1.0 Citation

- 1.1 This is a State Planning Policy (SPP) made under Part 3 of the *Planning and Development Act (2005)*. It applies to all land within Western Australia. This policy may be cited as State Planning Policy Framework (SPP Framework).

2.0 Purpose

- 2.1 The Western Australian Planning Commission (Commission) prepared and adopted the State Planning Strategy 2050 (2014) pursuant to Section 14(c)(i) of the *Planning and Development Act (2005)*. It sets out the key principles relating to environment, community, economy, infrastructure, regional development and governance which should guide the way in which future planning decisions are made.
- 2.2 The State Planning Strategy provides the overall vision and is further articulated and applied by strategies, policies and plans dealing with particular planning issues or regions of the State.
- 2.3 This SPP restates and expands upon the key principles of the State Planning Strategy in planning for sustainable land use and development. It brings together existing State and regional policies, strategies, and guidelines within a central State Planning Framework (Framework) which provides a context for decision-making on land use and development in Western Australia
- 2.4 The Framework informs the Commission, local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, in order to ensure integrated decision-making across all spheres of planning.
- 2.5 The Framework identifies relevant policies and strategies used by the Commission in making decisions and may be amended from time to time.

- 2.6 The Framework is the overarching State Planning Policy. Additional SPPs set out the Commission's policy position in relation to aspects of the State Planning Strategy principles.

3.0 Use of the Framework

- 3.1 The State Planning Policy Framework (Figure 1) includes all current planning policies, strategies and guidelines of the Commission (Tables 1-5) that provide direction on the form and methods of growth and development. They may be amended from time to time.
- a) The Commission and local governments must have due regard to the provisions that form part of this Framework in preparing planning schemes and planning decision making.
 - b) Region and Local Planning Schemes made pursuant to the Planning and Development Act (2005) may, by the procedure established under that Scheme, incorporate any provision of the Framework by reference so that it forms part of the Region or Local Planning Scheme and has the force of law.
 - c) The Commission will assess all proposals requiring Commission determination against the Framework to ensure compliance and consistency.
 - d) With the consent of the Minister, a local government may incorporate any provision of the Framework by reference so that it forms part of a local planning scheme and has the force of law.
 - e) Each instrument listed shall be called a provision for the purposes of this State Planning Policy.
 - f) The provisions include Planning Codes; State Planning Policies; Regional and Sub-regional Strategies; Operational Policies; Position Statements; and Guidelines:

i. Planning Codes

A planning code is an instrument designed to be read-into a local planning scheme and have the status of subsidiary legislation. In preparing a Planning Code, the Commission is to have regard to the matters set out in Part 3A of the *Planning and Development Act (2005)*.

ii. State Planning Policies

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

iii. Regional and Sub-regional Strategies

Provide for the comprehensive planning of regions, sub-regions or particular locations to guide change and a basis for cooperative action to be taken by State and local government on land use and development.

iv. Operational Policies

Guide decision-making on subdivision and development applications as well as broader application as deemed appropriate. Operational Policies include general policies as well as particular policies on residential, rural, industrial and commercial subdivision, and development on land reserved under a region scheme.

v. Position Statements

Set out the policy position or advice of the Commission with respect to a particular planning practice or matter.

vi. Guidelines

Provide detailed guidance on the application of Commission policies.

4.0 Provisions of the Framework

4.1 Where there is a conflict between one provision of the Framework and another, the following rules of interpretation apply:

- a) The provisions shall be liberally construed to avoid the conflict where the terms permit.
- b) Provisions higher in the hierarchy generally prevail over provisions lower in the hierarchy.
- c) Provisions which are more recent in time generally prevail over provisions less recent.
- d) Provisions which address more specific issues generally prevail over provisions which are more general in scope.
- e) Even in the event of a conflict, decision-makers must turn their minds to all relevant provisions, although the above criteria may offer guidance in terms of applying appropriate weight or discretion.

5.0 General principles for land use planning and development

The following principles are derived from the *State Planning Strategy 2050 (2014)*. They form the basis for this Framework and form the underlying principles for all State and regional plans, policies and strategies.

1. The primary aim of planning is to provide for the sustainable use and development of land.
2. The State Planning Strategy identifies the six key principles which further define this primary aim and describe the considerations which influence good decision-making in land use planning and development. Each principle includes factors representing good and responsible decision-making in land use planning. Planning should take account of and give effect to, these principles and related policies to ensure integrated decision-making throughout government.

5.1 Community

Principle: Enable diverse, affordable, accessible and safe communities

Planning anticipates and responds to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities. Planning should recognise the need for and, as far as practicable, contribute towards more sustainable communities by:

- i. accommodating future population growth and providing housing choice and diversity to suit the needs of different households, including specialist housing needs, and the services they require;
- ii. promoting a range of accessible community resources, including affordable housing, places of employment, open space, urban tree canopy, education, health, cultural and community services;
- iii. integrating land use and transport planning and promoting patterns of land use which reduce the need for transport, promote the use of public transport and reduce the dependence on private cars;

- iv. ensuring high standards of urban design and encouraging safe environments and a sense of neighbourhood and community identity;
- v. promoting commercial areas as the focus for shopping, employment and community activities at the local, district and regional levels; and
- vi. providing effective systems of community consultation at appropriate stages in the planning and development process.

5.2 Economy

Principle: Facilitate trade, investment, innovation, employment and community betterment

Planning should contribute to the economic well-being of the State, regions and local communities by supporting economic development through the provision of land, facilitating decisions and resolving land use conflicts.

In particular, planning should provide for economic development by:

- i. providing suitable zoned and serviced land for industry, business and other employment and wealth generating activities;
- ii. protecting agricultural land resources from inappropriate uses;
- iii. avoiding land use conflicts by separating sensitive and incompatible uses from industry and other economic activities with off-site impacts;
- iv. promoting local employment opportunities in order to reduce the time and cost of travel to work;
- v. providing sites for tourism accommodation and facilities taking account of their special location and servicing needs; and
- vi. ensuring that plans and policies are clear and certain, decisions are made in accordance with plans and policies, and decisions are made expeditiously.

5.3 Environment

Principle: Conserve the State's natural assets through sustainable development

The protection of environmental assets and the wise use and management of resources are essential to encourage more ecologically sustainable land use and development. Planning should contribute to a more sustainable future by:

- i. promoting the conservation of ecological systems and the biodiversity they support including ecosystems, habitats, species and genetic diversity;
- ii. assisting in the conservation and management of natural resources, including air quality, energy, waterways and water quality, land, agriculture and minerals, to support both environmental quality and sustainable development over the long term;
- iii. protecting areas and sites with significant historic, architectural, aesthetic, scientific and cultural values from inappropriate land use and development;
- iv. adopting a risk-management approach which aims to avoid or minimise environmental degradation and hazards; and
- v. preventing environmental problems which might arise as a result of siting incompatible land uses close together.

5.4 Infrastructure

Principle: Ensure infrastructure supports development

Planning should ensure that physical and community infrastructure by both public and private agencies is coordinated and provided in a way that is efficient, equitable, accessible and timely. This means:

- i. planning for land use and development in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes and essential services;
- ii. protecting key infrastructure, including ports, airports, roads, railways and service corridors, from inappropriate land use and development;

- iii. facilitating the efficient use of existing urban infrastructure and human services and preventing development in areas which are not well serviced, where services and facilities are difficult to provide economically and which creates unnecessary demands for infrastructure and human services; and
- iv. encouraging consultation with providers of infrastructure, to ensure they have regard to planning policies and strategic land use planning when making their investment decisions, in order to ensure that land use and development are closely integrated with the provision of infrastructure services.

5.5 Regional Development

Principle: Build the competitive and collaborate advantages of the regions

Planning responds to the unique characteristics of, and enables the building of, vibrant regional communities and regions with strong economies by guiding land use, development and availability of land to support investment. Land use planning and development processes:

- i. facilitate strong and resilient regional communities and regions by promoting a diverse range of land uses and developing regional resources through economic diversification and expansion and inter-regional collaboration;
- ii. facilitate regional communities to achieve optimal opportunities by co-ordination of land uses and related impacts, standards of development and availability of land, recognising the longer term sustainability impacts on communities and Government;
- iii. allow regional centres to capture investment to create and sustain growth, cognisant of the implications and sustainable management of various development options;
- iv. enable remote settlements to maintain economic and community development through improved connectivity, services and cultural processes.

5.6 Governance

Principle: To build community confidence in development processes and practices

Governance ensures decision-making processes which are informed by policy and focused on delivering planning and development outcomes that reflect the public interest. In carrying out their responsibilities under the State's planning legislation and policy framework, planning decision makers should demonstrate sound governance by:

- i. Ensuring policy is based on proper planning principles and practice and on evidence, subjected to public consultation processes and reviewed regularly to ensure currency.
- ii. Ensuring decisions articulate the planning instruments and policies relevant to a proposal, apply policy consistently and are made in a timely manner.
- iii. Assessing planning proposals on their merits, applying discretion where justified, and clearly articulating the reasons for any departures from policy.
- iv. Promoting transparency and providing appropriate opportunity for public participation in decision making processes.



State Planning Framework
Planning and Development Act 2005
State Planning Strategy
Planning Codes
State Planning Policies
Regional & Sub-regional Strategies
Operational Policies
Position Statements
Guidelines

Table 1: Planning Codes, State Planning Policies and related Guidelines

Planning Codes	Related Guidelines
Residential Design Planning Codes (Volume 1)	
Residential Design Planning Codes (Volume 2)	
Renewable Energy Planning Code	draft Guidelines for Renewable Energy

State Planning Policies	Related Guidelines
State Planning Policy Framework	
State Planning Policy Aboriginal settlements	Guidelines Planning for Aboriginal settlements
State Planning Policy Activity centres	Guidelines Planning for Activity centres
State Planning Policy Basic raw materials	Guidelines Planning for basic raw materials
State Planning Policy Built environment design	
State Planning Policy Bushfire	Guidelines Planning for bushfire
State Planning Policy Bushland for Perth	
State Planning Policy Coastal	Guidelines Planning for coastal areas
State Planning Policy Cultural heritage	
State Planning Policy Environment	
State Planning Policy Industrial interface	
State Planning Policy Infrastructure contributions	Guidelines Planning for infrastructure contributions
State Planning Policy Jandakot airport vicinity	
State Planning Policy Leeuwin-Naturaliste Ridge	
State Planning Policy Natural hazards	
State Planning Policy Ningaloo coast	
State Planning Policy Perth airport vicinity	
State Planning Policy Precinct design	Guidelines Planning for Precincts
State Planning Policy Road and rail noise	Guidelines Planning for road and rail noise
State Planning Policy Rural	Guidelines Planning for rural areas
State Planning Policy Telecommunications	Guidelines Planning for telecommunications infrastructure
State Planning Policy Urban growth and settlement	
State Planning Policy Water	Guidelines Planning for water draft Guidelines Planning for wetland buffers

Table 2: Regional and Sub-Regional Strategies

State Planning Framework	
	Planning and Development Act 2005
	State Planning Strategy
	Planning Codes
	State Planning Policies
	Regional & Sub-regional Strategies
	Operational Policies
	Position Statements
	Guidelines

Regional Strategies	Sub-regional Strategies
Perth and Peel @ 3.5 million	Central Sub-regional Planning Framework North-East Sub-regional Planning Framework North-West Sub-regional Planning Framework South Metropolitan Peel Sub-regional Planning Framework
Kimberley Regional Planning and Infrastructure Framework	Dampier Peninsula Planning Strategy
Pilbara Planning and Infrastructure Framework	
Gascoyne Regional Planning and Infrastructure Framework	Gascoyne Coast Sub-regional Planning Strategy Ningaloo Coast Regional Planning Strategy Carnarvon to Exmouth
Mid-West Regional Planning and Infrastructure Framework	Greater Geraldton Structure Plan Geraldton Region Plan Guilderton to Kalbarri Sub-regional Planning Strategy
Goldfields-Esperance Regional Planning and Infrastructure Framework	
Wheatbelt Regional Planning and Infrastructure Framework	Guilderton to Kalbarri Sub-regional Planning Strategy
South West Regional Planning and Infrastructure Framework	Bunbury-Geographe Sub-regional Strategy Warren-Blackwood: Sub-Regional Planning and Rural Strategy Leeuwin Naturaliste Sub-regional Planning Strategy
Great Southern Regional Planning and Infrastructure Framework	Lower Great Southern Planning Strategy

Table 3: Operational Policies

State Planning Framework	Operational Policies
Planning and Development Act 2005	Operational Policy Advertising on reserved land
State Planning Strategy	Operational Policy Artificial waterways
Planning Codes	Operational Policy Bicycle planning
State Planning Policies	Operational Policy Community schemes
Regional & Sub-regional Strategies	Operational Policy Freeway services centres and roadhouses
Operational Policies	Operational Policy Industrial subdivision
Position Statements	Operational Policy Liveable Neighbourhoods
Guidelines	Operational Policy Planning for hazards and safety
	Operational Policy Proposals adjoining Regional Roads
	Operational Policy Regional open spaces
	Operational Policy Residential roads
	Operational Policy Residential subdivision
	Operational Policy Rural subdivision
	Operational Policy School sites
	Operational Policy Strata titles
	Operational Policy Subdivision of land
	Operational Policy Transit orientated development
	draft Operational Policy High pressure gas pipelines
	draft Operational Policy Liveable Neighbourhoods

Table 4: Position Statements

State Planning Framework	Position Statements
Planning and Development Act 2005	Position Statement Aged persons accommodation
State Planning Strategy	Position Statement Container deposit scheme infrastructure
Planning Codes	Position Statement Dark sky and astrotourism
State Planning Policies	Position Statement Electric vehicle charging infrastructure
Regional & Sub-regional Strategies	Position Statement Housing on lots less than 100m ²
Operational Policies	Position Statement Local planning frameworks and the R-Codes (Vol 2)
Position Statements	Position Statement Public open space
Guidelines	Position Statement Purpose-built student accommodation
	Position Statement Renewable energy facilities
	Position Statement Special residential zones
	Position Statement Tourism and short-term rental accommodation
	Position Statement Workforce accommodation
	draft Position Statement Child care premises
	draft Position Statement Special entertainment precincts

Table 5: Guidelines (those not directly linked to a SPP)

State Planning Framework	Guidelines
Planning and Development Act 2005	Guidelines Acid sulfate soils
State Planning Strategy	Guidelines Coastal hazard risk management and adaptation
Planning Codes	Guidelines Community schemes
State Planning Policies	Guidelines Discretion on development applications
Regional & Sub-regional Strategies	Guidelines Indian Ocean Drive
Operational Policies	Guidelines Integrated transport plans
Position Statements	Guidelines Lease, license, agreement and options
Guidelines	Guidelines Lifting of urban and industrial deferment
	Guidelines Local Development Plans
	Guidelines Local Planning Strategies
	Guidelines Pedestrian access way closures
	Guidelines Planning for safer places
	Guidelines Residential roads
	Guidelines Safer pedestrian access ways
	Guidelines Structure Plan Framework
	Guidelines Tourism and short-term rental accommodation
	Guidelines Transport impact assessment