APPENDIX 2

DISTRICT STRUCTURE PLAN MANNER AND FORM

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| Amend No: | Summary  (in bullet points) | Date approved by the WAPC |
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| **Title** | **Format & Content** |  |
| **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 DSP. The overall structure which includes an executive summary, Part 1 and Part 2 should not be varied. | | |
| **Cover page** | Refer to Appendix 3.  NOTE: The operational date of the DSP is the date of the original publication and does not change. The publication date reflects the publication of the latest version of the consolidated DSP incorporating any updates or amendments. |  |
| **Table of Amendments** | Each time a DSP is amended, the amendment is recorded in a table at the front of the structure plan.  **Note:** Previous versions of the DSP are to remain available on the WAPC website. |  |
| **Executive Summary** | State the vision of the plan including any reference to the community engagement process.  Outline the plan’s design rationale and the key planning outcomes, including targets and key figures.  Provide an executive summary table (refer to Appendix 4) |  |

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| **PART ONE – IMPLEMENTATION** | | |
| **Part One** is the implementation component of the DSP and includes the **structure plan map**. It contains the necessary information, requirements and controls to be applied at subsequent planning stages and establishes the actions required for the delivery of infrastructure to the development.  Part One should not include any explanations, discussions or supportive information. If objectives or principles are included, they 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** | * Describe the area to which the structure plan applies (application area outlined on the structure plan map).   State that:  “The plan is in effect from the operational date stated on the cover [date DSP is first published on the WAPC’s website]. The plan should be reviewed within six months of the 10th anniversary of this date”. |  |
| **2. Purpose** | Outline the structure plan purpose and key objectives. |  |
| **3. Structure plan map** | The structure plan map is provided in Part One and shows the spatial information necessary for the implementation of the DSP.  For each element shown on the DSP map, Part One should include a section with textual guidance for implementation, setting out the purpose and planning outcomes of the element.  Elements typically shown on the DSP map include but not limited to:   * DSP boundary; * Proposed urban zoning (not density); * Proposed industrial zoning; * District and neighbourhood centres or greater; * Standard and precinct structure plan areas; * High schools; * District open space; * Protected environmental, landscape or heritage features; * Ecological linkages and drainage corridors; * Active transport routes; * Arterial roads and neighbourhood connectors; * Railways and railway stations; * Major public utility sites and corridors; * Separation distances to facilities with offsite impacts; and/or * Rural and rural residential areas.   The DSP map should be submitted in a digital format consistent with the mapping key in Appendix 5. |  |
| **4. Planning implementation** | The planning implementation section will detail the sequencing of all subsequent planning processes including the roles and responsibility for the management of the processes. A planning process flowchart should be included to provide a visual representation of the planning implementation process. |  |
| **4.1 Region Planning Scheme amendments (If applicable)** | List any amendments to the region scheme required to be progressed by the WAPC to facilitate zoning and regional reservations.  The ultimate zoning and reserves should be shown indicatively on the DSP map. However, Part 1 text may set out an implementation framework such as criteria for lifting deferred zoning. |  |

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| **Title** | **Format & Content** |  |
| **4.2 Local Planning Scheme amendments** | For DSPs outside of a region scheme area, list any amendments to the local planning scheme required to facilitate implementation of the DSP.  For region scheme areas, identify if a concurrent local planning scheme amendment should be considered as part of an MRS process to zone land urban or to lift urban deferment. |  |
| **4.3 Development Contribution Plans (if applicable)** | List the development contribution items identified for the DSP area.  Identify any potential development contribution items that may need to be addressed through the standard structure plan process.  Identify the roles and responsibilities for the preparation and administration of the development contribution plan/s. |  |
| **4.4 Standard**  **and Precinct structure plans** | Map the structure plan boundaries across the DSP area for both standard structure plans and precinct structure plans (where applicable).  Identify any information and further technical studies required to inform each structure plan area.  Identify structural elements for each structure plan area that require further refinement at the standard and precinct structure plan stage such as (but may not be limited to):   * Primary schools; * Community facilities; * Local centres; * Industrial interface; * Major stormwater management basins; and/or * Localised environment or heritage protection considerations, including any implications for public open space provision. |  |
| **4.5 Subdivision and development** | Establish the parameters for considering subdivision and development applications within the DSP area in advance of urban or industrial rezoning. |  |
| **5. Infrastructure implementation** | Detail what actions need to be taken to plan and deliver the infrastructure necessary to service the DSP in the format set out in Table 1 below. |  |
| **6. Staging** | Identify short, medium and long-term staging.  Identify spatially the likely progression of development over time.  List factors influencing the staging of development (for example infrastructure extensions). |  |

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**Table 1: Implementation actions**

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| **Title** | **Actions (examples provided in grey)** | **Responsibility** | **Threshold for delivery** |
| **Environment and heritage** | *Identify the expected tenure and management arrangements for environmental and heritage areas.* |  | *Example – Access to the environmental or heritage areas becomes available.* |
| **Movement and access** | *Identify actions required to support subsequent design and delivery of transport projects.* |  | *Example – Identify traffic volumes required for the infrastructure.* |
| **Community and social infrastructure** | *Identify community infrastructure items or reference items within existing community infrastructure plans that apply to the DSP area and actions required to support their delivery.* |  | *Example - Identify the population required for the delivery of the infrastructure.* |
| **Utility service infrastructure** | *Identify actions required to support subsequent design and delivery of utility services.*  *Identify the expected tenure and management arrangements for the provision of corridors, major infrastructure sites and associated buffers.* |  | *Example – Identify the dwelling yield required for the delivery of the infrastructure.* |
| **Other** |  |  |  |

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| **PART TWO – EXPLANATORY SECTION** | | |
| **Part Two** is the explanatory component of the DSP that contains:   * the background information and the design process for the making of the DSP; * the technical appendices comprising the detailed studies and investigations for certain aspects of the DSP; 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** |  |
| **1. Introduction and** | Define the purpose of the plan and key matters to be addressed referring to the |  |
| **purpose** | functions of a DSP set out in Section 2.1. |
| Refer to Section 2 of |  |
| the Manual. |  |
| **2. Strategic and planning context**  Refer to Section 3 and  4.1 of the Manual. | Analyse the strategic and planning context of the DSP including:   * regional and/or sub-regional strategies; * State planning policies (relating to strategic considerations); * existing zoning and reservation; |  |
|  | * local planning strategies; and |
|  | * other relevant State Government plans, strategies and initiatives. |
| **3. Site and context analysis**  Refer to section 4.2 of the Manual | Analyse the physical and community context of the DSP area to identify existing attributes of the land and place that provide opportunities for the development of the DSP area. These include, but are not limited to, the following elements:   * Physical context (existing environment and landscape features, bushfire hazards, water systems, land use and built environment). |  |
|  | * Community context (values identified in the community consultation, character and heritage). |
|  | * Regional context (activity centres, regional roads, urban front, regional reserves, existing utility networks). |
|  | Section 4.2 of the Manual outlines the level of detail appropriate for a DSP and provides guidance on matters to be considered. The study area for technical investigations may need to extend beyond the nominal boundary of the DSP to enable a comprehensive analysis of district level issues and understand the impact of cumulative land use decisions outside of the DSP area. |
| **4. Stakeholder and community engagement** | Describe the engagement process and provide a summary of outcomes from:   * the community consultation; and * consultation with State Government agencies, servicing agencies and local government. |  |
| Refer to sections (preliminary engagement section  3) 5.2 and 5.3 of the Manual. |

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| **5. Design and Servicing response** | The design and servicing response should be structured according to the elements listed in 4.2 of the Manual: |  |
| Refer to section 4.2 of the Manual. | * Population and employment * Environment and heritage |
|  | * Natural resources |
|  | * Community infrastructure |
|  | * Movement and access |
|  | * Service infrastructure. |
|  | This section involves a detailed explanation of how the DSP responds to State planning policies, strategies and other plans relevant to that element and to the site and context in relation to each element. |
|  | Each section should conclude with the corresponding Part One provisions. Any element that requires a response on the structure plan map should be accompanied by a mapping overlay. Further detailed explanation on the  implementation process and considerations may be listed in Part Two, however this should not replace implementation actions that should be set out in Part One. |

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| **TECHNICAL APPENDICES** | | |
| The Appendices include the detailed technical studies and investigations undertaken to inform aspects of the DSP. Each technical appendix in the DSP should include a ‘Recommendations’ section to:   1. inform the design rationale of the structure plan; 2. determine implementation measures in Part One; and 3. specify subsequent plans or studies to be prepared at the subdivision/development stage. | | |
| **Examples of technical appendices**  **(this list is not exhaustive or mandatory** | * Environmental Assessment |  |
| * Ethnographic and Aboriginal heritage report |  |
| * Community engagement outcomes report |  |
| * Bushfire hazard assessment |  |
| * Employment and economic needs assessment |  |
| * Engineering servicing report |  |
| * District water management report |  |
| * Traffic impact assessment |  |
| * Coastal foreshore reserve assessment |  |
| * Consultation outcomes report |  |
| **Technical Appendices Index** | Include a Technical Appendices Index |  |

Where structure plan amendments are progressed, any new or updated technical reports, should be appended to the DSP and appropriately cross referenced in the Part Two text.

**AMENDMENT APPENDICES**