



Department of **Planning,
Lands and Heritage**

WAPC Western
Australian
Planning
Commission

ACTIVE
IN FORCE

WA PLANNING MANUAL

District Structure Plans

March 2025

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Version	Date	Details	Location
1.0	Mar 2025	As published	As published
1.1	Jan 2026	Text added regarding WAPC/ EPA 'Guidance for Environmental Advice on District Structure Plans'	Section 4.2.2 p.9

The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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Published by the
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Publication date: 31/03/2025

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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.

1 PURPOSE OF THE GUIDANCE

The WA Planning Manual – District Structure Plans (DSP Manual) applies to the preparation, assessment and approval of all District Structure Plans (DSPs) in Western Australia. The Western Australian Planning Commission (WAPC) is responsible for determining if a DSP is needed and provides strategic direction to ensure the DSP aligns with State Government priorities.

DSPs are WAPC documents, however, it may invite third parties (such as landowners or their agents/consultants or local government) to develop documentation that may be adopted by the WAPC. The DSP Manual sets out a clear and consistent process to be applied in the preparation and assessment of DSPs, whether the documentation is prepared by the WAPC or by an authorised third party, and should be read in conjunction with the *Planning and Development Act 2005* (P&D Act 2005) and the Metropolitan Region Scheme (MRS). The WA Planning Manual – Structure Plans should be used when preparing a standard or precinct structure plan.

The DSP Manual provides a clear and consistent process for DSPs through:

- defining the purpose and function of a DSP;
- setting out the level of information required to support a DSP; and
- providing procedural guidance for preparing DSPs.

The DSP Manual provides guidance on the process and required supporting documentation for preparing, advertising, approving, amending and revoking a DSP as illustrated in Figure 1.

This Manual is not intended to replicate or replace the WAPC policy relevant to the design and function of new urban and industrial development, or the provisions of local or regional planning schemes. The preparation and assessment of a DSP will need to address the State Planning Framework with the DSP Manual providing guidance on the preparation, assessment and approvals process.

An operational review of the DSP Manual will be undertaken after one full year of operation, with further reviews as required to reflect any policy changes or practice updates.

2 PURPOSE OF A DISTRICT STRUCTURE PLAN

DSPs are important planning instruments delivering on higher order strategic planning objectives, providing more detail than regional and sub-regional plans. They provide an opportunity to further refine land use planning proposals with site specific information while establishing a framework for the coordination of land and infrastructure to support the intended future development.

The function of DSPs, while not explicitly referenced in the *Planning and Development Act 2005* (the P&D Act), is aligned with WAPC's broad functions under section 14 of the P&D Act which include preparing plans for integrated and sustainable development and the coordinated provision of infrastructure.

Figure 1: DSP process





Historically, DSPs have been prepared and approved utilising the WAPC's broad functions specified in section 14 of the P&D Act and for most of the State, this will continue to be the mechanism used to prepare and approve DSPs. In the metropolitan region, the MRS provides an explicit head of power for the WAPC to prepare, advertise, approve and revoke DSPs.

The MRS defines a DSP as *'a plan that deals with major strategic aspects of the coordination of future land uses and infrastructure in respect of an area of land in the metropolitan region'*. The purpose of DSPs prepared outside of the metropolitan region is generally aligned with this definition. In this respect, the DSP Manual is applicable for the preparation, advertising, approval, amendment and revocation for DSPs whether prepared under the MRS (within the metropolitan region), or section 14 of the P&D Act (outside of the metropolitan region).

2.1 Function of a DSP

DSPs contribute toward a strategically led planning system and provide the WAPC with the ability to address higher level strategic considerations related to land use and infrastructure coordination. DSPs enable more detailed investigations to occur suitable to the district level, providing a framework to inform future planning processes. DSPs may be used in a range of circumstances including to facilitate urban expansion, industrial development and other land use coordination at a district level.

The preparation of a DSP should be guided by the principles and functions summarised in table 1.

Table 1: DSP Functions

Guiding principles	DSP functions
Strategic alignment	<ul style="list-style-type: none"> DSPs are an important planning mechanism, providing a 'line of sight' between State strategies, regional/sub-regional plans and subsequent more detailed planning stages such as scheme amendments (region/local) and structure plans (precinct/standard), which inform subdivision and development. DSPs provide a cohesive vision for future development of an area to guide sustainable urban growth and/or industrial development while balancing social, environmental and economic considerations. DSPs facilitate the delivery of strategic State Government priorities and projects. DSPs support decision making, serving as a reference for making informed decisions in subsequent planning stages.
Certainty	<ul style="list-style-type: none"> DSPs address and resolve key issues at a district level to confirm extent of land that is capable for development and that the land is capable of being serviced within a defined timeframe. DSPs undertake further detailed planning aligned with higher order strategic land use and infrastructure planning for the area. These investigations enable regional strategic implications to be addressed, such as regional road network, service infrastructure, employment and population, environment and heritage, natural resources, and community infrastructure.
Coordination	<ul style="list-style-type: none"> DSPs facilitate coordination of: <ul style="list-style-type: none"> Planning between State Government agencies, including modelling to understand infrastructure requirements. Multiple landowners, particularly where there are multiple small land holdings, providing direction on what needs to occur in subsequent planning stages, for example, identifying precinct/standard structure plan areas and key considerations to be addressed in the structure plan. Staging of development to align with and support infrastructure delivery.
Strategy	<ul style="list-style-type: none"> DSPs provide a comprehensive framework that guides more detailed planning in subsequent planning stages. DSPs provide a clear implementation pathway including stages/triggers and responsibilities of the parties with a role in delivering the DSP outcomes. DSPs inform planning undertaken by servicing agencies, including identifying upgrades or new infrastructure, delivery timeframes/staging and responsibilities and funding mechanisms for infrastructure.



3 WAPC DECISION REGARDING NEED FOR A DISTRICT STRUCTURE PLAN

The WAPC is responsible for determining when a DSP is needed for an area. For landowners who may have land that would benefit from district level structure planning, early engagement with the WAPC can provide greater certainty that a DSP is needed before resources are committed to developing any documentation. Seeking direction early from the WAPC will ensure preparation of the DSP aligns with State Government priorities and early identification of key issues and considerations relevant to the site.

Full DSP documentation is not required for the WAPC to determine if a DSP is needed for an area, however, sufficient preliminary information should be provided to enable the WAPC to make an informed decision. The WAPC will consult relevant agencies to understand their views regarding the need for a DSP and identify technical information or investigations required to inform preparation of the document. The Department of Planning, Lands and Heritage's (the Department) State Referral Coordination Unit can facilitate this preliminary engagement and coordinate feedback from State Government agencies and servicing agencies.

3.1 Need for a DSP

DSPs facilitate strategic land use and infrastructure coordination, directly impacting local and regional land supply and infrastructure provision. A strategic assessment of the need for a DSP is essential to ensure alignment with broader strategic planning

and government priorities. The need for a DSP will be strategically determined by the WAPC, guided by the key considerations outlined in table 2.

3.2 Preliminary investigations

When contemplating if a DSP is needed to advance the planning of an area, there are several preliminary inputs required to assist the WAPC to strategically determine areas suitable for a DSP, ensuring balanced consideration of social, environmental and economic considerations as well as understanding Government priorities and commitments.

3.2.1 Strategic context analysis

The strategic context analysis includes a review of WAPC policies and strategic planning for the area as well as a desktop assessment of available mapping, datasets, studies and historical information to identify the key considerations to be addressed in the DSP. Strategic matters that require consideration include, but may not be limited to:

- a) objectives and strategic directions under the State Governments strategic planning framework including regional/sub – regional and State strategies;
- b) alignment with other State Government priorities and projects and relevant Commonwealth Government initiatives;
- c) strategic land use considerations, including land supply within the sub-region, existing and surrounding land uses and any areas identified for future growth;

- d) economic considerations listed in existing strategic documents and policies, including activity centres and employment self-sufficiency, considering the need for employment opportunities beyond population driven employment;
- e) environmental considerations including any environmental attribute, any clearing that may be required, any areas recognised in State and local government strategies as having environmental value and known/potential natural resources;
- f) social considerations, such as valued landscape character and views, historic and Aboriginal heritage recognised in State and local government strategies and plans;
- g) preliminary concept DSP plan outlining a potential spatial representation of the proposal with nominal population, dwelling and job estimates to allow preliminary stakeholder consideration;
- h) high level opportunities and constraints analysis and identification of potential issues to be addressed by the DSP;
- i) potential cumulative impacts of land use decisions, including regional and sub-regional transport and environmental attributes to understand potential broader impacts; and
- j) servicing and infrastructure availability and alignment with current or proposed infrastructure planning, funding and delivery (see section 3.2.3). Existing or planned infrastructure corridors, sites or alignments should also be identified.

This preliminary information and documentation should be marked with advice that it is a preliminary desktop assessment and has been prepared for discussion purposes only.



Table 2: Strategic Considerations - Need for a DSP

<p>Alignment with State Government policy and priorities</p>	<p>The need for a DSP is primarily guided by State Government strategic policy objectives/strategies and higher order strategic plans, particularly at the regional/sub-regional level, and by local planning strategies (where sub-regional strategies are not available).</p> <p>Where areas are identified for future urban and/or industrial expansion, more detailed planning is needed to understand the extent of land available for urban and industrial development and the serviceability of that land. A DSP provides a suitable planning instrument to undertake this more detailed planning.</p> <p>A DSP may be needed to undertake further strategic land use planning to facilitate delivery of significant State Government priority projects, such as METRONET or a major infrastructure project.</p>
<p>Considerations identified by State and Local Government Stakeholders</p>	<p>Government priorities and projects for the area, including any existing commitments and potential impacts of DSP proposals on infrastructure planning and delivery are important considerations (refer to section 3.2.3). Coordination of infrastructure planning and strategic land use planning supports more efficient delivery of urban land supply.</p> <p>Preliminary engagement should be undertaken with State Government agencies, servicing agencies and local government to understand their capacity to provide new/upgraded infrastructure as this may directly impact the proposed DSP implementation timeframes or the capacity to deliver infrastructure for other areas with an approved DSP or suitable zoning.</p> <p>Preliminary engagement also provides an opportunity for State and local government stakeholders to offer advice regarding the need for a DSP to be prepared and identify potential opportunities/challenges and key district level issues that may require consideration.</p>
<p>Resolution of district level issues</p>	<p>A DSP may be required if there are highly complex issues that need to be addressed to understand the extent of land that is suitable for development and the likely timing and staging of development. DSPs provide for strategic coordination of development in a locality where regional implications need to be addressed, ensuring complex issues are considered holistically.</p> <p>District level issues may extend across multiple local government areas, with a DSP potentially required to provide a coordinated response to issues such as drainage requirements, flood management, contiguous areas of environmental attributes, regional road/freight movement, utility infrastructure requirements and public transport infrastructure.</p> <p>There may also be a need to understand the cumulative impacts of land use decisions outside of the proposed DSP area, such as impacts on regional road networks, upgrades or new utility infrastructure sites and corridors and environmental attributes. For example, the cumulative impact of decisions made regarding clearing of vegetation may result in significant and/or detrimental impacts on environmental attributes in the region. A DSP can facilitate holistic consideration of cumulative impacts and provide an appropriate response that balances environment, economic and social considerations.</p>
<p>Contribution towards land supply - timeframes</p>	<p>Understanding implementation timeframes for a potential DSP, including development timeframes and estimated yields, will assist the WAPC with making informed decisions. This will ensure DSPs across the region facilitate a balanced supply of land in the short, medium and long-term to accommodate projected population and economic growth identified in regional/subregional plans</p>



3.2.2 Nominal DSP boundary

A nominal boundary and/or study area for the potential DSP should generally align with an area identified for future development or investigation in a State, regional or sub-regional strategy. In the absence of a sub-regional strategy, the boundary for a potential DSP may align with an area identified for urban and/or industrial growth in a WAPC endorsed local planning strategy.

Generally, a DSP boundary which covers an extensive and more contiguous area of land enables a more comprehensive analysis of issues. The nominal boundary of a DSP should not be limited by local government boundaries, landownership or zoning and may be further refined during detailed technical analysis for the DSP, in response to site characteristics and design considerations.

The study area for technical investigations may need to extend beyond the nominal boundary of the DSP to enable comprehensive analysis of district level issues and understand the impact of cumulative land use decisions outside of the DSP area, for example, consideration of cumulative infrastructure and environmental impacts.

It is expected that all landowners within the nominal DSP area are made aware at an early stage that a potential DSP may be prepared for an area that includes their land. If the WAPC determines a DSP is needed, further engagement should be undertaken with landowners to prepare the document.

3.2.3 Potential DSP - preliminary stakeholder engagement

As set out in section 3.1, when contemplating if a DSP is needed to advance the planning of an area, preliminary inputs from State Government agencies, servicing agencies and local government will assist the WAPC with

understanding existing commitments and priorities for the area and potential impacts on infrastructure planning and delivery.

The Department's State Referral Coordination Unit (SRCU) will seek preliminary advice from State Government agencies, servicing agencies and local government regarding:

- stakeholder views regarding potential need for a DSP, outlining relevant key district level issues that should be addressed or reasons for non-support of the DSP;
- strategic infrastructure planning advice from State Government servicing agencies, including:
 - the capacity of existing and planned infrastructure to service the development;
 - the status of planning for service infrastructure for the DSP;
 - potential requirements for new, upgraded or augmented infrastructure (if known) and the capacity of agencies to plan and deliver infrastructure to service the development;
 - estimate of preliminary cost and timeframes to service the development; and
 - potential implications for servicing of surrounding areas or for major infrastructure corridors or facilities (if known).
- technical studies that may need to be undertaken and to what standard, including any modelling requirements;
- any pre-existing data or information that may be available; and
- any other relevant information the WAPC should be aware of.

The Department's request for written advice from State and local government stakeholders should be accompanied by the following information:

- a preliminary concept DSP map showing an indicative boundary; and
- any other relevant information for the proposal, including a summary of key considerations that may need to be addressed.

Preliminary engagement with State Government agencies and service providers regarding a potential DSP may also involve a meeting(s), with an opportunity for third parties to present their views on a proposal to State Government stakeholders. The SRCU will consider requests to present information when determining if a meeting is required.

3.3 WAPC reporting – preliminary

The WAPC is responsible for determining whether a DSP is needed and will provide advice on the content of the DSP including any key issues and processes that should be considered as part of the document preparation. If a DSP is required, the WAPC will determine whether it will prepare the DSP (either through the Department or engaging its own consultants) or third parties (such as landowners or their agents/consultants) may be invited to develop the DSP documentation.

Reporting to the WAPC should also clarify who will be responsible for funding the preparation of the DSP. Generally, documentation prepared by third parties is expected to be fully funded by landowners/developers, however, additional Department resources may be required to manage the assessment and reporting

processes. DSPs prepared by the Department will likely require State Government funding to prepare the documentation, in addition to Department resourcing.

3.3.1 Reporting on need

Reporting to the WAPC on the need for a DSP to be prepared will require sufficient preliminary information to support evidence-based considerations. This will include, but may not be limited to, consideration of the following:

- rationale for preparation of the DSP, including consideration of:
 - need and function of a DSP outlined in sections 2.2 and 3.1. above;
 - estimated development timeframes and anticipated yields; and
 - any relevant background information.
- summary of the strategic context analysis outlined in section 3.2.1 above;
- rationale for the proposed DSP boundary;
- summary of outcomes from preliminary engagement with State Government agencies, servicing agencies and local government, including advice provided on key issues and Government priorities/commitments relevant to the proposal;
- servicing and infrastructure availability and capacity of infrastructure to service the development, including the capacity of agencies/local government to plan for and provide the infrastructure and indicative or order of magnitude of costs for infrastructure;

- any implications for Government relating to the potential costs and timeframes (if known) associated with the delivery of the DSP;
- estimated costs for any Department inputs to prepare the DSP, such as resourcing and technical studies/ investigations;
- benefits/risks of preparing the plan, including consideration of the outcomes of not preparing, or delaying the preparation of the DSP;
- summary of estimated timeframes for finalisation of the DSP documentation; and
- an overview of the intended methods for engagement/consultation for the DSP.

The WAPC will provide its decision regarding the need for a DSP as advice. If the WAPC determines a DSP is not required, the advice will outline reasons for this decision.

3.3.2 WAPC strategic direction for the DSP

If the WAPC determines that a DSP is required, it will provide strategic direction and advice on key issues, considerations and processes for the DSP which may include, but not limited to:

- any issues or considerations identified in preliminary stakeholder engagement or site and context analysis that require further investigation;
- confirmation of who is responsible for preparing the document, including responsibility for costs associated with developing the documentation;
- authorisation to establish a technical advisory group (TAG), if required;
- interim reporting requirements for the DSP;

- requiring a Stakeholder Engagement Strategy to be prepared outlining extent, method and timing of engagement with State and local government agencies, landowners and the community; and/or
- any other matters the WAPC has identified as requiring further consideration.

A TAG may be established for the DSP to provide a forum for coordinated State Government advice on technical matters to inform preparation of the document. Local government and landowners/developers may also be invited to participate in the TAG. Some implementation actions identified in the DSP may require actions from certain State Government agencies, servicing agencies and/or local government which can be discussed and agreed through the TAG and other infrastructure coordination forums.

The WAPC will confirm interim reporting requirements for the DSP. The Department will provide regular progress updates to the WAPC while the document is being progressed to ensure the WAPC maintains oversight of the DSP, with an opportunity to provide early strategic direction on key matters throughout the process.



4 PREPARATION OF A DISTRICT STRUCTURE PLAN

Preparation of the DSP and supporting documentation should be undertaken collaboratively with key stakeholders from the start to ensure that information required for the assessment of key issues is identified early.

A Stakeholder Engagement Strategy outlining how landowners and the community will be engaged during preparation of the DSP should be developed in consultation with the relevant local government and the Department prior to commencing preparation of the DSP. The implementation of the Stakeholder Engagement Strategy should be actioned throughout the preparation process and the WAPC updated, as required, on the progress and outcomes of stakeholder engagement. This may include the Department and/or WAPC referring any outstanding matters to inter-agency infrastructure coordination forums for advice and resolution.

The DSP is the first stage of detailed site analysis to refine the layout of major land uses and detail the major infrastructure investments required to deliver growth areas identified in higher order strategic plans. It is important the DSP remains focussed on addressing key issues at a district level and does not duplicate what would typically occur in subsequent planning stages such as region/local scheme amendments and precinct/standard structure planning. The DSP should define the role of the development in achieving regional/sub-regional objectives, targets and strategic directions and examine/respond to the key assumptions and strategies identified at the regional or sub—regional level. Generally, a DSP will consider the following in detail:

- the urban and/or industrial footprint, expected population and contribution to employment;
- contribution of the existing environment and heritage values towards social, environmental and economic sustainability;
- integration with surrounding areas and the broader sub-region, including any cumulative impacts on both existing and proposed development in the area;
- infrastructure requirements to service development such as major community infrastructure, transportation and service infrastructure;
- any new or upgraded infrastructure outside the DSP boundary that may be needed to facilitate development within the DSP area; and
- establishment of an implementation strategy to deliver the development, particularly the coordinated provision of infrastructure.

4.1 Application of policy

Preparation and assessment of a DSP should consider relevant WAPC policies, some of which have direct requirements relating to DSPs and others which have a close relationship with the DSP process. This document is not intended to list all requirements of WAPC policies in relation to DSPs. Appendix 9 lists some of the WAPC policies and other guidance relevant to DSPs as well as broader State Government policy and guidance that may be useful. This list is not exhaustive and is only intended to illustrate some relevant district level considerations.

It is important that any issue which could prevent or severely delay the implementation of the DSP or impact on the layout of the DSP map should be resolved, or

have a plan for resolution, before the DSP is approved. The functions and guiding principles set out in the DSP manual should be considered (section 2.1).

4.2 Information requirements

The following illustrates key information that should be provided, where relevant, to the district level context of the DSP. These elements should be read in conjunction with WAPC policy relevant to DSPs, higher order strategic plans and other relevant State Government plans and strategies applicable to the site.

4.2.1 Population and employment

Intent

Fundamental to a DSP is undertaking more detailed planning to facilitate land supply to accommodate population growth, dwelling supply and/or provide land for industry and employment. Higher order strategic planning, including regional, sub-regional and local planning strategies forecast population growth and identify areas for future development based on broad economic drivers and high-level land analysis, which should be reflected in the DSP.

The DSP will further refine population, dwelling and employment projections based on the extent of land that is capable of development. If there is any variance from projections identified in regional/sub- regional strategies (or otherwise) the DSP should analyse and justify the variation to understand if any resultant impacts can be suitably managed.

A DSP should ensure future communities have opportunities for local employment or can otherwise conveniently access employment in the broader sub-region and region. This will establish:

- population-driven employment generated by the DSP and where population catchments extend beyond the DSP boundary; and
- strategic employment identified in higher order strategic plans.

These elements together, represent how the DSP contributes to the sub-region's employment self-sufficiency.

Content

The DSP should analyse and test the capability of the land to accommodate forecasted population growth. The outcome of this analysis provides refined scenario/s of the future population within the DSP area based on the expected number of dwellings. Content should include likely development timeframes, and alternative take up rates if higher density development is proposed in one or more areas.

Broad land area requirements for employment generating land uses should be addressed by the DSP including (but not limited to):

- the location and distribution of district and neighbourhood centres; and
- indicative areas for employment generating land uses such as commercial and industrial land uses.

Information required to analyse population, dwelling projections and employment opportunities at the district level including, but may not be limited to:

- assumptions such as dwelling occupancy rates/ gross dwellings per hectare that underpin regional/ subregional strategy population projections;
- existing and proposed major employment areas that will provide employment opportunities for the DSP population;
- plausible take up rates, accounting for regional variation and housing types/density;
- employment and dwelling targets identified in region/sub-regional strategies and local planning strategies; and
- existing and proposed activity centres.

The DSP may explore alternative scenarios, where appropriate, and provide indicative timeframes for the uptake of dwellings and/or employment.

The DSP will need to be supported by an economic and employment analysis which provides a strategy to accommodate employment opportunities for the DSP population. This includes population driven employment and strategic employment within or in proximity to the DSP area, responding to employment self-sufficiency targets identified in higher order strategic plans.

Relevant WAPC policies and strategic planning for the area should be reviewed to understand technical information requirements to support district level analysis of population and employment (refer to Appendix 9 – Governance context). The scope of the technical studies should be discussed with the Department and other agencies such as the Department of Jobs, Tourism, Science and Innovation (if relevant).

The DSP should also identify any existing employment generating activities with offsite impacts which may affect implementation of the DSP. The DSP should establish measures to protect employment generating facilities from sensitive land uses and address any related environmental guidance.

Implementation

The DSP should provide broad population and dwelling targets to guide the delivery of housing density and apply take up rates to any proposed higher density development, while noting that most of the density distribution will be undertaken at the standard or precinct structure plan stage. The DSP should also provide employment targets, including the amount of employment self-sufficiency to ensure this is considered at the standard and precinct structure planning stage.

The DSP should establish a framework for subsequent planning stages to address land use conflict and appropriate land use transitions for activities and facilities that require protection from sensitive land uses or are expected to transition to urban or industrial development.

4.2.2 Environment and heritage

Intent

Environmental attributes and heritage values can contribute to the vision for the DSP, creating a sense of place, providing recreational opportunities and health benefits for the community as well as maintaining and restoring ecosystem functions alongside the process of land-use change.



A broad understanding of environmental attributes and areas of heritage and landscape significance is provided in regional and sub-regional strategies, other studies or maps, or from State or local government sources. These can be used to understand the broader environmental systems and heritage narrative associated with the DSP and surrounding areas. The DSP provides an opportunity to further investigate these attributes/areas of significance, define their broad location, function and value and provide a framework for their integration into future development.

In addition to considering impacts on environmental attributes within the DSP boundary, supporting environmental studies should consider and address the cumulative impact of land use decisions outside of the DSP area to understand potential environmental implications at a broader scale. Early engagement with relevant State Government agencies and local government should be undertaken to obtain information on broader environmental considerations, projects and studies to understand the cumulative impacts of land use decisions.

The Environmental Protection Authority (EPA) may need to formally assess proposals resulting from the DSP under the *Environmental Protection Act 1986* including region and/or local planning scheme amendments or future subdivision and development proposals within the DSP area. The identification of issues that may be considered in future environmental assessment processes will assist in streamlining the planning and environmental approval processes. EPA Services and/or Department of Water and Environmental Regulation (DWER) should be consulted in the following stages to determine any factors relating to environmental assessment that need to be addressed:

- a) the preliminary stages prior to the preparation of the DSP;
- b) during preparation of the DSP prior to WAPC consideration; and
- c) during public advertising of the draft DSP.

The EPA and WAPC have prepared [Guidance for environmental advice on District Structure Plans](#).

This guidance sets out a framework for the EPA to provide early, timely, and efficient environmental advice to the WAPC on DSPs. The provision of EPA advice will enable the WAPC to consider the environmental issues raised and incorporate appropriate responses into DSPs with the aim of improving environmental planning outcomes.

It should be noted that the WAPC will undertake its own concurrent assessment of environmental considerations in accordance with the State Planning Framework.

Content

A DSP should seek to identify environmental attributes and heritage values required to:

- analyse the extent of land available to accommodate urban and/or industrial development (as applicable);
- identify consolidated areas with significant environmental values that should be protected for conservation;
- integrate the ecology of the area with development and identify ecological linkages to broader, interconnected systems; and
- establish a vision for the DSP that recognises environmental and heritage values that contribute towards a sense of place.

District level environmental attributes and heritage values are those which influence the spatial response shown on the DSP map. Information required to assess major environmental attributes at the district level includes, but may not be limited to:

- extent of native vegetation within and in proximity to the DSP area;
- vegetation complex of areas of native vegetation;
- potential fauna on the site, including any listed fauna species, areas of fauna habitat and how they are potentially connected;
- State or Commonwealth listed species of flora or communities that are potentially within the DSP area;
- conservation and resource enhancement wetlands, both mapped and potential;
- hydrological systems including groundwater and surface water systems, flood modelling and the movement of water and seasonal changes;
- valued/significant landscape character, key views and prominent features;
- areas with the greatest potential for ecological rehabilitation or restoration;
- areas prone to coastal erosion;
- broadscale bushfire hazard; and/or
- Aboriginal and historic heritage and associated curtilage or landscape setting.

The DSP may need to be supported by environmental studies, generally involving a desktop analysis and an on-ground reconnaissance survey. Relevant WAPC policies and strategic planning should be reviewed to understand technical information requirements to support district



level analysis of environmental attributes and heritage values (refer to Appendix 9 – Governance context). The scope of the technical studies should be discussed with relevant stakeholders such as DWER and the Department of Biodiversity, Conservation and Attractions.

A district level assessment may not provide a comprehensive understanding of the environment or heritage attributes due to the scale of a DSP and limited on site accessibility to all areas within the DSP. There is scope for more detailed environmental assessment at subsequent planning stages as discussed in further detail below. It is important that any issues which could prevent or severely delay implementation of the DSP or impact on the layout of the DSP map should be resolved, or have a plan for resolution, before the DSP is approved.

Implementation

Environmental values and/or protection of heritage and landscape values that could influence spatial allocation of urban and industrial land uses should be resolved prior to the approval of the DSP to provide certainty on the ultimate development footprint. The DSP should also identify likely environmental and heritage considerations that may be required by other approval processes to assist with streamlining processes. However, it is not the role of the DSP to resolve other environmental approval processes.

The DSP will establish a district level framework for the conservation of environmental values and areas with heritage significance. This framework may list requirements for further investigation at the region and/or local scheme amendment stage, or at the standard or precinct structure plan stage.

Where areas are identified, the DSP can identify mechanisms such as, but may not be limited to:

- potential for reservation of land including any further information required to refine the boundary of the reservation at subsequent planning stages;
- maintaining the existing zoning or reservation of land to ensure the continuity of existing management regimes; and/or
- integration into the design of subsequent planning processes such as structure plans and/or local scheme amendments.

Stakeholder agencies that are expected to be involved in the management of protected areas, should be involved in developing the implementation strategy for the DSP. Any implications for Government relating to the long-term management of protected areas should be reported to the WAPC in considering the DSP for determination (see section 5.4).

4.2.3 Natural resources

Intent

Natural resources such as groundwater supplies and priority agricultural land should be managed to ensure the ongoing, sustainable access to these resources. Likewise non-renewable resources, such as basic raw materials should be made available for extraction and use through appropriate staging and sequencing of development.

Opportunities to minimise the use of natural resources from outside of the DSP area can also form part of DSP investigations, as well as cumulative impacts on the broader region, where significant natural resources are required to service the proposed development.

Broad scale information on the location and quantity of natural resources can be obtained from State and local Government and can also be provided in sub-regional strategies and State Government Policies, including WAPC policies.

The DSP provides an opportunity to further investigate and understand existing and potential resources within the DSP area, through broadscale site analysis. The DSP should provide a framework to manage the availability and use of natural resources to ensure proposed land uses can be balanced against broader social, economic and environmental outcomes. Key natural resources considerations for development include, but are not limited to, impacts on potable water supply, public drinking water service areas, irrigation, ecological functions, basic raw materials and priority agricultural land.

Relevant agencies should be consulted regarding any permits or licences that may impact on the delivery of development and ongoing management of natural resources. This may include, for example, extractive industry permits or groundwater allocation licences.

Content

The DSP should identify existing and potential natural resources within the DSP area to:

- ensure natural resources are available and appropriately utilised for the development of the DSP;
- ensure natural resources are available for broader strategic use and economic development (where applicable); and
- provide a framework for the ongoing sustainable use of natural resources within the DSP.



District level natural resources are those which contribute significantly to the efficient and sustainable development within the DSP area and/or contribute to sustainable development more broadly. Information that may be required to assess major natural resources at the district level includes, but may not be limited to:

- existing known and mapped basic raw materials;
- the availability of fill within the DSP area for development;
- the availability of existing groundwater resources within the site;
- any drinking water supply catchments within the site;
- the water supply needs for the DSP area and sources required for these purposes; and
- priority agricultural areas including any separation distances from adjacent agricultural activities.

The DSP should set out relevant information available from State Government and servicing agencies and include supporting technical studies where necessary. The scope and content of the technical studies should be considered in the context of WAPC policies and discussed and agreed with the Department and other agencies such as DWER.

Implementation

For activities and facilities requiring protection from sensitive land uses or are expected to transition to urban or industrial development, the DSP should establish a framework for subsequent planning stages to address land use conflict.

The DSP should also establish a framework for extraction and use of basic raw materials including the staging and sequencing for development sites. This may include

mechanisms such as deferred region scheme zoning and staging guidance for local structure planning and subdivision.

Prior to approval, the DSP should ensure that water sources identified for implementation of the DSP can be secured and have the necessary agreement and approvals from stakeholders, particularly agencies responsible for water source management. A framework for sustainable water management through subsequent planning stages should be established.

Measures may be incorporated into the DSP to avoid potential land use conflict with agricultural uses, including suitable zoning to maintain any existing priority agriculture and identification of separation distances necessary for continued operation.

4.2.4 Community infrastructure

Intent

Community infrastructure includes a range of recreational, social and educational facilities providing a service to the community. Regional and sub-regional strategies identify major tertiary facilities and community infrastructure to serve a regional catchment. DSPs will refine the location and layout of regional facilities and identify district level facilities generally servicing the DSP and surrounding areas.

Population projections established by the DSP enable an analysis of community infrastructure needs. This should be undertaken in conjunction with broader community infrastructure plans prepared by local government and facility planning by relevant State Government agencies, such as the Department of Education (DoE).

Content

The DSP should establish community infrastructure needs and identify district level community infrastructure required to support future urban development. These facilities should be determined based on the specific needs for each DSP area which could include, but may not be limited to:

- community centre;
- library;
- indoor sport and recreation centre;
- multipurpose hardcourts;
- multipurpose playing fields;
- high schools; and
- primary schools.

The DSP should guide the spatial allocation and distribution of facilities, ensuring appropriate catchments are provided. Larger, land intensive facilities such as district playing fields and high schools should be identified on the DSP map to assist in the refinement of land requirements and/or reservations. The distribution of smaller facilities such as primary schools and community facilities should be addressed by the DSP, however the precise location and configuration of these can be refined through standard or precinct structure planning processes.

The location, distribution and types of community infrastructure required to support future urban development will generally be informed by broader planning undertaken by local government or State Government policies and strategies. The DSP should align with these plans, strategies and policies. State

Government agencies and local government may need to review existing community infrastructure planning in the context of the DSP to establish if a facility is needed and its form. Appendix 9 lists WAPC and broader State Government documents which may be applicable to DSPs. Relevant agencies and local government should also be consulted to determine the best available information sources.

Implementation

The timing and delivery of community facilities will be closely linked to broader infrastructure planning undertaken by relevant agencies including, for example, local government community infrastructure plans and school building programs of the DoE. Measures for the reservation of land at subsequent planning stages and the refinement of the precise location and configuration of facilities should also be addressed.

Any infrastructure which requires a development contribution plan (DCP) should be identified by the DSP to ensure the DCP has a clear planning nexus and can be delivered efficiently and equitably. Major local government community infrastructure often falls within this category and local government should be engaged early to review this element, including understanding population thresholds for the delivery of infrastructure.

4.2.5 Movement network

Intent

New urban and industrial areas require integrated, safe and efficient transportation networks for a variety of travel modes.

Further refinement of land use and population projections through a DSP allows for more detailed assessment of the impact of proposals on the movement network. A regional or sub-regional strategy establishes the high-level movement and access structure which should be reflected in the DSP, unless variations and/or impacts have been adequately justified, and the resultant impacts can be suitably managed, on the advice from the relevant transport agencies. The DSP should examine available information prepared by State Government transportation agencies and local government infrastructure planning to understand the broader implications of the DSP.

In addition to the movement impact within the DSP area, suitable supporting studies will need to consider and address the cumulative impact of land use decisions outside of the DSP area and associated transport implications.

Content

A DSP should identify all the movement network features required to link:

- the DSP to the broader locality; and
- key land uses.

The DSP should identify, but not be limited to:

- primary regional roads;
- integrator arterial roads;
- freight routes;
- neighbourhood connectors;
- public transport, including rail and high frequency public transport; and/or
- active transport.

The DSP should test and refine the proposed road network to ensure it can operate safely and efficiently. WAPC policies and guidelines provide further information on the technical requirements for the testing and refinement process. The scope for any technical studies should be discussed and agreed with relevant transport agencies, local government and the Department.

Implementation

The DSP should effectively resolve the movement network to ensure the network depicted on the DSP map can support the proposed land use outcomes without needing significant changes to the network in subsequent planning stages. The DSP should provide a framework for the delivery of the network at subsequent stages including (but not limited to):

- the processes for establishing land requirements, including region scheme reservation (if applicable);
- management of third party land implications (including environmental and heritage constraints) and mechanisms to secure land external to the DSP area for infrastructure services and network upgrades, etc
- the process for establishing funding mechanisms for the construction of the network, where appropriate, such as a DCP;
- thresholds for major infrastructure upgrades (for example, traffic volumes or population);
- staging considerations for infrastructure delivery and respective development; and/or



- measures that precinct or standard structure plans should address to ensure the objectives of the DSP are met. This may include, for example, measures for the implementation of active transport routes envisioned by the DSP that are not yet refined.

Any implications for Government relating to the delivery of major transport infrastructure should also be reported to the WAPC when considering the DSP for determination (see section 5.4).

4.2.6 Service infrastructure

Intent

New urban and industrial areas will require essential utility service infrastructure and need to be responsive to any existing or proposed service infrastructure facilities, transition/buffer areas or corridors. Regional and sub-regional strategies, and any relevant State agency studies or plans, may establish the existing and planned infrastructure for the broader region and identify staging/timing of new/upgraded infrastructure. These need to be incorporated into the DSP and appropriately addressed. The DSP should identify infrastructure needed to service full build out of the DSP area and provide certainty on how infrastructure will be progressively staged as the DSP area is developed, including any key thresholds for new/upgraded infrastructure.

Technical investigations undertaken for the DSP in relation to population and employment areas, dwelling growth and environmental matters will assist with understanding upgraded/new infrastructure needed to service the DSP area. This includes infrastructure sites, service corridor alignments and/or land use transition requirements as well as opportunities for co-location of the infrastructure. The DSP should detail

the infrastructure required to service the proposed development, establish how and when this will be delivered and ensure it integrates with existing and planned regional and sub-regional networks. This should be prepared iteratively, in consultation with key stakeholders throughout preparation of the DSP to ensure infrastructure can be delivered in the most efficient manner and that the necessary land requirements are incorporated into the design process.

Content

Population forecasts, expected number of dwellings, estimated floorspace and land use mix for the DSP will assist service agencies with planning of infrastructure. Information on the likely staging and movement of the development front will be required to coordinate the progressive delivery and upgrading of infrastructure items.

Infrastructure expected to be addressed by the DSP should include, but may not be limited to:

- provision of reticulated water including the position and land requirements for trunk mains, water towers and other major infrastructure;
- protection or removal of metropolitan water groundwater supply bore/s and allocation;
- provision of reticulated wastewater including major pump station sites, pressure mains and separation distances for sensitive land uses;
- regional and district drainage, water quality management and ground water management, including flood storage and conveyance;
- electricity zone substations and transmission corridors;

- gas pipelines and associated buffers;
- telecommunications including the location of towers and operational facilities; and
- opportunities for shared infrastructure corridors.

The DSP should include relevant information available from State Government and servicing agencies and prepare supporting technical studies if necessary. The scope and content of the technical studies should be considered in the context of WAPC policies and discussed with the Department and other agencies such as DWER, Water Corporation and Western Power. Relevant agencies should be consulted early to understand any existing infrastructure concept planning that may be useful for the DSP.

The DSP should discuss and address:

- the existing infrastructure network within the DSP area and outside the DSP that will ultimately service the DSP area;
- the capacity of the existing infrastructure network;
- requirements for new, upgraded or augmented infrastructure (in the sub-region and within the DSP area), including any interim servicing strategies, and agreement from agencies or comments regarding work required to deliver;
- a consolidated conceptual map of the ultimate (and interim if relevant) infrastructure network aligning with development staging/yields, noting any thresholds for infrastructure upgrades such as dwelling numbers and/or population;
- identification of any infrastructure corridors/alignments or transition areas required, including opportunities for co-location; and

- a consolidated table identifying individual infrastructure items with corresponding information.

Implementation

A key function of the DSP is to ensure new urban and industrial areas are readily serviceable. The infrastructure needs and anticipated staging will assist Government, servicing agencies and other delivery entities such as public/private partnerships to budget for and coordinate infrastructure delivery.

The DSP should establish an implementation strategy that identifies how the staging of development within the DSP area will generate demand for progressive infrastructure, either new or upgraded, including any necessary temporary provision. Demand may be dictated by factors such as dwelling thresholds or moving into a new topographical catchment. Situations where major infrastructure items need to be delivered in the first stages of development should be addressed to ensure they can be readily progressed.

In all cases, the implications for Government, stakeholder agencies and industry/landowners should be reported to the WAPC when considering the DSP for determination. Scheduling and costs for the delivery of infrastructure over time can vary, therefore, the DSP document would not detail these elements. However, indicative timeframes, cost and the implications for Government would need to be reported to the WAPC (see section 5.4).

Part of the infrastructure servicing strategy may involve DCPs or form part of regional infrastructure plans. The DSP should outline any items which require specific development contribution arrangements outside of the standard processes used by servicing agencies for infrastructure funding.

In addition, if the DSP identifies land requirements that may require reservation through the region or local planning scheme, the DSP should set out the processes required to ensure land is available for infrastructure purposes when needed.

4.3 Manner and form

The manner and form for DSPs includes the following sections:

- Executive Summary;
- Part 1 - Implementation; and
- Part 2 - Explanatory section and technical appendices.

A generic template for the preparation of a DSP is at Appendix 2. The key features of the DSP manner and form are set out below.

4.3.1 Executive summary

The executive summary should start with a vision statement for the DSP. The vision statement should express the values and character of the community that the DSP expects to deliver. This would be followed by technical and administrative pages, including a schedule of amendments. An executive summary should also summarise the objectives and key study outcomes of the DSP and include a table containing key statistics for the main elements of the DSP (see Appendix 4).

4.3.2 DSP map (Part 1)

The DSP map sets out the spatial layout of the DSP. Each element of the DSP map (the legend) should be described within Part 1 text in terms of the vision and expected planning outcomes for that element.

The DSP map should be prepared in a standardised format, according to the Department's digital mapping standards set out in Appendix 5.

4.3.3 Planning implementation (Part 1)

During preparation of the DSP, a range of measures will be identified which require further actions and/or investigations that can be addressed through subsequent statutory planning processes. These measures may include further detailed studies relating to, but may not be limited to:

- region and/or local planning scheme amendments (where appropriate);
- standard and precinct structure plans, including identifying structure plan boundaries and listing matters which require further investigation at the structure plan stage;
- development contribution items to inform future DCPs; and/or
- procedures for dealing with subdivision and development in advance of the standard structure plan process.

Further information on these considerations and the implications for decision making is set out in section 6 below.

The DSP should establish the sequencing of these measures and identify the roles and responsibilities for implementation. It is important to note that any issue that could prevent or severely delay implementation of the DSP or impact on the layout of the DSP map should be resolved, or have a plan for resolution, before the DSP is approved.



4.3.4 Infrastructure implementation (Part 1)

The implementation framework should set out the roles of State and local government, servicing agencies and the private sector in servicing the DSP area. This could include any large-scale infrastructure delivery by, or through, State agencies or local government such as utilities, regional roads, schools, major community facilities and long-term maintenance of reserves. Infrastructure that is proposed or could otherwise be delivered by the private sector may also need to be included in this section.

The DSP should provide a basis for infrastructure delivery agencies to consider:

- undertaking detailed planning within their organisation accounting for the DSP; and
- incorporating delivery of the necessary infrastructure into their works program.

This will include estimated population, dwelling and employment growth rates and a broad indication of the location/s and direction of growth fronts. Infrastructure implementation will also need to provide thresholds, such as population and dwellings, for the delivery of major infrastructure items and identify relevant stakeholders involved in the delivery and management of that infrastructure. The implementation actions for further detailed planning to be undertaken by other agencies will be incorporated in the Part 1 section of the DSP and should be discussed with relevant stakeholders.

4.3.5 Staging plan (Part 1)

Implementation timeframes for DSPs vary depending on the context, site considerations, scale of the plan, and other factors such as infrastructure provision and land assembly requirements. It may take several years/decades for land within the DSP area to be fully developed, depending on factors such as size and scale of the DSP, availability of infrastructure, market conditions and uptake and subsequent processes required to implement the DSP.

An indicative staging plan should be prepared to demonstrate how the area can evolve over an extended timeframe, consistent with the DSP vision and short, medium, and long-term objectives. Short term is broadly defined as the 10-year period immediately following approval of the DSP, medium term is defined as the 10 to 30 year period following approval and long-term is post 30 years. A review of the DSP, including the indicative staging plan, is required after 10 years (refer to Part 7). Progressive population, dwelling and employment estimates should be aligned with these timeframes.

A staging plan should be based on known constraints and planning processes associated with implementation of the DSP, delivery of critical infrastructure (for example power, roads, sewer and water) and other works necessary to service the structure plan area (for example schools and community facilities). Indicative timeframes and anticipated yields for the commencement of the first stages of the development and the expected rate of growth per year is required to allow agencies to undertake forward planning for infrastructure delivery. The staging plan should also identify how stages of development within the DSP area will generate demand for progressive infrastructure either new and/or upgrades

or temporary solutions that may be required. The staging plan would need to be prepared in consultation with relevant stakeholders.

4.3.6 Explanatory section and appendices (Part 2)

The explanatory section is a report which sets out the planning background, providing a summary of the stakeholder engagement process, outcomes of technical studies and explanation of the rationale behind the DSP, including its key elements and structure.

Further detailed planning undertaken at the DSP stage should provide an analysis of the assumptions underpinning regional/sub-regional strategies while ensuring the objectives and outcomes of these strategies are achieved. Any variance to regional or sub-regional strategies should be explained and justified. Part 2 will also examine the WAPC policy context for the DSP, particularly policy provisions relevant to the district level.

Part 2 should outline the planning context and provide an integrated analysis and rationale for the proposals set out in the DSP map and implementation items contained in Part 1. It should be structured in a manner that concludes with corresponding Part 1 provisions (including those on the DSP map), in order to document the rationale and provide the reference point for subsequent stages of planning. Part 2 should be supported by technical information in the appendices, where necessary.



5 CONSIDERATION OF A DISTRICT STRUCTURE PLAN

5.1 Consent to advertise

All DSPs must be publicly advertised before the WAPC can make a decision regarding the plan. The WAPC will consult with relevant local government and other stakeholders, including the public, before a DSP is approved. The intent of public consultation is to seek feedback regarding the draft DSP.

The WAPC will consider the DSP for the purpose of public consultation and will need to adopt the plan when providing consent to advertise. When considering whether to advertise the DSP, the WAPC will consider if the information requirements listed in Part 4 have been met and incorporated into the DSP documentation. It will also consider if the key district level issues have been adequately addressed in the DSP, including any matters raised by stakeholders through the technical advisory group meetings. It is important that any issues that could prevent or severely delay the implementation of the DSP or impact on the layout of the DSP map should be resolved, or be capable of resolution, before the DSP is advertised. For example, there may be several options to resolve an issue that would benefit from stakeholder feedback during advertising to identify the preferred option.

The WAPC will consider how matters raised by the TAG have been addressed by the DSP, including any agreements or consensus reached through the TAG process, prior to giving consent to publicly advertise the draft DSP. The WAPC may also consider potential options, particularly where issues are contentious.

5.2 Public advertising

The Department, on behalf of the WAPC, will undertake public consultation for a period of at least 42 days. The purpose of consultation is to provide stakeholders, including the community, with an opportunity to comment on the draft DSP.

When advertising a draft DSP, the Department will:

- Give a copy of the proposed plan to each local government whose district the plan will apply and consult with those local governments.
- Publish the proposed plan and technical appendices on the WAPC's website and give notice of the following:
 - provide clear instructions on how submissions can be made (manner and form) and encourage the preferred method which may include on online submissions, email or a hard copy letter.
 - identify the period for making submissions (at least 42 days) and specify the last day of that period.
 - identify any other matters in relation to the proposed plan the WAPC considers appropriate.
- Give notice of the proposed plan in any other way considered appropriate by the WAPC.
- Carry out any other consultation activities the WAPC considers appropriate.

Further consultation with State Government agencies and servicing agencies may also be undertaken by the Department on behalf of the WAPC during and after the formal consultation period. Other consultation undertaken by the Department could also include (but

not limited to) informing owners and occupiers of land that may be affected by the proposed DSP and erecting a sign/s in a visible place on the land where the DSP is proposed. Any engagement strategy will outline how consultation will be undertaken for the DSP.

The Department, on behalf of the WAPC, may consult for a period longer than 42 days if required. A longer consultation period may be necessary if (but not limited to):

- consultation falls over the Christmas or Easter holiday period. An excluded holiday period is:
 - a period commencing on 25 December in a year and ending on the next 1 January; or
 - a period of 7 days commencing on Good Friday in a year.
- a scheme amendment is proposed concurrently with the DSP and the statutory advertising period for the amendment is longer than 42 days.
- there is likely to be significant public interest in the proposal.

All communication such as letters to stakeholders and information published on the WAPC's website must clearly specify the consultation period. Submissions made outside of this period may be considered at the discretion of the WAPC, prior to finalising the DSP.

5.3 Finalisation of the DSP

After the advertising period ends, the draft DSP will need to be finalised, including any modifications required in response to matters raised in submissions. Where a TAG has been involved, the Department may convene further TAG meetings to address matters raised in



submissions which require resolution before the DSP is considered by the WAPC for approval. Engagement with State Government agencies, servicing agencies and local government should continue as required during finalisation of the DSP.

5.4 WAPC reporting – Final consideration

A final draft DSP will be presented to the WAPC for consideration, with the Department providing a report that includes:

- an analysis and consideration of the implications of the DSP for State Government, including:
 - indicative infrastructure costs;
 - expected timeframes for delivery of infrastructure; and
 - potential or likely agency responsibilities that are generated by the DSP.
- a schedule of submissions (refer to Appendix 7 - example template for the schedule of submissions) made during the advertising period, including recommendations in response to submissions and an overview of how the DSP has been modified to address key issues raised during consultation;
- any other relevant information and/or comments received during formal consultation;
- a recommendation to the WAPC regarding the DSP; and
- a schedule of modifications if relevant (Appendix 6) to the advertised draft DSP.

5.5 WAPC decision

The Department will make a recommendation to the WAPC regarding the DSP. The WAPC will resolve to:

1. Approve the proposed plan without modifications; or
2. Approve the proposed plan with modification, whether or not the modification is as a result of a submission; or
3. Not approve the proposed plan.

Where modifications are required, the DSP will need to be modified in accordance with the decision of the WAPC before it can be finalised and published.

Following approval and finalisation of any required modifications, the WAPC will publish the DSP and technical appendices on its website. The DSP will come into effect after the following:

- For DSPs in the Perth metropolitan region, the plan will come into effect the day after it is published on the WAPC's website (clause 15 of the MRS).
- For a DSPs outside the metropolitan region approved under section 14 of the *Planning and Development Act 2005*, the DSP will come into effect on the day it is published by the WAPC.

In addition to publishing each DSP, the WAPC will maintain an up-to-date list of approved DSPs on its website.

6 IMPLEMENTATION

6.1 Status

DSPs are important planning instruments, delivering on higher order strategic planning objectives and providing a greater level of detail than regional and sub-regional plans. They represent an opportunity to further refine land use planning with site specific information while establishing a framework for coordination of land and infrastructure to support the proposed development.

DSPs will be implemented through subsequent more detailed stages of the planning process such as region/local planning scheme amendments (where appropriate) and standard and precinct structure plans. The WAPC will have regard to DSPs when considering these planning instruments to ensure the vision and intent of the DSP will be achieved and all implementation requirements have been addressed.

6.2 Decision-making for DSP areas

Following a thorough investigation, consultation and approval process, an approved DSP establishes a plan for future development of an area. It is important that a decision maker has regard to the intent and objectives of the DSP when making a decision regarding scheme amendments, DCPs and standard and precinct structure plans. Any variations to the DSP will require careful consideration to ensure the intent and objectives of the DSP are still achieved. Notwithstanding, changes and adjustments may be warranted in some cases due to more detailed planning that will occur at the standard or precinct structure planning stage and further refinement of technical information that informed the DSP.

Refer to section 7.2 for further guidance regarding DSP amendments.

6.2.1 Scheme amendments (rezoning)

Region and/or local planning scheme amendments (as applicable) will be required to implement proposed zones and reservations identified on the DSP map. Zones and reservations depicted on the DSP are broadly delineated and may require further refinement to determine precise land requirements, particularly for proposed reservations.

In some cases, the rezoning of land may be subject to an environmental approval process under the *Environmental Protection Act 1986*. Accordingly, the DSP should anticipate the likely environmental approval considerations and address these to the extent they relate to district level elements. This will allow a more streamlined scheme amendment process where an environmental approval is required.

The DSP may also set out a framework for staging and coordination of scheme amendments including the use of deferred zonings (in region scheme areas), development zones (in local planning schemes) and potentially, concurrent region and local scheme rezoning. The DSP may include criteria for staging of rezoning and lifting of deferred zonings that need to be considered when these processes take place.

6.2.2 Regional infrastructure plans

For DSPs in the metropolitan region, Part 7 of the MRS provides for Regional Infrastructure Plans. DSPs may identify where a Regional Infrastructure Plan may be used to coordinate the delivery of regional level infrastructure

items. Any proposal for this plan should be considered in consultation with agencies involved with the delivery of that infrastructure.

6.2.3 Development contribution plans

A DSP may identify infrastructure required for its implementation which are to be funded by cost-sharing arrangements between landowners and coordinated by local government. In this instance, a DCP may be an appropriate mechanism to facilitate shared costs and should be prepared at the earliest opportunity following approval of the DSP, in accordance with relevant WAPC policies.

The DSP will identify the infrastructure requirements to be delivered and may provide broad cost estimations and scoping to ensure the DSP can be implemented effectively and efficiently. Detailed infrastructure costings needed to inform a DCP may not be known until further detailed planning and design work has occurred following DSP approval. It will be the role of the DCP to examine in detail the scope of work and costing for infrastructure items that require a cost sharing arrangement.

6.2.4 Standard and precinct structure plans

The approved DSP should identify areas requiring standard and precinct structure planning to ensure that planning is undertaken in a coordinated manner. The DSP should, where appropriate, identify key considerations and may list implementation requirements to be addressed in each structure plan area. It will be necessary for standard and precinct structure plans to address the implementation requirements of the DSP to ensure its vision and objectives are realised.

6.2.5 Subdivision and development

During the preparation of and following the approval of a DSP, the relevant decision maker should ensure approval of any subdivision and/or development application does not prejudice the implementation of the DSP. This may include avoiding fragmentation of land through subdivision or development that may involve a large footprint or offsite impacts.



7 Review

7.1 Review

Clause 17 of the MRS requires the operation and effectiveness of a DSP to be reviewed every 10 years from the day the plan first takes effect. This principle can also be applied to DSPs prepared outside of the metropolitan region to ensure the operation and effectiveness of these plans is maintained. The WAPC may also determine that a review is required before the 10 year anniversary of the plan taking effect. The review process provides an opportunity for current DSPs to be updated to provide a contemporary format consistent with the manner and form set out in the DSP Manual.

A review of a DSP should consider, but may not be limited to, the following:

- progress towards achieving its purpose, vision and objectives;
- revised projections for population, dwellings and employment growth;
- Government priorities, any applicable planning strategy and policy frameworks, and whether significant changes to these that have occurred since the DSP was approved;
- whether important infrastructure has or will become available, and whether adjustments will need to be made to the plan as a result;
- where subsequent planning processes identify significant matters that need to be addressed at the district level; and
- the extent to which planning and/or development within the DSP is sufficiently advanced that the DSP is possibly no longer required.

Following a review of the DSPs operation and effectiveness, the WAPC may resolve to:

- maintain the existing DSP;
- prepare a new DSP;
- amend an existing DSP; or
- revoke the DSP.

A new DSP should be prepared in a manner which provides a seamless transition. This may include consideration of transferring provisions from the revoked DSP, where appropriate, to maintain continuity of the planning framework.

7.2 Amendment

7.2.1 The need for amendment

When considering the need for an amendment, the WAPC will consider the factors for when a new DSP is needed, as listed in sections 2 and 3 of the DSP Manual. Potential amendment proposals may arise for a variety of reasons including changes to higher order planning documents and Government priorities, detailed information emerging at later planning stages or where changes are required to facilitate new development proposals.

In addition to the strategic considerations listed in sections 2 and 3, the WAPC will also consider the vision, intent and purpose of the original DSP when considering if an amendment is needed. The WAPC will also consider the potential impacts of the proposed changes on aspects established in the original DSP such as (but not limited to) implications for population and dwelling yields, delivery of service infrastructure and land use arrangements.

Prior to preparing an amendment, consideration should be given to whether the proposal could be progressed through other planning processes such as a standard structure plan or scheme amendment, without the need to amend the DSP. Where a variation to the DSP is proposed through a subsequent process, an analysis should be undertaken across the broader district to understand the potential implications on district level elements and the intent and objectives of the original DSP. The significance of any variation would take into account factors such as, but not limited to, the degree of stakeholder support, impacts on district level elements and/or if it is appropriate for the original decision maker to consider the proposal. If the impact is significant and/or would benefit from a broader consultation process, a DSP amendment may be run concurrently.

7.2.2 Amendment process

The procedure for amending a DSP is the same as for the preparation, therefore, consideration should be given to the DSP preliminary and preparation steps contained within sections 3, 4 and 5 (inclusive) of this document. Amendment documentation should address how the amendment maintains the intent and purpose of the original DSP and, if relevant, address any changes to broader strategic planning/Government direction. Amendment documentation should examine in detail the impacts of the amendment on aspects established in the original DSP such as (but not limited to) population and dwelling yields, delivery of service infrastructure and land use arrangements. Stakeholders potentially impacted by the amendment proposal should be consulted and any feedback should be addressed through modifications to the amendment or in reporting to the WAPC.



Amendment documentation should include, where applicable:

- 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);
- an explanatory report that provides the planning justification/rationale for the amendment and the proposed changes;
- any necessary technical report(s) in support of the amendment;
- the proposed structure plan (document) as amended (track-changes version); and
- the proposed structure plan (document) as amended (consolidated version).

Amendment documentation will involve textual and mapping changes to Part One Implementation. The explanatory and technical reports supporting the DSP amendment should be appended to the original Part Two explanatory and technical reports. To ensure that the DSP is clear, concise and contemporary, the Part Two explanatory section should ideally be updated to reflect the outcomes of the amendment, particularly if there is an inconsistency between the original Part Two and amendment documentation. The DSP amendment report should also be made available on the WAPC's website, together with the approved DSP (as amended) to provide background information and context for amendment(s) to the original DSP documentation.

The procedure for consultation, WAPC determination and publication of an amendment generally reflects the procedures in section 5 of this document for consultation and final approval of a DSP. Any amendment to the DSP should be incorporated into a consolidated version of the DSP document prior to WAPC approval, with the approved consolidated version published on the WAPC's website.

The preparation of a DSP amendment and associated region or local scheme amendment may be undertaken concurrently to streamline planning processes. A DSP amendment may be prepared and approved prior to a region or local scheme amendment being approved and gazetted, as it would provide information to support a region or local scheme amendment. In this case, consideration should be given to any implications for Government decision making on the associated region or local scheme amendment. In this respect, the report to the WAPC should address the potential implications of approving a DSP amendment, prior to the associated region or local scheme amendment being approved and gazetted.

7.2.3 WAPC decision regarding an amendment

WAPCs determination of an amendment will follow the same process and considerations as the original DSP (see section 5.4) having regard to the information provided in the amendment documentation and the intent and purpose of the original DSP.

7.3 Revocation

The WAPC may determine that a DSP has served its purpose, that planning and development within the DSP is sufficiently advanced and the DSP is no longer required. This may include substantial build out of the DSP area and the completion of all subsequent planning processes such as scheme amendments and structure/precinct plans to implement the DSP vision and objectives.

Careful consideration should be given to ensure a suitable alternative framework is in place to guide decision making for subdivision and development within the DSP area. For example, a scheme amendment may be necessary to incorporate the zoning of an area in the scheme or a new DSP may be prepared and approved, prior to the revocation of a structure plan.

For DSPs approved under the MRS, clause 18 of the MRS provides a procedure for the revocation of a DSP including where:

- a subsequent DSP expressly revokes it; or
- by notice of revocation by the WAPC.

The revocation takes effect when the new DSP is published or when the notice of revocation (Appendix 8) is published. This process may be applied to other region and local planning scheme areas.

For DSPs in regional areas, DSPs can be revoked by a resolution of the WAPC.

APPENDIX 1 GLOSSARY OF TERMS

Active transport	Refers to being physically active to make a journey, which can be for a variety of purposes such as transport, exercise, fun or recreation. Walking and bike riding are the most common modes, but using a wheelchair, scootering, skating, running, paddling or using other assisted devices (such as an eBike) are also included.
Basic raw materials	Materials that consist of sand (including silica sand), clay, hard rock limestone (including metallurgical limestone), gravel and other construction and road-building materials.
District structure plan	A plan that addresses major strategic aspects related to the coordination of future land uses and infrastructure, and provides guidance for future planning processes.
Employment - self sufficiency	The ratio (expressed as a percentage) of the total labour force (local residents who are employed or seeking employment) of a defined area relative to the total number of jobs available in that area. A percentage above 100 indicates a region has more jobs locally than resident workers.
Employment - strategic	Associated with the production and transfer of goods, services and knowledge predominantly to serve markets beyond the immediate location or catchment. Also known as 'traded clusters', as distinct from 'local clusters', which comprise industries that serve the local population and business driven demand.
Employment - population driven	Associated with a growing residential population.
Local planning scheme	The principal statutory mechanism used to regulate land use planning within a local government area.
Precinct structure plan	A plan for the coordination of future subdivision, zoning and development of an area of land.
Region planning scheme	The principal statutory instrument for the implementation of strategic land use and infrastructure proposals within the whole or any part of a region. Region planning schemes include the Metropolitan Region Scheme, Peel Region Scheme and Greater Bunbury Region Scheme.
Regional/sub-regional planning strategy	Strategic plans listed in State Planning Policy 1 State Planning Framework to provide for the comprehensive planning of regions, sub-regions or particular locations to guide change and provide a basis for cooperative action to be taken by State and local government on land use and development.
Standard structure plan	A plan for the coordination of future subdivision and zoning of an area of land.
Sustainability	Meeting the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity.
Zone or reserve	A statutory instrument used in region and local planning schemes to regulate the use of land and form of development. Zoning and reserve designations within a DSP are strategic designations and do not become a statutory mechanism until they are formalised within a region or local planning scheme.

APPENDIX 2 DISTRICT STRUCTURE PLAN MANNER AND FORM

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 DSP. The overall structure which includes an executive summary, Part 1 and Part 2 should not be varied.</p>														
<p>Cover page</p>	<p>Refer to Appendix 3.</p> <p>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.</p>													
<p>Table of Amendments</p>	<p>Each time a DSP is amended, the amendment is recorded in a table at the front of the structure plan.</p> <table border="1" data-bbox="475 902 1334 1155"> <thead> <tr> <th data-bbox="475 902 612 992">Amend No:</th> <th data-bbox="612 902 1129 992">Summary (in bullet points)</th> <th data-bbox="1129 902 1334 992">Date approved by the WAPC</th> </tr> </thead> <tbody> <tr> <td data-bbox="475 992 612 1048">1</td> <td data-bbox="612 992 1129 1048"></td> <td data-bbox="1129 992 1334 1048"></td> </tr> <tr> <td data-bbox="475 1048 612 1104">2</td> <td data-bbox="612 1048 1129 1104"></td> <td data-bbox="1129 1048 1334 1104"></td> </tr> <tr> <td data-bbox="475 1104 612 1155">...</td> <td data-bbox="612 1104 1129 1155"></td> <td data-bbox="1129 1104 1334 1155"></td> </tr> </tbody> </table> <p>Note: Previous versions of the DSP are to remain available on the WAPC website.</p>	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														
...														
<p>Executive Summary</p>	<p>State the vision of the plan including any reference to the community engagement process.</p> <p>Outline the plan’s design rationale and the key planning outcomes, including targets and key figures.</p> <p>Provide an executive summary table (refer to Appendix 4)</p>													

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	<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 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".</i>	
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: <ul style="list-style-type: none"> 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.	

Title	Format & Content	✓
<p>4.2 Local Planning Scheme amendments</p>	<p>For DSPs outside of a region scheme area, list any amendments to the local planning scheme required to facilitate implementation of the DSP.</p> <p>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.</p>	
<p>4.3 Development Contribution Plans (if applicable)</p>	<p>List the development contribution items identified for the DSP area.</p> <p>Identify any potential development contribution items that may need to be addressed through the standard structure plan process.</p> <p>Identify the roles and responsibilities for the preparation and administration of the development contribution plan/s.</p>	
<p>4.4 Standard and Precinct structure plans</p>	<p>Map the structure plan boundaries across the DSP area for both standard structure plans and precinct structure plans (where applicable).</p> <p>Identify any information and further technical studies required to inform each structure plan area.</p> <p>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):</p> <ul style="list-style-type: none"> • 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. 	
<p>4.5 Subdivision and development</p>	<p>Establish the parameters for considering subdivision and development applications within the DSP area in advance of urban or industrial rezoning.</p>	
<p>5. Infrastructure implementation</p>	<p>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.</p>	
<p>6. Staging</p>	<p>Identify short, medium and long-term staging.</p> <p>Identify spatially the likely progression of development over time.</p> <p>List factors influencing the staging of development (for example infrastructure extensions).</p>	

Table 1: Implementation actions

Title	Actions (examples provided in grey)	Responsibility	Threshold for delivery
Environment and heritage	<i>Identify the expected tenure and management arrangements for environmental and heritage areas.</i>		<i>Example – Access to the environmental or heritage areas becomes available.</i>
Movement and access	<i>Identify actions required to support subsequent design and delivery of transport projects.</i>		<i>Example – Identify traffic volumes required for the infrastructure.</i>
Community and social infrastructure	<i>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.</i>		<i>Example - Identify the population required for the delivery of the infrastructure.</i>
Utility service infrastructure	<i>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.</i>		<i>Example – Identify the dwelling yield required for the delivery of the infrastructure.</i>
Other			

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	✓
<p>1. Introduction and purpose Refer to Section 2 of the Manual.</p>	<p>Define the purpose of the plan and key matters to be addressed referring to the functions of a DSP set out in Section 2.1.</p>	
<p>2. Strategic and planning context Refer to Section 3 and 4.1 of the Manual.</p>	<p>Analyse the strategic and planning context of the DSP including:</p> <ul style="list-style-type: none"> • 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. 	
<p>3. Site and context analysis Refer to section 4.2 of the Manual</p>	<p>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:</p> <ul style="list-style-type: none"> • 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). <p>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.</p>	
<p>4. Stakeholder and community engagement Refer to sections (preliminary engagement section 3) 5.2 and 5.3 of the Manual.</p>	<p>Describe the engagement process and provide a summary of outcomes from:</p> <ul style="list-style-type: none"> • the community consultation; and • consultation with State Government agencies, servicing agencies and local government. 	

Title	Format & Content	✓
<p>5. Design and Servicing response Refer to section 4.2 of the Manual.</p>	<p>The design and servicing response should be structured according to the elements listed in 4.2 of the Manual:</p> <ul style="list-style-type: none"> • Population and employment • Environment and heritage • Natural resources • Community infrastructure • Movement and access • Service infrastructure. <p>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.</p> <p>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.</p>	

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:

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

<p>Examples of technical appendices (this list is not exhaustive or mandatory)</p>	<ul style="list-style-type: none"> • 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 	
<p>Technical Appendices Index</p>	<p>Include a Technical Appendices Index</p>	

AMENDMENT APPENDICES

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.

APPENDIX 3 COVER PAGE

[WAPC Logo]

[Insert Title] District Structure Plan

[Month Year]

[Graphic]

The WAPC will confirm the layout of the cover page prior to public advertising.



The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

This document was prepared with the assistance of (***list external consultancies and agencies involved***)

Disclaimer

This document has been approved by 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.

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Published by the Western Australian Planning Commission

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Operational Date: **Day Month Year**
Published: **Day Month Year**

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

APPENDIX 4 EXECUTIVE SUMMARY TABLE

The executive summary is to outline:

- Planning requirements leading to the preparation of the DSP;
- a vision statement which expresses the values and character of the community that the DSP expects to deliver;
- location of the DSP area; and
- land-use and development proposed.

A summary table of all key statistics and planning outcomes of the DSP is 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 use and tracking. The summary table may also be used to assess compliance with policies and targets identified the State and local planning frameworks and in any relevant high level planning strategy.

Item	Data	Structure Plan Ref (section no.)
Total area covered by the structure plan	hectares	
Area of each land use proposed: <ul style="list-style-type: none"> • Urban • Industrial • Regional open space 	Hectares (subject to detailed investigation at the scheme amendment and local structure plan stage).	
Estimated number of dwellings		
Estimated population		
Number of high schools		
Number of primary schools		
Estimated number of jobs		
Estimated commercial floor space	Square metres net lettable area	
Number of district community facilities		
District playing fields	Hectares	
Protected environmental areas	Hectares (in addition further areas may be identified at local structure plan stage).	
District level utility facilities and major network components.		

APPENDIX 5 DIGITAL DATA AND MAPPING STANDARDS

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 district structure plans, structure plans and precinct structure 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 via spatialdata@dplh.wa.gov.au 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-GDA2020 (Geocentric Coordinate System, based on Geocentric Datum of Australia 2020).

Projected/grid coordinate systems:

Source:	MGA (Map Grid of Australia)
Datum:	GDA2020
Projection:	Transverse Mercator, utilising 6 degrees zone width, 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, via dataWA, Cadastre (No Attribute) (LGATE-001) Cadastre (No Attributes) (LGATE-001) - Datasets - data.wa.gov.au.

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.

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.

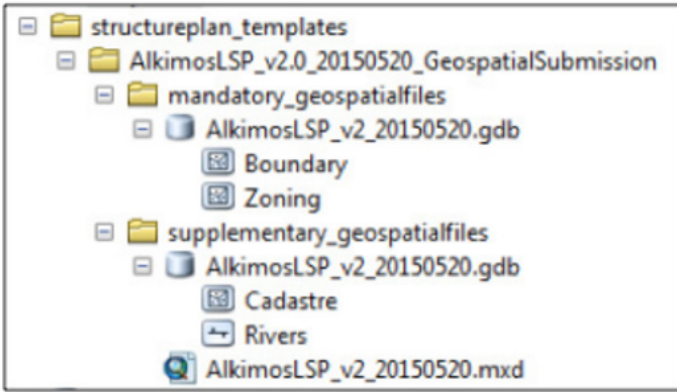


Figure 1: Example of Structure Plan file Geodatabase

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.

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

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

The structure plan type attribute is to contain one of the values below:

- Precinct Centre Plan
- Structure Plan
- District Structure Plan.

Figure 2 shows an example 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

Figure 2: Example of attribute table for the boundary dataset

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

Structure plan land use designation (as polygon)

The land use dataset is to contain polygons representing all land use designations 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.

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

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

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

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

Figure 3: Example of attribute table for the zoning dataset

Data model for Computer Aided Design (CAD) files

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')

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. An example level name would be:

- "Z_Urban"
- "R_Regional Open Space"

For categories of Reserve that have annotation/labelling (eg "High School" 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 – High School" these are to be placed on two separate levels:

- "R_Public Purposes"
- "R_Public Purposes High School"



APPENDIX 6 SCHEDULE OF MODIFICATIONS (TEMPLATE)

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

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

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions
	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 or modified plan)'
	Refer to Clause or include text	Outline modification and modified text
	Refer to Clause or include text	
	Refer to the document title and date to be modified. Refer to the page number and section to be modified.	



APPENDIX 7 SCHEDULE OF SUBMISSIONS (EXAMPLE TEMPLATE)

No.	Submitter type	Submitter details & address (Confidential)	Summary of Submission	Themes	Department's Comment / recommendation
Guidance: Delete this row once read		Confidential: For public reports, hide column		Optional – Delete column if not relevant	Optional - Delete column if not relevant. (e.g. if addressed in Engagement Report)
1	For example: <i>Government Agency (Name agency here) OR Representative Group (Name group here) OR Member of public</i>	For example: <i>Name Title if relevant Address</i>	1. <i>Dot point summary.</i> 2. <i>If its important WAPC read full submission, consider attaching (confidential reports) or circulating under separate cover (for public reports).</i>		For example: <i>Note – see discussion of these themes in report - no modification recommended as a result of the submission.</i> OR <i>Note and partially support: Modifications recommended to address traffic impacts</i>
2					
3					
4					
5					
6					

NOTES (delete after use):

- *Guide to Best Practice Planning Engagement in Western Australia and the Department's Stakeholder Consultation Policy and Procedure provide some guidance on presentation of outcomes of consultation to support decision making.*
- *Personal details of individual submitters should not be publicly available for privacy reasons and should be hidden or omitted for any attachment to a publicly published (i.e. non-confidential) report.*

APPENDIX 8 REVOCATION NOTICE (TEMPLATE)

Metropolitan Region Scheme

Notice of Revocation – District Structure Plan

At its Meeting held on the **<INSERT DATE>**, the Western Australian Planning Commission resolved to revoke the **<INSERT DISTRICT STRUCTURE PLAN NAME>** on the basis that **<INSERT REASON>**.

In accordance with the requirements of Clause 18 (b) of the Metropolitan Region Scheme, public notice is hereby given of the revocation of this district structure plan.

For details, please refer to the Western Australian Planning Commission report and minutes available at **<INSERT LINK>**.

For further information please contact the Department of Planning, Lands and Heritage via email to

<INSERT EMAIL ADDRESS> or telephone **<INSERT PHONE NUMBER>**.

APPENDIX 9 GOVERNANCE CONTEXT

The governance context for district structure plans includes a range of WAPC policies and broader State and local government strategies. The following table lists policies that directly or otherwise relate to district structure planning. The list is not exhaustive and the full WAPC planning framework and any other relevant policies should be considered.

NOTE: Policies and guidelines listed in the following table are subject to change, therefore, the WAPC website, relevant agencies and other stakeholders should be consulted to understand the complete governance context applicable to the project.

Topic	Documents to consider
Overall application	<ul style="list-style-type: none"> – SPP 1 State Planning Framework. – SPP 3.6 Infrastructure Contributions. – Perth and Peel@ 3.5 million and Sub-regional Frameworks. – Regional and Sub-Regional Strategies outside Perth Metropolitan Region. – Applicable region and local planning schemes. – SPP 7.0 Design of the Built Environment. – Liveable Neighbourhoods (currently under review).
Population and employment	<ul style="list-style-type: none"> – SPP 3.0 Urban Growth and Settlement. – Western Australia Tomorrow Population Forecasts. – WAPC Urban Land Development Outlook. – WAPC Urban Growth Monitor. – WAPC Regional Land Supply Assessments. – DPLH Land Use and Employment Survey. – SPP 4.1 Industrial Interface. – SPP 4.2 Activity Centres for Perth and Peel. – Relevant local or regional economic development plans or strategies.
Environment and natural resources	<ul style="list-style-type: none"> – SPP 2.0 Environment and Natural Resources. – SPP 2.4 Basic Raw Materials. – SPP 2.6 State Coastal Planning Policy. – SPP 2.8 Bushland Policy for the Perth Metropolitan Region. – SPP 2.9 Water Resources (DRAFT). – SPP 3.4 Natural Hazards and Disasters. – SPP 3.7 Planning in Bushfire Prone Areas. – SPP 6.1 Leeuwin-Naturalist Ridge. – Government Sewerage Policy. – Better Urban Water Management. – Visual Landscape Planning in WA: a manual for evaluation, assessment, siting and design. – Environmental Protection Authority Statement of Environmental Principles, Factors and Objectives. – Native Vegetation Policy for Western Australia..
Transportation systems	<ul style="list-style-type: none"> – WAPC Transport Impact Assessment Guidelines. – Main Roads Operational Modelling Guidelines. – Perth and Peel @ 3.5 Million - The Transport Network. – Department of Transport Long Term Cycle Network.



Topic	Documents to consider
Community infrastructure	<ul style="list-style-type: none">– WAPC Operational Policy 2.4 Planning for School Sites.– Parks and Leisure Western Australia Community Infrastructure Guidelines.– Relevant local or regional community infrastructure plans/strategies.
Service Infrastructure	<ul style="list-style-type: none">– Draft Development Control Policy 4.3 Planning for High Pressure Gas Pipelines.– Relevant agency or service provider plans or strategies