



Department of
Planning



Western
Australian
Planning
Commission

Draft STATE PLANNING POLICY

1

State Planning Framework
(Variation No. 3)

October 2016

*Prepared under Part Three of the Planning and Development
Act 2005 by the Western Australian Planning Commission*

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Government Gazette on 3 February 2006*

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

Locked Bag 2506
Perth WA 6001

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website: www.planning.wa.gov.au
email: corporate@planning.wa.gov.au

tel: 08 6551 9000
fax: 08 6551 9001
National Relay Service: 13 36 77
infoline: 1800 626 477

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WESTERN AUSTRALIAN PLANNING FRAMEWORK

STATE PLANNING STRATEGY PRINCIPLES

Community

Enable diverse, affordable, accessible and safe communities

Economy

Facilitate trade, investment, innovation, employment and community betterment

Environment

Conserve the State's natural assets through sustainable development

Infrastructure

Ensure infrastructure supports development

Regional Development

Build the competitive and collaborative advantages of the regions

Governance

Build community confidence in development processes and practices

STATE PLANNING FRAMEWORK

Planning and Development Act 2005

Establishes the Western Australian Planning Commission (WAPC) and provides for an efficient and effective land use planning system which promotes the sustainable use and development of land in the State.

State Planning Strategy

Provides a strategic framework and identifies principles, strategic goals and strategic directions for planning and development in Western Australia.

State Planning Policies

Provide the highest level of planning policy control and guidance in Western Australia. Prepared under Part 3 of the *Planning and Development Act 2005*.

Regional & Sub-regional Strategies

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

Development Control and Operational Policies

Guide decision making in relation to planning applications.

Position Statements

A statement setting out the policy position of the WAPC with respect to a particular matter.

Manuals and Guidelines

Provide detailed guidance on the application of WAPC policies.

Figure 1: Western Australian Planning Framework

1. CITATION

- 1.1 This is a State Planning Policy (SPP) made under Section 26 of the *Planning and Development Act (2005)*. It applies to all land within Western Australia. This policy may be cited as State Planning Policy No. 1: State Planning Framework.

2. PURPOSE

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

3. USE OF THE FRAMEWORK

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

i State Planning Policies

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

ii Regional and Sub-regional Strategies

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

iii Development Control and Operational Policies

Guide decision-making on subdivision and development applications as well as broader application as deemed appropriate. Development Control policies are contained in the Commission's Development Control (including subdivision) Manual and include general policies as well as particular policies on residential, rural, industrial and commercial subdivision, and development on land reserved under a region scheme.

iv Position Statements

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

v Manuals and Guidelines

Provide detailed guidance on the application of Commission policies.

4. PROVISIONS OF THE FRAMEWORK

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

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

5. GENERAL PRINCIPLES FOR LAND USE PLANNING AND DEVELOPMENT

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

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

Community

Principle:
Enable diverse, affordable, accessible and safe communities

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

- i accommodating future population growth and providing housing choice and diversity to suit the

- needs of different households, including specialist housing needs, and the services they require;
- ii providing land for a range of accessible community resources, including affordable housing, places of employment, open space, education, health, cultural and community services;
- iii integrating land use and transport planning and promoting patterns of land use which reduce the need for transport, promote the use of public transport and reduce the dependence on private cars;
- iv encouraging safe environments, high standards of urban design and a sense of neighbourhood and community identity;
- v promoting commercial areas as the focus for shopping, employment and community activities at the local, district and regional levels; and
- vi providing effective systems of community consultation at appropriate stages in the planning and development process.

Economy

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

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

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

Environment

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

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

- i promoting the conservation of ecological systems and the biodiversity they support including ecosystems, habitats, species and genetic diversity;
- ii assisting in the conservation and management of natural resources, including air quality, energy,

- waterways and water quality, land, agriculture and minerals, to support both environmental quality and sustainable development over the long term;
- iii. protecting areas and sites with significant historic, architectural, aesthetic, scientific and cultural values from inappropriate land use and development;
- iv. adopting a risk-management approach which aims to avoid or minimise environmental degradation and hazards; and
- v. preventing environmental problems which might arise as a result of siting incompatible land uses close together.

Infrastructure

Principle: Ensure infrastructure supports development

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

- i. planning for land use and development in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes and essential services;
- ii. protecting key infrastructure, including ports, airports, roads, railways and service corridors, from inappropriate land use and development;
- iii. facilitating the efficient use of existing urban infrastructure and human services and preventing development in areas which are not well serviced, where services and facilities are difficult to provide

- economically and which creates unnecessary demands for infrastructure and human services; and
- iv. encouraging consultation with providers of infrastructure, to ensure they have regard to planning policies and strategic land use planning when making their investment decisions, in order to ensure that land use and development are closely integrated with the provision of infrastructure services.

Regional Development

Principle: Build the competitive and collaborate advantages of the regions

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

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

- iv. enable remote settlements to maintain economic and community development through improved connectivity, services and cultural processes.

Governance

Principle: To build community confidence in development processes and practices

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

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

Table 1: WAPC PLANNING POLICIES, STRATEGIES and GUIDELINES¹

STATE PLANNING POLICIES	REGIONAL and SUB REGIONAL STRATEGIES	POSITION STATEMENTS
<p>1. State Planning Framework</p> <p>2. Environment and Natural Resources</p> <p>2.0 Environment and Natural Resources</p> <p>2.1 Peel-Harvey Coastal Plain Catchment</p> <p>2.2 Gnamagara Groundwater Protection</p> <p>2.3 Jandakot Groundwater Protection</p> <p>2.4 Basic Raw Materials</p> <p>2.5 Land Use Planning in Rural Areas</p> <p>2.6 State Coastal Planning</p> <p>2.7 Public Drinking Water Source</p> <p>2.8 Bushland Policy for the Perth Metropolitan Region</p> <p>2.9 Water Resources</p> <p>2.10 Swan-Canning River System</p> <p>3. Urban Growth and Settlement</p> <p>3.0 Urban Growth and Settlement</p> <p>3.1 Residential design codes</p> <p>3.2 Aboriginal Settlements</p> <p>3.4 Natural Hazards and Disasters</p> <p>3.5 Historic Heritage Conservation</p> <p>3.6 Development Contributions for Infrastructure Planning in Bushfire Prone Areas</p> <p>4. Economy and Employment</p> <p>4.1 State Industrial Buffer</p> <p>4.2 Activity Centres for Perth and Peel</p> <p>4.3 Poultry Farms</p> <p>5. Transport and Infrastructure</p> <p>5.1 Land Use Planning in the Vicinity of Perth Airport</p> <p>5.2 Telecommunications Infrastructure</p> <p>5.3 Jandakot Airport Vicinity</p> <p>5.4 Road and Rail Transport Noise and Freight Considerations</p> <p>6. Regional Planning and Development</p> <p>6.1 Leeuwin-Naturaliste Ridge</p> <p>6.3 Ningaloo Coast</p> <p>DRAFT STATE PLANNING POLICIES</p> <p>2.3 Jandakot Groundwater Protection</p> <p>2.5 Land Use Planning in Rural Areas</p> <p>3.6 Development Contributions for Infrastructure</p> <p>4.1 State Industrial Buffer</p> <p>5.3 Land Use Planning in the Vicinity of Jandakot Airport</p> <p>7. Design of the Built Environment</p> <p>7.0 Design of the Built Environment</p> <p>7.1 Liveable Neighbourhoods</p> <p>7.3 Residential Design Codes</p> <ul style="list-style-type: none"> • Volume One: Single and Grouped Dwellings • Volume Two: Multiple Dwellings 	<p>DRAFT STRATEGIES</p> <ul style="list-style-type: none"> • Activity Centres for Greater Bunbury Policy • Augusta-Walpole Coastal Strategy • Busselton Wetlands Conservation Strategy • Dampier Peninsular Planning Strategy • Directions 2031 and Beyond • Geraldton Region Plan • Goldfields-Esperance Regional Planning Strategy • Greater Bunbury Strategy • Greater Geraldton Structure Plan Update • Lower Great Southern Strategy • Muchea Employment Node Structure Plan • Ningaloo Coast Regional Strategy Carnarvon to Exmouth • Regional Planning and Infrastructure Frameworks • Rural Small Holdings Policy • Shark Bay Regional Strategy • Warren-Blackwood Regional Planning Strategy • Warren-Blackwood Regional Rural Strategy <p>DEVELOPMENT CONTROL and OPERATIONAL POLICIES</p> <ul style="list-style-type: none"> • Indian Ocean Drive Planning Guideline <p>General</p> <p>1.1 Subdivision of Land – General Principle</p> <p>1.2 Development Control – General Principles</p> <p>1.3 Strata Titles</p> <p>1.6 Planning to Support Transit Use and Transit Oriented Development</p> <p>1.7 General Road Planning</p> <p>1.8 Canal Estates and Artificial Waterway Developments</p> <p>1.9 Amendment to Region Schemes</p> <p>1.10 Freeway Service Centres and Roadhouses</p> <p>Residential</p> <p>2.2 Residential Subdivision</p> <p>2.3 Public Open Space in Residential Areas</p> <p>2.4 School Sites</p> <p>2.5 Special Residential Zones</p> <p>Rural</p> <p>3.4 Subdivision of Rural Land</p> <p>Industrial and Commercial</p> <p>4.1 Industrial Subdivision</p> <p>4.2 Planning for Hazards and Safety</p> <p>4.3 Planning for High-Pressure Gas Pipelines (draft)</p> <p>Region Scheme Reserved Land</p> <p>5.1 Regional Roads (Vehicular Access)</p> <p>5.2 Use of Land Reserved for Parks and Recreation and Open Space</p> <p>5.4 Advertising on Reserved Land</p>	<p>MANUALS and GUIDELINES</p> <ul style="list-style-type: none"> • Basic Raw Materials Applicants' manual • Coastal Planning And Management Manual • Local Planning Manual • Visual Landscape Planning in WA manual • Aboriginal Settlements Guideline 1 – Layout Plan Provisions • Aboriginal Settlements Guideline 2 – Provision of Housing and Infrastructure • Aboriginal Settlements Guideline 3 – Layout Plan Exclusion Boundaries • Acid Sulfate Soils Planning Guidelines • Better Urban Water Management • Coastal Hazard Risk Management and Adaptation Planning Guidelines • Design and Geometric Layout of Residential Road • Designing Out Crime Planning Guidelines • Greater Bunbury Region Scheme – Guidelines for the Lifting of Industrial Deferment • Guidelines for preparation of integrated transport plans • Guidelines for the Lifting of Urban Deferment • Holiday Homes Guidelines • IPWEA Subdivision Engineering Guidelines Edition 2.2 • Local Development Framework • Planning in Bushfire Prone Areas • Procedure for the Closure of Pedestrian Access Ways • Reducing Crime and Anti-Social Behaviour in Pedestrian Access Ways • Road and Rail Transport Noise and Freight Considerations • Rural Planning Guidelines • SPP 3.6 Development Contributions for Infrastructure Guidelines • State Coastal Planning Policy Guidelines • Structure Plan Framework • Tourism Planning Guidelines • Transport Impact Assessment Guidelines <p>1. Cash-in-Lieu of POS</p> <p>2. Rights-of-Way or Laneways in Established Areas</p> <p>3. Caravan Parks</p> <p>4. Guidelines for Wind Farm Development</p> <p>5. Caretakers' Dwellings in Industrial Areas</p> <p>6. Child Care Centres</p> <p>7. Planning for Tourism</p> <p>8. Holiday Homes Guidelines</p> <p>9. Medium-density single house development standards</p> <p>10. Multiple Dwellings in R40 coded areas and variation to R-Codes Multiple Dwelling development standards</p>

¹ The list of instruments that comprise the State Planning Framework is updated from time to time. A full up-to-date list can be found on the Commission website.