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WESTERN AUSTRALIAN PLANNING COMMISSION

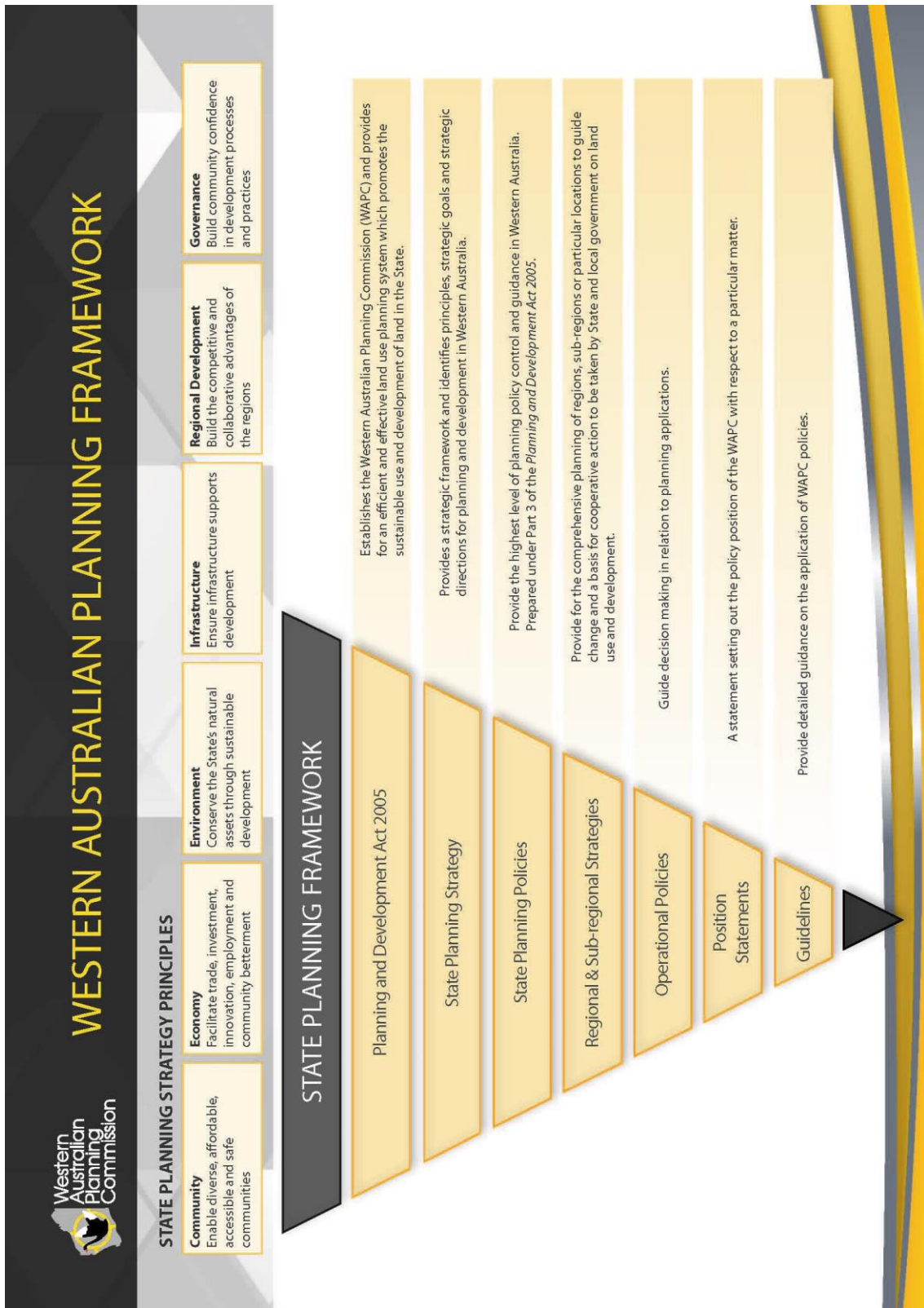
STATE PLANNING POLICY No. 1

STATE PLANNING FRAMEWORK (VARIATION No. 3)

PREPARED UNDER SECTION 26 OF THE *PLANNING AND
DEVELOPMENT ACT 2005* (AS AMENDED) BY THE
WESTERN AUSTRALIAN PLANNING COMMISSION AND ISSUED
WITH APPROVAL OF THE MINISTER FOR PLANNING AND
HER EXCELLENCY THE GOVERNOR

(SUPERSEDES THE STATEMENT OF PLANNING POLICY No. 1 (VARIATION No. 2)
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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 and guidelines of the Commission (Tables 1-5) 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; Operational Policies; Position Statements; 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 Operational Policies
Guide decision-making on subdivision and development applications as well as broader application as deemed appropriate. Operational Policies include general policies as well as particular policies on residential, rural, industrial and commercial subdivision, and development on land reserved under a region scheme.
 - iv Position Statements
Set out the policy position or advice of the Commission with respect to a particular planning practice or matter.
 - v 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. promoting a range of accessible community resources including affordable housing, places of employment, open space, urban tree canopy, education, health, cultural and community services;
- iii. integrating land use and transport planning and promoting patterns of land use which reduce the need for transport, promote the use of public transport and reduce the dependence on private cars;
- iv. ensuring high standards of urban design and encouraging safe environments and a sense of neighbourhood and community identity;
- v. promoting commercial areas as the focus for shopping, employment and community activities at the local, district and regional levels; and
- vi. providing effective systems of community consultation at appropriate stages in the planning and development process.

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—

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

Governance**Principle: To build community confidence in development processes and practices**

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

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



STATE PLANNING FRAMEWORK

Table 1: State Planning Policies and Related Guidelines

STATE PLANNING FRAMEWORK		STATE PLANNING POLICIES	RELATED GUIDELINES	
Planning and Development Act 2005		2.0 Environment and Natural Resources		
State Planning Strategy		2.1 Peel-Harvey Coastal Plain Catchment		
State Planning Policies		2.2 Gngangara Groundwater Protection		
Regional & Sub-regional Strategies		2.3 Jandakot Groundwater Protection		
Operational Policies		2.4 Basic Raw Materials	Basic Raw Materials Applicants' Manual	
Position Statements		2.6 State Coastal Planning	Coastal Planning and Management Manual Coastal Hazard Risk Management and Adaptation Planning State Coastal Planning Policy	
Guidelines		2.7 Public Drinking Water Source		
Environment		2.8 Bushland Policy for Perth		
		2.9 Water Resources	Better Urban Water Management	
		2.10 Swan-Canning River System		
	Community, Urban Growth and Settlement		2.5 Rural Planning	Rural Planning
			3.0 Urban Growth and Settlement	
			3.1 Residential Design Codes	
			3.2 Aboriginal Settlements	Aboriginal Settlements: 1. Layout Plan Provisions 2. Provision of Housing and Infrastructure 3. Layout Plan Exclusion Boundaries
			3.4 Natural Hazards and Disasters	
			3.5 Historic Heritage Conservation	
			3.6 Development Contributions for Infrastructure (Draft Revised Version)	Development Contributions for Infrastructure Guidelines (Draft)
		3.7 Planning in Bushfire Prone Areas	Planning in Bush-fire Prone Areas	
Economy, Infrastructure and Regional Development		4.1 Industrial Interface (Draft)		
		4.2 Activity Centres for Perth and Peel		
		5.1 Land Use Planning in Vicinity of Perth Airport	Aircraft Noise Insulation for Residential Development in the Vicinity of Perth Airports	
		5.2 Telecommunications Infrastructure		
		5.3 Land Use Planning in Vicinity of Jandakot Airport		
		5.4 Road and Rail Noise (Draft)	Road and Rail Noise (Draft)	
Design of the Built Environment		6.1 Leeuwin-Naturaliste Ridge		
		6.3 Ningaloo Coast		
		7.0 Design of the Built Environment (Draft)		
		7.1 ¹ Neighbourhood Design (Under Development)		
		7.2 Precinct Design (Under Development)		
		7.3 ² Apartment Design (Draft)		
	7.4 ³ House Design (Under Development)			

¹ To replace Liveable Neighbourhoods (OP)
² Currently Part 6 of Residential Design Codes
³ Currently Part 5 of Residential Design Codes. To incorporate:
 • Medium-density single-house development standards – Development Zones (PS)
 • Multiple Dwellings in R40 coded areas and variation to R-Codes Multiple Dwelling development standards (PS)



Table 2: Regional and Sub-Regional Strategies

REGIONAL STRATEGIES	SUB-REGIONAL STRATEGIES
Directions 2031 and Beyond Perth and Peel@3.5million (Draft)	Capital City Planning Framework North-West Sub-Regional Framework (Draft) North-East Sub-Regional Framework (Draft) Central Sub-Regional Framework (Draft) South Metropolitan Peel Sub-Regional Framework (Draft)
Kimberley Region Planning and Infrastructure Framework	Dampier Peninsula Planning Strategy
Pilbara Region Planning and Infrastructure Framework	
Gascoyne Region Planning and Infrastructure Framework	Ningaloo Coast Regional Strategy Camarvon to Exmouth Shark Bay Regional Strategy
Mid-West Region Planning and Infrastructure Framework	Greater Geraldton Structure Plan Update Geraldton Region Plan Central Coast Sub-Regional Strategy (Draft)
Goldfields-Esperance Region Planning and Infrastructure Framework	Goldfields-Esperance Regional Planning Strategy
Wheatbelt Region Planning and Infrastructure Framework	Central Coast Sub-Regional Strategy (Draft)
South West Region Planning and Infrastructure Framework	Greater Bunbury Strategy Activity Centres for Greater Bunbury Policy Warren-Blackwood: Sub-Regional Planning and Rural Strategies Augusta-Walpole Coastal Strategy Leeuwin Naturaliste Sub-Regional Strategy (draft)
Great Southern Region Planning and Infrastructure Framework	Lower Great Southern Sub-Regional Strategy



STATE PLANNING FRAMEWORK

Table 3: Operational Policies



Environment	
Community, Urban Growth and Settlement	Development Control – General Principles (DCP 1.2) Strata Titles (DCP 1.3) General Road Planning (DCP 1.7) Canal Estates and Artificial Waterway Developments (DCP 1.8) Amendment to Region Schemes (DCP 1.9) Freeway service centres and roadhouses (DCP 1.10) Special Residential Zones (DCP 2.5) Advertising on Reserved Land (DCP 5.4)
Economy, Infrastructure and Regional Development	Government Sewerage Policy Subdivision of Rural Land (DCP 3.4) Industrial Subdivision (DCP 4.1) Planning for Hazards and Safety (DCP 4.2) Regional Roads (Vehicular Access) (DCP 5.1) Planning for High-Pressure Gas Pipelines (Draft DCP) Peel Region Scheme Boating Facilities Policy Peel Region Scheme Floodplain Management Policy Peel Region Scheme Priority Agricultural and Rural Land Use Policy Peel Region Scheme Strategic Minerals and Basic Raw Materials Resource Policy Greater Bunbury Region Scheme Floodplain Management Policy Greater Bunbury Region Scheme Priority Agricultural and Rural Land Use Policy Greater Bunbury Region Scheme Strategic Minerals and Basic Raw Materials Resource Policy
Design of the Built Environment	Liveable Neighbourhoods Subdivision of Land – General Principles (DCP 1.1) Planning to Support Transit Oriented Development (DCP 1.6) Residential Subdivision (DCP 2.2) Public Open Space in Residential Areas (DCP 2.3) School Sites (DCP 2.4) Land Reserved for Parks and Recreation and Open Space (DCP 5.3)

Table 4: Position Statements



Environment	
Community, Urban Growth and Settlement	
Economy, Infrastructure and Regional Development	Caretakers' Dwellings in Industrial Areas Wind Farm Development Planning for Tourism Caravan Parks Holiday Homes
Design of the Built Environment	Rights-of-Way or Laneways in Established Areas Cash-in-Lieu of Public Open Space

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



Environment	Acid Sulfate Soils Planning
Community, Urban Growth and Settlement	Child Care Centres Lifting of Urban Deferment Lifting of Industrial Deferment (Greater Bunbury)
Economy, Infrastructure and Regional Development	Preparation of integrated transport plans Transport Impact Assessment Indian Ocean Drive Planning Tourism Planning
Design of the Built Environment	Visual Landscape Planning in WA Manual IPWEA Subdivision Engineering Edition 2.2 Designing Out Crime Planning Reducing Crime and Anti-Social Behaviour in Pedestrian Access Ways Procedure for the Closure of Pedestrian Access Ways Design Review Guide(Draft)