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WESTERN AUSTRALIAN PLANNING COMMISSION

STATEMENT OF PLANNING POLICY No. 1

STATE PLANNING FRAMEWORK POLICY (VARIATION No. 2)

PREPARED UNDER SECTION 5AA OF THE TOWN PLANNING
AND DEVELOPMENT ACT 1928 (AS AMENDED) BY THE WESTERN
AUSTRALIAN PLANNING COMMISSION AND ISSUED WITH
APPROVAL OF THE MINISTER FOR PLANNING AND
INFRASTRUCTURE AND HIS EXCELLENCY THE GOVERNOR

(SUPERSEDES THE STATEMENT OF PLANNING POLICY No. 1 (VARIATION No. 1)
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1. CITATION

- 1.1 This is a Statement of Planning Policy (SPP) made under Section 5AA *Town Planning and Development Act (1928)*. It applies to all land within Western Australia. This policy may be cited as Statement of Planning Policy No. 1: State Planning Framework.

2. PURPOSE

- 2.1 The Commission prepared and adopted the State Planning Strategy (1997) pursuant to Section 18(1)(b) of the *Western Australian Planning Commission Act (1985)*. It sets out the key principles relating to environment, community, economy, infrastructure and regional development which should guide the way in which future planning decisions are made. It also provides a range of strategies and actions which support these principles generally and for each of the ten regions of the State.
- 2.2 The State Planning Strategy provides the overall vision and will be further articulated and applied by policies and plans dealing with particular planning issues or regions of the State.
- 2.3 This Statement of Planning Policy brings together existing State and regional policies and plans which apply to land use and development in Western Australia into a State Planning Framework. It also restates and expands upon the key principles of the State Planning Strategy in planning for sustainable land use and development.
- 2.4 The State Planning Framework unites existing State and regional policies, strategies and guidelines within a central framework which provides a context for decision-making on land use and development in Western Australia. It informs the Commission, local government and others involved in the planning process on those aspects of State level planning policy which are to be taken into account, and given effect to, in order to ensure integrated decision-making across all spheres of planning.
- 2.5 The State Planning Framework will be amended from time to time. A policy, plan or strategy has effect according to its tenor until it is included in the Statement of Planning Policy and adopts the status given by the Framework.
- 2.6 The State Planning Framework indicates the primary policies and strategies used by the Commission and the Department for Planning and Infrastructure in making decisions. Some of the policies are Statements of Planning Policy under Section 5AA of the *Town Planning and Development Act (1928)*. Other policies and strategies are not, themselves, Section 5AA Statements of Planning Policy but are included in a central document to clarify and inform the public and those administering planning instruments of the framework of policies and strategies that come into play in planning decisions. The framework is shown in Figure 1.
- 2.7 The State Planning Framework is the overarching Statement of Planning Policy and is, therefore, numbered SPP1. Statements of Planning Policy dealing with key sectors of the framework (environment and natural resources, urban growth and settlement, the economy and employment, transport and infrastructure, and regional development) follow and are numbered SPP2-SPP6. Supplementary policies are numbered as subsets of the sector policy.

3. USE OF THE FRAMEWORK

- 3.1 The State Planning Framework is an amalgamation of all planning policies, strategies and guidelines of the State that provide direction on the form and methods of growth and development. The Framework will be used in the following ways—
- As a Statement of Planning Policy, under Section 5AA of the *Town Planning and Development Act (1928)*, the Commission and local governments must have due regard to the provisions that form part of this Framework in preparing planning schemes and making decisions on planning matters.
 - A Region Scheme made pursuant to the *Western Australian Planning Commission Act (1985)* may, by the procedure established under that Scheme, incorporate any provision of the Framework by reference so that it forms part of the Region Scheme and has the force of law.
 - The Commission will assess local government town planning schemes against the State Planning Framework to ensure the scheme is consistent with State and regional policies.
 - With the consent of the Minister, a local government may incorporate any provision of the State Planning Framework by reference so that it forms part of a town planning scheme of the local government and has the force of law.

4. STRUCTURE

- 4.1 The State Planning Framework is divided into two parts—

Part A General Principles for Land Use Planning and Development

These principles are derived from the State Planning Strategy (1997) and form the basis for all other provisions of this Framework. As well, they will act as the underlying principles for all State and regional plans, policies and strategies.

Part B State and Regional Provisions

The plans, policies and strategies that form the State Planning Framework are listed in this Part. They are divided into functional categories and may be amended from time to time. Each policy, strategy or guideline listed shall be called a provision for the purposes of this Statement of Planning Policy.

5. PROVISIONS OF THE FRAMEWORK

- 5.1 Where there is a conflict between one provision of the State Planning 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) Subject to c) and d) below, where the conflict remains, the provision which is more recent in time shall prevail.
 - (c) If there is a conflict between a provision and a Statement of Planning Policy made under Section 5AA of the *Town Planning and Development Act (1928)*, the Statement of Planning Policy shall prevail.
 - (d) If there is a conflict between a provision and the State Planning Strategy, the State Planning Strategy shall prevail.

PART A

GENERAL PRINCIPLES FOR LAND USE PLANNING AND DEVELOPMENT

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

Environment—

To protect and enhance the key natural and cultural assets of the State and deliver to all West Australians a high quality of life which is based on environmentally sustainable principles.

Community—

To respond to social changes and facilitate the creation of vibrant, safe and self-reliant communities.

Economy—

To actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.

Infrastructure—

To facilitate strategic development by making provision for efficient and equitable transport and public utilities.

Regional Development—

To assist the development of regional Western Australia by taking account of the special assets and accommodating the individual requirements of each region.

3. The following statements elaborate on these principles and describe the factors which represent good and responsible decision-making in land use planning—

A1. Environment

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.

A2. Community

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.

A3. Economy

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.

A4. Infrastructure

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.

A5. Regional Development

Western Australia is sparsely settled with the majority of the population concentrated south-west of the line between Lancelin and Albany.

The south-west of the State is subject to growth pressures which will need to be carefully managed.

Consistent with the State Planning Strategy, the growth and development of other regional communities will be supported by assisting them to achieve their social, environmental and economic goals. Planning should assist communities of the outlying regions in achieving the opportunities comparable with towns of the south-west despite their isolation, size and climatic disadvantages. This will mean better co-ordination of land uses, high standards of development and the availability of land, physical and social services to make regional communities sustainable in the long term.

In the vast areas between settlements, mineral and agricultural resources and new industrial facilities will need to be developed in harmony with conservation of the natural environment ensuring that all development projects are sustainably managed.

The State Planning Strategy identifies the key regional strategies for each of the regions of the State. It provides a series of desirable actions to address the key regional strategies which are the focus of integrated planning to provide for the future prospects of each region.

PART B

STATE AND REGIONAL PROVISIONS

The State Planning Framework includes Statements of Planning Policy prepared by the Commission under section 5AA *Town Planning and Development Act (1928)* as well as regional strategies, regional

and sub-regional structure plans, strategic policies and operational policies prepared from time to time and endorsed by the Commission. These are set out below with the year of adoption.

B1. Statements of Planning Policy

Statements of Planning Policy are prepared and adopted by the Commission under the statutory procedures set out in section 5AA Town Planning and Development Act. These are as follows—

- SPP1 State Planning Framework Policy
- SPP2 Environment and Natural Resources Policy (2003)
- SPP2.1 The Peel-Harvey Coastal Plain Catchment Policy (1992)
- SPP2.2 Gngangara Groundwater Protection Policy—Draft (2003)
- SPP2.3 Jandakot Groundwater Protection Policy (1998)
- SPP2.4 Basic Raw Materials (2000)
- SPP2.5 Agriculture and Rural Land Use Planning (2002)
- SPP2.6 State Coastal Planning Policy (2003)
- SPP2.7 Public Drinking Water Source Policy (2003)
- SPP2.8 Bushland Policy for the Perth Metropolitan Region—Draft (2004)
- SPP2.9 Water Resources—Draft (2004)
- SPP3 Urban Growth and Settlement—Draft (2005)
- SPP3.1 Residential Design Codes (2002)
- SPP3.2 Planning for Aboriginal Communities (2000)
- SPP3.4 Natural Hazards and Disasters—Draft (2004)
- SPP4.1 State Industrial Buffer Policy (Review)—Draft (2004)
- SPP4.2 Metropolitan Centres Policy Statement for the Perth Metropolitan Region (2000)
- SPP4.3 Poultry Farms Policy (1998)
- SPP5.1 Land Use Planning in the Vicinity of Perth Airport (2004)
- SPP5.2 Telecommunications Infrastructure (2004)
- SPP6.1 Leeuwin-Naturaliste Ridge Policy (2003)
- SPP6.3 Ningaloo Coast (2004)

B2. Regional Strategies

Regional strategies cover a region or sub-region. They interpret the State Planning Strategy at the regional level and provide a basis for cooperative action to be taken by State and local government on land use and development. Regional strategies endorsed by the Commission are as follows—

- Metroplan (1990)
- Network city (2004)
- Kwinana Regional Strategy (1988)
- Fremantle Regional Strategy (1994)
- Jandakot Land Use and Water Management Strategy (1995)
- Fremantle-Rockingham Industrial Area Regional Strategy (2000)
- Gngangara Land Use and Water Management Strategy (2001)
- Middle Helena Catchment Area Land Use and Water Management Strategy—Draft (2003)
- Leeuwin-Naturaliste Region Plan—Stage 1 (1988)
- Leeuwin-Naturaliste Region Plan—Stage 2 Draft (1988)
- Kimberley Region Plan—Draft (1990)
- Albany Regional Strategy (1994)
- Albany Residential Expansion Strategy (1994)
- Albany Commercial Strategy (1994)
- Peel Regional Strategy (1994)
- Bunbury-Wellington Region Plan (1995)
- Central Coast Regional Strategy (1996)
- Shark Bay Regional Strategy (1997)
- Karratha Area Development Strategy (1998)
- Coastal and Lakelands Planning Strategy (1999)

Geraldton Region Plan (1999)
 Goldfields—Esperance Regional Planning Strategy (2000) [incorporating the Kalgoorlie-Boulder Structure Plan (2000) and Esperance Structure Plan (2000)]
 Kununurra-Wyndham Area Development Strategy (2000) [incorporating Kununurra Structure Plan (2000) and Wyndham Structure Plan (2000)]
 Port Hedland Area Planning Study (2000)
 Warren-Blackwood Regional Planning Strategy (2000)
 Avon Arc Sub-Regional Strategy (2001)
 Ningaloo Coast Regional Strategy Carnarvon to Exmouth (2004)
 Warren-Blackwood Rural Strategy (2004)

B3. Regional and Sub-regional Structure Plans

Regional and sub-regional structure plans provide for the comprehensive planning of regions, sub-regions or particular locations to guide change in the short to medium term. Structure plans endorsed by the Commission are as follows—

Foothills Structure Plan (1992)
 North West Corridor Structure Plan (1992)
 North West Corridor Structure Plan—Yanchep (1993)
 South West Corridor Structure Plan (1993)
 North East Corridor Structure Plan (1994)
 South East Corridor (South of Armadale) Structure Plan (1996)

Canning Regional Centre Structure Plan (1991)
 Morley Regional Centre Structure Plan (1992)
 Stirling Regional Centre Structure Plan (1994)

South Jandakot-Mandogalup District Planning Study (1993)

Yellagonga Regional Park (1992)
 Beeliar Regional Park (1993)
 Darling Range Regional Park (1995)

Albany Highway Policy Plan (1985)
 Stirling Highway Policy Plan (1990)

Dunsborough Structure Plan (1990)
 Kalbarri Plan (1992)
 Broome Planning Strategy (1993)
 Collie Basin Structure Plan (1995)
 Glen Iris Structure Plan—Draft (1995)
 Greater Bunbury Structure Plan (1995)
 Inner Peel Region Structure Plan (1997)
 Greater Geraldton Structure Plan (1999)
 Jandakot Structure Plan-Draft (2001)
 Southern River, Forrestdale, Brookdale, Wungong District Structure Plan (2001)
 Mandurah Inner Area Strategic Plan (2002)
 North Eastern Hills Settlement Pattern Plan (2002)
 North East Corridor Extension Strategy-Draft (2003)
 Onslow Structure Plan (2003)
 Geraldton Region Centre Strategy Plan-Draft (2004)
 Gingin Coast Structure Plan—Draft (2005)
 Northam Structure Plan (2005)

B4. Strategic Policies

Strategic policy statements deal with particular strategic planning issues and, in some cases, refine and expand upon aspects or a regional strategy. Strategic policies endorsed by the Commission are as follows—

Rural Small Holdings Policy (1980)
 Urban Expansion Policy: Metropolitan (1990)
 Regional Residential Density Guidelines for the Perth Metropolitan Region (1994)
 Service Stations Policy—Draft (1994)
 Government Sewerage Policy: Perth Metropolitan Region (1995)

Kwinana Industrial Area Protection Policy (1995)
 Metropolitan Rural Policy (1995)
 Urban Bushland Strategy (1995)
 Statement of Policy on the Use and Development of Land at Perth Airport surplus to Aviation Requirements (1996)
 Industry 2030—Greater Bunbury Industrial Land and Port Access Planning (2000)
 Bush Forever (2000)
 Review of Kwinana Air Quality Buffer (2002)
 Busselton Wetlands Conservation Strategy-Draft (2003)
 Future Directions—Sustainable Tourism and Land Use Scenarios for the Carnarvon-Ningaloo Coast—Draft (2003)
 Liveable Neighbourhoods Edition 3—Draft (2004)

B5. Operational Policies

Operational policies are largely subdivision and development control policies which have been adopted by the Commission to guide its decision-making on subdivision and development applications. Operational policies adopted by the Commission are as follows—

General

DC 1.1 Subdivision of Land-General Principles (2004)
 DC 1.2 Development Control-General Principles (2004)
 DC 1.3 Strata Titles (1988, updated 2003)
 DC 1.4 Functional Road Classification for Planning (1988, updated 1998)
 DC 1.5 Bicycle Planning (1990, updated 1998)
 DC 1.6 Planning to Enhance Public Transport Use (1999)
 DC 1.7 General Road Planning (1990, updated 1998)
 DC 1.8 Canal Estates and Other Artificial Waterway Developments (1999)
 DC 1.9 Amendments to the Metropolitan Region Scheme (1992)
 DC 1.10 Location and Design of Freeway Service Centres (2001)
 Guidelines For the Lifting of Urban Deferment (2000)

Residential

DC 2.1 Residential Design Codes (2002)
 DC 2.2 Residential Subdivision (2003)
 DC 2.3 Public Open Space in Residential Areas (2002)
 DC 2.4 School Sites (1998)
 DC 2.5 Special Residential Zones (1988, updated 1998)
 DC 2.6 Residential Road Planning (1989, updated 1998)
 Guidelines The Design and Geometric Layout of Residential Roads (1989, updated 1998)
 Guidelines The Preparation of Local Structure Plans for Urban Release Areas (1992)
 Guidelines The Preparation, Form and Content of Local Housing Strategies (1992)

Rural

DC 3.4 Subdivision of Rural Land (2002)
 DC 3.7 Planning for Bushfire Protection (2001)
 Guidelines Preparation of a Local Rural Strategy (1989)
 Guidelines Land Capability Assessment for a Local Rural Strategies (1989)
 Guidelines Rural-Residential Development in the Perth Metropolitan Region (1992)

Industrial and Commercial

DC 4.1 Industrial Subdivision (1988)
 DC 4.2 Planning for Hazards and Safety (1991)
 Guidelines Local Commercial Strategies—Preparation, Form and Content (1991)

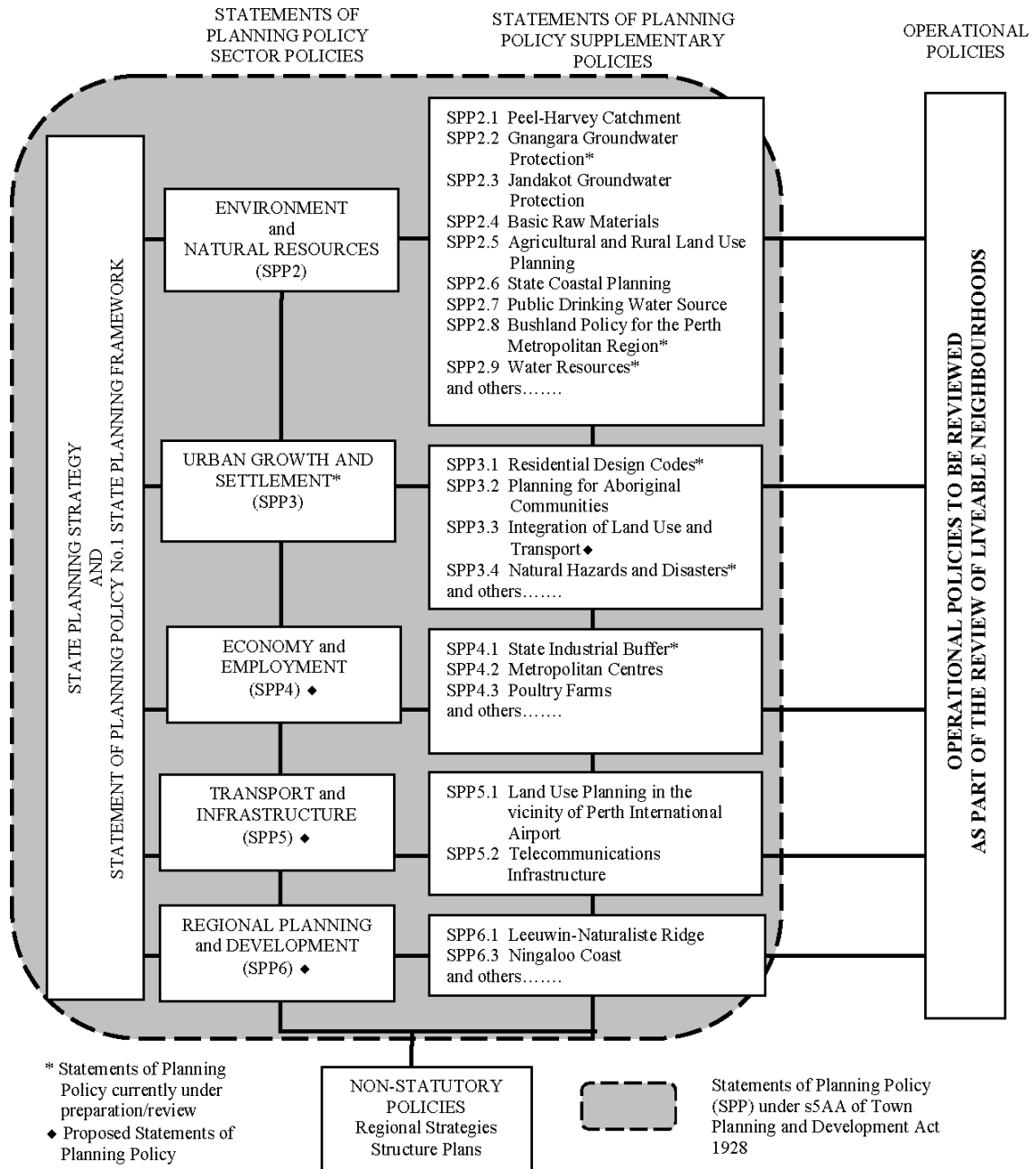
Land Reserved by the Metropolitan Region Scheme

DC 5.1 Regional Roads (Vehicular Access) (1988, updated 1998)
 DC 5.3 Use of Land Reserved for Parks and Recreation (1999)
 DC 5.4 Advertising on Reserved Land (2005)

Environment and Amenity

DC 6.1 Country Coastal Planning Policy (1998)(Under review 1999)
 DC 6.3 Planning Considerations in the Metropolitan Region for Sources of Public Water Supply and Sensitive Water Resource Areas (1989)

Figure 1: State Planning Framework





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