

Local Planning Policy 28 – Delivery of State and Local Strategies Through the Preparation of Structure Plans (LPP28)

Management Procedure

Relevant Delegation

Purpose

1. Background and Introduction:

The State Government’s North East Sub-regional Framework (the Framework) establishes a long-term and integrated planning framework for land use and infrastructure provision in Perth’s north east sub-region which the City of Kalamunda (the City) is located within.

The Framework provides guidance for:

- a) The preparation of amendments to the Perth metropolitan and Peel region schemes, local planning strategies/schemes, district (DSP) and local structure plans (LSP), and activity centre plans (ACP); and
- b) The staging and sequencing of urban development to inform public investment in regional community, social and service infrastructure.

The Framework sets out proposals to achieve a more consolidated urban form, meet long term housing needs, strengthen key activity centres and employment nodes amongst many other key objectives.

The City has a Local Planning Strategy and sub-strategies that also provides guidance and proposals that require the preparation of planning documents.

The City and the private sector both have roles to play in delivering the proposals of the Framework and local strategies.

The development of DSPs and LSPs coordinates the future land use changes and delivery of infrastructure in development areas. DSPs provide a broad planning framework for a development area, identifying key infrastructure items, broad land use groupings and

establishes the key development principles and objectives of the area. LSPs may be guided by DSPs and are more detailed plans that define the specific land use identifications of the area, public open space network and infrastructure requirements as well as other matters. LSPs are usually prepared by the private sector and are a precursor to the physical subdivision and development process. LSPs are generally prepared closer to implementation to ensure currency and a direct link between planning and delivery.

Land development is not a core function of the City and LSPs require an understanding of the implementation of the area through to land development to assist with detailed infrastructure delivery including:

1. Sewer;
2. Reticulated Water
3. Electricity
4. Gas
5. Roads
6. Public Open Space
7. Community Facilities
8. Schools

The City has, historically, prepared a number of structure plans in areas of fragmented landownership. These structure plans were prepared having regard for the circumstances of the respective areas including external influencing factors such as key State Government infrastructure projects including Gateway WA, the Airport Railway Line and the nature of fragmented landownership within the areas. The City has, in the past and in certain areas, recognised the benefits of initiating structure planning within the City. The benefits include but are not limited to; balancing a fair and equitable plan for all affected landowners consistent with State Planning Policies, investing early in establishing a planning framework that might otherwise not have begun due to fragmented land parcels and the opportunity to guide a planning framework that is fitting with the City and community's vision. Notwithstanding this Policy, the City and Council will continue to assess its role in the preparation of structure plans on a case-by-case basis.

2. Application of the Policy:

The Policy will guide Council, the City's officers and external stakeholders identifying the City's responsibilities for the preparation of structure plans in order to achieve the implementation of the Framework and the information required to be submitted with a planning proposal.

3. Statutory Requirements:

This Policy has been prepared under and in accordance with Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015 (the Regulations).

a) Relationship to Local Planning Scheme No.3:

This Policy is a local planning policy prepared and adopted pursuant to Part 2 of the Scheme.

If there is a conflict between this Policy and the Scheme, then the Scheme shall prevail.

4. Policy Objectives:

The primary objectives of this Policy are to:

- a) Guide the City's implementation of the State Government's North East Sub-regional Framework and the City's Planning Strategies.
- b) Determine the City's responsibilities for the preparation of District Structure Plans, Local Structure Plans, Activity Centre Plans and Precinct Plans.
- c) Provide the community, stakeholders and businesses with a clear understanding of the City's responsibilities for the future planning of the City's diverse suburbs, districts, activity centres and neighbourhoods.
- d) Provide guidance on the information required to be submitted as part of a planning proposal.

Policy Statement:

1. District Structure Plans

The City may be responsible for the preparation of DSPs subject to:

- a) The location of the DSP area being identified within a City Strategy or the Framework.
- b) Preliminary community engagement indicating that there is general consensus on the vision for the area and need for the City to progress a DSP.
- c) A Council decision is made to support the preparation of the DSP.
- d) There is sufficient budget made available for the preparation of the DSP.
- e) The cost of the preparation of the DSP and associated technical studies may be recouped through a future development contribution plan or other acceptable recuperation method.

Information required and tasks to be completed at the DSP stage is provided in Appendix 1 – Schedule of Planning Requirements.

2. Local Structure Plans

The City will, generally, not be responsible for the preparation of LSPs. The City's role in the preparation of LSPs is to be as a regulator rather than the proponent. That is, to assess LSPs submitted to the City by applicants.

LSPs are, generally, to be prepared by the private sector and are a pre-cursor to development. The City will only prepare LSPs in exceptional circumstances where they are endorsed by Council, or where the City owns freehold land within an identified Structure Plan area.

Where there has been a DSP prepared, the LSP is to be consistent with the broad land uses, development principles, objectives and requirements set out by the DSP. The City, during the assessment process, is to be responsible for ensuring that LSPs prepared are consistent with the broad land uses, development principles, objectives and requirements set out by a DSP. Where a DSP has not been prepared, the City is to ensure any LSP is consistent with any strategic planning the City has undertaken and measures are put in place to achieve the following:

- a) Environmental values are appropriately protected;
- b) Public Open Space requirements are met (where relevant);
- c) Community facilities are identified where appropriate to cater for the community's needs (where relevant);
- d) Commercial land is identified where appropriate to cater for the community's needs (where relevant); and
- e) The Movement Network can cater for any additional traffic and does not adversely affect the broader movement network.

Information required and tasks to be completed at the LSP stage are provided in Appendix 1 – Schedule of Planning Requirements.

3. Activity Centre Plans / Precinct Plans

The City may prepare ACPs / Precinct Plans if the following criteria is met:

- a) The location of the ACP / Precinct Plan is either identified within a City Strategy, is a District Activity Centre under State Planning Policy or is appropriately identified within the Framework.
- b) A Council decision is made to support the preparation of the ACP / Precinct Plan.
- c) The City owns freehold land within an ACP / Precinct Plan area.
- d) There are sufficient budget funds made available for the preparation of the ACP / Precinct Plan.

Information required and tasks to be completed at the ACP or Precinct Plan stage is provided in Appendix 1 – Schedule of Planning Requirements.

Matters to be considered

1. This policy to be given due consideration

The following matters will be given consideration in the application of this policy:

- a) The North East Sub-regional Framework
- b) The WAPC's Structure Plan Framework
- c) Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 – Deemed Provisions for local planning schemes, Part 4 – Structure Plans
- d) Any draft or adopted strategic or statutory plans of the City.

Definitions

Activity Centre Plan (ACP) – An ACP guides the types of land uses and the overall development (including built form) that is intended to occur within the activity centre. It can detail land use and infrastructure requirements as well as environmental assets, residential density, built form, infrastructure and access arrangements.

District Structure Plan (DSP) – DSPs provide a strategic framework for the planning, assessment, coordination and implementation of future subdivision and zoning of an area of land within a broad district sized area which features a broad level of detail and establishes the key development principles of that area.

Local Structure Plan (LSP) – A plan for the coordination of future subdivision and zoning of an area of land within a more defined area than a district structure plan and deals with residential density, subdivision, and the coordination of infrastructure on a neighbourhood or smaller scale.

Precinct Plan - A plan to guide the design, assessment and control of subdivision, land use and development in a precinct.

Legislation	Local Planning Scheme No. 3
Adopted	
Reviewed	
Next Review Date	2023

Appendix 1 – Schedule of Planning Requirements

Information Required / Tasks To Be Completed	MRS Amendment (1)	District Structure Plan (1)	Local Planning Scheme Amendment (2)	Local Structure Plan (2) / Activity Centre Plan (3)	Local Development Plans / Precinct Plans / Activity Centre Plan (3)	Subdivision / Development
Structure Planning						
District Structure Plan (DSP)	*					
Local Structure Plan (LSP)			*			
Infrastructure Contributions						
Yields Analysis (Depending on context – population, dwellings, market)		*		*		
Land and Infrastructure Needs Assessment		*		*		
Development Contribution Plan (DCP)		*	*	*		
Engineering and Servicing						
Infrastructure and Servicing Strategy			*	*		
Transport Impact Assessment (TIA) (4)	*	*	*	*	*	*
Geotechnical Investigations	*	*		*		*
Parking Plan					*	*
Loading, Servicing and Delivery Management Plan						*
Water Management						
District Water Management Strategy (DWMS)	*	*				
Local Water Management Strategy (LWMS)			*	*		
Groundwater Monitoring	*	*				
Surface Water Monitoring	*	*				
Stormwater Management Plan					*	*
Urban Water Management Plan					*	*
Environment						
Environmental Assessment Report	*	*				
Flora and Vegetation Survey	*	*				*
Fauna Survey	*	*				*
Acid Sulphate Soils Investigations (5)				*		
Landscaping Strategy				*		
Landscaping Plan					*	*
Public Open Space Plan (6)					*	*
Environmental Management Plan / Strategy			*	*		
Noise Assessment (5)				*		
Contaminated Site Investigation (5)				*		

Information Required / Tasks To Be Completed	MRS Amendment (1)	District Structure Plan (1)	Local Planning Scheme Amendment (2)	Local Structure Plan (2) / Activity Centre Plan (3)	Local Development Plans / Precinct Plans / Activity Centre Plan (3)	Subdivision / Development
Bushfire						
Bushfire Management Plan (BMP) (7)	*	*	*	*	*	*
Bushfire Management Statement (BMS) (7)					*	*
Bushfire Attack Level Assessment (BAL)						*
Evacuation Plan						*
Economic						
Retail Needs Assessment (RNA) (8)				*	*	*
Economic Development Strategy (5)				*		
Community						
Community Infrastructure Plan / Strategy (5)				*		
Design						
Design Guidelines (5)				*	*	
Sustainability						
Sustainability and Innovation Strategy (5)				*		
Heritage						
Aboriginal Heritage Assessment			*	*		
European Heritage Assessment			*	*		

Note – Refer to relevant State Planning Policies, Local Planning Policies, Local Planning Scheme, Planning Strategies and other documents of relevance for determining specific requirements for the information required / tasks to be completed.

* Information / Task likely to be required at the corresponding planning stage.

(1) Often, a Metropolitan Region Scheme Amendment would be progressed in parallel with a District Structure Plan.

(2) Often, a Local Planning Scheme Amendment would be progressed in parallel with a Local Structure Plan.

(3) In accordance with State Planning Policy 4.2. Requirements for activity centres may depend on activity centre classification and locational characteristics.

(4) Whether a TIA is required will depend on the scale of the proposal and locational attributes.

(5) It may be deemed that the investigation/plan/strategy are not required depending on site characteristics/nature of proposal.

(6) POS Plan may not be required if not being delivered by the applicant.

(7) In accordance with the requirements of State Planning Policy 3.7. Whether a BMP or BMS is required will depend on the scale of the proposal and locational attributes.

(8) In accordance with State Planning Policy 4.2. Requirement for RNA dependent on locational characteristics and scale of proposal.