

Proposed modifications to WAPC’s Model subdivision conditions

Condition Code	Old Wording	New Wording	Related Code	Summary	Situation	Policy Link
S1	Arrangements being made, to the satisfaction of the Western Australian Planning Commission, for the transfer of land free of cost to the Department of Education for the provision of a primary school site(s) to serve the area, as identified within the approved plan of subdivision/[INSERT NAME/DELETE AS APPLICABLE] Structure Plan. (Department of Education)	<i>The land denoted as proposed primary school site on the approved plan of subdivision is to be vested in the Crown under Section 152 of the Planning and Development Act 2005 for Public Purpose - Education, and such land to be ceded free of cost and without any payment of compensation by the Crown. (Department of Education)</i>		Education – school site land free of cost.	On advice of the Department of Education. Generally where school site in single ownership and ceding free of cost is appropriate; when any part of a primary school site is identified/located in the subdivision application area but does not include balance lot).	<i>OP 2.4 – Planning for School Sites</i> <i>Liveable Neighbourhoods</i> Element 8 – Schools
S2	The land denoted as proposed primary school site on the approved plan of subdivision is to be set aside as a separate lot, pending the acquisition of the land by the Department of Education. (Department of Education)	<i>Arrangements being made for the transfer of land free of cost to the Crown for the provision of a primary school site(s) as shown on the approved [INSERT NAME/DELETE AS APPLICABLE] Structure Plan. (Department of Education)</i>		Education – arrangements to transfer school site land.	On advice of the Department of Education when ceding free of cost is not appropriate as part of the subject application; when the primary school site is not part of the core area being subdivided but is part of the landowners holdings and is either (i) part of the balance lot (ie staged subdivisions) or (ii) identified in a structure plan.	<i>OP 2.4 – Planning for School Sites</i> <i>Liveable Neighbourhoods</i> Element 8 – Schools (R15 & 16)
S3	The landowner/applicant making a pro-rata contribution towards the cost of the acquisition of the primary school	<i>The landowner/applicant making a pro-rata cash contribution to the Department of Education</i>	S1 or S2	Education – pro-rata contribution.	Applicable whenever a subdivision is within the ‘Contribution Areas’ (and otherwise	<i>OP 2.4 – Planning for School Sites</i>

	site identified in the subdivision locality. (Department of Education)	<i>towards the provision of land for a primary school site(s) to serve the area, in accordance with the contribution methodology outlined in the Western Australian Planning Commission's Operational Policy 2.4 (Department of Education)</i>			not exempt) as per Operational Policy 2.4 / on advice from Department of Education. Always imposed when S1 or S2 are imposed.	<i>Liveable Neighbourhoods</i> Element 8 – Schools (R15 & 16)
New Advice Notes	Old Wording	New Wording	Related Code	Summary	Situation	Policy Link
Sa1	-	<i>The Western Australian Planning Commission expects the primary school site land being ceded will:</i> <ul style="list-style-type: none"> - <i>be appropriately cleared, filled and drained in accordance with any drainage and site works conditions imposed on the approved subdivision,</i> - <i>be provided with necessary utility services as per any relevant electricity, gas and water conditions imposed on the approved subdivision, with connections</i> 	S1	Condition of land identified for primary school.	Where a lot intended to accommodate a public primary school site is required to have basic siteworks undertaken, be serviced, coordinated and matching with its surroundings and	<i>DC 1.1 Subdivision of Land – General Principles</i> <i>OP 2.4 – Planning for School Sites</i>

		<p><i>provided to the locations on the school site land which will accommodate buildings (if known), and</i></p> <ul style="list-style-type: none"> - <i>have any relevant abutting roads constructed to levels that will match or coordinate with the school site land.</i> 				
Sa2	-	<p><i>The Department of Education and the landowner may enter into a legal agreement or suitable alternative to secure the school site land that is located within the [PROPOSED BALANCE LOT or STRUCTURE PLAN AREA]</i></p>	S2	<p>Arrangements with Department of Education to transfer land in the future.</p>		<p><i>OP 2.4 – Planning for School Sites</i></p>
Sa3	-	<p><i>In regard to Condition X (S3), the landowner/applicant is responsible for undertaking a per hectare valuation for the land subject of the subdivision application within the six (6) months prior to seeking clearance of the condition from the Department of Education. The per hectare value will be used by the Department</i></p>	S1, S2, S3	<p>Applicable when a site meets the criteria in OP2.4 unless exempted.</p>		<p><i>OP 2.4 – Planning for School Sites</i></p>

		<i>of Education to inform the pro-rata contribution (1/1500th per applicable lot created) payable to the Department of Education in accordance with the WAPC's Operational Policy 2.4.</i>				
Sa4	-	<i>In relation to Condition [Insert Value – S1, S2 and S3], the Department of Education will equalise any deficit or oversupply of land ceded by the landowner/applicant for the provision of the primary school site land in consultation with the landowner/applicant.</i>	S1, S2, S3	Applicable whenever S1, S2 or S3 are imposed to provide for contribution rationalisation.		<i>OP 2.4 – Planning for School Sites</i>
Other new/modified Advice Notes (related to school sites)	Old Wording	New Wording	Related Code	Summary	Situation	Policy Link
Da2	-	<i>Conditions [D3-D7 – insert/remove values] are applicable and relevant to the public primary school site as denoted on the approved plan of subdivision. The landowner/developer is expected to liaise with the</i>	D3-D7	Ensuring site works (drainage and engineering) are completed for school site land; developers and local government/Water Corporation are expected to liaise with Department of	Applicable whenever D3-D7 are imposed and a lot identified for a public primary school site is proposed.	<i>DC 1.1 Subdivision of Land – General Principles OP 2.4 – Planning for School Sites</i>

		<p><i>Department of Education and/or Water Corporation/Local Government [DELETE / INSERT LICENSED SERVICE PROVIDER AS APPLICABLE] ahead of seeking clearance for the drainage, geotechnical requirements and site works conditions, to ensure the school site is in appropriate physical condition for ceding.</i></p> <p><i>Any remediation works outlined by the geotechnical report that relate to the school site land should be informed by the school site layout plan (where known and available) or in discussions with the Department of Education.</i></p>		Education ahead of commencement of works and clearance.		
Ea1	In regard to Condition [insert E1/E2 condition number], Western Power [DELETE / INSERT LICENSED SERVICE PROVIDER AS APPLICABLE] provides only one underground point of electricity supply per freehold lot.	<p><i>In addition to existing wording:</i></p> <p><i>The electricity connection to the primary school site shall be made available in the location as per discussions with, and directed by, the Department of Education [IMPOSE WHERE A LOT FOR</i></p>	E1/E2	Ensuring electricity connections and engineering) are undertaken for school site land; developers and Western Power are expected to liaise with Department of Education ahead of commencement of works and clearance.	Applicable whenever E1/E2 are imposed and a lot identified for a public primary school site is proposed.	<p><i>DC 1.1 Subdivision of Land – General Principles</i></p> <p><i>OP 2.4 – Planning for School Sites</i></p>

		<i>A SCHOOL SITE IS BEING CREATED AND CEDED]</i>				
Ta6	-	<p><i>Conditions [T1-T5 – insert/remove values] are applicable and relevant to the public primary school site as denoted on the approved plan of subdivision.</i></p> <p><i>The landowner/developer is expected to liaise with the Department of Education and Local Government ahead of seeking endorsement of engineering drawings for the roads adjacent to the school site to ensure the road levels are matching and/or coordinated with the school site and that the appropriate road treatments are planned or bonded. Further liaison with the Department of Education is expected ahead of seeking final clearance of these conditions from the Local Government.</i></p>	T1-T5	Ensuring roads adjacent to school site land is constructed to match/coordinate with future levels of school site; developers and local government are expected to liaise with Department of Education ahead of commencement of works and clearance.	Applicable whenever T1-T5 are imposed and a lot identified for a public primary school site is proposed.	<p><i>DC 1.1 Subdivision of Land – General Principles</i></p> <p><i>OP 2.4 – Planning for School Sites</i></p>