WAPC OP2.4 – Planning for School Sites

FACT SHEET 4 – Infrastructure Surrounding School Sites and Developer Infrastructure Reimbursement Claims

# Purpose of infrastructure planning

The provisions contained in the Western Australian Planning Commission’s Operational Policy 2.4 – Planning for School Sites (OP 2.4) seeks to ensure that public school sites are appropriately serviced with the necessary utilities and road infrastructure to support the development and operation of public schools.

Infrastructure planning surrounding school sites plays a critical role in delivering efficient movement network and road safety, safe active street design and safeguarding the amenity of adjacent properties.

Subdividers/landowners are responsible for the construction of road carriageways, on-street embayment parking bays and traffic management devices (e.g. as raised pedestrian crossings) which are adjacent to the school site and/or directly attributed to the needs of the school site. This infrastructure should be provided at the time of subdivision to the satisfaction of the local government and the Department of Education.

# Developer Infrastructure Reimbursement Claims

A subdivider/landowner is able to seek reimbursement towards the cost of eligible civil works immediately adjoining the school site from the Department. This process is known as Developer Infrastructure Reimbursement Claims (DIRCS).

Consistent with OP 2.4, a subdivider/landowner may seek reimbursement towards:

* the cost of providing pedestrian paths immediately abutting the school site; and
* 50 per cent of the cost of on-street embayment parking bays and raised pedestrian crossings that directly attributed to the needs of the school site.

 **Information to be submitted to the Department of Education**

Where subdividers are seeking reimbursement from the Department towards eligible civil works immediately adjoining the school site, subdividers or their consultant engineers will need to provide sufficient evidence of the claimable civil items to the Department for review.

In order for the claim to be assessed expediently and accurately, the subdivider or their representative must provide the following documentation:

* WAPC subdivision approval letter including subdivision plan/deposited plan;
* civil and engineering plans including relevant cross sections;
* payment certificate claims (including rates and quantities); and
* invoices supporting the values requested in the claim.

**Assessment of DIRCs**

Upon receipt of the required documentation from subdividers to support their claim, the Department will seek independent technical advice on the claim to determine if they are fair and reasonable. Subdividers could anticipate receiving feedback from the Department regarding the outcome of the independent technical review within 4 to 6 weeks of lodgement.

The Department will consider using the previous method of calculating DIRCS for an additional three (3) months from December 2022.

Any existing non-binding agreements, invoices, or the like, received/made under the previous method for the sharing of the cost and construction of roads adjacent to school sites, (including those made after commencement of the policy), will be honoured by the Department for 12 months from TBC 2021.

After this date and consistent with OP 2.4, the Department will only reimburse towards the works as mentioned above.

# Further information

For more information on the pre-lodgement structure plan referral process, please email your enquiries to Landplanning@education.wa.edu.au

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| Disclaimer |
| This Fact Sheet is prepared by the Department of Education to provide general guidance for developers, landowners and proponents on the pre-lodgement structure plan referral process based on the provisions of the Western Australian Planning Commission’s Operational Policy 2.4 – Planning for school sites (OP 2.4). Should there be any inconsistency between this Fact Sheet and the OP 2.4, the OP 2.4 shall prevail.Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this fact sheet to particular circumstances. |