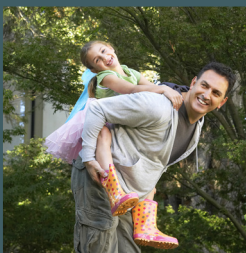
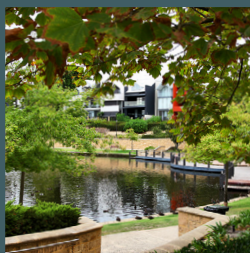




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DRAFT 2015



BACKGROUND INFORMATION

REVIEW OF LIVEABLE
NEIGHBOURHOODS
(2015)



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Project overview

Liveable Neighbourhoods (LN) is a Western Australian Planning Commission (WAPC) operational policy that includes design guidance and requirements relating to structure planning and subdivision of greenfield and large brownfield (urban infill) sites state-wide.

Liveable Neighbourhoods is an integral component of the state planning framework, delivering the objectives of *Directions 2031*, draft *Perth and Peel@3.5million* sub-regional frameworks and future sub-regional structure plans. It plays a key role within the state planning framework and in relation to the local planning framework including local planning strategies, local planning schemes and policies.

The WAPC initiated the review of Liveable Neighbourhoods which broadly included:

- a staged review approach aligned to elements of Liveable Neighbourhoods;
- comprehensive stakeholder engagement, including the establishment of a Technical Advisory Group (TAG), to identify operational effectiveness, emerging trends and solutions that need to be addressed through structure planning and subdivision; and
- identification of major interpretation, inconsistency and implementation issues between Liveable Neighbourhoods and existing WAPC policies.

A first draft *Liveable Neighbourhoods* was circulated for feedback to TAG and the WAPC. Submissions and feedback informed a redraft of Liveable Neighbourhoods. The WAPC and the Minister for Planning have now approved this revised draft for public consultation for a 60 day period.

Policy background

Liveable Neighbourhoods was a response to 1980s and early 1990s conventional planning practice and embraced emerging 'New Urbanism' planning concepts, applying national Australian Model Code for Residential Development (AMCORD) propositions and standards to the Western Australian context. It focussed on a performance approach to structure planning and subdivision, emphasising thorough site and context analysis; and outlined preferred approaches to the design of well-defined, sustainable, self-sufficient and healthier urban communities.

These are achieved by a site-responsive urban design based on safe, sustainable, attractive neighbourhoods interconnected through a street layout that promotes greater use of public transport, walking and cycling, reducing dependency on private vehicles. Community needs, employment opportunities and economic sustainability are facilitated through a coherent hierarchy of mixed used main street activity centres.

Liveable Neighbourhoods has been updated four times since its release in 1997, with the latest edition (edition 4) released in 2009. The current draft represents an evolution of the document. The WAPC envisages that Liveable Neighbourhoods will be reviewed on a regular basis so that it remains a contemporary tool in guiding the creation of liveable and sustainable communities.



Key changes between current Liveable Neighbourhoods (updated 2009) and draft Liveable Neighbourhoods 2015

The draft Liveable Neighbourhoods (2015) incorporates the following major changes made to the existing version of Liveable Neighbourhoods:

- Restructure from eight to six elements to improve integration and application of revised objectives and requirements. Content from Element 5: Urban Water Management and Element 6: Utilities has been integrated into the remaining elements
- Content has been removed that is provided elsewhere or conflicts with more recent WAPC policies, including *State Planning Policy 4.2: Activity Centres for Perth and Peel* (WAPC, 2010), *Better Urban Water Management* (WAPC, 2008) and *State Planning Policy 3.1 Residential Design Codes* (WAPC, 2013) as well as the *Planning and Development (Local Planning Scheme) Regulations 2015*
- Liveable Neighbourhoods objectives have been rewritten and separated into those to be applied at higher level strategic planning and design principles to be applied generally through structure plans and subdivision
- Requirements updated to reflect current best practice, contemporary terminology and duplication removed
- Inclusion of guidance on implementation, revised graphics and photos to demonstrate best practice
- Relevant policy content from existing WAPC policies has been included

Key changes within each Element of the draft Liveable Neighbourhoods 2015

The following lists the proposed requirements for each of the draft Liveable Neighbourhoods elements, the source [from Liveable Neighbourhoods 2009 or WAPC Development Control (DC) policies] and an explanation of the changes made:

ELEMENT 1: COMMUNITY DESIGN

Broad changes - General

- Element 1 includes new information on scope and vision setting and guidance text to support the requirements that relate to context and site analysis, which is in the appendix of the current 2009 version.
- The role of strategic structure planning is reinforced through improved content and structure of Element 1: Community Design. This includes a revised set of principal objectives and relocation of macro level requirements from the subsequent elements into Element 1, to address the key issues raised regarding the lack of poor planning at the strategic level and the lack of cohesion between the elements. This includes more information up front on the road hierarchy, location and distribution of higher order activity centres, target densities, better urban water management requirements, public open space networks and utility provision.
- Includes the proposed size of parks in Table 1 to replace current Element 4: Public open space requirements (R14, R15, R16 and R17).
- Incorporation of education summary Table 2 to set out locational and site requirements by education site type and educational provider.



Specific changes – Requirements		
Proposed	Current	Comment
Context and site analysis		
1.1	E1: R32	Minor revision.
1.2	E1: Objective 7	Incorporated reworded objective has currently had no requirement relating to this subject area.
1.3	E1: R6	Minor revision.
1.4	E7: R27	Original requirement related to industrial and warehousing precincts. Reworded to be more generic and to emphasise the role of compatible land use as a buffer to be considered before easements and setbacks.
1.5	E1: R13	Current R13 only provided a reference to related requirements within lot design. Requirement updated to provide greater guidance on climate-responsive design within the urban structure.
Urban Structure		
2.1	E1: R3 E7: R14	Consolidated requirements into single requirement. Existing R3/ R4 details a wide range of criteria and have therefore been broken down to align with the proposed themes within community design.
2.2	E1: R5	Regarding the above consolidation, to place great emphasis on this aspect to planning of the urban structure.
2.3	E2: R37	Moved from Movement as the walkable catchment technique is a critical requirement of the neighbourhood structuring component. Reference to 600m walk from railway station has been removed as a 600m catchment is not advocated and or discussed within Liveable Neighbourhoods.
Movement network		
3.1	E1: R2 / R8	Consolidated requirements.
3.2	New	Added to improve implementation.
3.3	New	Critical to the planning of the arterial road network is the spacing recommended in the current Liveable Neighbourhoods introduction and graphics. This has been included as a requirement and is supported by the new and amended graphics particularly Figures 3 and 7.
3.4	E2: R2 / R4	Consolidated and updated requirements and moved from movement element to support the planning of the arterial road network.
3.5	E2: R26	Planning of high frequency public transport routes to be done at the strategic planning stage.



3.6	New	Currently no requirement at the strategic planning stage to address the issues of noise and visual impacts of major freight routes, rail and the use and alignment of local access streets to provide an additional buffer.
3.7	E2: R38	Planning of the strategic cycle network to be addressed at the strategic planning stage.
3.8	E2: R43	The lack of or poor pedestrian and cycle crossings of major arterials roads is considered an issue particularly where it results in severance/ barrier effects. This needs to be considered at the strategic planning stage.

Location of activity centres and employment

4.1	E7: R4 / R7	Consolidated requirements into single requirement and included concept of activity corridors.
4.2	E1: R4 E7: R49	Consolidated requirements and revised to be more specific to road hierarchy and support Figure 4. The wording as also been amended to address concerns about the use of busy arterial routes being used for centres.
4.3	E1: R3 E7: R4 / R14	Taken aspects of requirements that relate specifically to location of neighbourhood and local centres.
4.4	E1: R15 E7: R23 / R25 / R26 / R28	Consolidated requirements to provide a more succinct requirement and be more generic to non-residential sites suitable for a wide variety of business development opportunities, rather than being specific to light industrial, warehousing, service industries etc., as Liveable Neighbourhoods has limited scope and application to industrial land use planning.
4.5	E1: R19 / R20	Consolidated and amended to provide a more succinct requirement, that focuses on the location and sharing of facilities.

Public open space network

5.1	E1: R14	Reference to the provision of POS within 150m-300m has been amended to 'POS to be provided within 300m (of safe walking distance) to all residential lots'.
5.2	E4: R3 / R19 / R20	A more comprehensive requirement that sets out the need to consider POS function, co-location and linkages for the design of a POS network.
5.3	E1: R27	Minor revision.

Urban water management

6.1	E5: R5	The current Element 5: Urban Water Management has been integrated into the new Liveable Neighbourhoods structure to reinforce the need for water planning at the earliest stage of the planning process and to resolve the issue of duplication of content with the more recent and widely applied Better Urban Water Management (WAPC 2008).
6.2	E5: R5 / R7	Amended based on current Department of Water policy.



6.3	E5: R6	Minor revision, techniques move to guidance text.
6.4	E5: R8 / R9 / R12	Consolidation of existing requirements based on current Department of Water policy.
6.5	E5: R10	Expanded by defining flooding protection; otherwise retained.
6.6	E5: R19	Minor rewording.
6.7	E5: R13	Revised to be more generic with details moved to guidance text.

Housing choice and residential densities

7.1	E1: R17 / R18 E3: R12	Consolidated requirements and removed detail relating to street block / lot design to be included in the more detailed lot design element. Requirement has been revised to remove specific outdated densities, with detail of densities moved into the supplementary guidance text.
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Education

8.1	E8: R2 / R9 / R10 D.C 2.4 s 3.1	Table 2 incorporating the number of educational facilities to be provided standardised "to per dwelling" or "per school" or "persons" depending on the type of facility. Distinction made between Government and non-government service provision and additional 1-1.5 ha for special education facilities with additional commentary.
8.2	DC 2.4 cl 3.3.4, 3.3.5	Incorporation of DC 2.4 guidance/provisions for locational requirements for Tertiary Education Facilities.
8.3	DC 2.4 s 3.2 E8: R6	Retained and made consistent with Movement network street typologies.
8.4	DC 2.4 s 3.2	Retained.
8.5	E8: R5	Retained as new Figure 8.
8.6	E8: R31	Retained and made consistent of SPP 4.2.
8.7	E8: R28 E2: R15 / R16	Retained intent of provisions into a reformatted provision.
8.8	E8: O7 / R12	Reworded and retained.

Infrastructure coordination and servicing and staging

9.1	E1: R31 / E6: R8	Consolidated into a single requirement.
9.2	New	Included to reinforce the need to locate and design emergency services and utility infrastructure to minimise amenity impacts and reduce land use conflict.



ELEMENT 2: MOVEMENT NETWORK

Broad changes - General

- Element 2 consist of the current Element 2 and relevant requirements from the now obsolete Element 5: Urban Water management and Element 6: Utilities including requirements regarding location and alignments of utility services and stormwater drainage within the street reserve.
- Element 2 in the current Liveable Neighbourhoods was considered to be too focused on the planning of roads for motor vehicles with an abundance of engineering type requirements. Movement Network has been amended in content and format to places greater emphasis on the design of streets for pedestrians, cyclist and public transport. This includes amended cross sections with land use interface, housing typology, setbacks and different cycling configurations.
- Some requirements have been re-written to resolve duplication with Element 3: Lot design.
- As part of the review process relevant Development Control (DC) policies were reviewed. DC 1.4 – Functional road classification for planning and DC 1.5 – Bicycle planning are considered to be out-dated and the provisions within the draft Liveable Neighbourhoods sufficient enough to cover these aspects of planning. DC 2.6 – Residential road planning will need to be comprehensively reviewed as a consequence of this review.
- Some engineering technical requirements have been removed in particular (Requirements 62 to 65) and replaced with technical tables (Appendix 5) to facilitate the safe crossing of pedestrians and address the issue of pedestrian severance on major roads.
- Street reserve width have all been updated to comply with the relevant Austroads standards including increasing the outside vehicle lane width from 3.2m to 3.3m, parking lane width from 2.1m to 2.3m and 2.5m to 2.6m to comply with Austroads Standards, as well as to reduce conflict with cyclists and motor vehicles (in particular parked cars) improving the safety and amenity of cyclist considered critical particularly where conflict between cyclists and motor vehicles is becoming more frequent.
- Street verge widths have increased to a minimum five metres to adequately accommodate street trees, utilities and street furniture assisting walkability, reduce adverse urban heat island effects and assists local stormwater collection and retention.
- The draft Liveable Neighbourhoods advocates the provision of dedicated cycle lanes where traffic volume is more than 10,000 vehicles per day, to improve safety and amenity.

Specific changes – Requirements

Proposed	Current	Comment
Street Layout		
1.1	E2: R12 / R13 E7: R37	Consolidated requirements. The overlap with R13 and lot design requirements has been resolved with removal of the reference to 150m–180m lot lengths.
1.2	E1: R10 / R11 E2: R4 / R7	Consolidated requirements to provide more concise requirement.
1.3	E1: R9	Minor revision.
1.4	E2: R25 / R68	Minor revision.
1.5	E2: R30 / R44	Consolidated and refined. Reference to figures removed. Reference to 2.5m moved to 1.6m. Reference to Austroads moved to guidance text.



1.6	R32 / R44	Increased minimum footpath width within 400m of activity centres from 2m to 2.5m.
1.7	R33	Minor revision.
1.8	R39	Refined. Figure 27 deleted and reference removed.
1.9	R40	Minor revision. 800m catchment replaces the word 'near'.
1.10	New	Established to set a benchmark for the provision of more dedicated cycle lanes.
1.11	E2: R41 / R42	Consolidated requirements.
1.12	E2: R26	Minor revision.

Street network

1.13	E2: R5 / R25	<p>Consolidated requirement to provide reference to Tables 3 and 4, which provide all the recommended specifications. Other material has been included in more specific requirements.</p> <p>Note indicative road widths have been increased to accommodate five-metre wide footpaths and an increase in parking lane width for cars from 2.1m to 2.3m and 2.5m to 2.6m for light commercial vehicles as per Austroads Guide to Road Design Part 3 (2010) [Fig 4.32 Pg 87].</p> <p>Outside vehicle lane widened from 3.2m to 3.3m on integrator arterials Consistent with the minimum lane width in Austroads Guide to Road Design Part 3 (2010) [Table 4.3, Pg 33].</p>
1.14	E2: R6	Minor revision
1.15	E2: R11	Revised to resolve overlap with current E3:R36, placing greater emphasis on road requirement. Land use requirements moved to lot design. Figure 23 (current Figure 48) moved to movement to support this requirement.
1.16	E2: R21 / R23	<p>Consolidated into single requirement.</p> <p>Removed target of <15% of cul de sacs as requirement not being applied and difficult to implement and replaced with requirements serving no more than 20 lots (as per introduction) and have a minimum eight-metre wide pedestrian access way.</p> <p>Removed recommended turning heads / Figure 25 as this is covered by Austroads.</p>
1.17	R34	Minor revision.



Intersection spacing		
2.1	E2: R19	Expanded for clarification and amended to comply with latest Austroads guidelines to road design part 4A and accompanied by Table 5.
2.2	New	Included to give further guidance on how pedestrians are accommodated if the spacing is adopted and an additional Table 9 added to clarify volumes by each road type.
2.3	E2: R59	Minor revision. To be applicable to mid-block points.
2.4	E2: R32	Minor revision. Taken from current requirement to suit the new document structure.
2.5	New	Tables 6 and 7 developed from the Liveable Neighbourhoods street layout, design and traffic management guidelines to give further guidance on appropriate intersection controls.
2.6	E2: R57 / R58	Added Table 10 to provide maximum pedestrian crossing safety and amenity and decrease vehicle turning speeds and pedestrian crossing distances.
2.7	E2: R55	Corner truncations have been recalculated in Table 11 to maintain verge width of 5 metres. Note the truncations have been decreased as there are adequate sight lines within a five-metre wide verge.
2.8	E2: R66	Increase from seven metres to 7.5m in line with Perth Transport Authority Design and Planning Guidelines for Public Transport Infrastructure – Traffic Management and Control Devices.

Street Verge		
3.1	E2: R53 E6: R9	Amended to provide reference to a minimum five-metre wide street verge to adequately accommodate utilities and street furniture particularly street trees.
3.2	E2: R11 E6: R10 / R11	Consolidated requirements to be specific to utility provision within laneways.
3.3	E6: R22 / R23	Consolidated and refine requirements.
3.4	E2: R47	Updated with reference to AS4970 and to be in accordance with IPWEA Guidelines, the Utility Providers Code of Conduct and any local government policy. Table 7 deleted from E2: R46.
3.5	E5: R17	Amended to provide reference to more relevant and up to date guidelines and manuals.
3.6	E5: R18	Minor revision.



ELEMENT 3: ACTIVITY CENTRES

Broad changes - General

- Element 3: Activity Centres largely includes existing Element 7: Activity Centres and Employment, with a focus on the detailed planning of main-street mixed use and local and neighbourhood scale centres.
- Strategic planning of activity centres and employment is included in Element 1: Community Design. This includes some provisions on the location of activity centres, land fronting arterials and road spacing, industrial warehousing and strategic business sites.
- Duplication of requirements within and between elements has been removed as much as possible to simplify implementation.
- Requirement regarding detailed area plans included under specific requirements, guidance in Element 4: Lot design.
- Reference to SPP 4.2 included.
- R20 regarding service stations is not considered a desirable form of development and no longer relevant and is therefore not included.
- R31-33 regarding home occupations considered out-of-date and no longer relevant. Home occupations are implemented through local planning schemes. Community Design emphasises mixed use.

Specific changes - Requirements

Proposed	Current	Comment
Main street mix use centres		
4.1	E7: R8 / R10 / R13 / R18	Consolidated to apply to all activity centres.
4.2	E7: R36	Minor revision.
4.3	E2: R14 / R19	Minor revision in addition to consolidation to clarify intent.
4.4	E2: R14	Separated for clarity.
4.5	E7: R38	Minimal revision to align with SPP 4.2 terminology.
4.6	E7: R51 / R53-55	Requirements on same theme consolidated and simplified.
4.7	E3: R14 / R16 E7: R15	Similar clauses across two elements regarding lots to accommodate land use in centres.
4.8	E7: R46 / R47	Requirements on same theme consolidated and simplified.
4.9	E7: R48	Minor revision.
4.10	E7: R34 / R35	Requirements on same theme consolidated and simplified.
Parking		
4.11	E7: R39	Minor revision and removed reference to secondary street and 7,000 vehicles per day added to allow for safe reversing onto street from angle parking bays.
4.12	E7: R41-R43 / R45	Requirements on same theme consolidated and simplified.
4.13	E7: R19 / R39	Consolidated to address overlap between clauses.



Future intensification of lots		
4.14	E3: R13	Included in Activity Centres element and simplified.
4.15	E3: R15 / E7: R24	Minor revision and consolidation.
4.16	E7: R44	Minor revision.
4.17	E7: R2 / R3	Simplified. DC1.1 cl 3.4.1 also used as a reference.

ELEMENT 4: LOT DESIGN

Broad changes – General

- Lot Design largely includes existing Element 3: Lot Layout and the service provision component of Element 6: Utilities (Community Design and Movement Network include components regarding lifestyle impacts and service locations respectively).
- Duplication of requirements within and between elements has been removed as much as possible to simplify implementation.
- Element 3: R5 and R8 no longer relevant and covered under R-Codes.
- Encouragement on future proofing of infrastructure (e.g. energy, water and telecommunications).
- Clarity with regard to lots fronting parks and rear access laneway lots.
- Clarity with regard to local development plans.
- Design and reference to detailed area plans also included under specific requirements.

Specific changes - Requirements

Proposed	Current	Comment
Site-responsive design		
5.1	E3: R17	Expanded.
5.2	E3: R7 / R10 / R18 / R32	Requirements on same theme consolidated and simplified.
5.3	E3: R18	Abbreviated and simplified.
5.4	E3: R19	Minor revision.

Lot access requirements

5.5	E3: R29 / R31 E2: R4 / R9	Requirements on same theme of frontage to roads consolidated and simplified.
5.6	E3: R30	Abbreviated and simplified. Variety of layout solutions included in guidance.
5.7	E2: R4 E3: R31 E7: R30 and Figure 47	Requirements on same theme of access to lots fronting arterials roads consolidated and simplified.



5.8	E2: R10 E3: R31 / R32 / R26 and Figure 46	Requirements on same theme of laneway access consolidated and simplified.
5.9	E3: R36	Requirement revised to focus on passive surveillance by built form and access. Laneway design aspects included in Movement Network.
5.10	E3: R27 and Figure 46A, B and C	R27 refers to Figure 46 only indirectly which has caused confusion and difficulties with implementation. Proposed R5.10 taken directly from Figure 46 to make clear the different acceptable lot layout solutions for lots fronting parks.
5.11	E3: R21	Minor revision to emphasise that battle-axe lots are only for limited application. The variety of layout solutions included in guidance. Guidance also includes DC 2.2 design requirements for battle-axe lots.
5.12	E3: R26 and DC: 2.2 / 3.7.1	Unchanged.

Housing diversity and local development plans requirements

6.1	E3: O1 / R2 E1: R18	Requirement simplified to state what is required. R2 includes reason for meeting the requirement. This is removed and included in guidance. Inclusion of new Figure 33 to replace previous Figure 34.
6.2	E3: R4 E1: R18	Minor revision.
6.3	E3: R34 / R35	Updated. Minor revision.

Utility service provision requirements

7.1	E6: R2 / R3	Minor revision of R2. Incorporates R3.
7.2	E6: R13-17 / R21	Provision of underground power, gas, sewer and water supply services clauses at R14-17 consolidated and simplified. Updated with encouragement of telecommunications and renewable energy.
7.3	E6: R18-20	Consolidation and simplification.
7.4	E6: R21	Included to support recently adopted (2014) WAPC SPP 3.7: Planning for Bushfire Risk Management and the Bush Fire Management Guidelines.
7.5	E6: R2	Provides greater emphasis on environment impact than R2 and refers to specific impacts which apply to infrastructure such as telecommunication.
7.6	New	New requirement relating to piped lot drainage on advice from Department of Water.
7.7	E5: R11 / E6: Intro	Expanded and updated based on Department of Water advice.



ELEMENT 5: PUBLIC OPEN SPACE

Broad changes - General

- The public open space (POS) element has been modified to improve the useability and distribution of POS to meet the needs of existing and future communities.
- New requirements have been developed to guide provision of POS based on the function it provides the community rather than its size.
- The revised POS Schedule now has a 'declaration of function' section that describes the intended purpose of the site.
- The three primary functions of POS 'sport', 'recreation' and 'nature', have been adopted from the *Classification Framework for Public Open Space* (Department of Sport and Recreation, 2012); and these three categories improve upon the traditional terminology of 'passive' and 'active' for describing functionality of POS.
- Sites which provide opportunities for multiple functions are encouraged.
- The terminology used to describe the size of POS has been aligned to the DSR Classification Framework, for consistency across agencies [(small parks (up to 4,000m²), local parks (0.4ha–1ha), neighbourhood parks (1ha – 5ha) and district parks (5ha and above)].
- The requirements related to the distribution of POS have been simplified by removing the requirement for a minimum number of sites of a particular size and instead requiring that all residents be within 300m of a POS site (of any size) and within the catchment of sites providing nature, sport and recreation opportunities.
- The implementation of water sensitive urban design has resulted in POS being optimised for water management and drainage, often impacting on the useability of the site. New requirements have been developed in collaboration with the Department of Water to guide the credit given for POS contributions where the land is used for water management. These new requirements are based on the infrastructure used on the site rather than the rainfall event being accounted for, to encourage innovation and integration into the landscape.
- There is much overlap with the proposed Liveable Neighbourhoods and DC Policy 2.3: Public Open Space in Residential Areas. One Development Control provision has been used in the new draft. Section 4.3 of DC 2.3 is currently duplicated in the draft Liveable Neighbourhoods Appendix 4: cash-in-lieu for public open space. It is subsequently recommended that DC 2.3 is reviewed, for consistency with draft Liveable Neighbourhoods 2015.
- Existing requirements R40 and R41 are moved into guidance text under 'Management orders and vesting'.

Specific changes - Requirements

Proposed	Current	Comment
Function and size		
Table 1	E4: R14 / R15 / R16 / R17	The proposed sizes of parks are now in Element 1: Community Design – POS Network, Table 1.
8.1	New, E4: R18	New requirement for 'sport' function.
8.2	New	New requirement for 'nature' function.
8.3	New	New requirement for 'recreation' function.



8.4	E4: R27 / R28 / R29	Community purpose sites – one extra point has been added (first dot point), otherwise no changes.
8.5	E1: R26 E1: R27	New linear open space requirement. Existing requirements rewritten to include more detail – e.g. actual width and surveillance has been quantified.

Development of POS

8.6	E4: R12 / R13	Merged R12 and R13 into one detailed requirement.
8.7	E4: R21 / R23	Water requirements have been updated to reflect water sensitive urban design.
8.8	E4: R24 / R33	Change to existing requirement - ornamental lakes (artificial lakes and ponds) are only permitted if designed in compliance with water sensitive urban design principles. Now only one requirement.
8.9	E4: R37 / R38	Similar to existing requirement – has been reduced in detail, deferring the minimum standard to the local POS strategy or approved management plan. Guidance for development of POS and management plans is within the guidance text to assist local government.

POS Provision

9.1	E4: R4	Taken first half of R4 – the second half (existing dot point) has been moved to Restricted Use section.
9.2	E4: R1 / R2	Combination of R1 and R2. First sentence of R1. Revised R2 to include 'function'.
9.3	E4: R44	No change.
9.4	E4: R34	R34 has been changed to 10% with a variation down to 5%, depending on certain criteria (listed).
9.5	E4: R35	No changes, except moved reference to <i>Planning and Development Act</i> . Now in guidance text.
9.6	E4: R36	No changes except removed reference to <i>Transfer of Land Act</i> .
9.7	DC 2.3	Inclusion of DC 2.3 policy provision regarding cash-in-lieu to be used for POS purposes.
9.8	E4: R39	No changes, just minimal grammatical editing.
9.9	E4: R42	No changes.
9.10	E4: R7 / R11 / R43	Updated Deductions list to provide comprehensive list and updated terminology. Merged Foreshore Reserves, Regional Open Space and Wetlands into list, and explanatory text of those requirements are now in guidance text. R7 and R8 (regional open space) are now in guidance text in Community Design and POS element.
9.11 9.12	E4: R22 / R25 / R26	New water requirements developed in conjunction with Department of Water and integrated throughout Community Design and POS elements. R22, R25, R26 rewritten into two new requirements to reflect current water management practices.



Restricted use POS		
9.13	E4:R4	Second half of existing R4.
9.14	E4: R5 / R6 /R30 / R31 / R33	Developed a comprehensive list of restricted use POS to improve clarity, as one requirement.
9.15	E4: R43	Last paragraph of R43 has been separated to give clarity to the provisions of restricted use POS.

ELEMENT 6: EDUCATION

Broad changes - General

- No significant changes are proposed to the planning of education sites in regard to locational and site requirements.
- DC 2.4 has been reviewed and relevant provisions retained as requirements or explanatory text, where appropriate. Disposal and administration of pro-rate funds for Government primary school sites are not addressed in the draft Liveable Neighbourhoods 2015.
- Incorporation of summary tables to set out locational and site requirements by education site type and educational provider. Reference to middle school typology is deleted and Government district high school is confined to regional area.
- Provisions relating to interim school sites on advice of Department of Education are no longer included as preference is to secure land for long term school sites in the first instance and the use of transportable buildings for peak enrolments.
- Deleted Appendix 5 as it has not been common practice to prepare local development plan (formerly development area plans) for primary school sites content to be included in Element 6 explanatory text as case study graphics, where appropriate.

Specific changes - Requirements

Proposed	Current	Comment
Size and provision of educational sites		
10.1	E8: R9-R11	Provisions incorporated into a Table 16 with deletion of Middle School.
10.2	E8: R12	Retained. Same intent.
10.3	E8: R16	Reworded using Model Scheme Conditions. Same intent.
10.4	E8: R15	Reworded using Model Scheme Conditions. Same intent.
10.5	E8: R19	Retained. Same intent.
10.6	E8: R30 Appendix 5	Retained and expanded on. Same intent.
10.7	New Appendix 5	Provisions related to interim school sites on advice of Department of Education are no longer considered the preferred form of provision with preference to secure land for long term school sites in the first instance and use of transportable buildings for peak enrolments.
10.8	E8: R12	Simplified and expanded to place more emphasis on the role and benefits of co-location



10.9	New	To reflect the new Department of Sport and Recreation functional classification of POS and current models of provision for new Government secondary and primary schools in broad acre subdivision.
10.10	New	As above.
10.11	DC 2.4 s.3.7	Retained. Same intent.

Street network for schools

11.1	E8: R24	Retained. Same intent.
11.2	E8: R22 / R25 D.C 2.4 s 3.5	Consolidated with the same intent.
11.3	E2: R16	Retained.
11.4	E8: R20 / R21 and D.C 2.4 s 3.5	Retained and made consistent with Movement network street typologies. Specific to secondary and combined primary and secondary (K-12) school sites.
11.5	E8: R2 / R20	Retained and made consistent with Movement network street typologies. Specific to primary school sites.
11.6	E8: R23 and D.C 2.4 s 3.5	Retained. Same intent.
11.7	E8: R26	Retained. Same intent.
11.8	E8: R25 / R27	Retained. Same intent.
11.9	E8: R28	Retained. Same intent.