

Natasha Harras

From: Roach, Andrew <Andrew.Roach8@det.nsw.edu.au>
Sent: Friday, 14 July 2017 3:22 PM
To: Natasha Harras
Cc: Lantz, Joe
Subject: RE: Cobaki school sites

Hi Natasha,

I have spoken to Joe Lantz (Director, Schools Planning) and can advise as follows:

The Department of Education do not object to the consolidation of two school sites onto one on the basis that:

- New school planning arrangements place a greater emphasis on 'schools community groups' – that is, future school planning takes place across a wider geographic areas that may include multiple schools. In the case of Cobaki, some of the student demand may be taken up by schools that are situated outside the development site (especially in the early stages of the development, where a small number of houses does not necessarily justify a new school in its entirety);
- The Department of Education has revised its design approach to schools – this includes larger schools (up to 1,000 students for primary and up to 2,000 for secondary) with a preference for efficient use of sites. As such, the Department of Education is likely to have a preference for one larger school on the Cobaki Development, rather than two smaller ones.

As such, the Department of Education does not object to the provision of one school site on the Cobaki development, in accordance with the proposal put forward by the developer. The Department would be looking to having the land dedicated to Education for future school provision.

The following should be noted:

- Department of Education considers the southern access road as key to being able to service the development. This includes appropriate connectivity to allow other education facilities (schools) to cater for student demand generated from initial development. If the southern access road is not provided at the outset, then the only access into the site would be via Queensland. This would present problems in terms of travel distances to existing nearby schools as well as school transport (ie bus) services. We understand that many other agencies share the concern over this access point, particular emergency services, who will require this access to be provided in order to secure appropriate services for the site; and
- We note that the developer has lodged plans to revise building heights across the development area, although at this stage we have been advised that this does not necessarily increase the overall development yield in terms of housing numbers. Our advice is based on the current proposed development scenario and the current dwelling numbers. Obviously any increase in dwelling yield is likely to change the demand for education needs (and thus bring the need for a second school site back into consideration).

Regards

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