



Mrs Anna Johnston
A/Team Leader Strategic Assessments
Department of Planning
23-33 Bridge Street Sydney 2000

Your Reference: Minmi/Newcastle Link Road (MP10_0090)
Our Reference: Doc 11/40471

Dear Mrs Johnston

RE: Minmi/Newcastle Link Road Concept Plan, MP10_0090

I refer to the above major project concept plan application, which was referred to the Department of Education and Training (the Department) for comment on 24 February 2011. The following comments are made on the proposed development, based on information provided by the Department of Planning.

1. Land Uses

The Department does not object to the proposed zoning of land for low density residential (R2), Local Centre (B2) and National Park (E1). The zoning of school sites is consistent with Department of Planning's most recent Practice Note (PN 10-001, Zoning for Infrastructure in LEPs), including that government school land be accorded adjoining use zoning so long as educational establishment is a permissible land use. The Department is also aware that *State Environmental Planning Policy Infrastructure 2007* permits education establishment regardless of zoning.

The Department would like to bring to Department of Planning's attention that the proponent has inadvertently prohibited education establishment in the proposed land use zonings.

For example in both R2 and B2 Zones, permitted with consent includes information and education facilities, which under the standard instrument means:

a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

The correct land use definition for government schools and TAFEs is *education establishment*, which under the standard instrument means:

a building or place used for education (including teaching), being:



(a) a school, or

(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

The Department therefore requires that education establishment be included in the land use zoning as permitted with consent for both proposed R2 and B2 Zones. This will ensure permissible development is consistent in both *State Environmental Planning Policy Infrastructure 2007* and the proposed part of *State Environmental Planning Policy Major Projects 2005*.

2. School site location

The Department has previously indicated (ref: Doc09/7407) its anticipated infrastructure requirements being 1.35 hectare site extension to the current small Minmi Public School, to enable it to be upgraded, and a four hectare primary school site suitably located within the proposed new residential area.

The Department's review of the concept plan indicates that the proposed extension area to the Minmi public school is not a suitable location for school building purposes due to:

1. The orientation and irregular shape of the proposed site extension would not allow the Department to increase the building footprint to cater for the increased enrolments whilst providing the required free play, sports hard courts and open area sporting fields required for the successful delivery of the educational curriculum.
2. Minmi Public School currently utilises the adjacent Newcastle City Council sporting fields via a local arrangement. The proposed development increasing the local population may impact on the availability of these facilities for daily use by the school.
3. The portion of the proposed extension that is to the west behind the Newcastle City Council playing fields would create a student supervision issue for the school during recess and lunch times, due to the conflicting land levels and line of sight restrictions.

The proposed new school location in Link Road South Precinct is not suitable for the Department due to:

1. An existing Department site in adjacent suburb Cameron Park that would capture demand in the Link Road South Precinct. In addition, residents of the Link Road South Precinct would have access to the Edgeworth Public School and Edgeworth Heights Public School, which currently has capacity for additional enrolments.
2. There will be physical road barriers and natural barriers to cross to access the school site for residents located in the Link Road North Precinct and Village Centre Precinct,
3. Being located to the southernmost portion of the concept plan results in an inability to efficiently or effectively capture the significant demand that would be created in the Link Road North Precinct and Village Centre Precinct.

The Department is investigating suitable areas for the school extension and a suitable site



for the new school and it would benefit both the proponent and Department to liaise closely on this matter.

3. Staging and delivery of education infrastructure

The proposal does not detail who or to what extent that education establishments will be delivered as a result of the proposed development and any further planning approvals that will be necessary. The proposal further lacks detail on staging and the proposed timeframes for schools to be built and operating.

It is recommended that the proponent investigate and consult with the Department on staging and delivery of education establishments prior to the Preferred Project Report being prepared.

4. Voluntary Planning Agreement

It is noted the draft Voluntary Planning Agreement does not include land acquisition and/or monetary contributions for education specific purposes. The absence of specific education establishment contributions will place considerable constraints on the Department in terms of the provision of future education infrastructure. The Department is available to discuss alternative arrangements with the proponent.

5. Continuing consultation

The proponent and the Department would benefit from continuing consultation with each other regarding school sites, delivery and detailed planning/design of the proposed high school extension in the Minmi Extension Precinct and a new primary school.

In particular, school site location, sizes, orientation and design are of importance to the Department and attached is a site selection guideline.

It is recommended that the proponent undertake continuing consultation with the Department and include consultation as a specific Statement of Commitment.

Please contact Martin Karm, Statutory Planner on 9661 8147 or email martin.karm@det.nsw.edu.au should you require any further assistance or clarifications in relation to this submission.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Tony McCabe', written in a cursive style.

Tony McCabe
Director, Planning and Delivery
1 April 2011



New South Wales Department Of Education and Training

REQUIREMENTS FOR NEW SCHOOL SITES

Requirements for new school sites as determined by the New South Wales Department of Education and Training are outlined below. These are only broad guidelines which may vary slightly with individual new developments.

1. ***School Provision Thresholds - One primary school site per 2000-2500 new homes and one high school site per 6000-7500 new homes***

Consideration must be made with respect to:

- (a) possible diversion of some students in new areas to existing schools;
- (b) impact of existing or proposed non-government schools;
- (c) the type and speed of residential development;
- (d) the possible need for additional sites in large developments to cater for temporary enrolment peaks; and
- (e) the nature of the population.

2. ***General Site Location Principles***

- (a) Primary school local catchment area should remain flexible over time.
- (b) The school should be located on a distributor or collector road (to alleviate noise and traffic problems).
- (c) As far as possible, a primary school should be within 1.6 kms road distance of the bulk of its likely drawing area to minimise the demand for bus transport.
- (d) It is an advantage to locate a school adjacent to a community playing field.
- (e) Encourage opportunities for joint use of land, eg. for child care and open space
- (f) High schools should be located away from commercial centres, especially where liquor outlets may be located.

3. ***Specific Site Selection***

In general the following attributes are desired:

- (a) Primary school sites should be around 3 hectares in size, while 6.0 hectares is desirable for a high school.
- (b) Slope not greater than 1 in 10.
- (c) Site above the 1 in 100 year flood level and well drained.
- (d) Shape of the site should be substantially regular.
- (e) Site should be fully serviced with respect to water, sewer, power, telephone, kerb and gutter, footpath and sealed road.
- (f) Site should be free of possible restrictions to development, such as service and access easements (especially high tension electricity, mobile phone towers and drainage) through the site; free from environmental restraints and contamination.

The specific site should always be discussed with the Department of Education and Training's Asset Management Directorate personnel.