

Mr Steve Murray
Regional Director, Northern Region
Department of Planning
PO Box 550
TAMWORTH NSW 2340

DOC 11/24528

Dear Mr Murray

RE: Terranora Altitude Aspire Subdivision, MP09_0166

I refer to the above major project application, which was referred to the Department of Education and Communities (the Department) for comment and advice. The following comments are made on the proposed development, based on information provided by the Department of Planning and the proponent.

Background and previous correspondence

The Department notes that the Altitude Aspire Subdivision (formerly known as Altitude 1) is anticipated to yield 320 new residential lots and is part of a wider 1,100-lot development known as Area E in the Terranora area.

In previous advice to the Department of Planning (DOC 09/123440) and to Darryl Anderson Consulting Pty Ltd (DOC 10/47414) the Department concluded that the 320-lot subdivision at Altitude Aspire and Area E would generate sufficient additional demand on government school facilities for the Department to seek a contribution from the developer towards education infrastructure.

The majority of the proposed Area E development is in the Terranora Public School catchment, with only a small number of lots from the Altitude Aspire development located in the Centaur Public School intake area.

Terranora Public School and Centaur Public School are both operating over their permanent teaching space capacities, requiring the supplementation of demountable accommodation. The Terranora Public School site, at 2.5 hectares in size and of uneven terrain, is below the Department's preferred 3.0-hectare optimum site size.

The entire Area E development is within the catchment area for Banora Point High School, which is able to accommodate additional secondary schooling demand.

Department advice

The Department maintains its previous advice that the Terranora Altitude Aspire residential development will contribute to the anticipated generation of additional demand for Government primary schooling at levels higher than the current public education infrastructure provides.

As such, the Department advises that a contribution would be of assistance from the developer towards the cost of providing for primary education infrastructure.

The calculation and mechanism by which contributions can be determined can be discussed in further detail with the Department of Planning and consistent with advice in Planning Circulars PS 10-001.

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



Tony McCabe
Director, Planning and Delivery
4 April 2011