



Mr Ben Lusher
Director
Key Sites Assessments, Planning Services
NSW Department of Planning & Environment
320 Pitt St
SYDNEY NSW 2000

DOC18/371788
16 May 2018

By email to derek.low@planning.nsw.gov.au

Dear Sir

Ivanhoe Estate Redevelopment –Concept Design Exhibition (application SSD 8707)

The Department submits the following comments on the exhibition of the draft Ivanhoe Estate Concept Plan. This follows the Department's submission of 14 September 2017 on the proposed Secretary's Environmental Assessment Requirements for the Ivanhoe Masterplan.

It is noted that the final SEARs have incorporated the Department's request that the contributions addressed in the EIS should refer to a potential Special Infrastructure Contribution with the Department of Planning and Environment in addition to Section 94 and Voluntary Planning Agreements.

The department has undertaken demographic and student enrolment projections for the proposed additional 3,500 dwellings within the Ivanhoe Estate. This is anticipated to result in an increase in government primary and secondary school enrolment demand.

The Department's planning strategy for the anticipated growth is underpinned by announced projects within the area and the establishment of the Meadowbank Education Precinct (K-12). This includes the current capital works for a new Smalls Road primary school and upgrades to Kent Road Public School, West Ryde Public school and Denistone East Public school. The provision of a new high school within the Meadowbank Education Precinct will also provide additional secondary teaching spaces within the area.

The Department would however expect that a development contribution for education infrastructure should be provided in relation to the proposed density uplift, and requests the opportunity to discuss such a contribution prior to approval of the SSD application.

Thank you for the opportunity to respond. Please direct any inquiries to Stephanie Bashford on 9561 1 or by email to Stephanie.Bashford@det.nsw.edu.au.

Yours sincerely

Lucy Chen
R/Director, Schools Planning (North)
School Infrastructure NSW