

Department of Planning
GPO Box 39
SYDNEY NSW 2001

COASTAL ASSESSMENTS
RECEIVED

23 OCT 2009

NSW Department
of Planning



STUART
WITHINGTON
23/10/09
AB

Your ref: 05_0129
Our ref: DOC 09/92819

Bent Drive
26/10/09
SW.

Attention: Alan Bright
A/Director, Coastal Assessments

Dear Mr. Bright

**Re: Lakes Estate Residential Subdivision at Lakes Drive and North
Boambee Road, North Boambee.**

I refer to your letter of 25 August 2009 regarding the exhibition of the Environmental Assessment for the Lakes Estate, North Boambee.

The Department of Education and Training notes that the Lakes Estate in Boambee North is anticipated to yield 198 residential lots, primarily separate housing.

Boambee North is situated in the Boambee PS and Coffs Harbour HS catchments. Student enrolments at these schools have declined slightly over the past five years, but are anticipated to remain stable in the near future. It is anticipated that both schools will be able to cater for students from the Lakes Estate.

The Department also owns a 13.5 hectare site in North Boambee for a possible combined primary and high school to serve future residential development in the North Boambee area. However, the proposed Pacific Highway bypass road corridor alienates the buildable part of the Department's site and also splits the intended school catchment area, thereby reducing the suitability of the site for school uses, in addition to reducing the area's potential residential lot yield.

It is noted that the Lakes Estate development is consistent with developments proposed by Council in the North Boambee Valley (West) Structure Plan. The Department also notes that in the Structure Plan, North Boambee the area is anticipated to yield a total of approximately 360 residential lots with an additional ten lots identified for medium density living.

The Department anticipates that the 198 lots in the Lakes Estate will result in additional demand at government educational facilities. However, the Department feels that current educational facilities in the region, supplemented by demountables, can accommodate increased student demand from this development. As such, the Department will manage new enrolment demand

NSW Department of Education & Training

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from future residential development in North Boambee Valley through existing government schools in the region.

Thank you for the opportunity to comment on the potential infrastructure requirements of this development area. If you would like to discuss any aspect of this issue further, the contact officer is Mr. Shane Cridland, Demographer, Service Planning (ph 9561 8564).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sandra Patterson', with a long horizontal flourish extending to the right.

Sandra Patterson

A/Manager, Service Planning

21 October 2009