

Mr Darryl Anderson
Director
Darryl Anderson Consulting Pty Ltd
Suite 7 Corporate House
8 Corporate Circuit
TWEED HEADS SOUTH NSW 2486

DOC: 10/47414
Your ref: MET 07/133

Dear Mr Anderson

RE: Proposed 300 Lot Subdivision at Lot 1 DP 304649, Lot 1 DP 781687, Lot 2 778727, Lot 1 DP 781697, Lots 1 DP 169490 and Lots 40 and 43 DP 254416 Fraser Drive, Terranora "Altitude 1" (Major Project No. MP09-0166)

I refer to your letter dated 17 March 2010 seeking the Department of Education and Training's comments regarding the Metricon Qld Pty Ltd's 300-lot 'Altitude 1' residential development at the southern end of Frasier Drive, Terranora.

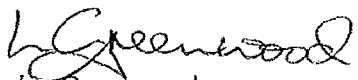
The Department anticipates that the 300 lots planned for the Altitude 1 development will generate additional demand for government school facilities. In 2009, the Department advised the Department of Planning, regarding the Altitude 1 development, that a contribution may be sought from the developer towards the cost of land for education infrastructure in association to the additional demand (as outlined in the Department of Planning's Planning Circular PS 08-017).

The Altitude 1 development is in the Terranora Public School and Banora Point High School catchments. Terranora Public School and neighbouring Centaur Public School both have anticipated enrolments at levels above their permanent accommodation capacity into the medium term and this additional 300 dwelling development may require additional supplementary accommodation to cater for the demand. 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 size but is now surrounded by residential development, thereby limiting its ability to be readily expanded.

The Centaur Public School site and Banora Point High School site are both at the Department's optimal sizes for schools so in this instance, the Department is not indicating a need for additional land.

Thank you for the opportunity to comment on the Altitude 1 residential land release at Terranora. The contact officer at the Department is Mr. Shane Cridland, Demographer, Service Planning (ph 9561 8564).

Yours sincerely


Lesley Greenwood
Manager, Service Planning
30 March 2010

NSW Department of Education & Training

Asset Management Directorate Level 13, 55 Market Street, Sydney NSW 2000 GPO Box 33 Sydney NSW 2001 T 9561 8000 F 9561 8438
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Jenny (on behalf of Darryl)

From: Eyears, Gregory <gregory.eyears1@tafensw.edu.au>
Sent: Monday, 5 December 2011 1:32 PM
To: Jenny (on behalf of Darryl)
Cc: Karm, Martin
Subject: RE: DET submission on schools in Area E, Terranora - Tweed LGA - Major Project Application No. 09_0166 Altitude Aspire

Hi Darryl

In response to your request (email 28th November 2011) for the Department to quantify developer contributions for school facilities in respect to the proposed 300 Lot Subdivision at, Lot 1 304649, Lot 1 DP 781687, Lot 2 778727, Lot 1 DP781697 and Lots 40 and 43 DP 254416 Fraser Drive Terranora "Altitude 1 (Major Project No. MP09-0166

I have referred to the Departments letters, Department of Planning dated 16th November 2009, Daryl Anderson Consulting dated March 2010, Department of Planning dated 4th April 2011.

In previous advice to the Department of Planning (DOC 09/123440) and Daryl Anderson Consulting Ltd (DOC 10/47414) Department of Planning (DOC 11/24528) the Department concluded that the 320 new residential lots that are part of a wider 1100 lot development know as Area E Terranora area would generate sufficient additional demand on Government school facilities for the Department to seek a contribution from the developer towards education infrastructure.

The Department concluded that a contribution may be sought from the developer towards the cost of land for education infrastructure in association to the additional demand (as outlined in the Department of Planning's Planning Circular PS 08-017).

A further assessment of the primary schools in the South Tweed Area indicates that the student demand from the Area E can be accommodated in the medium to long term spare capacity at Centaur Public School and other school in the South Tweed Area.

The Department is not indicating a need for additional land or education infrastructure as a result of the Area E development.

It is DEC's understanding that State levies are developed on a proportioning methodology linked to the demand generated. As the State contributes between 25-50% (subject to timing of the application of the levy) to the costs of land for education, then a maximum of 50-75% of the cost of land required for education infrastructure can be sought from developers.

It is also DEC's understanding that Developers are not required to contribute to education infrastructure building works such as new halls, classroom, playing fields etc.

I hope this information is of assistance in finalising your project report.

Regards
Greg Eyears
Department of Education and Communities
Regional Asset Planner, North Coast Region