

27 July 2022

CONFIDENTIAL

Mr. Ron Moore
General Manager
Camden Council
PO Box 183,
Camden NSW 2570

Attn: Adrian Ellis, Adrian.Ellis@camden.nsw.gov.au

Dear Mr. Ellis,

**RE: SINSW SUBMISSION –LEPPINGTON PUBLIC SCHOOL UPGRADE -
INDICATIVE LAYOUT PLAN AND ZONING**

School Infrastructure NSW (SINSW), as part of Department of Education (the Department), welcomes the opportunity to provide additional comments on the indicative layout and zoning of the Leppington Town Centre (LTC). SINSW understand that these comments will inform the Masterplan and Draft Planning Proposal for Leppington Town Centre (LTC), currently being prepared by Camden Council.

Following on from the meeting held between Council and SINSW on the 30th June 2022, SINSW has provided detailed commentary on several matters within Attachment A below:

- Preferred location for secondary school site
- Notation and imagery in reporting; and
- Preferred zoning on school site/s

Future school development in the LTC is subject to review of the matters outlined in this submission, as well as ongoing collaboration between SINSW, Council and Department of Planning and Environment (DPE). SINSW also request an opportunity to review the entirety of the draft Planning Proposal package prior to its formal exhibition in late 2022. This will ensure that infrastructure provision in the area aligns with growth through to 2036.

SINSW welcomes the opportunity to engage further on the draft Planning Proposal and the content contained in this submission.

Should you require further information about this submission, please contact the SINSW Strategic Planning Team at StrategicPlanning@det.nsw.edu.au

Yours Sincerely,



Rebecca Willott
R/ Executive Director, Infrastructure Planning

ATTACHMENT A – SINSW SUBMISSION – LEPPINGTON TOWN CENTRE

Investigative locations for potential High School

SINSW has identified a potential demand for additional education facilities to service the Leppington Town Centre. This will ensure that public schools are supporting community needs and continue to be appropriately resourced to respond to changes to its student population.

SINSW refer to the agency's previous letter (dated Jan 2022) which identified a need for an additional 1.5 hectares of land for a potential combined primary and high school site within the LTC. SINSW has progressed investigations on this matter, which indicate that the estimate of 1.5ha may be undersized due to the areas topography and presence of the Cumberland Wood Land. As a result, SINSW is progressing investigations for possible locations to support this additional site area (up to 3.5 ha). Please refer Attachment B for further details on the areas under investigation.

SINSW will continue to engage with Council as detailed investigations continue for the potential school site, with an aim to resolve this matter prior to public exhibition of the draft Planning Proposal. For Council's reference, SINSW are also liaising separately with Liverpool Council regarding additional investigation sites within this Local Government Area.

Notation and Imagery in Reporting and on Plans

To account for the above investigations, SINSW request that the draft Indicative Layout Plan (ILP) continues to identify the existing Primary School, with an extended boundary (dotted line) around the investigation areas noted in Appendix B below. SINSW also requests that the ILP Legend identify this area as an:

"Investigation area for social infrastructure (which may include educational facilities) – subject to further review"

On 11th July 2022, Council provided additional wording from Council's Draft Covering Report for SINSW's review. This report will be provided to the Local Planning Panel in its consideration of the Draft Planning Proposal for the LTC in August 2022. SINSW have provided feedback on the Draft Covering Report separately to Council (letter dated 15th July 2022).

As stated above, SINSW request the opportunity to review the draft Planning Proposal package prior to public exhibition, particularly any references to school infrastructure, timing and delivery.

The above measures will ensure that the public's expectations are managed regarding the delivery of educational infrastructure within the LTC.

Preferred Zoning for School Site

As stated in the agency's previous letter to Council (dated 11 January 2022), SINSW requested that any future school sites within the LTC be zoned *SP2-Educational Establishments*.

Due to the ongoing site investigations, in the meeting dated 30th June 2022, Council tabled an alternate option, this being a Land Reservation Acquisition Layer (LRA). This layer would identify the Department of Education as the relevant authority to acquire lands under Clause 5.1 of Appendix 5 of the *State Environmental Planning Policy (Precincts – Western Sydney Parkland City) 2021* (the SEPP) and would require the current LRA map to be amended as part of the future Planning Proposal for the LTC.

Noting that investigations regarding the location of the additional education facilities are still ongoing, SINSW requests that the Land Reservation Acquisition Layer (LRA) be initially applied to the following sites within the draft rezoning package for the LTC (refer Attachment B):

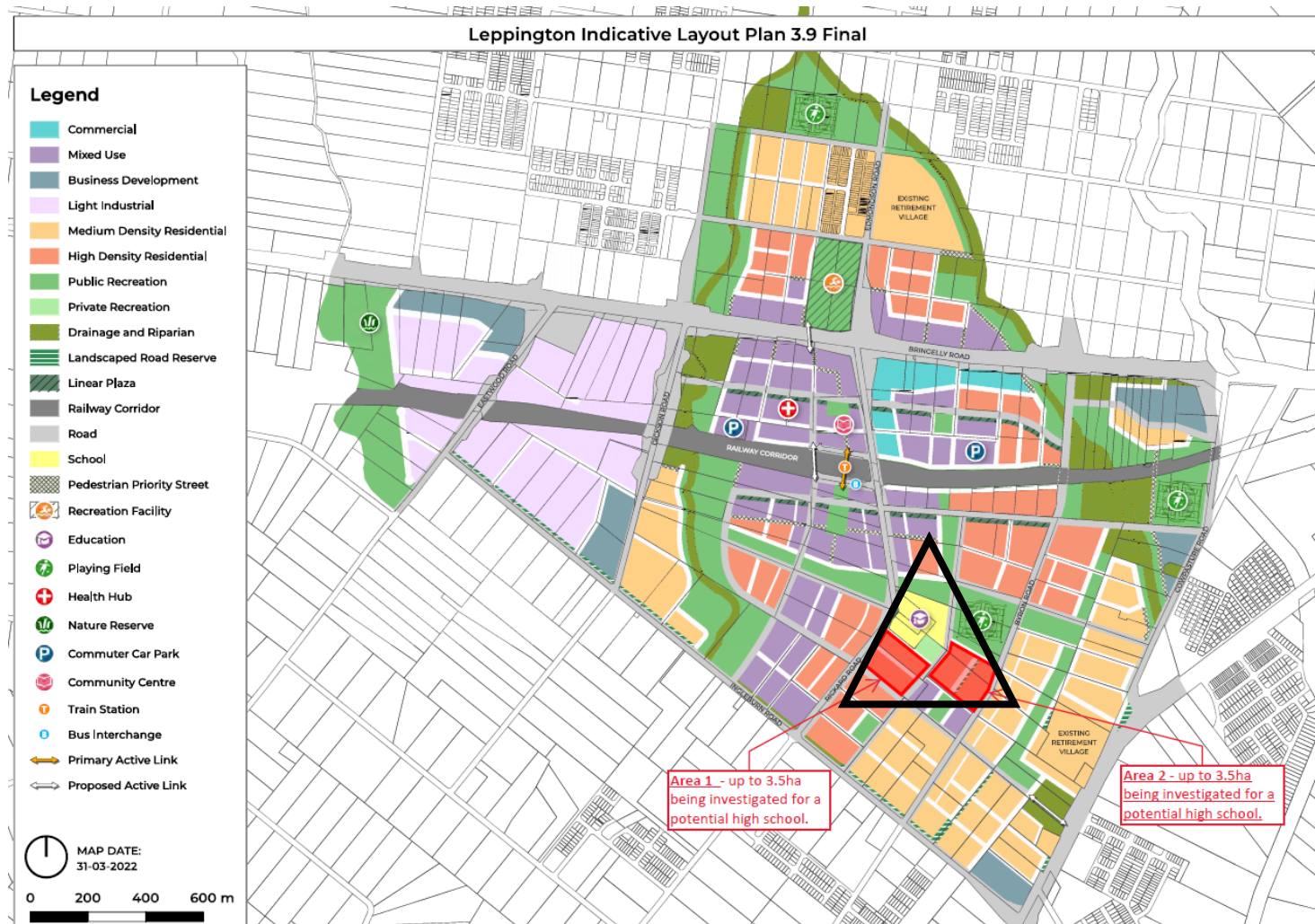
- Lot A/DP411211 and Lot B/DP411211 - to the South of Leppington PS
- Lot 39B/DP8979 and Lot 38D/DP8979 – to the east of Leppington PS

Pending the results of the agency's investigations, modifications will likely be required to the draft Planning Proposal prior to public exhibition.

As a result, SINSW request that a footnote be added to the relevant sections of the draft Proposal package which states the following:

*"*The above is subject to continuing investigations by School Infrastructure NSW".*

ATTACHMENT B – SINSW INVESTIGATION AREAS – LEPPINGTON TOWN CENTRE



School Infrastructure NSW (SINSW)

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