

Planning Report

Proposed rezoning of former school sites in North Kellyville and Riverstone Precincts



**Proposed Amendment to State
Environmental Planning Policy
(Sydney Regional growth Centres)
2006**

November 2014

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1. Introduction

The purpose of this report is to describe and explain proposed amendments to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to rezone land zoned SP2 Infrastructure (School) and (Educational Establishment) to R2 Low Density Residential (R2 zone) in the North Kellyville Precinct and the Riverstone Precinct in the North West Growth Centre.

An amendment is required to rezone land identified for a school site at 6-10 Withers Road in the North Kellyville Precinct as an alternate school site has been purchased by Department of Education and Communities (DEC). The site was identified for acquisition and zoned SP2 (School) in consultation with DEC during Precinct Planning.

The DEC has since purchased an alternative site for a new public school, to the south of the subject site, on Hezlett Road. The existing site is no longer required for the purpose of a school and DEC has requested an amendment to remove the acquisition liability and change the zoning to permit appropriate urban development.

DEC has reviewed the delivery of public schools for the Riverstone Precinct and determined that one of three primary school sites identified and zoned during Precinct Planning will not be required to meet future demand in the Precinct. The future education needs of the Precinct will be met through the redevelopment of existing schools, a new Kindergarten – Year 12 (K-12) school, and two new primary schools. DEC has confirmed that it does not intend to acquire the site at 132-134 Boundary Road, which was zoned SP2 (Educational Establishment) during Precinct Planning, as this site is located within close proximity to an existing school and is surplus to DEC's needs.

The amendments to the Growth Centres SEPP will remove DEC acquisition responsibilities and will facilitate the development of low density housing consistent with the surrounding R2 Low Density Residential zone. DEC's obligations to provide public education for the new communities in the Precincts will be met through the development of new schools and/or expansion of existing schools.

The proposed amendments will also set principal development standards for the sites, including maximum building heights and minimum residential density, as generally apply to development in the R2 Low Density Residential zone in other parts of the Precincts.

1.1 Proposed amendments

Parts 2 and 3 of this report describe the proposed amendments in North Kellyville and Riverstone respectively. The amendments to the Growth Centres SEPP are required to:

- Rezone the land from SP2 Infrastructure (Educational Establishment) and (School) to R2 Low Density Residential, consistent with the surrounding land uses;
- Remove the land from the Land Reservation Acquisition Map, as the sites are no longer to be acquired for the purpose of a school;
- Revise the Residential Density Map, to include minimum residential density controls; and
- Revise the Height of Buildings Map to include maximum building height controls.

2. North Kellyville Precinct Plan Amendment

2.1 Background

The North Kellyville Precinct was rezoned for urban development in 2008 and is located in The Hills Local Government Area, in the North West Growth Centre. The North Kellyville Precinct will provide for approximately 4,500 new homes when fully developed.

Detailed precinct planning was undertaken to determine the most appropriate land uses for the Precinct, including the location of a school. In consultation with DEC a school site was agreed at the subject site and the land was zoned SP2 – Infrastructure (School) and included on the Land Reservation Acquisition Map for acquisition by DEC. The zoning and acquisition responsibilities in the Precinct Plan were introduced with the agreement of DEC.

2.2 The Site

The land to which this amendment applies is located at 6-10 Withers Road, within the North Kellyville Precinct. The subject site is owned by three separate landowners and is located adjacent to land identified for a park and close to the planned local centre on the corner of Withers and Hezlett Road. Local heritage item 'Yalta' is adjacent to the site on the western boundary.

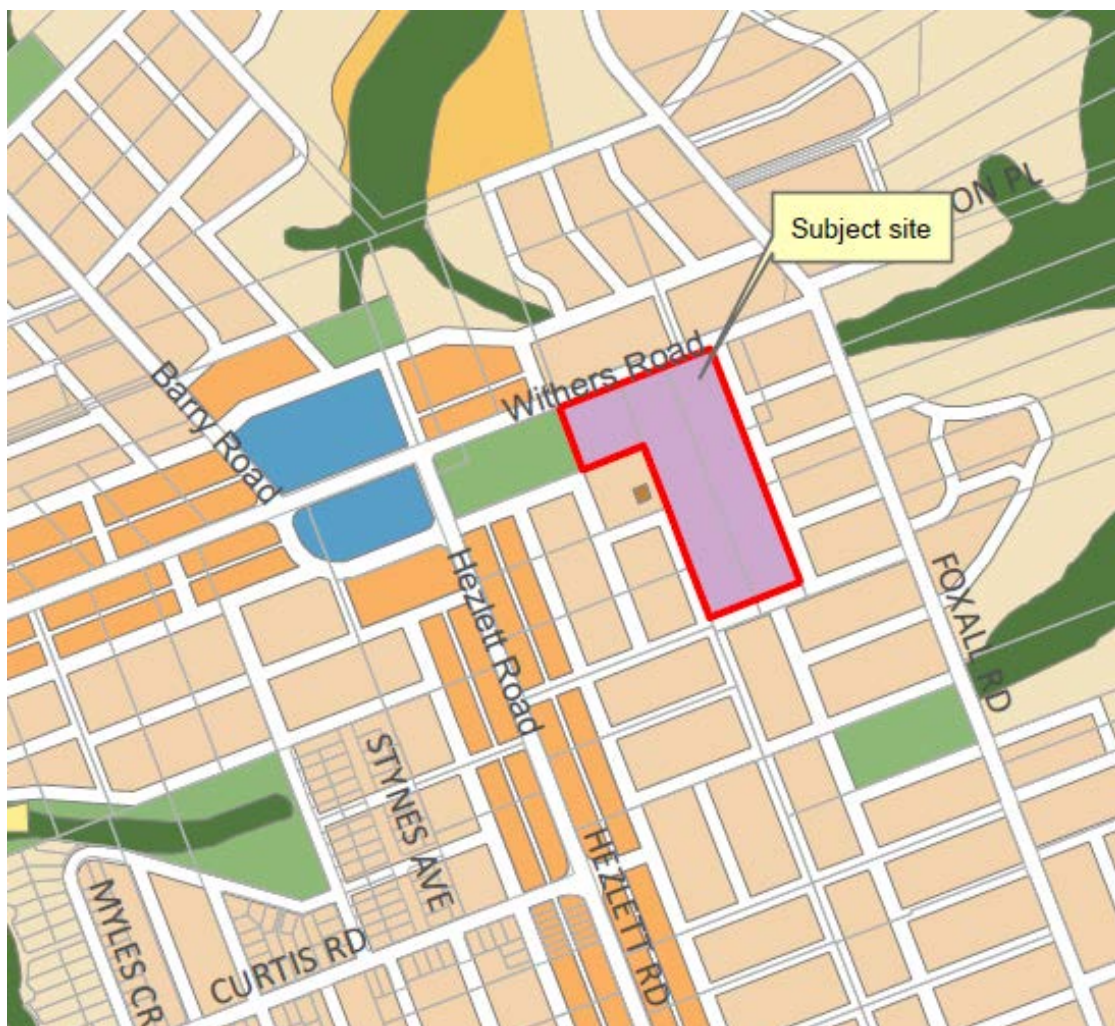


Figure 1.1– Subject Site - Withers Road Site – North Kellyville Precinct

In 2013 DEC purchased a different site at 56-58 Hezlett Road for the purpose of building a school in North Kellyville. The Hezlett Road site is located approximately one kilometre south of the subject site on Withers Road (see Figure 1.2).

DEC has advised the landowners of 6-10 Withers Road (Attachment A) that the subject site is no longer required for acquisition for the purpose of a school as an alternative site has been purchased elsewhere in the North Kellyville Precinct.

DEC has also confirmed with Council, (Attachment B) and the Department that it will not acquire the subject site and will instead proceed with building a future school at the Hezlett Road site. DEC has requested that the land reservation acquisition and zoning maps be amended as the subject site is no longer intended to be acquired for a school.

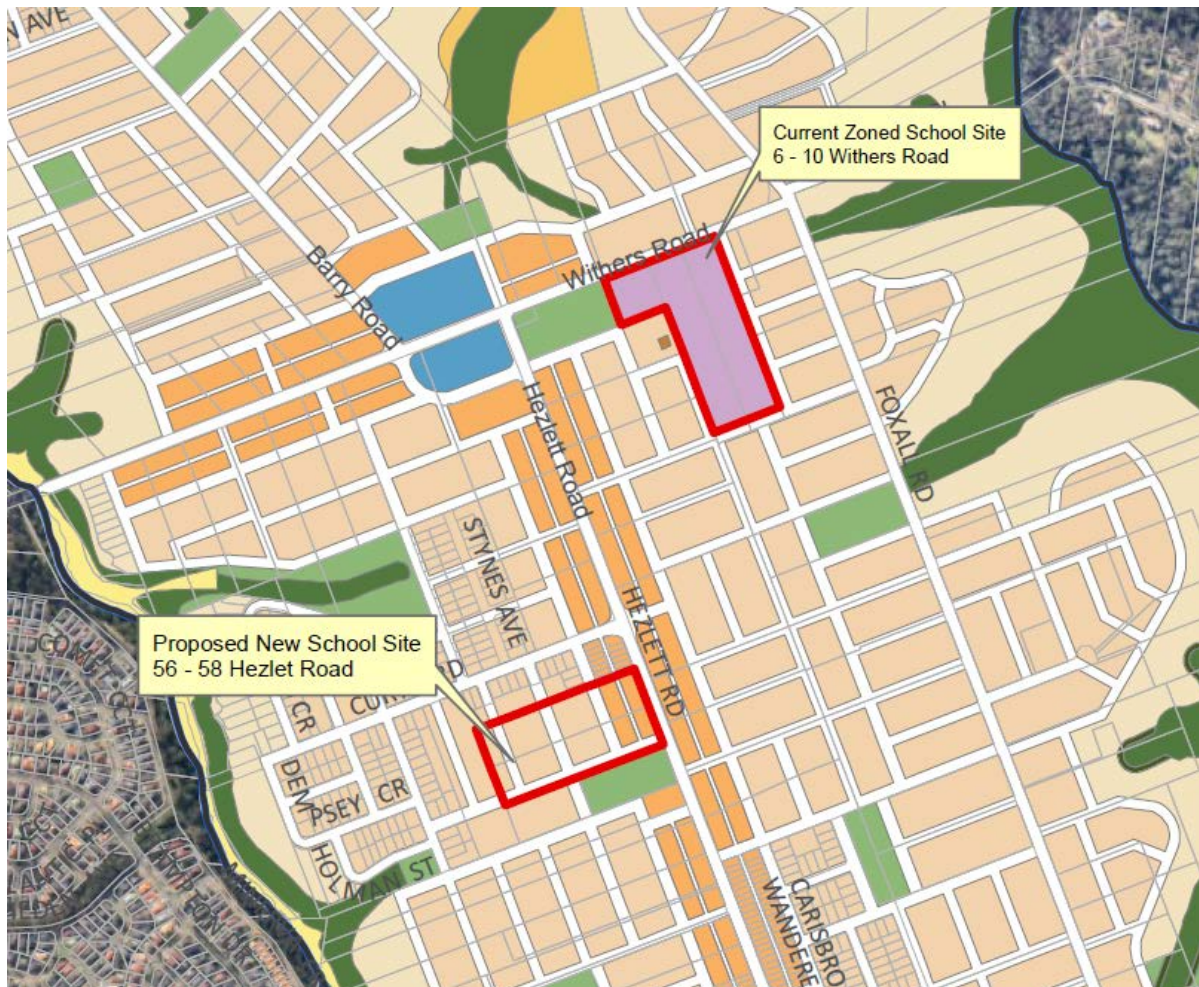


Figure 1.2– New School Site – Hezlett Road – North Kellyville Precinct

2.3 The Proposal

The current zoning of the subject site as SP2 Infrastructure (School) prohibits most development for purposes other than a school. The land is also identified on the Land Reservation Acquisition Map for acquisition by DEC for the purpose of a school. The amendment proposes to rezone the land to R2 Low Density Residential and remove the acquisition responsibility to facilitate low density residential development consistent with the surrounding R2 Low Density Residential zone.

There is no requirement to rezone the Hezlett Road site for the purpose of a school as schools are permissible with consent in all residential zones under *State Environmental Planning Policy (Infrastructure) 2007*.

Development standards also apply to land zoned R2 Low Density Residential in the North Kellyville Precinct Plan, including minimum residential density and maximum building height. The amendment proposes a minimum residential density of 10 dwellings per hectare, consistent with the surrounding low density residential zoning. Under the North Kellyville Precinct Plan, land zoned R2 Low Density Residential with a minimum density of 10 dwellings per hectare has a minimum lot size of 360m² for a dwelling house.

The proposal will also amend the building height controls that apply to the land. Currently, the maximum building height for the majority of the site is 10m. A maximum height limit of 5m applies to land adjoining the local heritage item, which will not be altered as part of this proposal. The proposal will amend the height limits for the remainder of the site from 10m to 9m to be consistent with the height controls for the R2 Low Density zone elsewhere in the Precinct.

The zoning controls and the principal development standards for the North Kellyville Precinct are included in the maps in the Growth Centres SEPP. The proposed amendment requires four maps in the Growth Centres SEPP to be amended. The amendments to these maps are illustrated on the following figures and include:

1. **Land Zoning Map** to change the zone from zone SP2 Infrastructure (School) to zone R2 Low Density Residential.
2. **Land Reservation Acquisition Map** to delete the yellow colouring and reference to "School".
3. **Height of Buildings Map** to change the building height limit of 10m to 9m.
4. **Residential Density Map** to apply a density target of 10 dwellings per hectare.

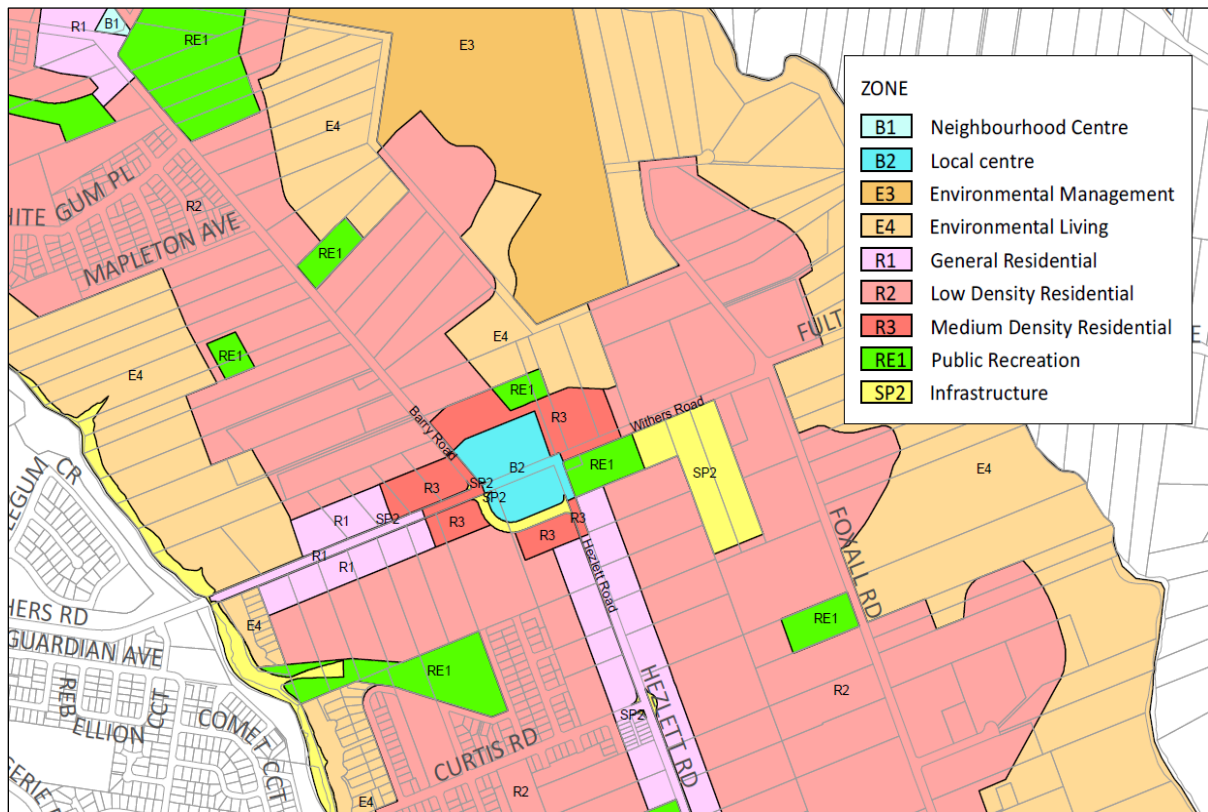


Figure 1.3: Existing Land Zoning Map

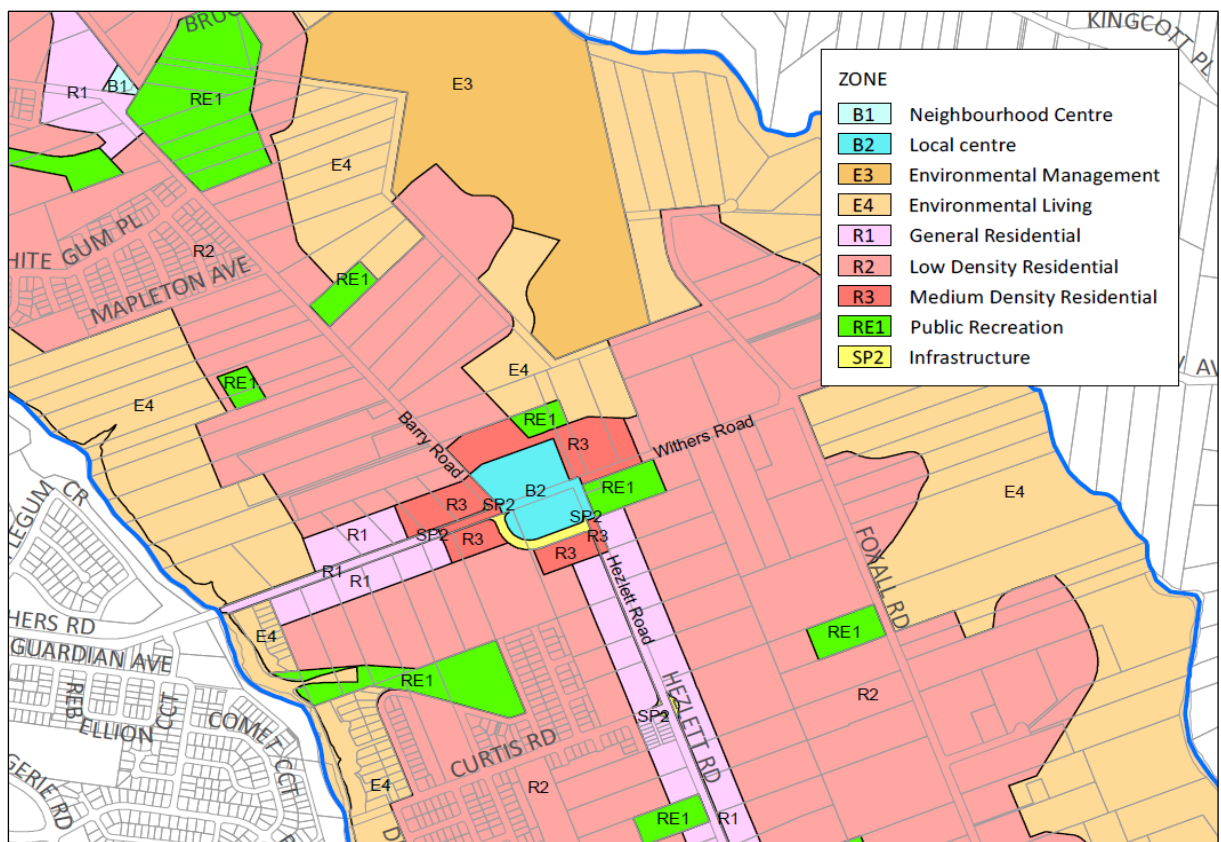


Figure 1.4: Proposed Land Zoning Map

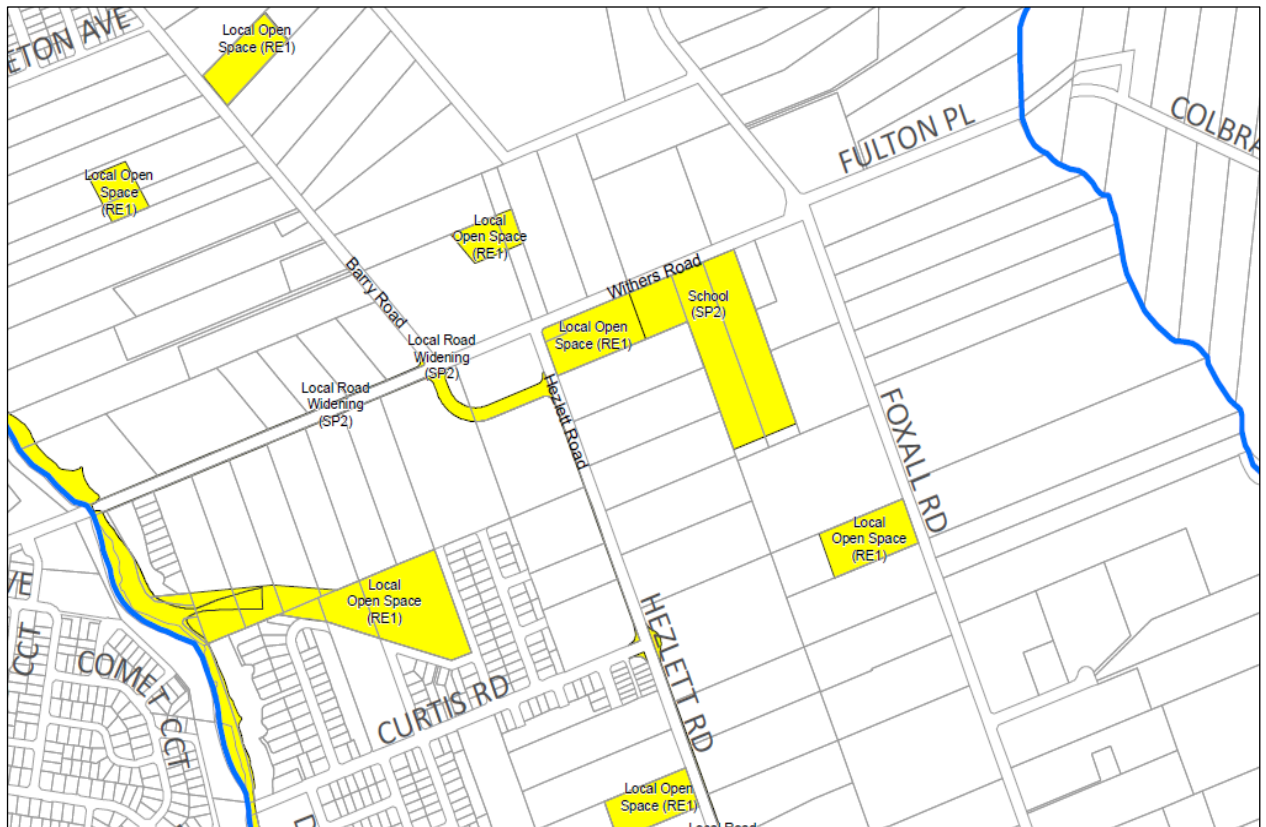


Figure 1.5: Existing Land Reservation Acquisition Map

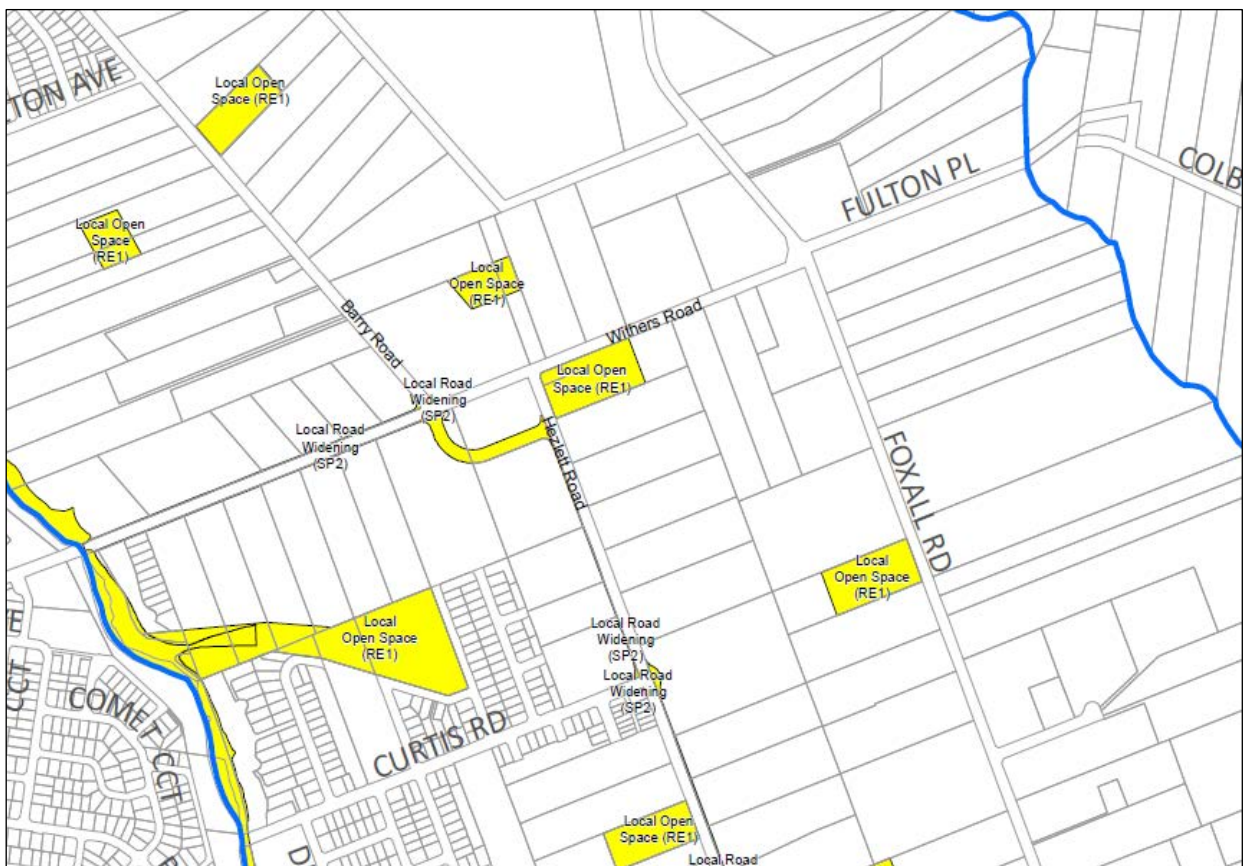


Figure 1.6: Proposed Land Reservation Acquisition Map



Figure 1.7: Existing Height of Buildings Map



Figure 1.8: Proposed Height of Buildings Map



Figure 1.9: Existing Residential Density Map

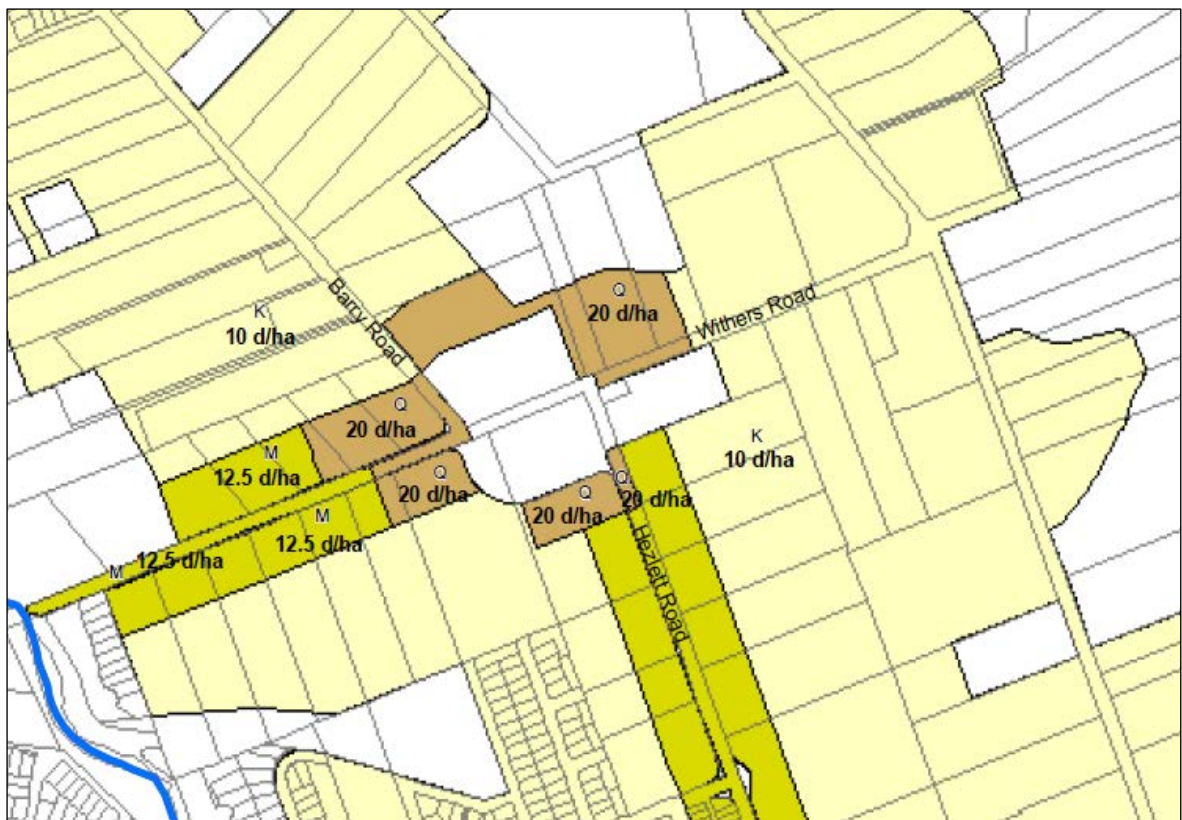


Figure 1.10: Proposed Residential Density Map

2.4 Amendment to North Kellyville Development Control Plan

The proposed amendment to the Growth Centres SEPP will also require an amendment to the North Kellyville Development Control Plan (DCP). The proposed zoning changes will need to be reflected in the Indicative Layout Plan (ILP) to remove the identification of the land as a school site and show the land as low density residential.

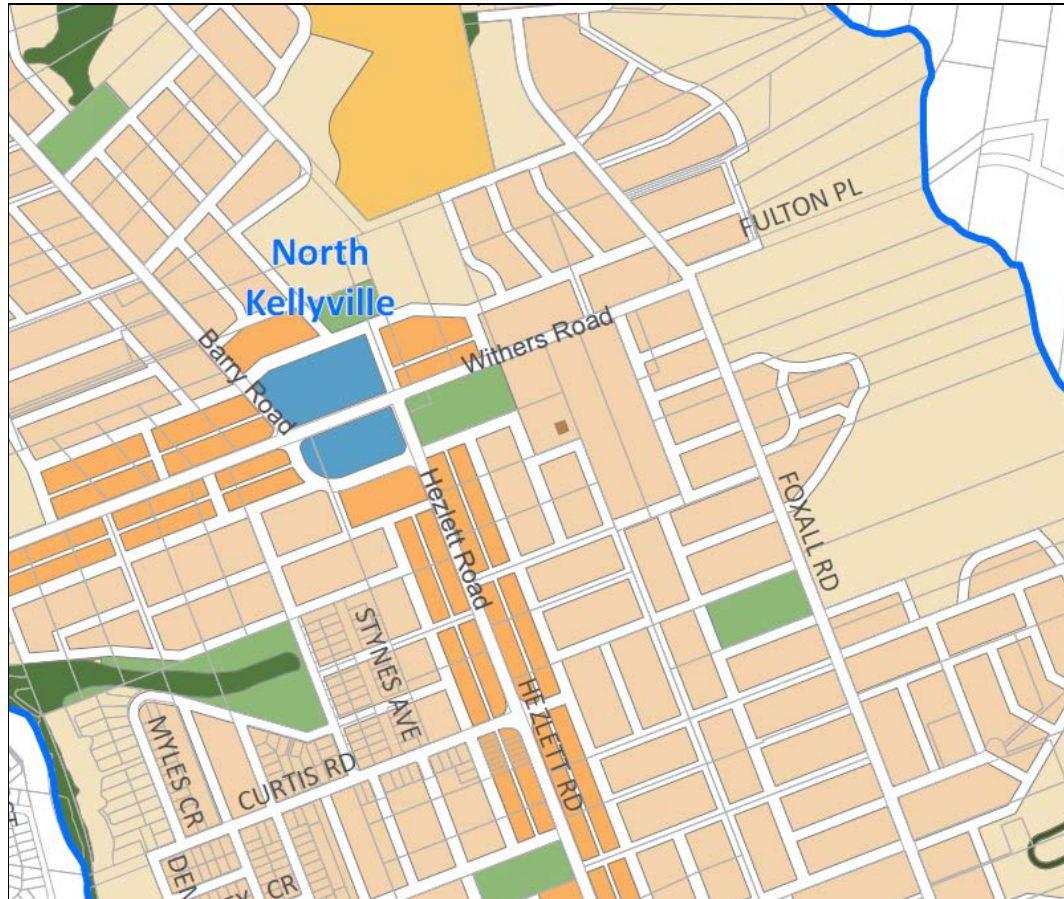


Figure 1.11 – Proposed ILP Amendment

It is intended that the detailed local road layout and residential block pattern will be resolved during subdivision design and development assessment stage. This approach will provide flexibility for Council and the landowners to address local matters relating to the road network and residential development as part of the masterplanning for any future development of the site.

To ensure that future residential development can be accommodated on the site, potential options for subdivisional roads and block layout have been prepared to show how future development may occur. These indicative plans demonstrate that logical and efficient development of the land can occur under the proposed residential zoning.

The proposed options are included in this report at Figure 1.12 and 1.13 to show how residential development could be accommodated on the site. The subdivisional road layout is not proposed to be included on the amended Indicative Layout Plan, as the detail of the road pattern can be resolved through the subdivision development application process. Alternative road layouts other than the options in this report may be possible and could be considered by Council when assessing a subdivision application for the land.



Figure 1.12 Potential road and block layout – Option 1

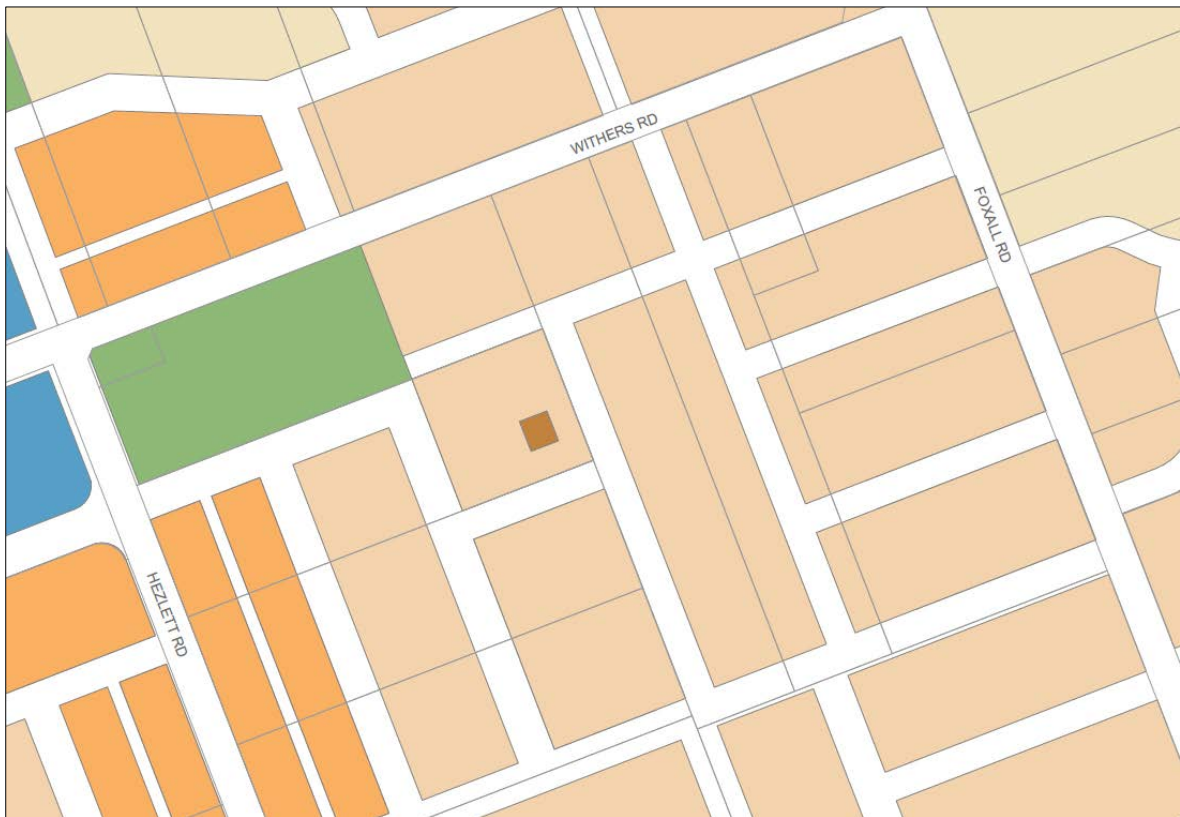


Figure 1.13 Potential road and block layout – Option 2

2.5 Implications for urban development

It is anticipated that the subject site will provide for approximately 45 new dwellings if rezoned R2 Low Density Residential. The potential dwelling yield is based on the 4.5ha site area and a minimum residential density of 10 dwellings per hectare.

The new school site on Hezlett Road is 4.04ha and is partly zoned R1 General Residential and R2 Low Density Residential. This site would provide for a minimum of 43 dwellings if not developed for the purpose of a school.

The rezoning of the subject site will allow low density residential development, and offset the loss of residential development at the new school site on Hezlett Road. Therefore, the rezoning of the site will not generate any additional demand for open space or community facilities.

The proposed rezoning will result in a considerable reduction in traffic generation in the vicinity of the subject site. Any potential changes to the local road network would be minimal and local impacts can be addressed during the subdivision development assessment stage.

2.6 Justification for the amendments

The purpose of the amendment is to rezone land identified for a school in North Kellyville Precinct as the site is no longer required for the purpose of a school. DEC has purchased an alternative school site on Hezlett Road for the future development of a school to cater for anticipated population growth in the area. Consequently, DEC no longer requires the currently zoned school site and has confirmed that it will not pursue acquisition (refer to Attachments A and B).

The proposed rezoning will enable residential development of the site, consistent with the adjoining land use zoning and the objectives of the Growth Centres SEPP. The proposed rezoning will also provide opportunities for housing close to the planned local centre and open space and is considered appropriate for land in the vicinity of 'Yalta', a local heritage item.

DEC has confirmed that the 4.04ha site at 56-58 Hezlett Road is sufficient for the development of a primary school in accordance with DEC requirements. Rezoning the subject site from SP2 Infrastructure (School) to R2 Low Density Residential will not jeopardise the provision of public education facilities in the North Kellyville Precinct.

DEC is currently undertaking detailed planning in relation to the future development of a school at the Hezlett Road site. DEC will continue to work with Council and the Department to ensure issues are appropriately addressed, including traffic management and pedestrian connectivity, in relation to the future development of a school at this site.

3. Alex Avenue and Riverstone Precinct Plan Amendment

3.1 Background

The Riverstone Precinct was rezoned for urban development in 2010 and is located in Blacktown Local Government Area, in the North West Growth Centre. The Riverstone Precinct will provide for approximately 9000 new homes when fully developed.

During Precinct Planning four new school sites, including a K-12 school and three primary schools, were identified in the Riverstone Precinct. The Precinct Plan identifies a future K-12 school on Otago Street, and three new primary schools on Crown Street, Riverstone Road and Kensington Park on Boundary Road. The school sites are zoned SP2 (Educational Establishment) and reserved for acquisition by DEC. There are also four existing public schools and one private school servicing the Riverstone Precinct.

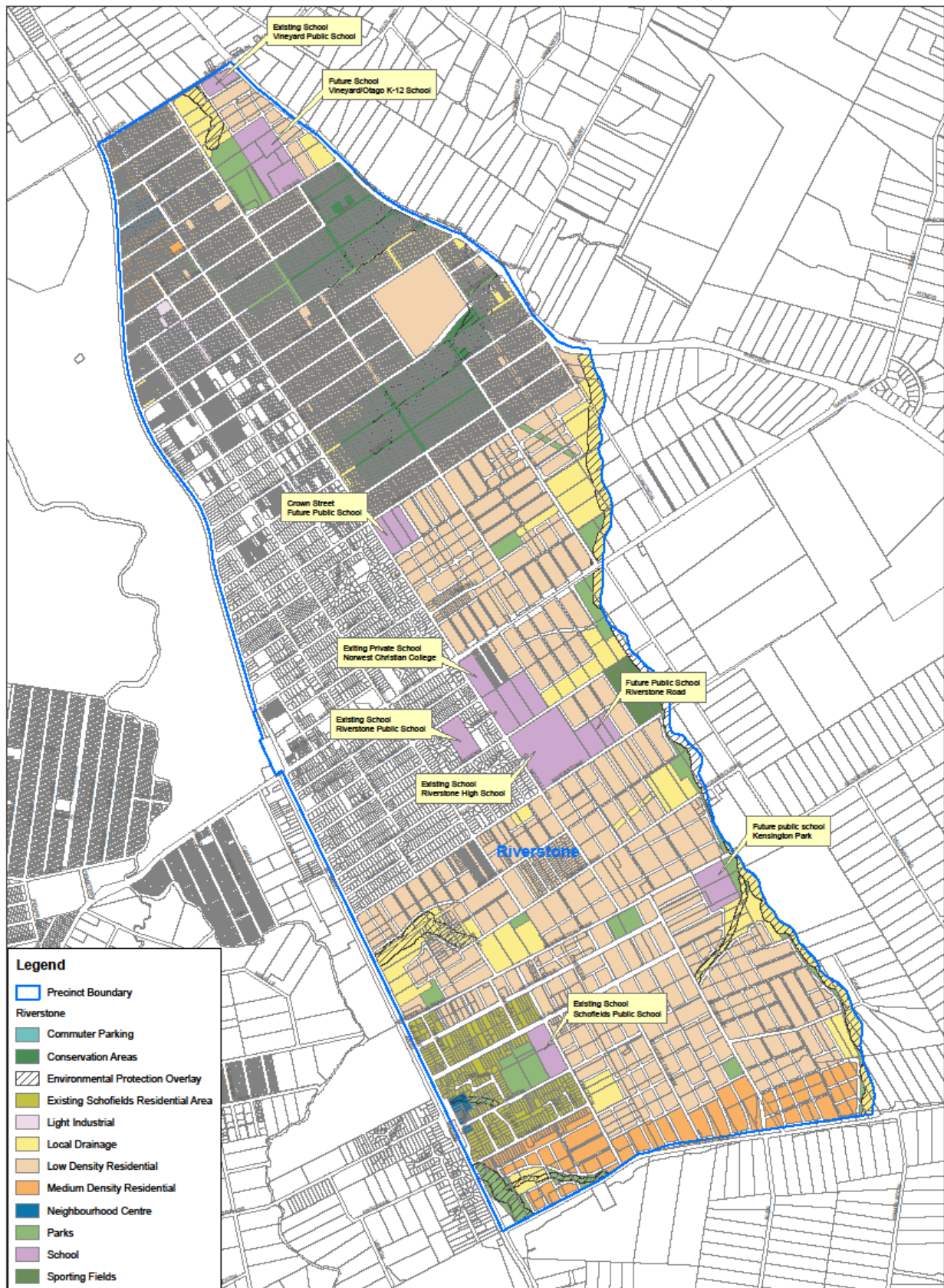


Figure 2.1 Existing and planned school sites in Riverstone Precinct

3.2 The Site

The land to which the amendment applies is located at 132-134 Boundary Road, Riverstone. The site is adjacent to a riparian corridor and drainage land, located in the south-eastern portion of the Riverstone Precinct. A small part of the southern portion of the site is flood affected. To the north and west, the site is bounded by low density residential zoned land.

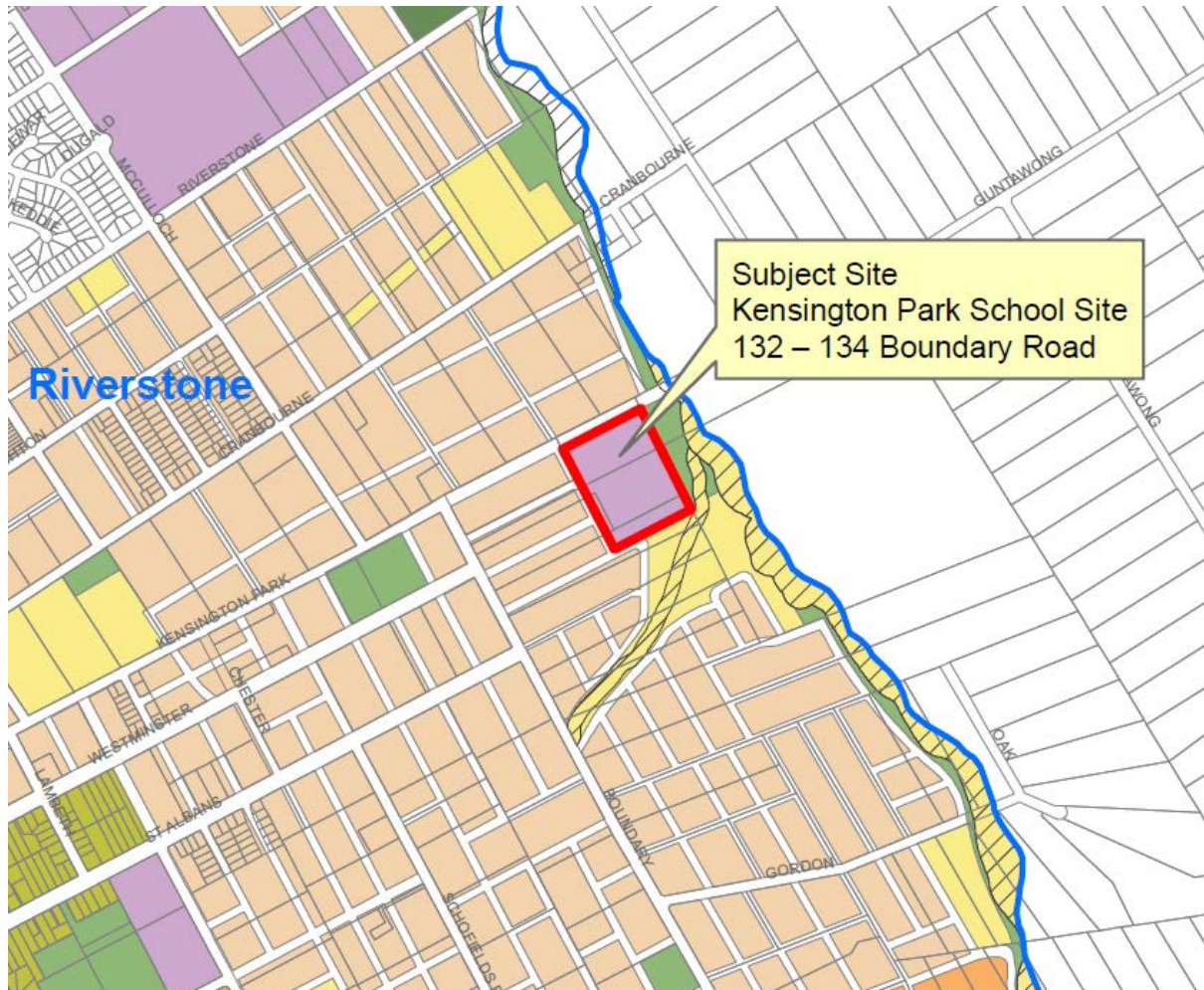


Figure 2.2– Subject Site –Kensington Park School Site –Riverstone Precinct

3.3 Future Education Needs

Since the Precinct was rezoned in 2010, DEC has undertaken an analysis of the future education needs of the Precinct and the capacity of existing public schools to service the future population of the Riverstone Precinct (Attachment C). This analysis has concluded that the Precinct will require the future provision of two (rather than three) new primary schools to meet future education demands. The needs of the future population of Riverstone will be met through the redevelopment of existing schools and the provision of a new K-12 school and two new primary schools.

Of the three planned new primary school sites, DEC has concluded that the Kensington Park school site on Boundary Road is not needed and will not be acquired for a future school. The Kensington Park school site is located within close proximity to Schofields Public School, while the school sites on Crown Street and Riverstone Road are more centrally located to meet the future education needs of the Precinct. Another K-12 school in the Alex Avenue Precinct, south of Schofields Road, is currently under construction and will also assist to meet demand in the southern part of the Riverstone Precinct.

The DEC has contacted the Department and the landowner advising that the Kensington Park primary school site on Boundary Road is no longer required for a school and has requested removal of DEC as the acquisition authority for the site (Attachment D).

As the subject site is no longer to be acquired by DEC, an amendment is required to the Growth Centres SEPP to rezone the land from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential and remove the land from the Land Reservation Acquisition Map.

3.3 The Proposal

The proposed amendment will rezone the land from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential and remove the acquisition liability to facilitate the development of the site for low density housing consistent with the surrounding R2 Low Density Residential zone.

Based on review of technical studies undertaken as part of preparation of the Riverstone Precinct Plan, there are no other environmental constraints that would preclude residential zoning of the land. Therefore, the proposed R2 zoning is considered appropriate for the land.

Development standards also apply to land zoned low density residential in the Riverstone and Alex Avenue Precinct Plan, including minimum residential density and maximum building height. The proposed amendment includes development standards that are consistent with the standards and controls that apply to the surrounding R2 zoned land in Riverstone Precinct.

The amendment proposes a minimum residential density of 12.5 dwellings per hectare for the site, consistent with minimum density applying to adjoining R2 zoned land. Land zoned R2 Low Density with a minimum density of 12.5 dwellings per hectare has a minimum lot size of 300m² for a dwelling house. The proposal will also include a building height limit of 9m, consistent with the height limits that generally apply to development in the R2 zone.

The zoning controls and the principal development standards for the Riverstone Precinct are included in the maps in the Growth Centres SEPP. The proposed amendment requires four maps in the Growth Centres SEPP to be amended. The amendments to these maps are illustrated on the figures that follow and include:

1. **Land Zoning Map** to change the zone from zone SP2 Infrastructure (Educational Establishment) to zone R2 Low Density Residential.
2. **Land Reservation Acquisition Map** to delete the yellow colouring and reference to "School".
3. **Height of Buildings Map** to apply a building height limit of 9m.
4. **Residential Density Map** to apply a density target of 12.5 dwellings per hectare.

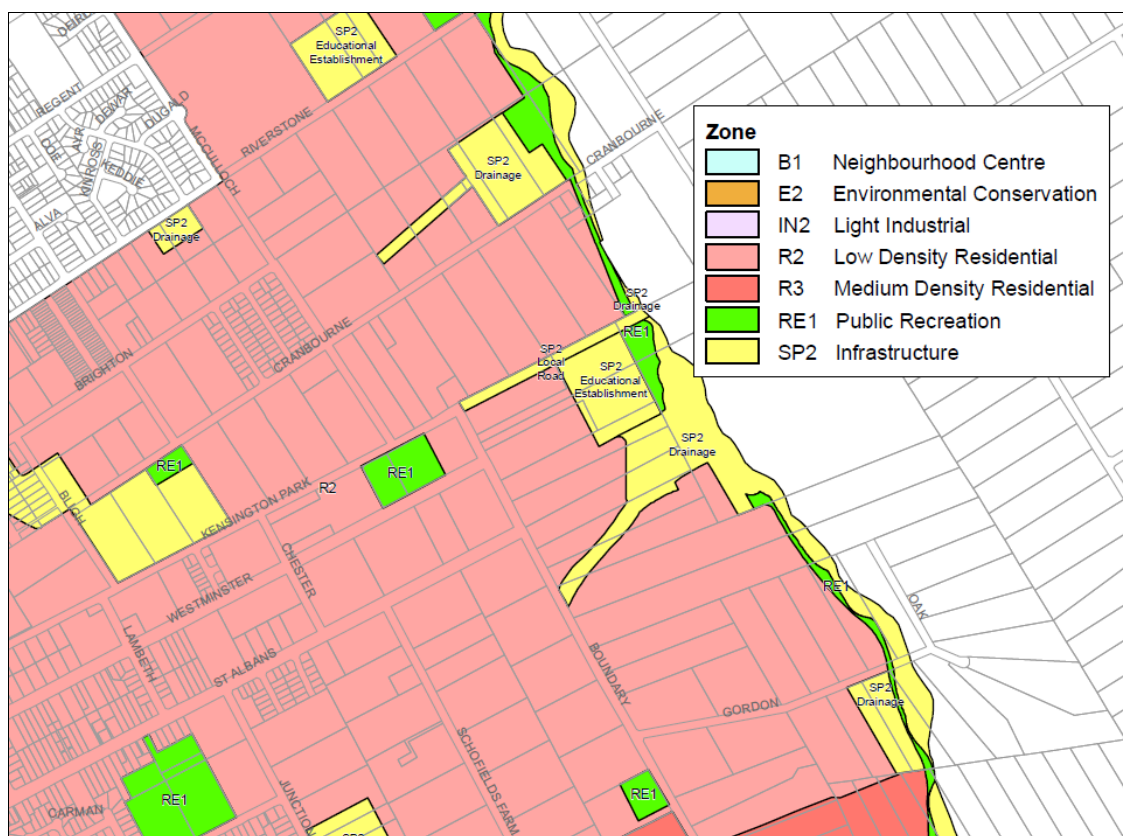


Figure 2.3: Existing Land Zoning Map

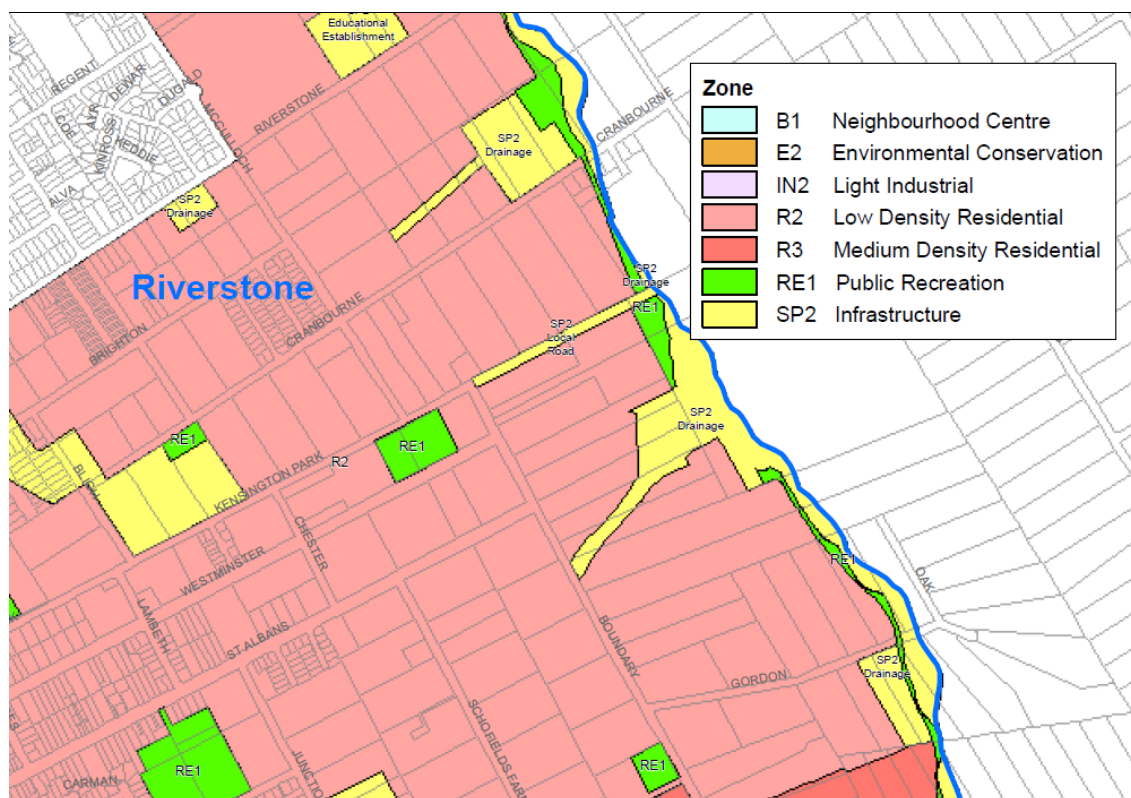


Figure 2.4: Proposed Land Zoning Map

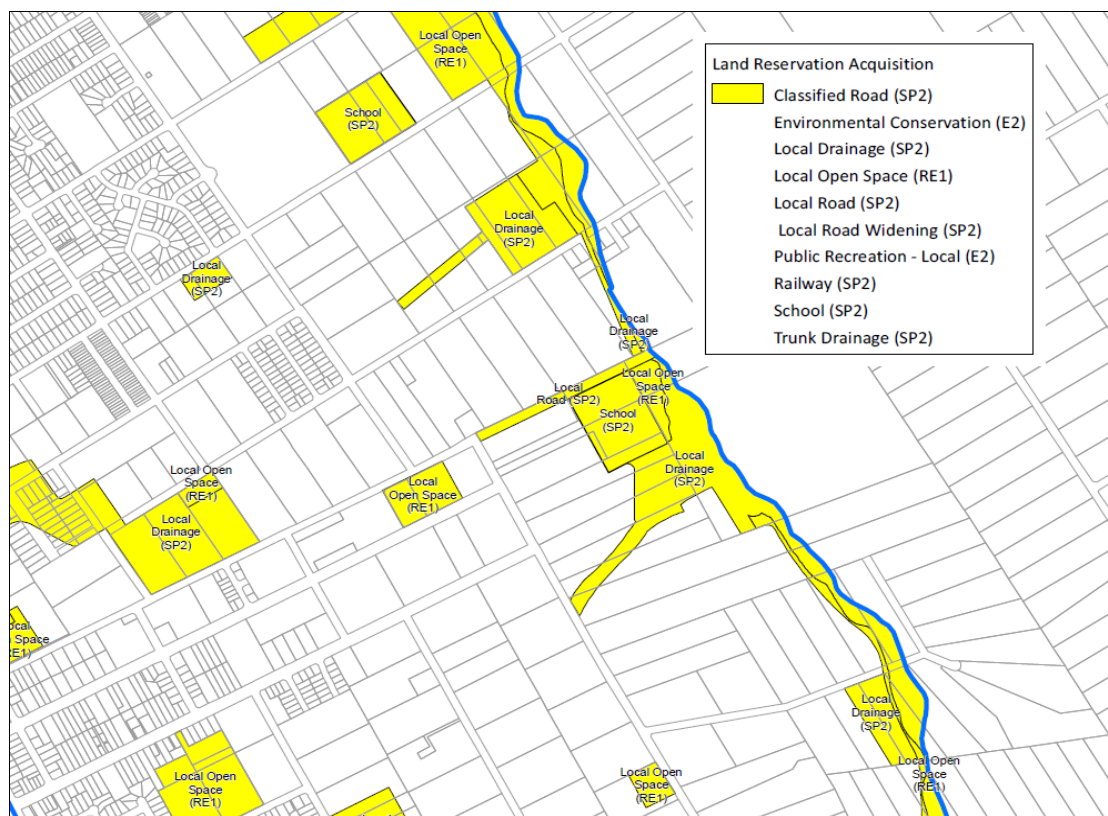


Figure 2.5: Existing Land Reservation Acquisition Map

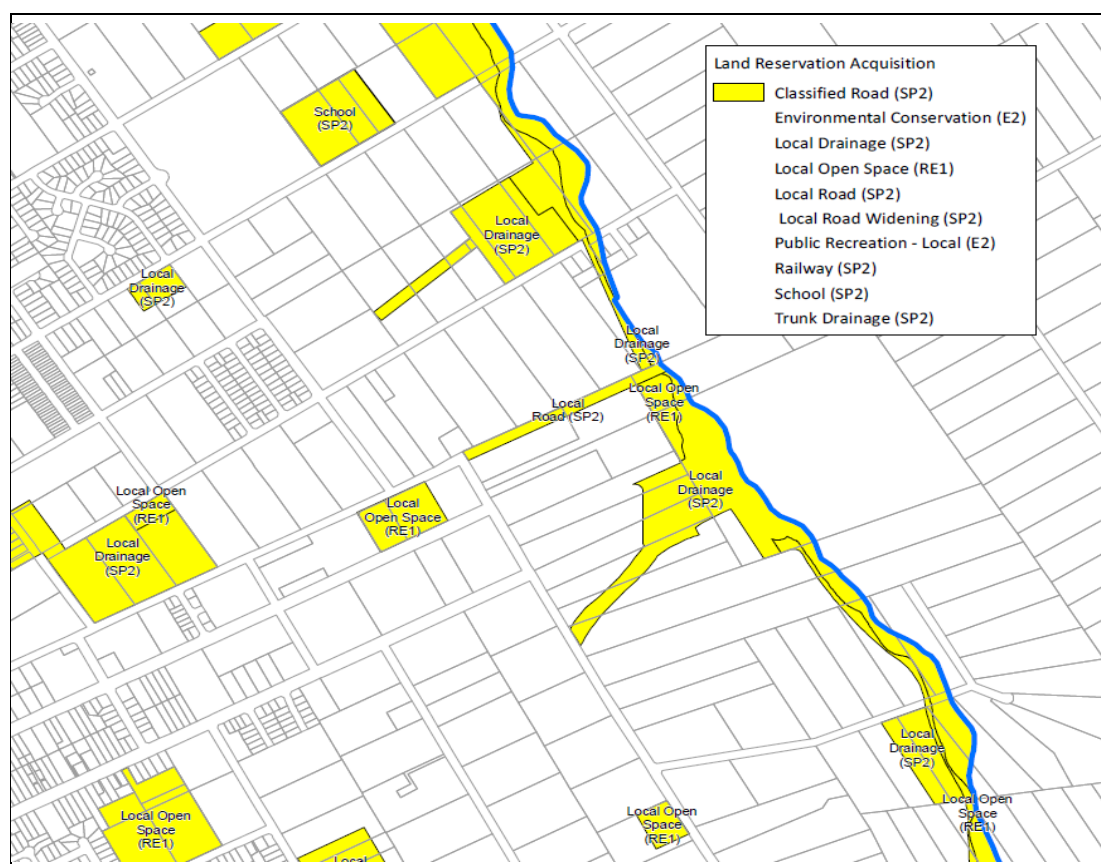


Figure 2.6: Proposed Land Reservation Acquisition Map



Figure 2.7: Existing Height of Buildings Map



Figure 2.8: Proposed Height of Buildings Map

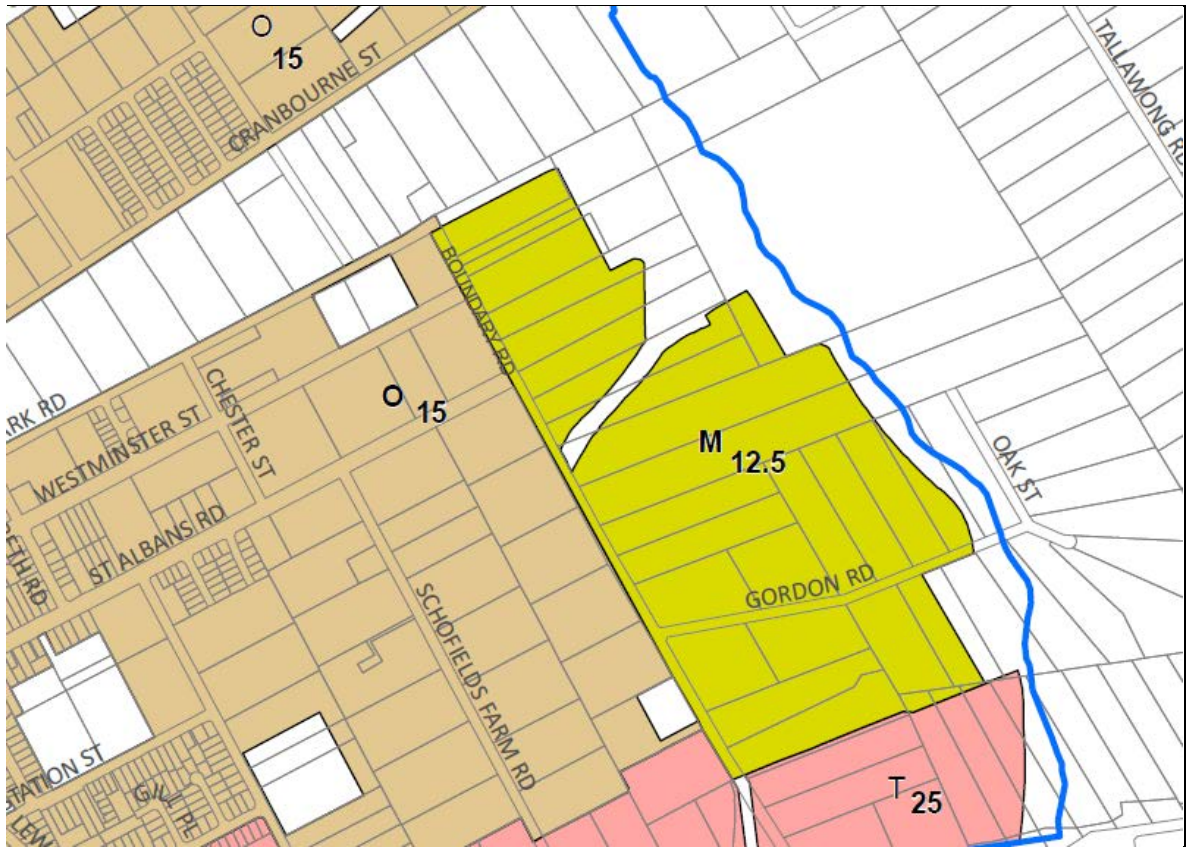


Figure 2.9: Existing Residential Density Map

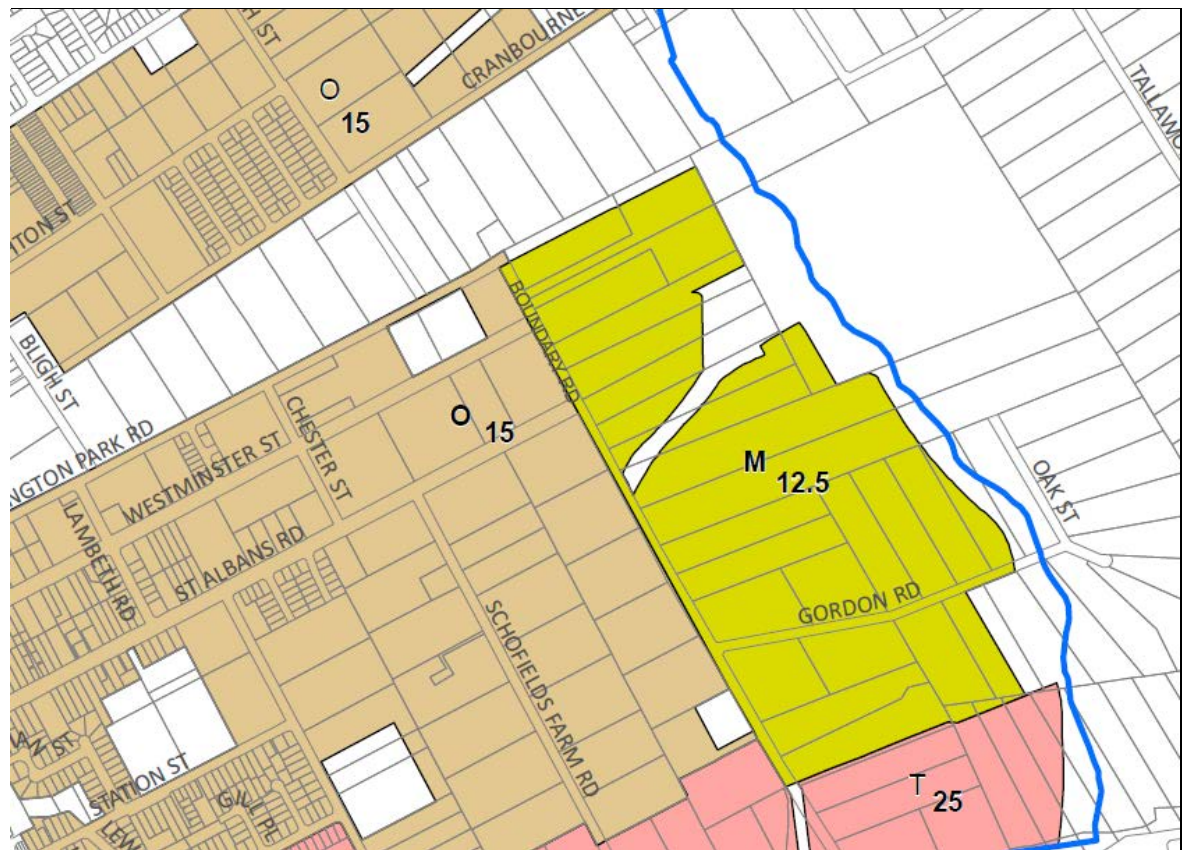


Figure 2.10: Proposed Residential Density Map

3.4 Amendment to Blacktown Growth Centre Development Control Plan

The proposed amendment to the Growth Centres SEPP will also require an amendment to the Blacktown Growth Centre Precincts Development Control Plan (DCP). The proposed zoning changes will need to be reflected in the Indicative Layout Plan (ILP) to remove the identification of the land as a school site and include the land as low density residential.



Figure 2.11 – Proposed ILP Amendment

A detailed residential block pattern and road layout for the site can be determined when the land is subdivided. The local road network proposed for adjoining land can be logically extended to provide access to and within the site to facilitate future residential development.

Notwithstanding, to ensure that future residential development can be accommodated on the site, an indicative road layout has been prepared to show how future development may occur. The proposed layout is included in this report at Figure 2.12 to show how residential development could be accommodated on the site, but is not proposed to be shown on the Indicative Layout Plan in the DCP. Alternative road layouts may be possible and could be considered by Council when assessing a subdivision application for the land.



Figure 2.12 –Potential road and block layout - Kensington Park School Site

3.4 Implications for urban development

It is anticipated that the subject site will provide for approximately 45 new dwellings if rezoned R2 Low Density Residential. The potential dwelling yield is based on the 3.6ha site area and a minimum residential density of 12.5 dwellings per hectare.

The proposed rezoning will result in a considerable reduction in traffic generation on Boundary Road. Any potential changes to the local road network are considered to be minimal and local impacts can be addressed during the subdivision development assessment stage.

A small portion of land in the south east of the site is currently flood affected. The future development of drainage and stormwater management infrastructure on the adjoining land will reduce the area of land affected by flooding. The area of land affected by flooding is small, the flood depth is very shallow and it is not in a high flood risk area. Flooding constraints are able to be addressed as part of the subdivision and development of the land.

The rezoning of the site R2 Low Density Residential and the potential increase in dwellings is not likely to generate significant additional demand, or exceed provision thresholds, for community facilities or open space as the potential population increase is not significant and the land was identified during Precinct Planning for urban purposes.

3.5 Justification for the amendments

DEC has written to the Department to request an amendment to the Growth Centres SEPP to remove the Kensington Park school site at 132-134 Boundary Road from the land reservation map (refer to Attachment D).

DEC has undertaken a needs analysis which establishes that capacity in existing schools in conjunction with the provision of two new primary schools and a K-12 school will be sufficient to meet future demand. The needs analysis undertaken by DEC is provided at Attachment C.

DEC's analysis states that the Crown Street and Riverstone Road sites are ideally located to service the Precinct, while the Boundary Road site is only 900m from Schofields Public School and a new school at this site would impact on the viability of Schofields Public School.

DEC has confirmed that the Kensington Park site will not be acquired for a future school. The proposed rezoning is necessary as the Kensington Park site is surplus to DEC's needs and is not intended to be acquired for a future school.

4. Next Steps

It is recommended that the proposed amendments be publicly exhibited for a period of at least 28 days. During exhibition relevant stakeholders, including The Hills Council and Blacktown City Council, affected landowners and surrounding landowners will be directly notified of the proposed changes.

Following exhibition all submissions will be reviewed and considered in detail by the Department. If required, amendments will be made to respond to key issues raised in submissions. Once all submissions have been considered, a recommendation whether to make the proposed amendments to the Growth Centres SEPP will be made to the Minister.

Attachment A Letter from DEC to landowners of North Kellyville School Site



Attachment 1

**Education &
Communities**

DEPUTY DIRECTOR-GENERAL
CORPORATE SERVICES

DGL13/1281

Dear [REDACTED]

I write in response to your letter received on 8 October 2013, to the Director-General of Education and Communities, Dr Michele Bruniges AM, regarding land (Lot DP 404072) situated at 8 Withers Road, Kellyville. The Director-General has asked me to respond on her behalf.

I can confirm that the Department of Education and Communities no longer requires the land at Withers Road, Kellyville. As the land is no longer required for a school, the Department has notified the appropriate authority (Council). The Department has acquired an alternative site in the area for the provision of future education services, when required.

I trust this information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read "Peter Riordan".

Peter Riordan
Deputy Director-General
Corporate Services
28 October 2013

NSW DEPARTMENT OF EDUCATION AND COMMUNITIES
35 Bridge Street Sydney NSW 2000 GPO Box 33 Sydney NSW 2001 T 02 9581 8007 F 02 9561 1079
www.det.nsw.edu.au

ATTACHMENT C



Education & Communities

Janelle Atkins
Principal Forward Planner
The Hills Shire Council
PO Box 75
CASTLE HILL NSW 1765

DOC 13/260289
Your ref: FP145

Dear Janelle

Public School site Part of No 6-10 Withers Road, Kellyville

I write in response to your letter dated 1 July 2013 requesting advice on the Department's intentions for 6-10 Withers Road, Kellyville.

The Department has acquired an alternative school site comprised of two parcels of land located within the North Kellyville precinct, at 56 (Lot 2 DP27031) and 58 (Lot 3 DP27031) Hezlett Road with a combined land area of 4.04 hectares. Therefore the Department no longer intends to acquire the Withers Road site for a primary school.

A new location was sought by the Department as the Withers Road school site is only 1.2 kilometres from Ironbark Ridge Public School. This is considered too close to the existing school and therefore would not result in a spatially efficient distribution of schools throughout the precinct.

The Department therefore would like to request that Council to lift the acquisition notice and amend the land use zoning of this site in the Council's LEP.

If you have any queries in regards to this matter please feel free to contact Susan Rebano-Edwards on 02 92086412 or by email: susan.rebano@det.nsw.edu.au.

Yours sincerely

Tony McCabe
Director, Planning and Delivery

July 2013
5/11/13

DOC. No.:
BOX No.:
07 AUG 2013
THE HILLS SHIRE COUNCIL

Attachment C DEC Needs Analysis Riverstone Precinct

Needs Analysis – Riverstone Release Area

Purpose

The purpose of this Needs Analysis is to provide advice on the future public school education needs of the Riverstone Release Area.

Background

The Riverstone precinct (**Figure 1**) is one of 16 new precincts in the Northwest Growth Centre. The precinct, which is within the Blacktown LGA, was rezoned in 2010 and is one of the First Release Precincts in the Northwest Growth Centre. It is bounded by Bandon Road to the north, Schofields Road to the south, the Richmond Rail Line to the west and First Ponds Creek and Windsor Road to the east.

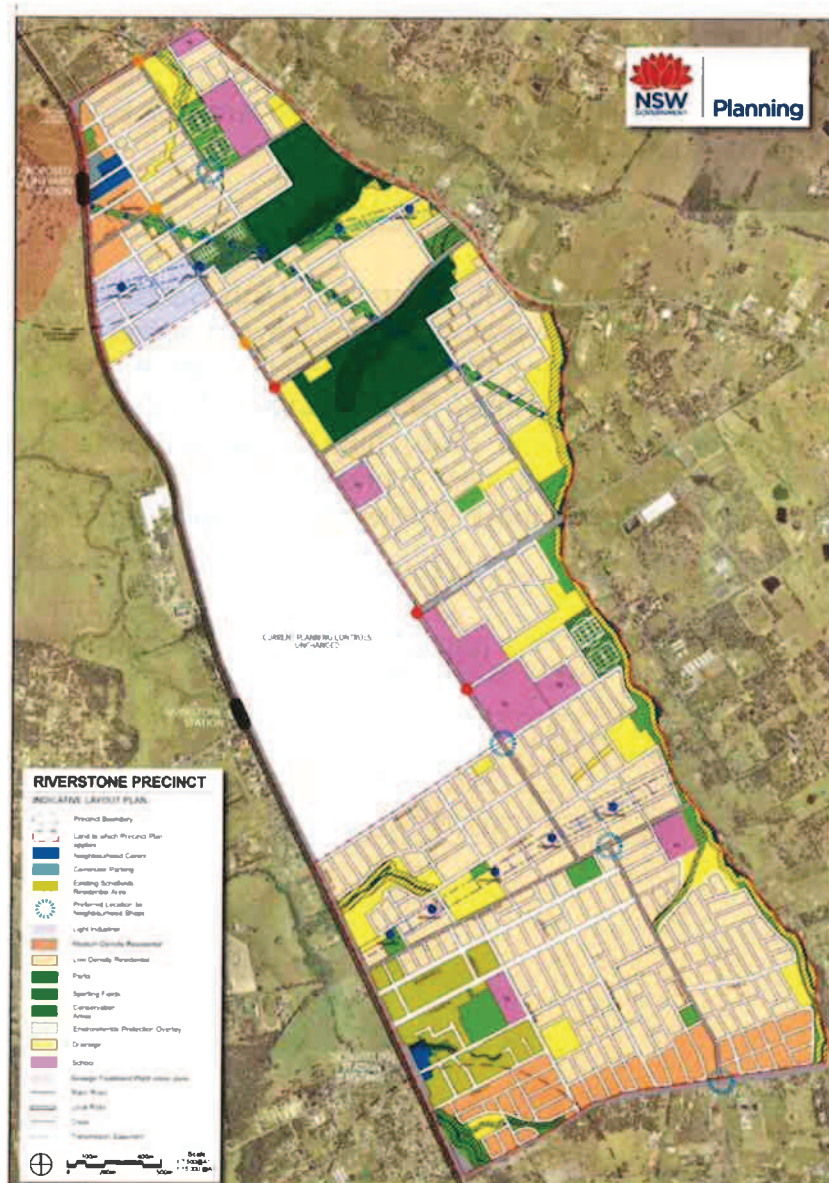


Figure 1.
Riverstone Precinct – Indicative Layout Plan

The Riverstone precinct was planned and rezoned with the adjoining Alex Avenue precinct. Features of the Riverstone Precinct Plan include:

- 58 hectares of open space
- 57 hectares of conservation reserves
- 14 hectares of employment land
- 9,000 dwelling capacity
- 27,000 population capacity
- Three new primary schools and a new K-12 high school
- A new railway station at Vineyard with a commuter carpark
- Neighbourhood Centres at Vineyard and Schofields
- A new community services hub at Riverstone
- Walking and cycle paths along major roads and open space corridors

There are four school sites in the Riverstone URA and the Minister for Education is listed as the purchasing authority of these sites. The K-12 school site (Vineyard/Otago) was acquired by the Department in 2012 with the remaining three school sites yet to be acquired – Crown Street, Riverstone Road and Kensington Park (part of 132-134 Boundary Road).

Existing schools – accommodation capacity

The Department has one high school, Riverstone High School, and three existing primary schools servicing the Riverstone and Vineyard areas - Schofields Public School, Vineyard Public School and Riverstone Public School (**Table 1**). Of the four existing DEC schools, Riverstone Public School is the only school that is outside the release area (west of the release area) but still within close proximity to the Riverstone release area. There is also a private school within the release area, Norwest Christian College (pre-school to Year 12), situated adjacent to Riverstone High School (**Figure 2**).

Table 1.

School	Current enrol 2014	Projected				PTS 2014	DTS 2014	TSD 2014	TSD 2018	Site size (ha)
		2015	2016	2017	2018					
Riverstone High School	323	335	344	365	370	44	0	21	24	9.59
Riverstone Public School	294	337	340	341	354	21	0	15	18	2.99
Schofields Public School	344	413	429	450	472	7	7	14	19	2.83
Vineyard Public School	34	31	31	33	35	3	0	2	2	1.78
TOTAL	995	1116	1144	1189	1231	75	7	52	63	

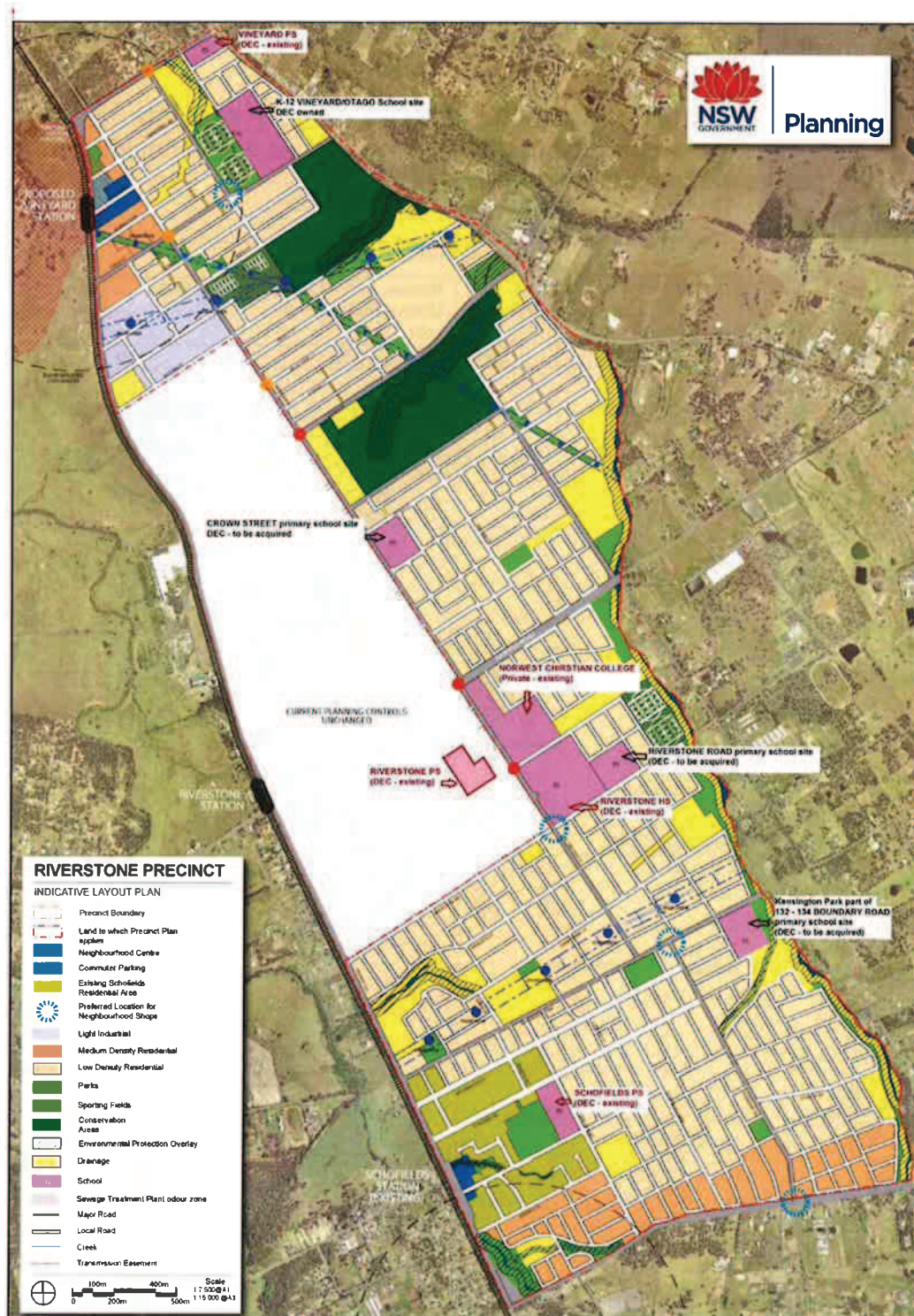


Figure 2.

Existing schools and greenfield school sites in Riverstone Release Area

Riverstone High School has a site size of 9.59 hectares. The school is currently one of three junior schools (Years 7-10) in the Blacktown LGA feeding into Wyndham Senior College. The school was opened in 1962 as a comprehensive high school (Years 7-12) and currently has 44 permanent teaching spaces which could accommodate up to a maximum of 840 students. However, it is currently operating at 48% utilisation rate with a current enrolment of 323 students, 26% of which are out of

area (**Table 2, Figure 3**). Based on its current permanent capacity, the school could still accommodate up to 517 additional students.

By 2018, enrolments are projected to increase to 370 students in 24 teaching spaces. There will still be a surplus of 20 teaching spaces which could accommodate up to 381 additional students (**Table 2**).

Table 2.

School	2014 - Current					2018 – Projected		
	Enrol	In area	Out area	Space Utilisation rate	Surplus TS	Enrol	Space Utilisation rate	Surplus TS
Riverstone High School	323	74%	26%	48%	23	370	56%	20

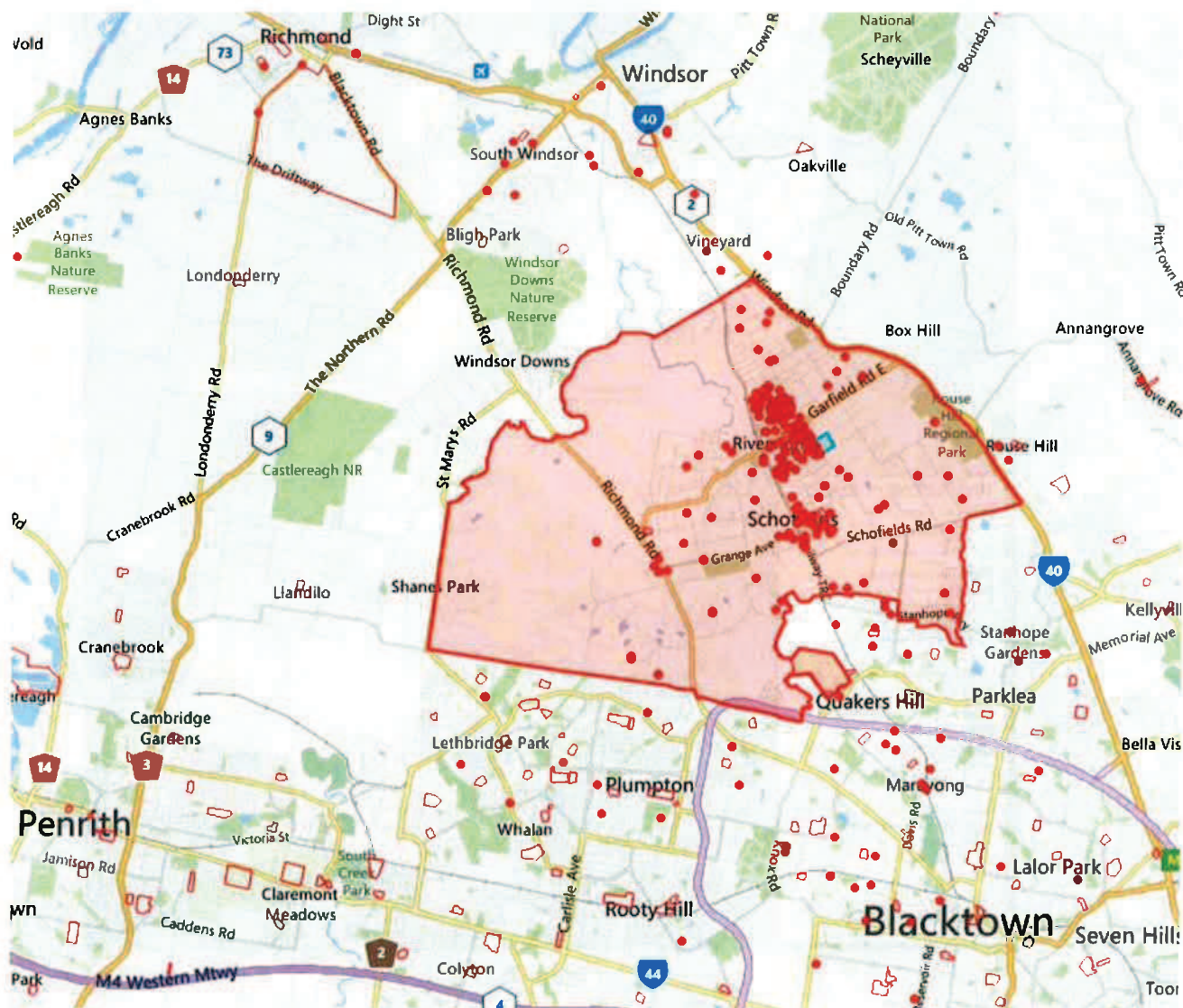


Figure 3.
Riverstone High School – Student locations

Riverstone Public School has a site size of 2.99 hectares. The school was opened in 1883 and currently has 21 permanent teaching spaces which could accommodate up to 411 students. It is currently operating at 71% utilisation rate with a current enrolment of 294 students, 32% of which are out of area (**Table 3, Figure 4**). Based

on its current permanent capacity, the school could still accommodate up to 117 additional students.

Although this school is outside the Riverstone precinct, it is located in close proximity to the precinct and could partially service the needs of the Riverstone precinct.

By 2018, enrolments are projected to increase to 354 students in 18 teaching spaces. There will still be a surplus of 3 teaching spaces which could accommodate up to 63 additional students (Table 3).

Table 3.

School	2014 - Current					2018 – Projected		
	Enrol	In area	Out area	Space Utilisation rate	Surplus TS	Enrol	Space Utilisation rate	Surplus TS
Riverstone Public School	294	68%	32%	71%	6	354	56%	3

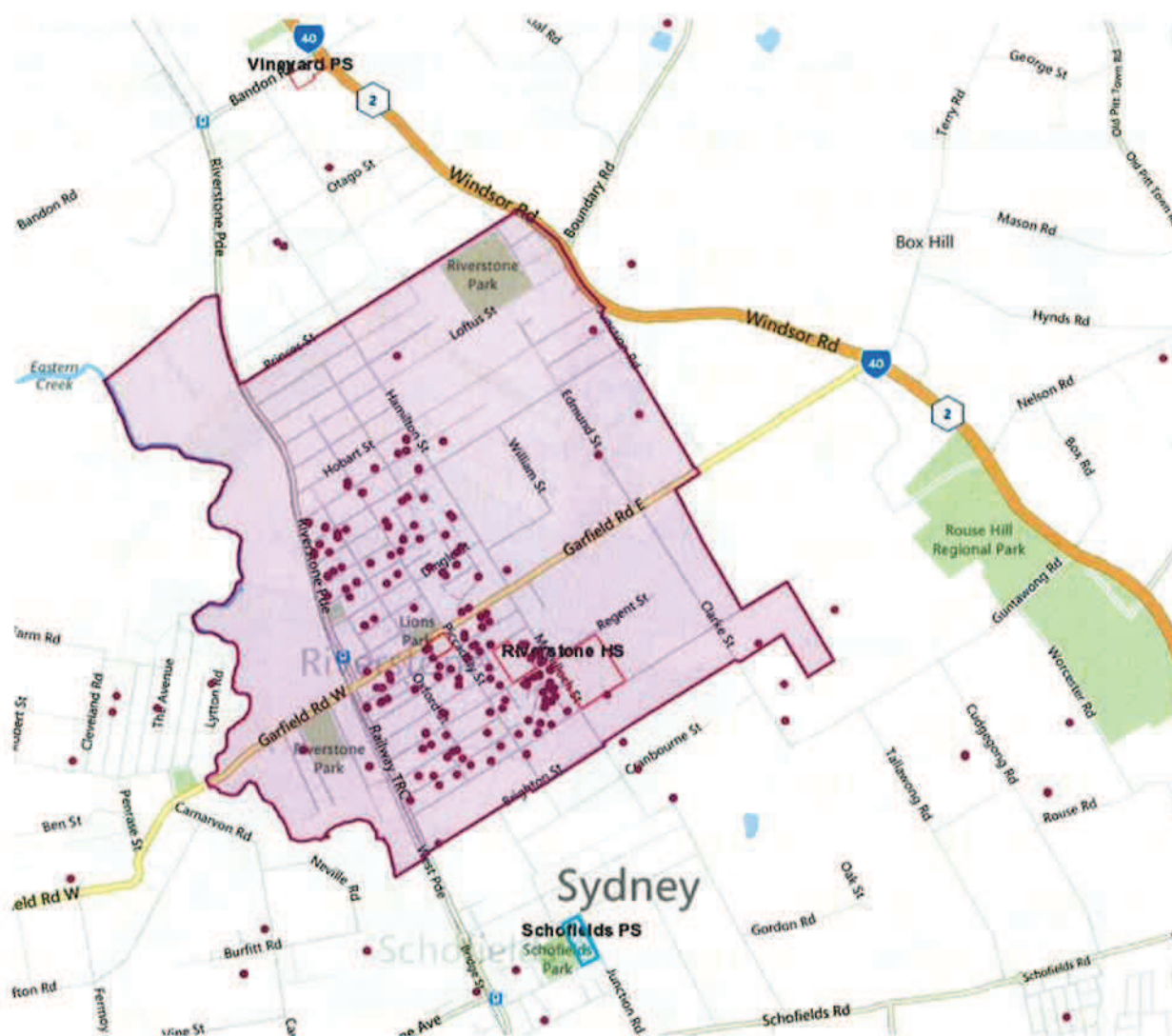


Figure 4.
Riverstone Public School – Student locations

Schofields Public School has a site size of 2.83 hectares. The school was opened in 1919 and currently has 7 permanent teaching spaces which could accommodate up to 147 students. The school is currently the zoned school for the Second Ponds

Creek area and most of Alex Avenue precinct and for the last three years, has been operating with a much larger catchment that includes the Alex Avenue precinct and the area west of the Second Ponds Creek line. Hence, the school is operating at 200% utilisation rate with a current enrolment 344, 42% of which are out of area (Table 4, Figure 5).

By 2018, enrolments are projected to increase to 472 students in 19 teaching spaces. The school would be operating above permanent capacity and would have a need for 12 demountable teaching spaces (Table 4).

However, the new The Ponds Public School along Hambledon Road, which is under construction, will open in 2015 and its catchment will include the Second Ponds Creek area and most of Alex Avenue precinct. Schofields Public School will then be operating with a reduced catchment from 2015.

Table 4.

School	2014 - Current					2018 – Projected		
	Enrol	In area	Out area	Space Utilisation rate	Surplus TS	Enrol	Space Utilisation rate	Surplus TS
Schofields Public School	344	58%	42%	200%	0	472	271%	0

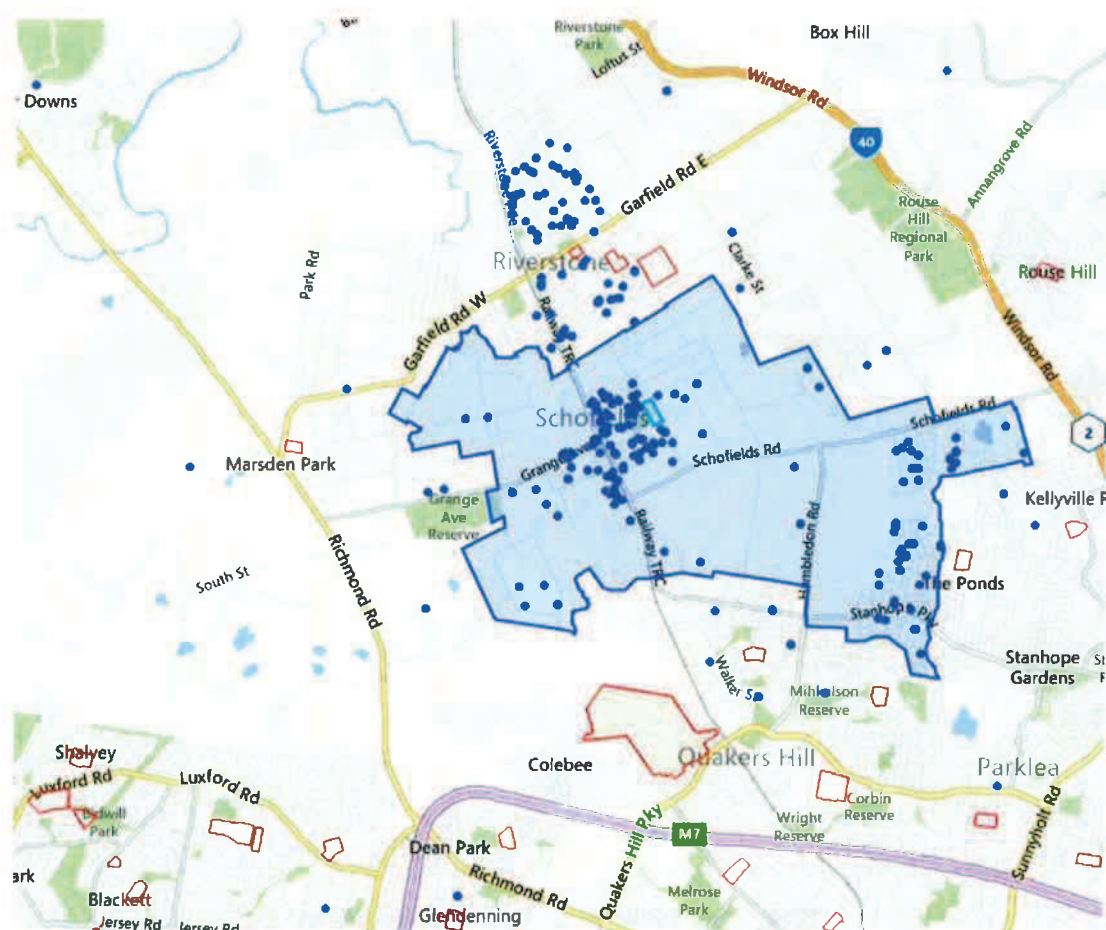


Figure 5.
Schofields Public School – Student locations

Vineyard Public School has a site size of 1.78 hectares. The school was opened in 1872 and currently has 3 permanent teaching spaces which could accommodate up to 78 students. It is currently operating at 67% utilisation rate with a current enrolment of 34 students, 56% of which are out of area (**Table 5, Figure 6**). Based on its current permanent capacity, the school could still accommodate up to 44 additional students.

By 2018, enrolments are projected to increase to 35 students in 2 teaching spaces. There will still be a surplus of one teaching space which could accommodate up to 43 additional students (**Table 5**).

Table 5.

School	2014 - Current					2018 – Projected		
	Enrol	In area	Out area	Space Utilisation rate	Surplus TS	Enrol	Space Utilisation rate	Surplus TS
Vineyard Public School	34	44%	56%	67%	1	35	67%	1

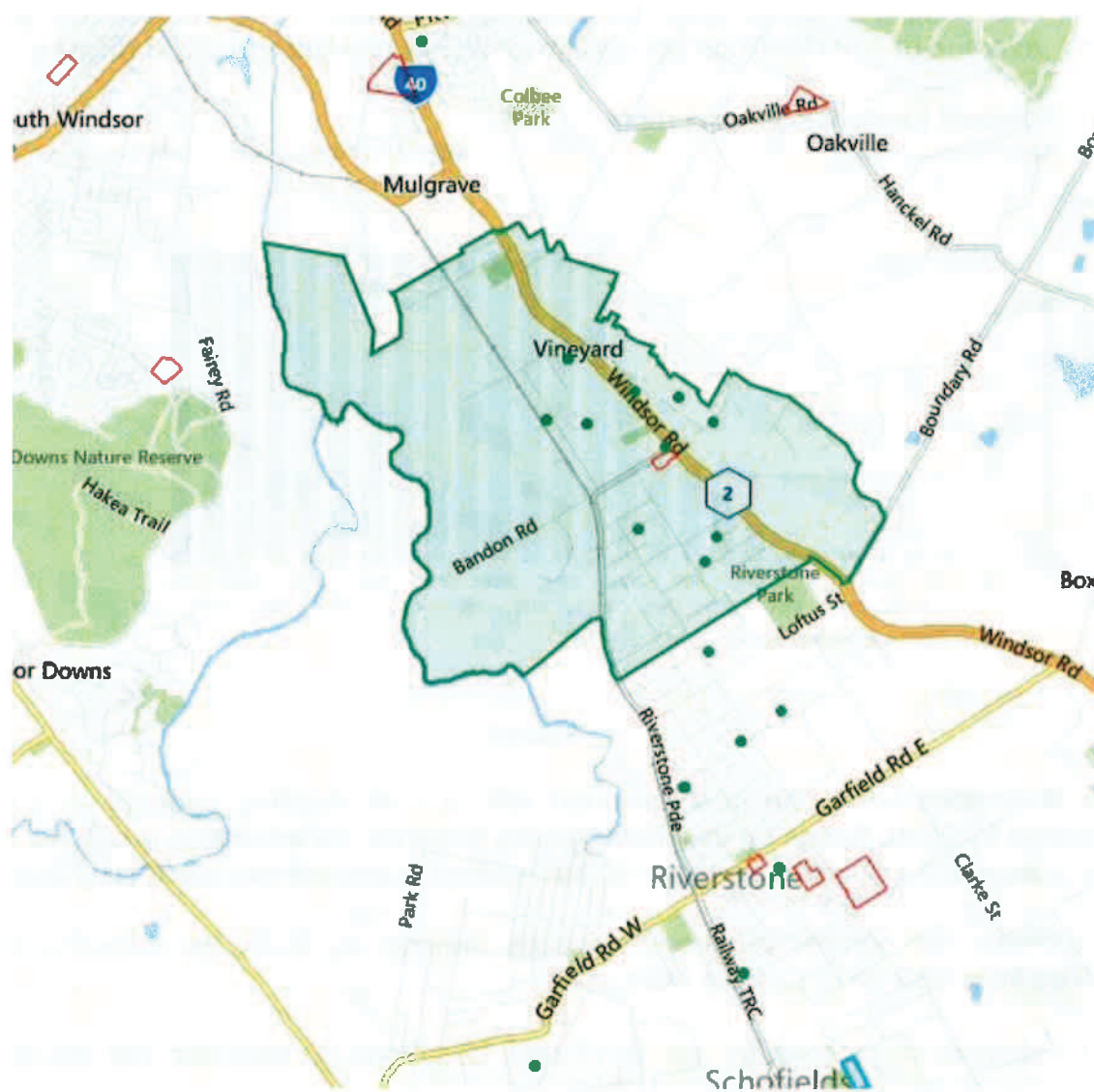


Figure 6.
Vineyard Public School – Student locations

Riverstone Release Area – Forecast enrolment demand

The key findings from Blacktown City Council's Report on *Riverstone Release Area Population and household forecasts 2011 to 2036* are as follows:

- In 2011, the total population of the Riverstone Release Area was estimated to be 7,311 people. This is expected to increase by over 9,600 to 16,986 by 2021 at an average annual growth rate of 8.80%.
- In 2011, the dominant age structure for persons in Riverstone Release Area was ages 30 to 34, which accounted for 7.4% of the total persons. The largest increase in persons between 2011 and 2021 is forecast to be in ages 0-4 which is expected to increase by 309 and account for 8.9% of the total persons.
- The number of dwellings in the Riverstone Release Area will increase at an average of 319 dwellings per annum to 10,647 dwellings by 2036 (**Figure 7**).

Forecast residential development



Population and household forecasts, 2011 to 2036 prepared by i.d. the population experts, March 2011

i.d.
the population
experts

Figure 7.

The Riverstone URA has been planned with a total dwelling capacity of 9,000 dwellings by 2036. Based on the Department's threshold for education provision, 1x high school and 4x primary schools will be required to service this precinct by 2036.

To estimate the number of teaching spaces required by 2036, the following data derived from ABS 2011 Census were used:

- Number of persons by age (5-11 and 12-17 age groups) per 100 dwellings (i.e. all types)¹ in the Blacktown LGA; and

¹ Estimates on dwelling numbers by type in the Riverstone Release Area are currently unavailable, hence, number of persons (5-11 and 12-17 year olds) per 100 dwellings (all types) was used to estimate the anticipated number of primary and secondary school aged children in the release area.

- Percentage of children in the two age groups who will most likely attend a government school.

Table 6 shows the estimated numbers for each group and anticipated teaching spaces required.

Table 6.

Age group	Estimated number per 100 dwellings	Percentage who will most likely attend a government school	Estimated number who will most likely attend a government school per 100 dwellings	Total forecast DEC school student numbers in Riverstone URA	Average class size (i.e. no of students per teaching space)	Anticipated additional teaching spaces required in DEC schools in Riverstone URA by 2036
<i>Primary school aged (5-11 yo)</i>	34	67.57%	22	1,980	21	94
<i>Secondary school aged (12-17 yo)</i>	28	59.95%	16	1,440	19	75

To adequately service the needs of the Riverstone precinct, a total **94** primary school teaching spaces and **75** secondary school teaching spaces will be required by 2036.

Primary school provision

A new K-12 school is listed in the Department's 10 year TAM - funding in 2020/21 for opening in 2023. The plan supported by the then Regional Director in 2011, was to construct a HS/PS on the Vineyard/Otago school site, amalgamate the Vineyard Public School with the new school and dispose of or redevelop the existing Vineyard Public School site for other educational uses. Amalgamation of the school would take place after construction of the new HS/PS is completed in late 2022.

To meet the need for **94** primary school teaching spaces by 2036, the new primary school proposed on the K-12 Vineyard/Otago school site will need to be built to a 21 core primary school with 24 teaching spaces. However, two additional teaching spaces will be provided to allow for the extra students transferring from Vineyard Public School which will increase the teaching spaces to 26.

Riverstone Public School which is already a 21 core primary school could be provided with an additional teaching space. However, demountable accommodation would be an adequate provision in the interim to allow for fluctuations. In 2003, an upgrade of the school's facilities was undertaken. Some buildings were refurbished and buildings that were demolished were replaced with new SFS compliant facilities with 21 homebases.

Schofields Public School could be upgraded from its current 7 core to 21 core primary school with 18 additional teaching spaces. The school is currently below the PSFS requirement even for a 7 core primary school so the upgrade of all facilities will be necessary. An upgrade of Schofields Public School is currently in the 10 year TAM for 2018/19 funding for delivery by 2021.

Vineyard Public School enrolments have dropped from 62 students in 2008 to the current 34 students. The school facilities are below the standard provision for a

PSFS 3 core primary school. The school is on a very small site and expansion of this school would be prohibitive. The school currently has a demountable to supplement the library and 2x toilet demountable buildings to replace the students toilets (Blocks B & C) which have reached the end of their economic life. Vineyard Public School is also only 850 metres from the K-12 Vineyard Public School and it would be more cost effective to amalgamate this school with the new primary school proposed on the K-12 Vineyard/Otago school site.

Up to two new primary school sites will need to be provided to meet the anticipated total need of 96 primary school teaching spaces in 2036. The two new schools would need to be built to a 21 core primary school, each with 24 teaching spaces. This would provide an additional 52 primary school teaching spaces. **Table 7** shows how the primary school education need will be met.

Table 7.

School Site	Status	Existing TS	Projected - Surplus TS by 2018	Provision for TS Need by 2036 (Indicative)	Proposed school size	Forecast - new teaching spaces
K-12 Vineyard/Otago	Vacant owned DEC	0	0	24	21 core	26
Schofields School Public	Occupied, owned DEC	7	0	18	21 core	18
Riverstone School Public	Occupied, owned DEC	21	3	4	21 core	1
Vineyard Public School	Occupied, owned DEC	0	0	2	NA	0
New school	To be acquired	0	0	24	21 core	24
New school	To be acquired		0	24	21 core	24
TOTAL teaching spaces		28	2	96		93

Three of the four greenfield school sites in the Riverstone URA have yet to be acquired. As shown in the preceding table, only two new schools will be required by 2036.

Both Schofields and Riverstone Public Schools are on good sized sites (very close to 3.0 hectares) and could potentially support an upgrade/expansion of the schools.

Secondary school provision

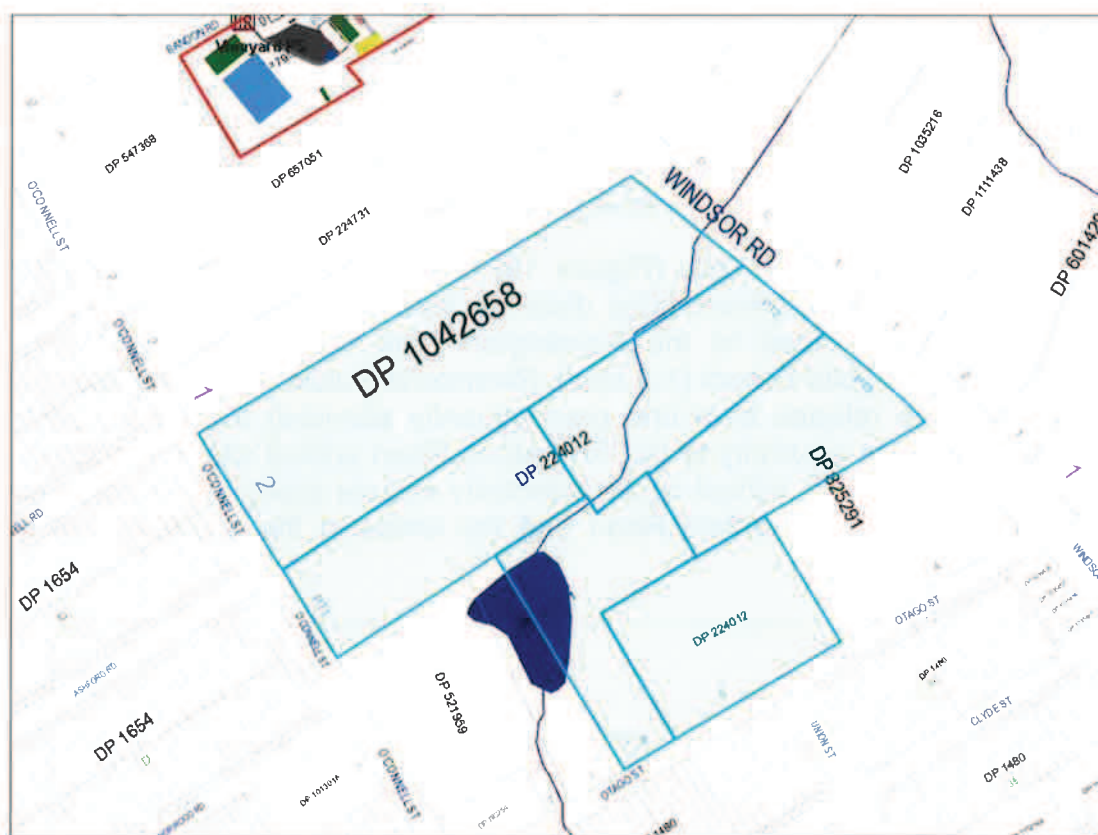
To meet the need for 75 additional secondary school teaching spaces by 2036, the new high school proposed on the K-12 Vineyard/Otago school site will need to be built to a 6 stream high school with 50 teaching spaces.

Riverstone High School will need to be upgraded from its current 5 stream to a 6 stream high school with five additional permanent teaching spaces. The school currently has 44 permanent teaching spaces, 20 of these spaces will remain surplus to requirements by 2018. An additional five permanent teaching spaces will need to be provided to meet the need for 75 teaching spaces by 2036.

An upgrade of Riverstone High School is currently in the 10 year TAM for 2019/20 funding for delivery by 2022. By 2019, Riverstone High School will revert back to a comprehensive high school (Years 7-12) to service the school education needs of the Riverstone precinct. **Table 8** below shows how the secondary school education need will be met.

School Site	Status	Existing TS	Projected - Surplus TS by 2018	TS Need by 2036	Proposed school size	New teaching spaces
K-12 Vineyard/Otago	Vacant owned	0	0	50	6 stream	49
Riverstone High School	Occupied, owned	44	20	25	6 stream	5
TOTAL teaching spaces		44	19	75		54

A new primary and secondary school will be built on the Vineyard/Otago K-12 school site (**Figure 8**) which is already owned by the Department.



Since only three primary school sites will be required to meet need in 2036, the Department could potentially relinquish its purchasing rights on one of the three remaining primary school sites.

- The Crown Street site (**Figure 9**) is within a reasonable road travel distance from the Vineyard/Otago school site (2.5 kms) and Riverstone High School and Riverstone Road greenfield site (2.2 kms). The catchment for this school could potentially include areas in the northern side of the site up to Loftus Street and the areas in the southern side up to Garfield Road.

- The Kensington Park, which is part of 132-134 Boundary Road, school site (**Figure 11**) is only 900 metres road travel distance from Schofields Public School and a new school on this site would impact on the viability of the existing Schofields Public School. Schofields Public School's catchment would have to be reduced further, and being an older school, it would have to compete with the new school in terms of numbers. Schofield Public School would be at risk of losing its identity in the community it has served for many years if a new school was built on this site.

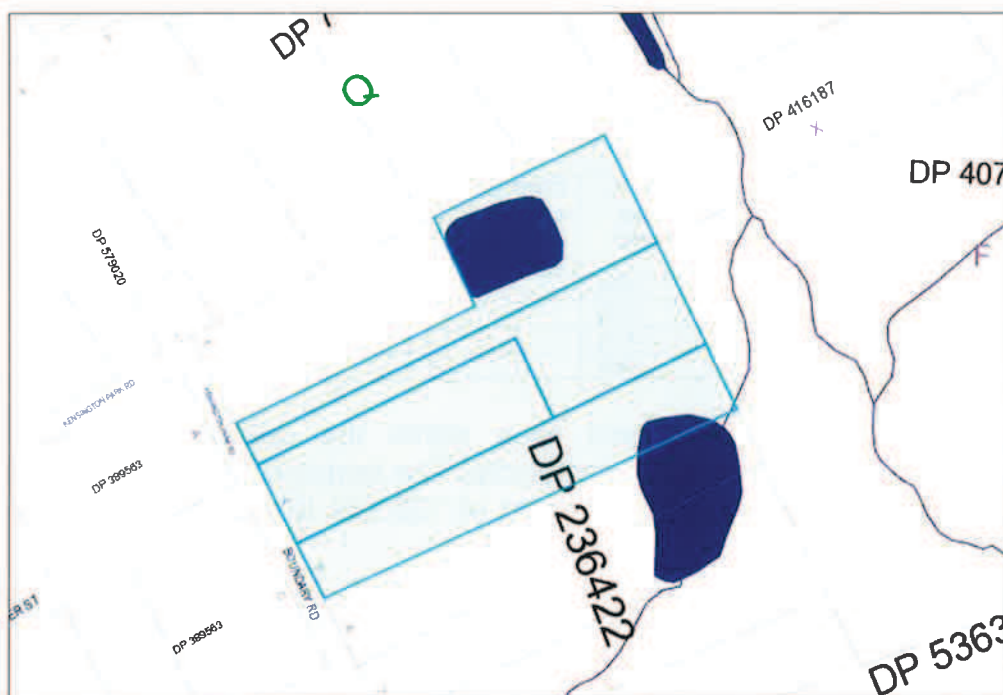


Figure 11.
Kensington Park primary school site

Conclusions and recommendations

Based on the ABS Census 2011 estimates for Blacktown LGA, 67.57% of primary aged and 59.95% secondary aged students will most likely attend a government school. The estimated proportion of students in government and non-government schools in the URA is shown in the table below (**Table 9**).

Table 9.

Age group	Percentage who will most likely attend a DEC school	Total forecast DEC school student numbers in Riverstone URA	Percentage who will most likely attend a NON-GOVERNMENT school IN Riverstone URA	Total forecast NON-GOVERNMENT school student numbers in Riverstone URA	TOTAL additional school aged students in Riverstone URA by 2036
Primary school aged (5-11 yo)	67.57%	1,980	32.43%	1,080	3,060
Secondary school aged (12-17 yo)	59.95%	1,440	40.05%	1,080	2,520

By 2036, to meet the public education needs in the Riverstone Release Area, an additional 94 primary school and 75 secondary school teaching spaces will be required. This need can be met by an upgrade of existing primary and secondary

schools and provision of three new primary schools and one new high school within the release area.

The number of teaching spaces required by 2036 is indicative only. The non-local component of current enrolments of existing schools will need to be considered. All four of the existing schools have high non-local enrolments and if, the non-local component is reduced (i.e. 5-10%) in line with the Department's enrolment policy for non-local enrolments, Riverstone High and Riverstone Public Schools would have more "surplus" teaching spaces (**Table 10**) in the future. While the number of schools needed will remain unchanged, the number of additional teaching spaces required to service the needs of the release area by 2036 would be lesser than anticipated.

Table 10.

School	CURRENT - out of area enrolments	CURRENT - surplus teaching spaces	Surplus TS if out of area reduced to 5%	Surplus TS if out of area reduced to 10%
Riverstone High School	26%	20	28	28
Riverstone Public School	32%	6	11	10
Schofields Public School	42%	0	0	0
Vineyard Public School	56%	1	1	1

Of the four greenfield school sites within the release area, only the K-12 Vineyard/Otago site is in DEC ownership. The remaining three sites – Crown Street, Riverstone and Kensington Park (part of 132-134 Boundary Road) have yet to be acquired.

The Crown Street and Riverstone Road greenfield sites are ideally located and would be the best school sites to acquire for future DEC schools. The Department's right to acquire the Kensington Park (part of 132-134 Boundary Road) could be relinquished.

A proportion of the forecast primary and secondary school aged students living within the release area will choose to attend a non-government school. As shown in **Table 9**, an estimated 1,080 primary aged and 1,080 secondary aged students will most likely attend a non-government school. There will be a need for a non-government school in the release area to cater for these students. There is an existing private school, Norwest Christian College and if the Kensington Park primary school site was relinquished, it would subsequently be made available for purchase by a non-government school education provider for a future school. Hence, the existing zoning "Special Purposes" would not need to change.

The Riverstone Release Area will have a mixture of predominantly low density and a small proportion of medium density dwellings. The medium density dwellings are planned around and in proximity to Schofields Road which is currently in the Schofields Public School catchment.

The school catchments of the schools that will be servicing the Riverstone release area in the future will need to be re-defined at some stage in the residential development to ensure an even distribution of the school student population amongst the five schools.

To meet the future school education needs of the Riverstone precinct, this report recommends the following (**Table 11**):

1. That upgrades of existing schools and provision of new schools within and in close proximity to the release area be carried out based on this report and in accordance with the TAM schedule;
2. That the Department proceed with the acquisition of the Crown Street and Riverstone Road greenfield school sites; and
3. That the Department relinquish its acquisition right to the Kensington Park (part of 132-134 Boundary Road site) which is considered surplus to service requirements.

Table 11.

School Site	Ownership Status	Recommendation
Riverstone High School	DEC owned	Upgrade to 6 stream school with 49 GLSs (44 existing and 5 new) – in 10 year TAM for 2019/20 funding
Vineyard/Otago High School	DEC owned	Provide new 6 stream high school with 50 new GLSs – in 10 year TAM for 2020/21 funding
Vineyard/Otago Primary School	DEC owned	Provide new 21 core primary school with 26 new homebases In 10 year TAM for 2020/21 funding
Schofields Public School	DEC owned	Upgrade to 21 core primary school with 25 homebases (7 existing and 18 new) – in 10 year TAM for 2018/19 funding
Riverstone Public School	DEC owned	Provide 1x demountable teaching space
Vineyard Public School	DEC owned	Amalgamate with Vineyard/Otago new primary school, sell or redevelop existing site for other educational purposes - In 10 year TAM for 2020/21 funding
<i>Crown Street</i>	<i>DEC to acquire</i>	<i>Provide new 21 core primary school with 24 new homebases – Not yet in 10 year TAM</i>
<i>Riverstone Road</i>	<i>DEC to acquire</i>	<i>Provide new 21 core primary school with 24 new homebases - Not yet in 10 year TAM</i>
<i>Kensington Park</i>	<i>No acquisition</i>	<i>DEC to relinquish purchasing rights</i>

08/05/14

Attachment D - Letter from DEC to relinquish acquisition rights for Kensington Park School Site in Riverstone Precinct



Mr Paul Robilliard
Department of Planning and Environment
Level 5, 10 Valentine Avenue
Parramatta NSW 2150

DOC14/428024



Dear Mr Robilliard

RE: Relinquishment of school site at 132-134, Boundary Road, Riverstone

I write to you inform you that the Department of Education and Communities request to relinquish its acquisition rights over a proposed school site at 132-134 Boundary Road, Kensington Park.

Planning has been undertaken to ensure even distribution of the school student population in the Riverstone Precinct and this site has been identified as being surplus to requirements.

Future public education needs in the area will be met through the redevelopment of existing schools, provision of a new K-12 school and two new primary schools which will adequately meet demand.

I understand that the SEPP (Sydney Region Growth Centres) 2006 land reservation acquisition map will need to be amended and I request that the Department of Planning and Environment facilitate this.

Should you require any further information please contact the Department's Senior Asset Planner, Ms Lesley Moodie, on telephone number 9561 8255 or by email Lesley.moodie2@det.nsw.edu.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "J Neish".

John Neish
Director, Planning and Demography

5/9 September 2014