

31 March 2017

Director, Industry and Infrastructure Policy  
Department of Planning and Environment  
PO Box 39, Sydney NSW 2001

**Submission: Draft Education and Child Care SEPP**

Stockland welcomes the opportunity to provide a submission to the draft *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*, and related suite of reforms.

We welcome the State Government's focus on streamlining and simplifying planning for schools, universities, TAFE's and child care facilities across New South Wales. With the population of NSW set to grow by more than 2.1 million people over the next 20 years, the delivery of this infrastructure is vital to ensuring the city is liveable, healthy and connected into the future.

Education facilities play a vital role in enhancing amenity, supporting communities to grow over time and contributing strongly to liveability outcomes for residents across Stockland communities and mixed use projects. Currently, Stockland has around 35 schools within our master planned communities across the country.

In our experience, streamlined, clearer and faster planning pathways and an increased capacity for early delivery of government and non-government schools via innovative public/private partnerships is essential if growing demands for education facilities are to be met in Sydney. New models of funding and delivery have emerged in the education space, driven by a focus on land use efficiencies, new opportunities for public/private partnerships, regional provision, co-location and multipurpose facilities.

The proposed reforms are therefore welcomed, as they relate to improved processes.

We support moves by the State Government to encourage co-location and sharing of school facilities between schools and local communities. In Queensland, we commenced construction on an innovative, new public primary school in partnership with Queensland Government as part of our 20,000-lot Aura master planned community on the Sunshine Coast.

This partnership has allowed the school to be delivered significantly earlier than originally planned by the State Government. When the school opens in January 2018, the entire community will be able to access new classrooms, auditoriums and sports fields outside school hours through a co-sharing arrangement, together with a state-of-the-art robotics lab, recording studio, innovation hub and indoor sports and performance centre.

We believe a more flexible, partnership-based approach to school planning and delivery in New South Wales would make a key difference in accommodating demand, particularly in Sydney's growth centres. We would be pleased to discuss examples of where this model could be applied within our master planned communities in Sydney.

Specifically, there is a need for continued exploration of vertical school models, both stand-alone and integrated within mixed use development, as a key pillar in delivering school needs in Sydney. Although there are significant challenges with vertical models, as the availability of land sites for schools and ancillary facilities experiences more pressure we believe there is a critical need for the private sector to work closely with Government to deliver more vertical model school facilities.

In relation to the package of reforms:

- we support the proposal to amend the threshold for school development to \$20 million
- we support the focus on well-design schools and the principles identified in the draft Better Schools Design Guide, and suggest particular focus on design intent for vertical schools.

In relation to child care facilities, we again welcome the introduction of the reforms. The reforms are designed to encourage additional childcare capacity, and importantly, we support any framework that will create consistency in the design and delivery of child care facilities across Council boundaries.

Thank you for the opportunity to provide input in this process. If you would like to discuss our submission, please contact me on 02 9035 3273 or [samantha.czyz@stockland.com.au](mailto:samantha.czyz@stockland.com.au).

Yours sincerely,

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