

A3555384

Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms McNally

*Carolyn*

Thank you for your letter of 28 October 2016 regarding Site Compatibility Certificates to be issued by the Greater Sydney Commission (the Commission) under a proposed new Education SEPP. The education reforms were outlined at a briefing session to the Commission on 8 November 2016, and were formally considered by the full Commission at its meeting of 18 November 2016.

The Commission supports the direction that involves more flexible uses of school assets, provision of larger schools on appropriate existing sites and the equivalent clustering of schools to respond to the significant demand, and forecast demand, on school facilities and infrastructure as a result of the growing student population.

As the implications on what will be sensitive matters for the community and councils have not been adequately canvassed with all relevant stakeholders, it is the resolution of the Commission that it accepts in principle, the role of issuing Site Compatibility Certificates, through the Sydney Planning Panels, subject to amendments of the draft SEPP. In accepting this role, it is requested that the draft Education SEPP be amended to require that each application clearly demonstrates that:

- opportunities for intra government land exchange and shared joint/use of facilities have been explored and optimised to the maximum extent;
- public consultation and engagement with local communities on the school cluster program has occurred;
- the nexus to future education infrastructure programs is demonstrated to the local community;
- there is satisfactory provision of open space, consistent with relevant local strategies;
- there has been consideration of how new open space will relate to the Green Grid where possible;




- there is sufficient evidence that Department of Education has a satisfactory plan for managing school population growth in that local area; and
- where there is existing joint use of facilities and open space, the Department of Education makes satisfactory provision of the relocation of those facilities and that open space.

As the Education SEPP could potentially have implications upon other education facilities, it is requested that the Department of Planning and Environment consult with Universities and TAFE to ensure that they are aware of the implications of the draft SEPP. The Commission would appreciate information on the outcomes of this consultation with these education providers.

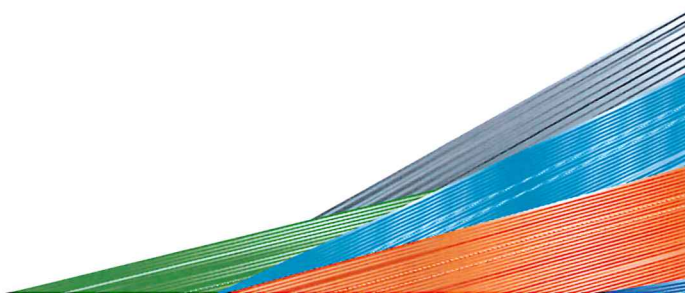
Please feel free to contact either Ms Sarah Hill, Chief Executive Officer or myself if you have any questions regarding the matters outlined in this letter.

Yours sincerely



**Lucy Turnbull AO**  
Chief Commissioner

7 DEC 2016









A photograph of three children riding bicycles away from the camera on a paved path. The child in the foreground is wearing a yellow sleeveless shirt, dark shorts, and a pink helmet. The child in the middle is wearing a white tank top, red shorts, and a red helmet. A third child is partially visible in the background wearing a blue shirt. The background is slightly blurred, showing trees and a fence. A green and blue circular graphic is on the left side of the page, and a small circle with the number 14 is in the top right corner.

## LENDLEASE COMMUNITIES INNOVATION IN EDUCATION DELIVERY

- Varsity Lakes, QLD
- Caroline Springs, VIC
- Lakeside Pakenham
- Golden Grove, SA
- Yarrabilba, QLD
- Mawson Lakes, SA
- Laurimar, VIC
- Springfield Lakes, QLD
- Forest Lake, QLD
- Ropes Crossing, NSW

## EDUCATION

- Continued learning and development for all ages
- Partnerships with local and state government

### VARSIITY CAMPUS

#### Varsity Lakes, Queensland

Innovative school delivery model designed to integrate with public open space, commercial, retail and community facilities to an extent not seen in Australian public schools before.

Figures as at 30 June 2014

ONE OF THE LARGEST  
**COLLEGES IN  
QUEENSLAND**

**2 CAMPUSES**  
4 SUB-SCHOOLS

**UNIQUE  
DESIGN**  
INTEGRATING OPEN SPACE ACROSS  
ITS CENTRALISED LOCATION





## VARSITY LAKES COLLEGE

Gold Coast, QLD.

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## VARSITY LAKES COLLEGE

Gold Coast, QLD.

- Education Queensland established Senior High School in Varsity Central
  - Designed as an urban campus located across the road from Central Park, within the Town Centre
  - 1.4 ha campus; 2 – 3 storey buildings around 2 quadrangles
  - School tuck shop open to the street and public café established servicing local business and residents
- Gold Coast City Council owned Central Park 3 ha urban park and oval
  - Constructed by Lendlease
  - Education Qld funded indoor sports centre and performing arts centre on site for school use during school hours and community use after school
  - Accessed by adjacent business community for multimedia capabilities and corporate events

COMMUNITY  
INFRASTRUCTURE AND  
AMENITY VARSITY LAKES

**lendlease**

## VARSITY LAKES COLLEGE

- Lendlease brokered innovative arrangement for Gold Coast to retain title to the Indoor Sports Centre and Performing Arts Centre and lease back to the College to manage on behalf of the school and community
- Founding Principal was an active stakeholder and advocate for the strategy and for the whole-of-community engagement
- Subsequent Principal did not share the vision of a shared entity and the community engagement opportunities and adopted a "closed ownership" position

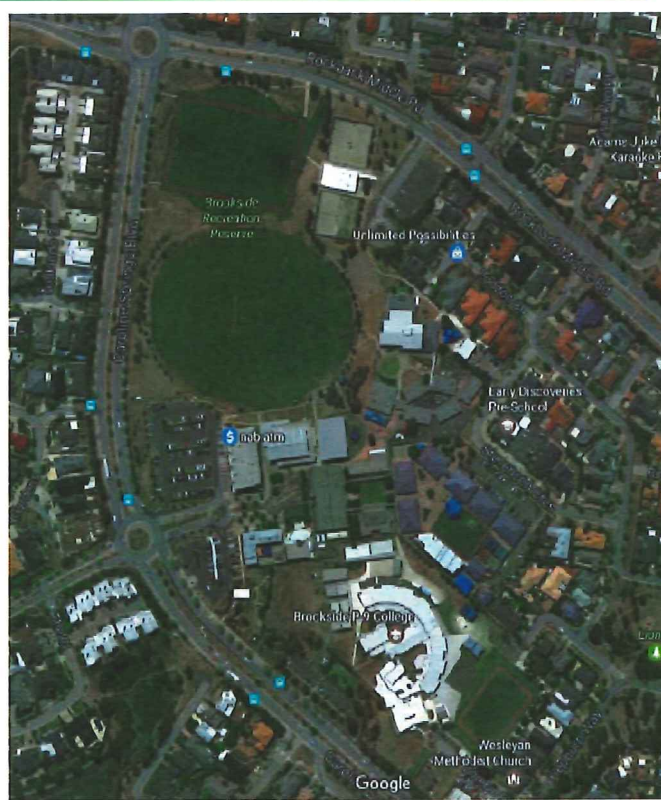
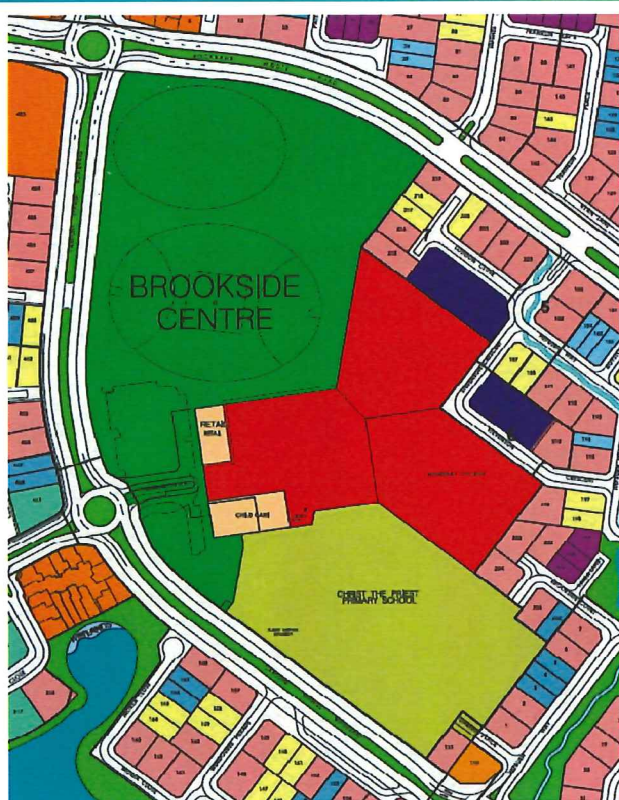
## LESSONS LEARNT

Stakeholder commitment to vision established through governance structure

Clear Operational guidelines

Consistent communication of shared vision





## Brookside Centre, Caroline Springs

Melbourne

lendlease

## BROOKSIDE CENTRE

Caroline Springs, VIC

Caroline Springs developed a learning community at the heart of the town centre to maximise learning opportunities for the whole community

Initiatives were funded jointly by Melton Shire Council, Education providers and Lendlease

Achievements include:

- Caroline Springs College incorporating Creekside Campus pre-school to Year 9 offering a seamless transition from pre-school to school; and Lakeview Senior Secondary Campus
- Catholic Education Regional College for Year 7-10 students
- Shire of Melton Library and Civic Services Centre includes meeting rooms and community learning opportunity with shared library
- Sports Hub with court stadium and regional sports grounds

COMMUNITY  
INFRASTRUCTURE AND  
AMENITY  
CAROLINE SPRINGS

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## BROOKSIDE CENTRE

Lendlease secured agreement of 3 education providers, local and state government to pool resources and deliver shared facilities resulting in:

- Better utilisation of resources;
- Earlier delivery of services for new community; and
- Higher standard of facilities with more sustainable maintenance budget

▪ Challenges have included:

- Tensions around school drop-off and pick-up times
- Lack of consistency in applying branding/co-branding of sites

## LESSONS LEARNT

Need to establish a Management Committee to identify and solve challenges

Branding/Co-Branding to be clearly identified and maintained through governance structure

- Promotes stronger sense of community early in masterplanned developments by building rapport between key stakeholders such as local council, local school principals, residents, sporting organisations and interest groups.
- Provides a platform for earlier delivery of key community amenities by sharing resources, funds and land.
- Pooling funds maximises community assets through costs savings in project management, design, fitout, etc.
- More efficient and sustainable use of land and public infrastructure. Shared parking, delivery and services, and more cohesive pedestrian and cycle network.
- Creates a more vibrant community hub and village or town centre with whole of community activities outside of school hours.
- Less ongoing administration and maintenance burden on schools and council. Shared costs eased also by community and sporting groups contributions under user pays system.

## BENEFITS OF WORKING TOGETHER TO FACILITATE SHARED COMMUNITY AMENITY



- Develop joint vision, agreed purpose and commitment to funding for timely delivery of services to the community
- Establish robust governance framework to ensure principles and vision are sustained beyond inception
- Incorporate technology to support management of facilities
- Masterplan for the precinct to support sustainability, safe access, and cost-benefits such as shared parking
- Avoid Public Private Partnerships

## CONSIDERATIONS FOR SHARED FACILITIES



## Laurimer School

Melbourne, 2008-12

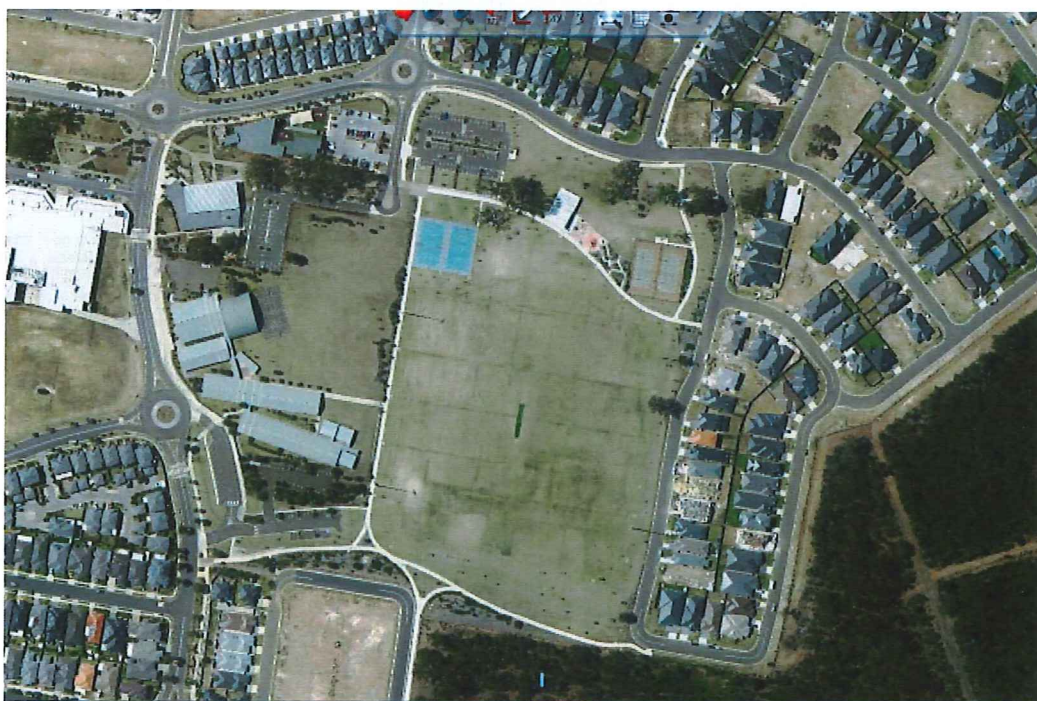
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**Mawson Centre, Mawson Lakes**  
Adelaide, 2000-04



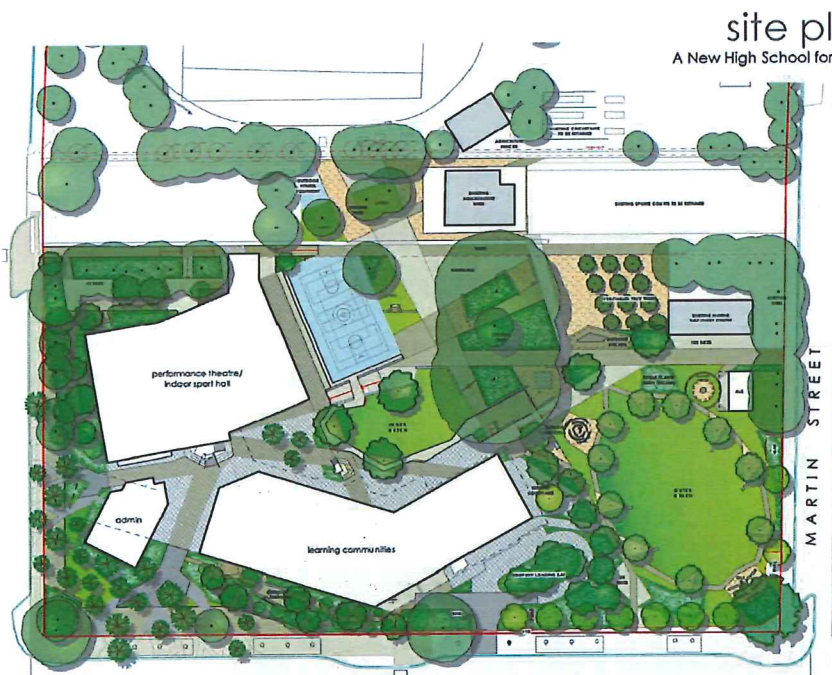


## Ropes Crossing Primary School

Ropes Crossing, Blacktown

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## Ballina High School

### Vision

"Growing together, Creating futures"

### Mission

Through working collaboratively to create a new, flexible and dynamic educational environment in Ballina, we will create a culture that nurtures, inspires and challenges students and staff to find the joy in learning with the skills to make informed contributions as citizens and leaders.

### Principles

Innovation is the cornerstone of our practice through:

- Collaborative and authentic learning communities
- An educational precinct that recognises open, flexible, personalised and integrated learning through authentic relationships in and beyond our community.
- Students are at the centre of everything we do. Knowing, understanding and supporting students to develop capabilities to achieve their personal best.
- Commitment to building a school that recognises, values, plans and models sustainable practices.
- Connectedness to community through powerful partnerships to support student engagement and learning.

**lendlease**