

## Relevant Information for Central Sydney Planning Committee

---

**FILE:** X102074 **DATE:** 19 June 2024

**TO:** The Central Sydney Planning Committee

**FROM:** Graham Jahn AM, Director City Planning, Development and Transport

**SUBJECT:** Information Relevant To Item 4 – Post Exhibition - Planning Proposal - Build-to-Rent Housing and Co-Living Housing in Central Sydney

---

### For Noting

That the Central Sydney Planning Committee note the information contained in this memo.

### Purpose

To address a late submission from the Department of Education.

### Background

Planning Proposal - Build to Rent Housing and Co-living housing in Central Sydney was publicly exhibited for 28 days from 15 April to 14 May 2024.

The Department of Education (DoE) made a submission following the close of the formal consultation period on 5 June 2024, provided at Attachment A.

It's noted that the Gateway Determination specified that no consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act.

The submission notes that while this proposal does not directly impact schools, recent policy changes (Affordable Housing Bonus, Build to Rent and Transit Orientated Development Program) have the potential to impact the common planning assumptions used to determine infrastructure need. Combined with a cumulative impact from other proposals this can lead to education establishments being at or above capacity in the future. The need to source new land for additional educational establishments is problematic and costly.

The Department of Education request Council generally monitors and considers the cumulative impact of population growth on schools planning in the locality.

Feedback from the Department of Education is noted.

As the submission is not immediately relevant to this planning proposal, and Department of Education state in the submission that the proposal does not directly impact schools, no change to the planning proposal is recommended.

It is noted that the changes identified by Department of Education in their submission are introduced by the NSW Government and the NSW Government is also responsible for the common planning assumptions. Further the NSW Government is yet to release new region and district plans which will guide long term land use and infrastructure planning across the Sydney region.

The City publishes [population forecasts](#) on its website and also publishes [a housing audit and development monitor](#) annually. The City's growth is planned for as part of our Local Strategic Planning Statement and local housing strategy, which seeks to align growth with infrastructure.

## **Memo from Graham Jahn AM, Director City Planning, Development and Transport**

Prepared by: Michelle Cramsie, Specialist Planner

### **Attachments**

**Attachment A.** Department of Education - Submission - Build to Rent Incentives

---



**GRAHAM JAHN AM**

Director City Planning, Development and  
Transport

# **Attachment A**

**Department of Education Submission  
Build to Rent Incentives**



Education

27<sup>th</sup> May 2024

General Manager  
City of Sydney  
GPO Box 1591  
Sydney NSW 2001

Attn: Bettina Johnston [sydneyyoursay@cityofsydney.nsw.gov.au](mailto:sydneyyoursay@cityofsydney.nsw.gov.au)

Dear Ms. Johnston,

**RE: DEPARTMENT OF EDUCATION ENGAGEMENT – CITY OF SYDNEY  
PLANNING PROPOSAL**

The New South Wales Department of Education (DoE), welcome the opportunity to provide comments related to the Planning Proposal for Build-to-Rent and co-living housing in Central Sydney.

DoE understand that the proposed changes to the *Sydney Local Environmental Plan 2012* aim to provide time limited bonus incentives to encourage the above programs in Central Sydney.

While this does not directly impact schools, recent policy changes such as the Affordable Housing Bonus, Build to Rent Program and the Transport Orientated Development Program have potential to significantly impact the reliability of the common planning assumptions on which SINSW and all other NSW government agencies are expected to use to determine infrastructure need. This results in a range of site-specific and strategic matters for NSW government schools. This, combined with incremental creep from planning proposals seeking population projections above these assumptions is aiding in educational establishments being at or above capacity upon build completion. The need to then source new land for additional educational establishments is problematic and costly when this situation arises.

Separate to the above, DoE request that Council generally monitor and consider the cumulative impact of population growth on schools planning in the locality.

Should you require further information about this submission, please contact the DoE Strategic Planning Team at [StrategicPlanning@det.nsw.edu.au](mailto:StrategicPlanning@det.nsw.edu.au)

Yours Sincerely,

Lincoln.Lawler@det.nsw.edu.au  
Digitally signed by  
Lincoln.Lawler@det.nsw.edu.au  
Date: 2024.06.05 10:31:29  
+1000

**Lincoln Lawler**

**Director, Statutory Planning and Heritage**

**New South Wales Department of Education, School Infrastructure**

School Infrastructure NSW  
Level 8, 259 George Street Name Suburb NSW 2000

GPO Box 33, Sydney, NSW 2001