

# **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