

**Submission
No 67
Item B, Tab 1**

**INQUIRY INTO ENROLMENT CAPACITY IN INNER CITY
PUBLIC PRIMARY SCHOOLS**

Name: NSW Department of Education

Date received: 27 September 2016

2.2.2 Long Term Strategy Options to 2026

The long term strategy is to meet demand for an additional 28 teaching spaces to 2026 in the Inner City primary schools.

Provision of additional new permanent teaching space accommodation

Work undertaken in 2013 by the Inner City Schools Working Party – Ultimo/Pymont identified and evaluated the following options for the provision of additional new permanent teaching spaces to meet demand:

- Option 1: New Ultimo/Pymont PS (Council land at Wattle, Fig & Jones Street, Ultimo).
- Option 2: New Ultimo/Pymont PS (100 Harris Street, Pymont).
- Option 3: Glebe PS expansion.
- Option 4: Expansion of existing Ultimo PS.
- Option 5: Redevelopment of existing Ultimo PS for high rise mixed use with new school.
- Option 6: New Ultimo/Pymont PS (Other potential sites in Pymont).
- Option 7: Expansion of Fort Street PS into adjacent Crown land.

Evaluation Criteria	Weight	Relative Scoring of Options (1 to 10 x weighting)						
		1	2	3	4	5	6	7
Meets projected demand for teaching spaces	10	100	90	80	80	80	50	30
Meets facility standards/future focussed learning	10	90	60	70	70	80	40	70
Cost and value for money	10	50	70	90	90	100	70	90
Stakeholder and community feedback	8	80	64	32	40	24	56	80
Location and Accessibility	5	30	30	25	40	40	25	40
Site capability and constraints	5	40	25	35	25	25	15	45
Area and quality of outdoor play space	5	45	20	35	20	20	15	25
Added benefits to community	5	50	25	35	25	40	15	25
Minimum disruption to school operation	5	50	50	35	35	0	50	50
Total		535	439	437	425	409	336	455
Ranking		1st	2nd	3rd	4th	5th	6th	1st

Option 1 is for the development of a new Ultimo/Pymont PS for up to 1,000 students on 1.2ha. of Council land covering the area bounded by Wattle, Fig and Jones Streets in Ultimo. It involves the disposal of the existing Ultimo PS property. Option 1 is the preferred option of the Inner City Schools Working Party and recommended due to the following relative advantages:

- larger 1.2ha. site with better potential to build capacity, meet long term demand and provide state of the art facilities to meet schools facilities standards;
- larger area for outdoor playing area;
- greater scope for sharing of facilities in the community;
- more potential to co-locate complementary facilities such as child care centre and out of school hours care (OOSH) on site;
- more potential for further expansion in the longer term future;
- future proofing in retaining capacity in other existing primary schools for expansion in the longer term future;
- highly accessible in the middle of the catchment adjacent to light rail infrastructure;
- no disruption to existing school operations and students during construction period;
- higher level of community support.

The relative advantage and preference for Option 1 depends on the final implications of land acquisition and cost which are subject to negotiations with the landowner City of Sydney Council. If the acquisition of land from the City of Sydney and costs of Option 1 become unviable, all options including any potential new options will be investigated and re-evaluated.

Option 2 involves a new primary school on land at 100 Harris Street. Option 2 is not preferred as it is on land that is more constrained with a smaller area of 0.7ha. containing an historic warehouse form of building that is heritage listed in parts, and is occupied by multiple tenants and not advertised as available for acquisition.

Options 3 and 4 for the expansion of Glebe PS and Ultimo PS provide value for money in using existing property assets, but are not preferred as the sites are relatively small at 0.54 ha. and 0.8ha. respectively which limits their potential for expansion to meet demand without overcrowding. The expansion of these schools to 21 classrooms (550 students) would result in an additional 16 teaching spaces that does not meet demand beyond 2019. Any further expansion of these existing primary schools beyond 21 core would require wholesale demolition and rebuilding of new primary schools with the associated costs, long disruptions and school community perceptions of overcrowding which are not favoured.

Option 5 involves the redevelopment of the existing Ultimo PS site into a high rise mixed use development with new primary school on lower levels under a mix of commercial and/or residential uses in high rise towers. It provides high value for money with potential to be delivered at nil cost as a joint venture with a private developer. However, it is not preferred as it was soundly rejected by the local school community in 2011/2012 and would result in a long disruptive and complicated development process to yield a limited additional number of teaching spaces that does not meet demand beyond 2019.

Option 6 involves a new primary school on one of a number of sites in Pyrmont. The sites inspected for Option 6 are not preferred as they are constrained with small areas and contain historic buildings that are heritage listed.

Option 7 has arisen as a result of increasing short demand at Fort Street PS and the availability of vacant Crown land for acquisition adjacent to the school. It scores highly as a joint preferred option due its potential to provide additional teaching space in the northern end of the Inner City where there are no other primary schools nearby or adjacent to the major urban development precinct at Barangaroo. Option 7 provides value for money if the Crown land can be acquired at a relatively low cost.

Please note: Inner City Schools Working Party – Ultimo/Pyrmont 2014 – At the time of writing, the Department has not been able to viably acquire the land from the City of Sydney Council for preferred Option 1. The Inner City Schools Working Party - Ultimo/Pyrmont has been reactivated to investigate and re-evaluate options including any potential new options such as the redevelopment of the existing Ultimo PS on the existing site. Option 5 'Redevelopment of existing Ultimo PS for high rise mixed use with new school' has been ruled out and will be removed as an option.

Change to catchment boundary for new Ultimo Pyrmont PS

The preferred option for a new primary school at Ultimo / Pyrmont will require a revision to the school catchment boundaries to even out utilisation of schools in the Inner City. It is recommended the catchment area for the new Ultimo/Pyrmont PS be expanded to include the southern part of the Fort Street PS catchment around Haymarket to ensure the new school is effectively utilised and Fort Street PS has capacity to accommodate the projected number of students in its catchment into the future.