



### Acquisition of proposed school site – Gledswood Hills

The Minister's approval is required to acquire a privately owned property known as proposed Lot 2 in the unregistered proposed Deposited Plan (DP) 1228429, at 9 Gregory Hills Drive, Gledswood Hills. The 4.155 hectare site will be used to construct a new high school to address future enrolment demand in the Gledswood Hills area.

### Key Information

The department has submitted an offer for \$21.5 million for a site at 9 Gregory Hills Drive, Gledswood Hills (see DOC19/29046 for approval to participate in the Expression of Interest process). Analysis at **Tab A** shows the need for a new secondary school based on forecast enrolments.

In selecting the site, the department considered:

- the site's location within the Camden Secondary group of schools which is experiencing growth. The site also sits in close proximity to Leumeah-Raby Road Secondary and South West Growth Area (North) Secondary groups of schools which are also experiencing growth.
- proximity to the proposed Gregory Hills Public School, which is planned to have 1,000 students
- the site's ability to alleviate future enrolment pressure on surrounding schools including John Edmondson HS and Casula HS, both of which are projected to exceed 3,000 students by 2036. John Edmondson HS is a PPP school, so any expansion to this school would need to be carefully considered due to lease implications.

Purchasing the site by private treaty avoids potential risks associated with compulsorily acquiring the site, including payment of compensation under the Land Acquisition (Just Terms and Compensation) Act 1991 (NSW). The department is satisfied that the acquisition of the site represents the best value for money. See **TAB B** for an independent valuation.

### Financial Implications

The vendor has agreed to sell the site to the department for \$21,500,000 (GST exclusive). This price falls within an acceptable property value range as identified by an independent valuation. The department proposes to fund the acquisition from its 2019/2020 Site Acquisition allocation. Funding for construction of a new school on this site would be subject to a future funding process.

### Recommendation

That the Minister approves the expenditure of \$21,500,000 (excluding GST) for the purchase of a 4.155 hectare parcel of land being proposed Lot 2 in the unregistered proposed DP1228429, known as 9 Gregory Hills Drive, Gledswood Hills, NSW 2557.

#### Endorsed

Joe Lantz

Executive Director, Infrastructure Planning

#### Approved

Anthony Manning

Chief Executive, School Infrastructure NSW

SECRETARY

MINISTER MITCHELL

☐ See over for Minister's comments

Document tendered by

Mr Mark Buttigieg

Received by

Danny D'Souza

Date: 10/10/22

Resolved to publish

**Acquisition of proposed high school site – Gledswood Hills****Context**

On 11 April 2019, the department lodged their Expression of Interest (EOI) in proposed Lot 2 in the unregistered Deposited Plan 1228429, at 9 Gregory Hills Drive, Gledswood Hills, with an offer to purchase of \$20,250,000 (excluding GST) (see **TAB C**).

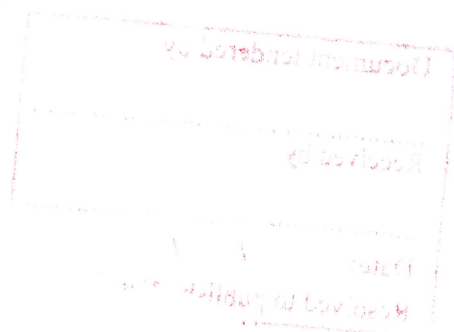
On 17 April 2019, after being shortlisted to participate in the second and final round of the EOI, the department submitted an offer to purchase at \$20,250,000 (excluding GST) (see **TAB D**).

On 24 April 2019, the department received a counter offer of \$22,021,500 (excluding GST) (see **TAB E**).

On 1 May 2019, the department submitted a revised offer of \$21,500,000 (excluding GST) (see **TAB F**).

On 8 May 2019, the department received a letter from the vendor confirming the vendor's acceptance of the department's revised offer (see **TAB G**).

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<b>Consultation</b>	Richard Hayes, Director, Commercial Transactions Katie Joyner, Director, School Planning
<b>Media release/ Communication Strategy</b>	<input type="checkbox"/> Not required <input type="checkbox"/> Media Unit briefing attached <input checked="" type="checkbox"/> This briefing sent to <u>Media Unit</u> <input type="checkbox"/> Communication Strategy attached







### Gledswood Hills Land Acquisition

The Executive Director, Strategic Planning as the Minister's Delegate is required to sign a Letter of Offer for the proposed purchase of a new high school site located at 9 Gregory Hills Drive, Gledswood Hills.

### Key Information

Following the Expressions of Interest (EOI) campaign undertaken by CBRE on behalf of the land owner, the Department of Education has been shortlisted to participate in the second and final round of the EOI in relation to land at Lot 2, 9 Gregory Hills Drive, Gledswood Hills.

The site has an area of 4.155 Hectares and is known as Lot 2 in an unregistered plan, being proposed Deposited Plan 1228429.

The final round of the EOI requires a formal offer which we require to be signed by the Executive Director and submitted by 2pm on 18 April 2019.

The site, located within the South West Growth Area (SWGA), is planned to provide a co-educational high school for students in years 7-12 with up to 2,000 students.

Located within 1km to Gregory Hills Town Centre and close to the proposed Gregory Hills Public School, (announced for planning funding in the 2018/19), the site has potential to share assets with the community and turn the school into a key community hub.

The offer to purchase at \$20.25 Million (excl. GST) is based on a valuation by Curtis Valuations Pty Ltd on behalf of the Department of Education. The offer is conditional upon receiving Ministerial approval to purchase the site

### Financial Implications

Our proposed purchase price of \$20.25 Million (excl. GST) is not included in the department's 2018/19 Sites Acquisition Allocation, therefore, the proposed purchase will be conditional upon acceptance of both the deposit and settlement monies being paid in Financial Year 2019/20.

### Recommendation

That the Executive Director, Infrastructure Planning, Schools Infrastructure NSW, as the Minister's delegate signs the Offer to Purchase letter (TAB A).

#### **Endorsed**

Richard Hayes  
Director Commercial Transactions,  
Schools Infrastructure NSW.  
Mob.

17.04.2019

#### **Approved**

Joe Lantz  
Executive Director Infrastructure Planning,  
Schools Infrastructure NSW.  
Mob.

## SENSITIVE: NSW GOVERNMENT

### Rationale

Gledswood Hills sits within the Greater Macarthur Growth Area (GMGA) which will provide new greenfield and infill development with 25,000 additional dwellings to 2036 (based on DPE housing forecasts) and more than 300,000 new residents over the next 15 years.

The site is located within the Camden Secondary group of schools. It also sits in close proximity to Leumeah-Raby Road Secondary and South West Growth Area (North) Secondary groups of schools which are also experiencing growth. The following teaching space demand is projected to 2031 and 2036.

School Community	Total Teaching Spaces	2031		2036	
		Total TSD	Shortfall	Total TSD	Shortfall
Camden Secondary	282	482	200	535	253
Campbelltown Secondary	211	261	50	293	82
Leumeah-Raby Road Secondary	209	225	16	232	23
<b>Total</b>	<b>702</b>	<b>968</b>	<b>266</b>	<b>1060</b>	<b>358</b>

Review of recently released student in area data to 2036 indicates that there is a requirement for the provision of an additional 358 secondary school teaching spaces (excluding support classes) across the three local SC groups. While there are new high schools proposed in Oran Park and Edmondson Park, further capacity is required to meet the demand in the group.

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