



Education

28 February 2024

Department of Planning, Housing & Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

Attn: [REDACTED]

To whom it may concern,

**RE: SINSW SUBMISSION ST LEONARDS TELSTRA EXCHANGE STATE- LED  
REZONING**

School Infrastructure New South Wales (SINSW), as part of the Department of Education (DoE), welcome the opportunity to provide comments on the proposed state -led rezoning of the Telstra exchange site located at 524-542 Pacific Highway St Leonards.

SINSW have reviewed the Explanation of Intended Effect and acknowledge that, if approved, the proposal will enable the development of a 43-storey mixed-use building comprising Built to Rent Housing, key worker housing, serviced apartment accommodation and retail premises.

A review of existing assets and demand projections and analysis of the anticipated students associated with dwelling yield nominated indicates that the existing schools within the LGA are capable of meeting enrolment demand associated with the proposal.

SINSW uses population and dwelling projection data provided by the DPHI as the basis for school planning. This data allows SINSW to assess schools within an area or region to identify the best way to distribute student numbers and deliver new and upgraded facilities. Recent policy changes such as the Affordable Housing Bonus, Build to Rent Program and the Transport Orientated Development Program have potential to deviate from the above data sets and impact 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.

As a result, SINSW request clarification regarding how DPHI aims to track and manage the combined growth stemming from the above programs and how this can be accommodated by key social infrastructure within the local government area.

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

Yours Sincerely,

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**School Infrastructure New South Wales**

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