

6. CORRESPONDENCE

6.1 Department of Planning and Environment - Hurlstone Agricultural High School

Attachments

1. copy of letter to Council from the Department of Planning (contained within this report)
2. copy of letter from Council to the Hon Mike Baird MP NSW Premier (contained within this report)

Response to Council's letter regarding the proposed relocation of Hurlstone Agricultural High School and associated planning issues.

Officer's Recommendation

That the letter be received and the information be noted.

Council Meeting 19 July 2016 (Thompson/Greiss)

That the Officer's Recommendation be adopted.

Council Minute Resolution Number 111

That the Officer's Recommendation be adopted.

ATTACHMENT 1



**Planning &
Environment**

JUN28'16 09:45:44 RCVD

Office of the Secretary

Ms Lindy Deitz
General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

16/05805

Dear Ms Deitz

I write in response to your letter to the Hon Mike Baird MP, Premier, about the proposal to relocate Hurlstone Agricultural High School. I understand the Minister for Education has provided a response to matters pertaining to his portfolio. The Minister for Planning has asked me to reply on his behalf in relation to the planning issues raised in your letter.

I acknowledge your concerns about the relocation of Hurlstone Agricultural High School and your disappointment in the timing and manner the decision was announced.

I can assure you that the Department of Planning and Environment is committed to working collaboratively with Council to plan for future growth along the Glenfield to Macarthur Corridor over the next 20 years and to finalising the Glenfield to Macarthur Urban Renewal Corridor Strategy.

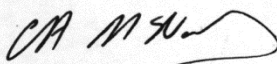
The Department is currently working closely with Council, Transport for NSW and the Department of Education to undertake a review of the draft Glenfield Land Use and Infrastructure Plan to identify the potential future land uses for the Hurlstone Agricultural High School site and any necessary infrastructure upgrades required to support future growth.

Importantly, this review will investigate the potential for employment uses on the Hurlstone Agricultural High School site to ensure long term employment opportunities are considered in the precinct.

Community consultation to seek feedback on the revised draft Glenfield Land Use and Infrastructure Plan will occur in the next few months.

I look forward to continuing to work with Council to progress planning for future growth along Glenfield to Macarthur corridor. Please contact Mr Brendan O'Brien, Executive Director, Infrastructure, Housing and Employment, by telephone on 9228 6240 if you have any further queries.

Yours sincerely


Carolyn McNally
Secretary 21/6/16

Department of Planning & Environment

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ATTACHMENT 2



12 January 2016

The Hon. Mike Baird, MP
GPO Box 5341
SYDNEY NSW 2001

Dear Premier

Proposal to Relocate Hurlstone Agricultural High School and Associated Sale of Land

My Council has been disappointed to learn of the NSW Government's recent decision to relocate Hurlstone Agricultural High School from its current operational site at Glenfield to Richmond as part of a new facility to be established in conjunction with the Western Sydney University.

Council considered this matter at its meeting held on 15 December 2015 and again at its extraordinary meeting held on 22 December 2015. The Council has resolved to request the NSW Government to abandon its decision to relocate Hurlstone Agricultural High School from Glenfield to Richmond.

There are multiple dimensions to Council's disappointment with the Government's decision, including:

- The absence of any consultation with Campbelltown City Council, the greater community of Campbelltown, nor the Hurlstone school community over the reasons for the proposed relocation, and therefore not offering any opportunity for the Government to take into account what the relocation would mean to the "Campbelltown" community and what other alternatives may have been worthy of consideration
- A "complete inconsistency" between what was reported by the media as being proposed for the future redevelopment of some 140 hectares of land within the School's campus for future urban housing purposes and what had been previously (very recently) published by the NSW Government for the Hurlstone Agricultural High School site as part of the Glenfield to Macarthur Urban Renewal Corridor Strategy – a document which espouses NSW Government policy direction.
- An apparent lack of understanding by the Government over the iconic heritage, social and historic value of the school, and the associative value of its name as held by the broader Campbelltown and Macarthur Region communities
- There is no evidence to suggest that the social significance and military heritage connection to the Memorial Forest (which was planted on the school grounds in the

1950s as a tribute to over 600 students who fought in both world wars) within the local area has been fully understood by the NSW Government

- There is no apparent appreciation that the current Macarthur agricultural student enrolment needs and the future skills/knowledge demands for Agricultural Studies and Science, Technology, Engineering and Mathematics (STEM) within the Macarthur Region and South West Sydney District, and that these currently available opportunities deserve to remain to be met at Hurlstone Agricultural High School in its current form and location

This is particularly relevant given that the NSW Government has identified South West Sydney as the most significant growth area in metropolitan Sydney for the next twenty years, taking in new urban release areas at the South West Growth Centre, Mt Gilead and Menangle Park, Wilton Junction as well as significant urban renewal within business centres along the T2 Southern railway line. Council and the community have not been presented with any opportunity to discuss these issues with the Government and present a case that demonstrates that the major future urban growth area of metropolitan Sydney deserves to have close proximate access to a facility such as Hurlstone Agricultural High School.

- The remote location of the new proposed facility at Richmond together with the absence of direct public transport access from South Western Sydney will have the unwanted effect of disadvantaging students from these areas and will discourage their participation in agricultural related education pursuits at a recognised specialist agricultural education facility.
- The effect of the Government's decision to relocate Hurlstone Agricultural High School from Glenfield to Richmond will mean that the only two secondary education facilities with a focus on agriculture within the Sydney metropolitan area will be located in Sydney's north, far removed from south western Sydney at:
 - James Ruse Agricultural High School at Carlingford; and
 - The relocated Hurlstone Agricultural High School at Richmond

Further, the proposal to dispose and develop such a large area of land (140 hectares) of the current Hurlstone site for future housing purposes would potentially present a number of challenges for the Council. This reported housing development scenario would also seem to support a view that the NSW Government is seeking to reap maximum cash benefits that could stem from disposing of and redeveloping such a large portion of the school site, with only a portion of the financial gain being reinvested into the Campbelltown area.

Whilst it does not support the relocation of the School under any circumstance, Council is concerned and disappointed that the site has been earmarked for future housing without broader investigation of potential alternative land uses. In this regard, no announcement has been made pertaining to any investigation of the employment development potential that could be supported on the site. This potential has been previously documented and relates not only to the land's proximity to an existing and highly recognised agricultural high school, but also to its strategic metropolitan positioning, its close proximity to the M5/T2 Southern Railway Line, the Southern Sydney Freight Line, and other strategic infrastructure such as the Moorebank Intermodal Terminals and the proposed Western Sydney Airport.

The Campbelltown Local Government Area has been the subject of numerous recent announcements by the NSW Government concerning the Macarthur and South West Sydney's capacity to accommodate the greatest proportion Metropolitan Sydney's future population growth – both through new greenfield development and urban redevelopment.

For example, the Planning Minister – the Hon. Rob Stokes MP, recently identified significant future dwelling production for the Greater Macarthur Urban Investigation Area (i.e. 33,000+ dwellings), together with additional new housing development potential for the Glenfield to Macarthur Corridor Strategy (i.e. 15,000 dwellings).

This extensive new housing development must be ‘actively’ supported by the creation of new employment opportunities at accessible locations. This is a critical planning imperative that the Minister for Planning recently committed to when addressing a meeting of various Chambers of Commerce conducted at the Western Suburbs Leagues Club at Leumeah last November.

The Hurlstone Agricultural High School site encompasses an extensive area of land and has significant locational advantages. It is easily accessible to the regional community by both road and rail, making it an ideal candidate for future and significant employment development. This employment creation capacity should be integrated physically, systematically and economically with the educational opportunities afforded by the existing/future high school and other potential educational/research initiatives.

The Campbelltown community deserves a strategically advantageous outcome from any future development of the Hurlstone Agricultural High School site. A major opportunity exists for the NSW Government to embrace the site’s inherent prospects for employment and economic development to deliver real jobs to help service both the existing local and regional community and future new population growth in the Macarthur Region and South West Sydney District.

Council would also like to reiterate its concern that the Government’s decision regarding the Hurlstone Agricultural High School site is not reflected in the recently exhibited Glenfield to Macarthur Urban Renewal Strategy. The Strategy makes a number of statements concerning the future use of the Hurlstone Agricultural High School site, which appear inconsistent with the redevelopment proposals for the site as announced by the Minister for Education. For example:

- *Figure 22 of the Glenfield Precinct Land Use and Infrastructure Analysis (Glenfield Land Use and Infrastructure Plan) depicts the Hurlstone Agricultural High School site as being “Community Infrastructure”*
- *Figure 27 of the Glenfield Precinct Land Use and Infrastructure Analysis*
- *(Proposed Social Infrastructure Improvements) depicts the Hurlstone Agricultural High School site as being “Community Infrastructure”*
- *“Education and health related jobs will continue to provide an important employment base for the precinct”*
- *“It is anticipated that around 2,800 additional dwellings could be delivered in the precinct by 2036”. This assumes no residential development on the site of the Hurlstone Agricultural High School. The development of the suggested 140 hectares of surplus land on the site for future urban housing could yield in the order of 2,200 additional dwellings or more, taking the planning estimate (under the Strategy) for Glenfield from 2,800 to more than 5000 new dwellings*

Importantly, Council has always understood the Glenfield to Macarthur Corridor Strategy to represent the Government’s latest policy position with respect to future development at centre-based precincts along the Corridor.

Council is aware that as part of the preparation of the draft Corridor Strategy by NSW Planning and Environment (through its specialist consultants), consultation occurred with the Department of Education and Communities. It is surprising therefore that the draft Strategy that was placed on public exhibition between June and September last year, made no mention of plans to relocate the high school and develop a large portion of the site for residential purposes.

Council notes that the Glenfield to Macarthur Corridor Strategy website currently makes the following statement:

"Glenfield Precinct Update

On 18 November 2015, Minister Piccoli announced more than \$165 million for new and upgraded schools and classrooms across South Western Sydney. Around 140 hectares of surplus land at Glenfield will be made available for other uses as the Hurlstone Agricultural High School will move to the Western Sydney University Hawkesbury campus.

This provides an opportunity for the Department to review the current draft of the Glenfield to Macarthur Urban Renewal Corridor Strategy, including infrastructure upgrades required to support the Glenfield Precinct.

The Department will continue to work closely with Campbelltown City Council, Department of Education, Transport for NSW and the community. There will be opportunity for the community to provide feedback as part of any future rezoning process that may be proposed for the Glenfield Precinct."

Council acknowledges that the Strategy has not been finalised to date, and awaits its further review to take account of the recent announcement associated with the identification of what is considered by the Government to be "surplus land" at the site of Hurlstone Agricultural High School for "other uses". This delay is unfortunate, as Council continues to receive enquiries from the community over the timing of the adoption of the Strategy by the NSW Government and the subsequent roll-out of precinct based plans across the various centre locations along the Corridor.

Should the Government reject Council's request for it to abandon the decision to relocate Hurlstone Agricultural High School to Richmond and dispose of surplus lands on the site for future urban residential development, then Council seeks your Government's assurance that it will review the Glenfield Precinct Land Use and Infrastructure Plan (Glenfield to Macarthur Urban Corridor Strategy) as a matter of urgency in collaboration with Council. The review must take account of the potential future development of surplus land at the Hurlstone Agricultural High School site, and incorporate provision for the:

- preservation of appropriate environmental buffers on the site as part of any redevelopment of the land
- provision of new and significant employment development initiatives on the site and elsewhere within the Campbelltown LGA to balance the extent of urban development on the site in addition to that already identified on land within the Glenfield to Macarthur Corridor
- articulation of an appropriate vision for the whole of the Glenfield Precinct
- the engagement of the community to reconsider:
 - housing supply and density

- services, facilities and community amenity
- job creation
- the movement network including traffic and transport
- built and natural environmental outcomes
- infrastructure capacity.

In conclusion, Council believes wholeheartedly that any such revised Land Use and Infrastructure Plan for the Glenfield Precinct (Glenfield to Macarthur Corridor Strategy) be agreed to by Council and must:

- form the basis of detailed site planning for the surplus land at the Hurlstone Agricultural High School site at Glenfield; and
- ensure that the outcomes for the Hurlstone Agricultural High School site complement the planning objectives set out for the whole of the Glenfield Precinct as set out in the Land Use and Infrastructure Plan for the Glenfield Precinct.

I note that staff from the NSW Planning and Environment, the Department of Education and Communities and Transport for NSW met with the Mayor of the City of Campbelltown and Council's Director of Strategy late last year to discuss the Government's decision concerning Hurlstone, and I have raised the matter in passing with you briefly at the Sydney Business Chamber event held in December.

I would now greatly appreciate the opportunity to formally meet with you to expand on the matters raised in this letter and to convey to you the various expressions of concern over the Government's decision raised by Councillors at the Extraordinary Council Meeting held late last year.

It is certain that there are items that can be raised in our discussions that could potentially prove to contribute positively towards the achievement of enhanced outcomes for Glenfield, the community of Campbelltown and the Greater South West.

Campbelltown City Council has always sought to work in close partnership with the NSW Government, and in particular over matters associated with planning for future urban growth. Council would like to request that its demonstrated preparedness to assist the Government with the broader challenges of growth can be applied in resolving a number of the issues arising from the Government's decision to relocate the Hurlstone Agricultural High School and the associated sale of land.

It would be greatly appreciated if contact could please be made directly through my office on (02) 46 454 659 to make arrangements for a suitable meeting.

Yours sincerely



Lindy Deitz
General Manager