

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

Organisation: Ultimo Public School P&C Association
Date received: 16 September 2016

Partially
Confidential

15 September 2016

PARLIAMENTARY INQUIRY GENERAL PURPOSE STANDING COMMITTEE NO 3
INQUIRY INTO INNER CITY PUBLIC PRIMARY SCHOOL ENROLMENT CAPACITY AND
REDEVELOPMENT OF ULTIMO PUBLIC SCHOOL

ULTIMO PUBLIC SCHOOL P & C ASSOCIATION SUBMISSION

PREAMBLE

We the members of the Ultimo Public School P&C are volunteers who care deeply about our community, school and citizens. We are committed to a free public education system which is inclusive of all, irrespective of culture, gender, academic ability and socio-economic status. Our P&C is a partner in the education process: we have a right and responsibility to play an active role in the education of our young citizens, helping them to reach their full potential.

We recognise the enormity of the Education Portfolio and thank the Minister for Education and the staff of the Education Department who manage public education in New South Wales.

We are indebted to the Members of Parliament who continuously support the democracy of this state and make time for its citizens. They have listened without bias to our opinions and recommendations for Ultimo Public School, and agreed that they should further be explored, thereby recommending this Parliamentary Inquiry.

We believe schools are the heart of the local community, and in this submission we bring the knowledge, facts, opinions, arguments and recommendations of our community.

TERMS OF REFERENCE

1. THE TOTAL COSTS OF THE PROJECT TO DATE INCLUDING CONSULTANCY FEES
2. THE ESTIMATED COSTS OF THE ALTERNATIVE SITES FOR A NEW ULTIMO PUBLIC SCHOOL
3. THE REASONS THE ALTERNATIVE SITES WERE DISMISSED BY THE GOVERNMENT
4. THE COSTS OF REHOUSING ULTIMO PUBLIC SCHOOL IN WENTWORTH PARK WHILE THE SCHOOL IS REBUILT
5. THE IMPACT OF THE BAYS PRECINCT DEVELOPMENT ON FUTURE ENROLMENT CAPACITY IN THE INNER CITY
6. ANY OTHER RELATED MATTERS

(A) THE TOTAL COSTS OF THE PROJECT TO DATE INCLUDING CONSULTANCY FEES

Disappointingly, we have watched as costs mount. We are aware of:

- **Investigation of alternative sites**
 - New permanent school
 - Temporary school
- **Consultant work on Wattle/Fig St depot site**
 - McLachlan Lister (18 months)
- **Consultant work on the temporary school at Wentworth Park**
 - 2 designs – Government architect and McLachlan Lister
- **Consultant work on the new school in Quarry Street**
 - Development of design brief
- **Consultant workshops with children of Ultimo Public School**
 - Temporary Wentworth Park site
 - Rebuild Quarry St
- **Consultant workshops with teachers of Ultimo Public School**
 - Temporary Wentworth Park site
 - Rebuild Quarry St
- **Consultant workshops with School Community**
 - Production of 11 information sheets
 - Responding to concerns by phone & email
 - 6-8 Information sessions at Pymont Community Centre
Broadway Shopping Centre
Other centres
- **Consultant work to establish website**
 - Development
 - Updating
 - Research not limited to International examples
- **Consultant work Project Reference Group**
 - 13 meetings
 - Selection of design team:
 - Rebuild Quarry St
 - Pop up school Wentworth Park
- **Consultants for Contamination Investigations**
 - Environmental Investigation Services Ltd
 - attending PRG Meetings
 - attending Ultimo Public School

- **Consultants for Contamination Investigations (cont)**
 - Evaluation of contamination at the Fig/Wattle site
 - Evaluation of contamination at Wentworth Park
 - Drilling
 - Human Health Assessment
 - Evaluation of contamination on Quarry St
 - Drilling
 - Human Health Assessment

- **Legal costs**
 - Engaging the design team for Quarry St site rebuild
 - Engaging the design team for the pop up school at Wentworth Park
 - Preparation of legislative changes to enable use of Wentworth Park for the pop-up school

 - Negotiations with agencies responsible for Wentworth Park:
 - City of Sydney
 - Board of Wentworth Park Sporting Complex Trust
 - State Government
 - Aboriginal Lands Council

 - Negotiations with City of Sydney re Fig/Wattle Site

- **Department of Education staff expenses - liaising and expertise**
 - Consultants
 - Input to design brief
 - Attendance at public meetings
 - Department of Planning staff on the design competition and public meeting

Additional costs associated with the design competition

 - advertising
 - answering inquiries
 - collating and evaluating responses

(B) THE ESTIMATED COSTS OF THE ALTERNATIVE SITES FOR A NEW ULTIMO PUBLIC SCHOOL

HISTORY OF ALTERNATIVE SITES FOR A NEW ULTIMO PUBLIC SCHOOL

The current site was dismissed as being unsuitable for future growth, so an Inner City Schools Working Party (ICSWP) was established to best advise on a suitable site. This was replaced by the PRG (Project Reference Group) chaired by Sylvia Corrish (Department of Education), with P&C representatives including life member Bill D'Anthes, Nic Accaria (Principal), City of Sydney representatives, and Department of Education representatives.

13 February 2013: ICSWP discussed the Fig and Wattle site as a prime site for the new school. It was well known that, like every other site in the Sydney CBD and surrounding areas, remediation would be required before construction could begin. The City had undertaken two reports to determine the scope of remediation in previous years.

- 11 Meetings of that committee
- 7 sites investigated

The Fig and Wattle Site was the unanimous first choice, including representatives from Assets Management, demographers, policy staff and administrators, P&C and community representatives, the School Principal and the City of Sydney.

- Cnr Fig & Wattle Street 1.3Ha - first choice & recommended **\$74M**
- 100 Harris Street - second choice *now sold* **\$90M**
- 21 Harris Street - too small not costed
- 63 Harris Street - too small not costed

Other sites were dismissed as unsuitable immediately.

Fig & Wattle Site 1000 student school fully remediated 1.3Ha + 80 Place Childcare Centre + Out Of School Hours (OOSH) + Sporting/Hall Facilities (including use by the community)

\$97.54M Net purchase price

Land cost \$74M

Construction of School \$42M

Full remediation \$22.54M (Douglas Partners)

Childcare facility \$8M

less current school site on Quarry St \$49M (Valuation of Quarry St school in 2014, *per letter to Ms Barone from Anthony Perrau 10/06/14 Page 4*). We would expect the site price may have risen.

City of Sydney (CoS) Fig & Wattle Site \$74M

\$100M market price

less remediation \$18M

less one childcare centre \$8M

Construction of School \$42M *quoted from GIPA Briefing for the Minister DGS15/917*

DECONTAMINATION COSTS FIG & WATTLE

- Significantly higher costs from McLachlan Lister

Option 1 PARTIAL REMEDIATION (exceeding EPA standards)

McLachlan Lister \$31.3M *GIPA documents Briefing for the Minister DGS15/917*
JBS&G + Altus Page Kirkland \$5.35M *Letter CoS to Perrau 19 Sept 14 page 19*

Option 2 FULL REMEDIATION

Douglas Partners cost breakdown \$22.54M *letter CoS to Perrau 19 Sept 2014 p 19*

Troy Stratti Barangaroo Reserve Sandstone Landscape \$20M-\$30M *current*

McLachlan Lister quote \$53.9M *GIPA Briefing for the Minister DGS15/917*

9 December 2014 The Hon. Adrian Piccoli MP accepts terms for \$74M Fig & Wattle Site. *Letter from Piccoli page 38 CoS*

15 December 2014 Media Announcement to Community

COSTS OF EDUCATION DEPARTMENT CURRENT PROPOSAL

TEMPORARY DEMOUNTABLE SCHOOL & KNOCK DOWN REBUILD ON QUARRY ST 0.54Ha

Temporary Demountable School Wentworth Park

- Remediation of Site
- Construction of Pop-up School
- Relocation of school
- Relocation of students
- Demolition of temporary school when finished
- Site restoration

Knock Down Rebuild on Quarry St 0.54Ha

- Demolition of 12 year old school
- Remediation of site
- Construction of high rise school Relocation of school equipment for reuse
- Relocation of students

These expenses are unnecessary when compared to the Fig & Wattle Site build. The costs to relocate 300 students & staff twice by moving to Wentworth Park to substandard demountable classrooms then back again is deplorable. When we asked children about demountable classrooms the worst thing was the noise. Unfortunately, the school demountable classrooms will be right next to Wattle Street which is our busiest road distributor overrun by heavy freight and continuous streams of traffic.

Minister Piccoli in Budget Estimates 2015/16 himself identifies demountable classrooms as:

“Every parent, teacher and student knows that learning in a demountable classroom is no alternative to learning in a real classroom. Our kids should not be languishing in second-rate facilities like demountable classrooms”

Adrian Piccoli MP

(C) THE REASONS THE ALTERNATIVE SITES WERE DISMISSED BY THE GOVERNMENT

1 GROSS ERROR IN COSTS BRIEFED TO THE MINISTER *see attached GIPA page 9*

The value of the current school (\$49M) was never used as an offset of costs.

Only one quote was sought for full remediation. [\[i\]](#) Industry members suggest this is the most outlandish quote. This kind of pricing sets up NSW taxpayers to be ripped off.

If the Department consistently requires full remediation of all sites, building other schools in the area would be unaffordable.

We believe Treasury convinced the Minister to renege on his Fig & Wattle commitment because this decision is only concerned with short term accounting.

If Treasury could factor the lifespan of the school into the costings, they would realise that \$89.54M for a school on 1.3ha lasting another century, is value for money [\[ii\]](#), as quoted below by the Minister - media release 15 December 2014.

The Department having dismissed the plans for Fig & Wattle, issued a plan to cope with the shortage of student placements. This was to increase the number of classrooms by 40 between Ultimo Public School and Glebe Public School.

However, no extra classrooms are planned for Glebe Public School and only 27 for Ultimo Public School. They do not follow their own suggestions.

The Department suggests to the Minister that demountable classrooms and restricted school catchments can mitigate this shortfall. But this is not possible in this situation, as there is no land for demountable classrooms and the situation is already so ludicrous that the Ultimo Public School was outside its own proposed catchment area.

Peter Hackney in *City News*, 22

NOVEMBER 2012: "ULTIMO PUBLIC SCHOOL OUTSIDE ITS OWN CATCHMENT AREA."

"The Department has suggested cutting back the catchment area of Ultimo Public School to William Henry Street to cope with enrolment pressures after abandoning plans for a mixed use site of residential apartments paired with a bigger school. This would mean any subsequent cut would see the school outside its own catchment area" - Bill D'Anthes

2 NOT VIABLE FINANCIALLY *see attached GIPA page 12*

The Minister in his briefing paper from the Education Department was only shown two examples of costings with which to compare the proposed plans for Ultimo Public School:

VICTORIA AVENUE PUBLIC SCHOOL estimated cost \$34.7M - **land given** to Department because the Council couldn't afford to remediate it. It included community facilities and a childcare centre.

ANZAC MEMORIAL PUBLIC SCHOOL - the Department has a 99 year lease - cost \$19.5M. Estimated construction costs \$25M.

If, at the time the Minister was fully informed of other schools which were being planned only 3 months before by his own government, the brief to the Minister may have provided a more balanced view. These schools were major media releases. We are perplexed by the Department's failure to show these costings, which would give the Minister a more balanced view.

Previous media releases just a few months earlier (February 2015) from the Education Department:

- Premier Mike Baird's \$100M pledge for a new combined primary and high school at Parramatta joining Arthur Phillip High
- Interstate – Adelaide City High School – a 1250 student school is being planned costing \$100M

As Minister Piccoli acknowledges:

"It is more expensive to accommodate those changes in some places. Enrolment pressure in the inner city costs more to resolve than it does in the south-west or on the North Coast".

Adrian Piccoli - Budget Estimates 2015/16.

We do not accept the implication that therefore inner city children should be denied the same quality provision for public education as those in suburban or regional New South Wales.

3 COMMUNITY CONCERNS FOR THE HEALTH & WELLBEING OF STAFF, STUDENTS & VISITORS TO THE SITE:

Although we do not agree with the Department that full remediation is needed, we suggest gathering other quotes to protect NSW taxpayers from overpaying for services.

Quotes for the same full remediation:

- Douglas & Partners \$22.54M
- Troy Stratti (Barangaroo Reserve Sandstone Landscape) \$20M-\$30M

The alternative site of Fig and Wattle was dismissed by the government because the Department of Education did not present a balanced and meaningful platform for the Minister to make an informed decision.

MEDIA RELEASE SHOWING MINISTER UNDERSTOOD IMPORTANCE OF FUNDING A SCHOOL FIT FOR THE FUTURE

15 December 2014 Adrian Piccoli Press Release before State Election 28 March 2015

Agreement has been reached for a new public school serving the inner city to be built on a site to be purchased from the City of Sydney on the corner of Wattle, Jones and Fig Streets, Ultimo.

Minister for Education Adrian Piccoli visited Ultimo Public School today and announced that the Department of Education and Communities has agreed in principle to accept a recently revised offer of sale from the Council of \$74 million for the site.

"More families are choosing to live close to the city and the NSW Government is responding to the needs of this growing population. I am sure this agreement will be very welcome news," Mr Piccoli said.

"Ultimo Public School has been on its current site for 100 years and it needs space to grow as it prepares to deliver quality public education for another century."

"The school currently has 335 students and will soon be reaching capacity. The new site will ultimately accommodate up to 1,000 students.

"The new site is a significant investment by the NSW Liberals & Nationals Government to cater for local growth in student numbers well into the future, playing an important role in maintaining the area's desirability for inner-city residents," Mr Piccoli said.

"Childcare and after school hours care facilities will also be built to support the area's position as a vibrant and diverse residential hub.

"Final details of the sale are to be agreed between the Department and the Council.

"The Department accepted the Council's revised offer on the basis of recommendations by the Inner City Schools Working Party, established by the Minister to address the increase in school-aged children in the inner city.

"Following community consultation about the area's future education needs, discussions with the Council over the site began in November last year. The project to build a new public school in Ultimo/Pymont was announced in the 2014 State budget."

We believe that the Minister got it right when he agreed to purchase 1.2ha land for Ultimo Public School. He was aware of the increased demand for student places and their need for adequate playing space. The school cannot continue to rely on public space such as Wentworth Park - the children only have 2-3 40 minute sessions per week on the Park now.



Briefing for the Minister

DGS15/917

Ultimo/Pymont Public School – recommendation not to acquire the Wattle, Jones & Fig Street site due to higher than anticipated decontamination costs

The construction of the Ultimo/Pymont Public School on the City of Sydney Council site on the corner of Wattle, Jones & Fig Street, Ultimo is no longer viable at the agreed price due to greater than anticipated site contamination and associated remediation costs. It is recommended that the acquisition not proceed. Legal advice supports this action.

Key Information

In 2013 the Inner City Schools Working Party recommended that Ultimo Public School be relocated to the Wattle, Jones & Fig Street site as a new Ultimo/Pymont Public School, to cater for increasing student enrolments. The Wattle, Jones & Fig Street site was known to be contaminated and the Government Architects Office (GAO) estimated full remediation costs at \$23.27 million (TAB A). The site was valued, in a decontaminated state, at \$100 million. Council was only willing to offer a \$5 million discount for contamination; the Department sought a \$25 million discount. A sale price of \$74 million was eventually agreed, which represented a \$19 million discount for contamination and an \$8 million discount for the provision of a childcare centre; a long contested need identified by the local community.

A recent report (TAB B) by the project management and design consultant team estimates significantly higher remediation costs as detailed below:

- 1. Option 1 – Partial Remediation - \$31.3 million
- 2. Option 2 – Full Remediation - \$53.9 million

Full details of each Option are contained in the Rationale. Note that a 3rd Option was rejected based on the significant ongoing monitoring, maintenance, site restrictions and reporting, and the unacceptable risk that the contamination could find its way to the surface or onto surrounding sites.

The total cost of the new Ultimo/Pymont Public School, based on the current best professional advice to hand regarding contamination levels, is estimated at \$155.3 million for Option 1 and \$177.9 million for Option 2 as detailed below:

- Site acquisition - \$74 million
- Construction of childcare centre as agreed with Council - \$8 million
- Construction of school - \$42 million
- Remediation costs - \$31.3 million for Option 1 or \$53.9 million for Option 2

These costs would be reduced by approximately [redacted] through sale of the existing Ultimo Public School site.

4(a)

Given the cost risk associated with constructing the new Ultimo/Pymont Public School on the Wattle, Jones & Fig Street site the Department recommends that the acquisition not proceed (refer legal advice TAB C). The Department will now focus on redeveloping the existing Ultimo Public School, and surrounding public schools, to ensure the forecast demand for public school places, now and in the future, can be met.

Financial Implications

- 1. New high rise school on Wattle, Jones & Fig Street site: Option 1 - \$155.3 million plus recurrent costs for ongoing monitoring and site management; Option 2 - \$177.9 million
- 2. Redevelopment of the existing Ultimo Public School, and [redacted] surrounding schools (yet to be identified) - [redacted]

Recommendation

That the Department not proceed with acquisition of the City of Sydney Wattle, Jones & Fig Street, Ultimo site and pursue the redevelopment of the existing Ultimo Public School, and [redacted] surrounding schools, yet to be determined.

Endorsed
Anthony Perrau, Executive Director, Asset Management,
20/5/15

Approved
Peter Riordan, Deputy Secretary, Corporate Services,
22/5/15

SECRETARY
24/5/15 ✓

2 of 55 MINISTER Piccoli 26 MAY 2015

Released by NSW Department of Education under the GIPA Act 2009. Ref: GIPA-15-156

Ultimo Public School – remediation costs of Wattle/Fig Street site

Rationale

A recent report (**TAB B**) by the project management and design consultant team estimates significantly higher remediation costs than previously advised as detailed below:

1. Option 1 – Partial Remediation - \$31.3 million to partially remediate the site by constructing a shoring wall to restrict the flow of contaminated groundwater; removing contaminated soil up to a depth of 3 metres; placing clean fill over the remaining contaminated soil and capping the site. This option has significant recurrent costs as it will require ongoing monitoring of contaminated groundwater and management of the site to safeguard the health and wellbeing of staff, students and visitors to the site.
2. Option 2 - \$53.9 million to fully remediate the site by completely removing all contaminated soil to bedrock, removing contaminated groundwater and disposing of both offsite, followed by clean filling the site. This option would ensure a clean site with no ongoing costs for monitoring or site management.

Note that a 3rd Option was put forward, at an estimated cost of \$11.5 million, that required no excavation of contaminated soil, with a cap put over the site at current ground level. This option was rejected based on the significant on going monitoring, maintenance, site restrictions and reporting, and the unacceptable risk that the contamination could find its way to the surface or onto surrounding sites.

The Department’s recommendation for not proceeding with the provision of a new school on the Wattle, Jones & Fig Street site is based on the following reasons:

1. Community concerns for the health and wellbeing of staff, students and visitors to the site

The site has serious soil and groundwater contamination. Remediation by removal and offsite disposal of contaminated soil and groundwater is the most effective way of guaranteeing the health and wellbeing of staff, students and visitors for the life of the school and beyond. The full site remediation cost is currently estimated at \$53.9 million, but could be higher, as the estimate is based on preliminary investigations only.

The Department’s brownfield development experience suggests that the final remediation costs rarely, if ever, come in on or under the estimate of cost. The Department has also had mixed success when opting for site capping only, even with Environment Protection Authority certification. School communities are generally nervous about the site capping methodology for remediating contaminated sites and the ongoing maintenance and reporting costs have been found to be significant.

There is also the potential for reputational damage to the Department, as capped or partially remediated sites must remain on the contaminated site register, which is a public record.

2. Not viable financially

The potential final development cost of the new school on the Wattle, Jones & Fig Street site is more than three times that of any other primary school in NSW. Recent projects that are similar in nature include:

- a. Victoria Avenue Public School in Canada Bay - the site was remediated by removal and offsite disposal of all contaminated soil and a new school (28 permanent classrooms) constructed on the remediated site at a total estimated cost of \$34.7 million. The site was provided to the Department at no cost by Canada Bay Council in return for full decontamination and community facilities, including a child care centre, being constructed on the site by the Department.

(D) THE COSTS OF REHOUSING ULTIMO PUBLIC SCHOOL IN WENTWORTH PARK WHILE THE SCHOOL IS REBUILT

THE EDUCATION DEPARTMENT HAS QUOTED COMMERCIAL IN CONFIDENCE FOR FISCAL COSTINGS.

WE ALSO RECOGNISE HUMAN COSTS:

64,800,000 hours in demountable classrooms compared to NIL.

Classrooms 27% smaller than the existing school.

Contamination in the soil means that the school will need to be built off the ground, including the playground. This will limit the area for the free play our children need, especially as most of them live in high rises apartment blocks.

See section (f) Other related matters.

(E) THE IMPACT OF THE BAYS PRECINCT DEVELOPMENT ON FUTURE ENROLMENT CAPACITY IN THE INNER CITY

When determining the need for a bigger Ultimo Public School, the Department's analysis into growth plans did not factor into account Darling Square 1500 apartments, due for completion in 2019 or Bays Precinct 16,000 recently proposed.

- Darling Square apartments school-aged children 300 (20% projection)
- Bays Precinct apartments school-aged children 3,200 (20% projection)

We know that 20% projection is underestimating family growth, as evidenced by similar forecasts of Pyrmont's Jacksons Landing having blown that out.

From 2006 to 2011, children's age group 0-4 years increased 115% - now in our schools

From 2006 to 2011, children's age group 5-9 years increased 28%

From 2006 to 2011, children's age group 10-14 years increased 28%

The birth rate alone from 2010-2014 increased 13.5%.

NSW PLANNING & ENVIRONMENT WEBSITE

LGA	Age	2011	2016	2021	2026	2031	Increase 10 years		Increase 20 years	
Sydney	0-4	6,400	8,350	9,900	10,900	11,300	3,500	55%	4900	77%
	5-9	3,450	4,650	5,950	6,900	7,600	2,500	72%	4150	120%
	10-14	2,850	3,300	4,300	5,350	6,100	1,450	51%	3250	114%
	15-19	6,300	5,950	6,550	7,400	8,400	250	4%	2100	33%
	Subtotal	19,000	22,250	26,700	30,550	33,400	7,700	41%	14400	76%

GIPA Briefing for the Minister DGS15/917

Context

Ultimo Public School is on a 0.54 hectare site. In 2015 the school has 311 student enrolments which are projected to rise to 352 enrolments by 2020. The school currently has 14 permanent and one demountable classroom on site.

The Wattle, Jones & Fig Street site is 1.2 hectares in size. The proposal is to build a new 40 classroom primary school on the site and sell the existing school site to part fund the new school.

In February 2014, the existing Ultimo Public School site was valued at ^{Item} ^{1(f)} &

Previous investigations into rebuilding Ultimo Public School on the existing site also recommended that Glebe Public School be expanded at the same time from 13 to 23 permanent classrooms to allow for student enrolments to be better managed across the two schools.

The estimated cost of redeveloping the existing Ultimo Public School site, and ^{4(a)} surrounding public schools, to accommodate future enrolment growth is ^{5(e)} Estimates show that this work will provide an additional 30-40 classrooms, which will accommodate up to 1,000 students.

These figures have not been released.

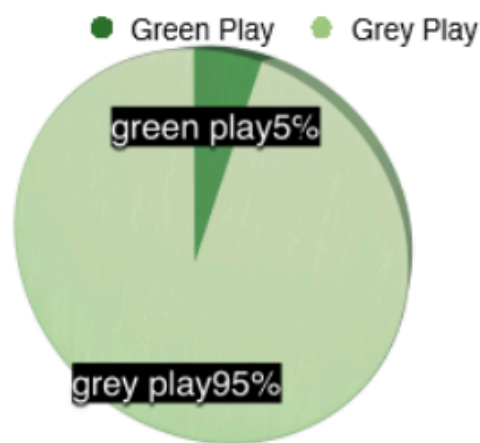
(F) ANY OTHER RELATED MATTERS

GREEN SPACE IS SEVERELY RESTRICTED NOW

Wentworth Park is saturated. Lunchtime surveys show green space at a premium. The children share the park with another school, people exercising and relaxing, dog walkers, flotillas of prams, team sports and homeless people.

It is absurd to expect Wentworth Park to cope with twice as many children on 0.54ha. Use of the park is limited to Years 2-6 by roster. They attend after lunch for 40mins during 2-3 visits per week. Their time in a green area is on average 100minutes per week.

Years 2-6 Green Play at Wentworth Park 40 minutes 2-3 times a week only.



K-1 have NO green space playtime.

K-1 have NO green space playtime. They play on two split level playgrounds devoid of grass. The top playground has a garden at one end with 10 beds: it is soft turf plastic covering concrete. The middle playground is concrete, the size of a basketball court.

Green space is expensive because developers place apartments above other apartments. Our children particularly need green space as most have no backyard.

INNER CITY PRIMARY SCHOOLS need as much education and space as other schools. During Budget Estimates (29 August 2016) Mr Piccoli was asked where the school would be built in Green Square (which will be more heavily populated than Ultimo/Pymont):

Mr Piccoli: "If you can find me six hectares in Green Square, I'm all ears."

This reveals, incidentally, that the Department had no plan, and did not look for space when it was readily available.

In Ultimo/Pymont we have found 1.2ha. We need a school there!

GREEN SPACE IS VITAL TO OUR LEARNING OUTCOMES:

Our school garden is loved and cherished.

It has been maintained by P&C volunteers for five years, and has established fruit trees including orange, lemon, double grafted plums, granny smith apple, royal gala apple, coxes orange apple, golden delicious apple, fuji apple, bush tucker trees (macadamia, native lime fingers green, yellow and red plum, blueberry, native ginger).

There are also farmed strawberries, climbing beans snow pea, broad beans, sweet pea, carrots, rosemary, oregano, thyme, mint, various cabbages, and aloe vera.

A Native Bee Hive is fed by our self seeded ANZAC Poppies, purple and white salvia, lavender, spring bulbs, tomato, basil & various flowers.

It is a sanctuary for thinking, relaxing, sketching and lessons. Prospective parents are taken here because it is tranquil with a living spirit. It is acknowledged by first Australians by a smoking ceremony.

This place is important to our community but will be gone if the school is demolished. It is clearly unviable to take the 10 beds with us to Wentworth Park. Hanging gardens cannot replace garden beds: trees cannot grow there. The kids pick fruit in the middle of Sydney.

The answer is to build a school fit for the future on Fig and Wattle where children can enjoy a safe open green space in which to play, relax, learn, garden and hold sports tournaments with neighbouring schools.

DEMOUNTABLE CLASSROOMS

Mr Piccolli told the Budget Estimates 2015/16 that he reaffirmed his comment from 2011:

“Every parent, teacher and student knows that learning in a demountable classroom is no alternative to learning in a real classroom. Our kids should not be languishing in secondrate facilities like demountable classrooms.” He would prefer to have no demountables.

And yet Mr Riordan, Acting Secretary Education Department, told the Budget Estimates 2015/16 that “NSW has 5200 demountable classrooms”.

Despite his stated preference, Mr Piccoli has chosen to send 300 children to demountables for three years, rather than buy land for a real school. That’s 64,800,000 minutes for children.

CHILDREN OF ULTIMO AND PYRMONT SHOULD NOT FUND BUDGET REPAIR

Since 2012 the Ultimo/Pyrmont area has provided at least \$150 million in Stamp Duty, on sales worth \$2,821,798,420.

Some of that was squandered on Learning Management and Business Reform (LMBR), for which the children should surely not be held responsible.

In Budget Estimates the Hon. Walt Secord asked the Minister “What are we up to now with Learning Management and Business Reform (LMBR)? What is the cost at this moment?” Mr Piccoli answered “It is \$752 Million.”

CONSULTATION WITH THE COMMUNITY

THE DEPARTMENT INSISTS ON CONSULTATION WITH THE COMMUNITY YET DEPARTMENT DOCUMENTS SHOW THEY KNEW OF VERY HIGH DISSATISFACTION

GIPA DGS15/917 25 May 2015: "There is a very high risk of community dissatisfaction with this decision, which is likely to lead to a concerted campaign to proceed with the purchase of the Wattle, Jones & Fig Street site.

...

"The Department proposes to mitigate these risks by quickly moving to prepare concept design options for redeveloping the existing Ultimo Public School site..."

After promising to work WITH the community to arrive at the best possible outcome for the school and community, the Department of Education routinely ignored communications from both the community at-large and the City of Sydney. We were being stonewalled at every opportunity.

CONTACTING THE MINISTER'S OFFICE TO CONSULT WITH HIM

Our question was: Why are you not fully remediating Wentworth Park using the same policy that caused you to renege on the Fig and Wattle site - full remediation or nothing for our children?

It is very difficult to get any answers from the Minister who has not acknowledged our continuous calls to his department. We only get directed to a website with no answers.

KEVIN LANGDON <i>President Ultimo P&C Parent</i>	11-Jul	9:12am	left message with Piccoli's assistant
		10.30am	rang and got a friendly response! She asked me to send an email and I said I had emailed every member of Parliament. She will acknowledge my email and ' follow it up'. Her advice was to email issues directly to Piccoli's office
		2:50pm	returned call
	12 Jul	11am	Spoke to who said she was drafting a response to my wife. After hearing my question was different, she told me to email the Minister directly
	13-Jul	11:50am	Spoke to office assistant to ask to speak with Minister and verify my email had been received. He said Minister was out, but confirmed my email had been sent
		12:12pm	Received a call from Piccoli's office asking what my enquiry was about. She said she only received a message with my name, phone, but nothing on what it was in relation to. She heard my question and said she would tell the Minister of my email and ask him to reply. I expressed that this was

			a matter of time sensitivity due to plans moving forward with pop-up, and so as such, requested an immediate audience with the Minister or at the least a personal response to my email. She also asked if I have seen the McLachan Lister website, and said "we have been told to direct all callers to that website."
	19-Jul	3:00pm	answered phone, took my details, found my 7/12 email, briefly skimmed it, and said she would have someone return my call soon.
		3:45pm	Someone returned my call to say that it takes up to 3 weeks for a response to be drafted and sent. My reply would come from a Deputy, not the Minister himself.
LIANE LANGDON <i>Ultimo P&C Member Parent</i>	11-Jul	3:00pm	They said someone will call back.
	12-Jul	2:24pm	replied to via email. Acknowledged no response to our question about why not speaking with Clover, and wrote she told me to email Minister.
MARY MORTIMER <i>Ultimo P&C Member Ultimo Pyrmont Education Campaign</i>	11-Jul	2:41pm	response minister not in office will call back
ANDREW LAWRENCE <i>Parent</i>	11-Jul	2:44pm	minister not in office & will get someone to call
		3:00pm	information officer from Education department called & noted the problem. She will email a response.
MICHELLE LAWRENCE <i>Vice President Ultimo P&C Acting Secretary Ultimo P&C Parent</i>	11-Jul	2:50pm	minister not in office & will get someone to call
		3:05pm	rung noted the problem & wanted to know where it's come from. She will email her response.
	12-Jul	3:58pm	asked the minister why he hadn't renegotiated with the city of Sydney and why he hadn't replied to clover Moore's six requests, was hung up on.
	13-Jul	11:00am	Told Minister only talks to members of his electorate

LISA O'BRIEN <i>Treasurer Ultimo P&C</i>	13-Jul	2:48pm	Asked whether I can see a copy of Wentworth Park contamination report. She said Dept of Ed representative will call me back. Then asked why Minister Piccoli has not met with Clover Moore about Fig & Wattle Site & was told by Kelly that she did not know why, just that Piccoli is very busy. I said Lord Mayor had been requesting a meeting since August last. said to put this query into an email. sounded very young & inexperienced, perhaps recently brought in to field phone calls
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CHILDCARE CENTRES ARE EXPLODING IN ULTIMO/PYRMONT

Name of Childcare	Children Enrolled	Families on Waiting List	Years at Full Capacity
KU Maybanke Pyrmont	45	90	4
KU Maybanke Ultimo	60	300	4
City West	65	150	4
SDN Pyrmont	65	380	4

With an additional 16,000 residences at Bays Precinct & 4,000 residences at Haymarket we fear even the doubling of school placements will sadly not be enough. This will also put additional pressure on Wentworth Park's green space.

Numbers confirm a high demand for primary school places in the area.

CONTAMINATION HYPOCRISY

WENTWORTH PARK SITE : RECOMMENDATION TO COMPLETELY COVER CONTAMINATED SOIL TO PREVENT ANY CONTACT WITH THE SOIL

Posting from Mary Casey McLachlan Lister - Ultimo Public School Redevelopments Sept 2016:

The main exposure pathway for lead and PAHs is ingestion of soil. Therefore the site can be made suitable by eliminating the potential for ingestion. We have adopted a very conservative approach to this issue and have recommended that the footprint of the school be completely covered to prevent any contact with the soil. This is a very common solution to this issue that has been implemented on many sites in Sydney.


FIG & WATTLE SITE

The Department of Education has promoted a policy of fully remediating any land which they propose for a school. The Government reneged on a perfect site because of remediation costs, then proceeded to gather Human Health Assessments for a school on Wentworth Park which

is contaminated. Fully remediating is not what they are doing with Wentworth Park - they are capping.

THE EDUCATION DEPARTMENT BLAMED THE CITY OF SYDNEY

In fact, during investigations we found the City of Sydney very accommodating concerning the site access - an example below:

From:
Sent: Wednesday, 6 May 2015 8:55 AM
To: 
Cc:
Subject: FW: TRIM: Access and works licence - 14-26 Wattle Street, Pyrmont [H-Documents.FID703073]

City of Sydney Council has reissued a draft access licence for non-invasive work. In our discussions with Council, once the tenants are all out (expected to be around mid-June) then they aren't worry about us carrying out the invasive investigative work. At that time we would either enter into another access licence for the invasive work or we may have exchanged contract for sale and Council have indicated if we have exchange then we have freedom to access.

Let me whether you are happy to proceed with the access licence for non-invasive work now.

Regards

*Asset Management
NSW Department of Education and Communities
Ph:*



THE LORD MAYOR OF SYDNEY
CLOVER MOORE

18 DEC 2015

By email

Dear

New Inner City Primary School - Ultimo

I refer to your email about Ultimo Primary School and the sale of the City's former depot site at Fig and Wattle Street to the Department of Education and Communities for a new primary school. April McCabe, Policy Officer in my office tells me that she has spoken to you about your concerns and provided some information.

Since 2013, the City has worked in good faith to reach agreement with the Department of Education and Communities and achieve a positive result for the Ultimo/Pymont community. **Council, at its meeting on 14 December 2015, reiterated its strong willingness to complete the sale of the Fig and Wattle Street, Ultimo site and authorised for me to again request a meeting with the Minister for Education, the Hon Adrian Piccoli MP to help achieve a new public primary school on this site.**

Council also discussed general concern about the need for new schools to respond to the significant population growth, especially of families with children. The City of Sydney has long identified the provision of new primary and secondary schools as being critical, particularly to support high density living in areas like Ultimo as well as Green Square, but also more generally across the local government area.

I enclose a copy of Council's resolution and the letter I have sent to the Minister.

Access to the Fig and Wattle site

There have been false and mischievous claims that the City of Sydney refused access to the Fig and Wattle site and that this contributed to the Department of Education opting for the most expensive remediation option and subsequently deciding not to purchase the site.

The Department of Education requested access for both non-invasive (surveys) and invasive (drilling, bore holes) works on site. The City issued a draft licence agreement **allowing access for non-invasive works**, but raised concerns about the safety and general impact that invasive works, such as drilling and cliff face investigations would have on tenants on the site. **On 24 April 2015, the City and Department of Education's representatives agreed access to the site for the proposed invasive works would be 23 June 2015, the day after the remaining tenants had vacated the site.**

Canada Bay Precedent

I would like to set the record straight about the recent joint venture between the Department of Education and Canada Bay Council as it has been cited as a precedent for the City of Sydney to offer the Fig and Wattle site to the Department free of charge.

Sydney Town Hall 483 George Street Sydney NSW 2000
Phone 02 9265 9229 Fax 02 9265 9328 cmoore@cityofsydney.nsw.gov.au
O OLM2015 007334-01 OBRIEN ULTIMO PRIMARY SCHOOL FIG & WATTLE SITE INNER CITY SCHOOLS

In the case of Canada Bay, the land at Powell's Creek was unused community land that was not suitable for recreation as it was flood-affected and contaminated. A Council report in 2012 stated that the remediation cost was significant and Council was not in a position to undertake the works.

In addition to a new school on the site, the Department of Education agreed to provide the following additional facilities:

- a childcare centre
- a early childhood health care centre
- a purpose built Out of School Hours (OSHC) facility
- a multipurpose communal hall
- landscaping and upgrading work to the existing sports facilities in the Powell's Creek Reserve

The project also relocated a lapidary club and through the co-location of services, has freed other Council assets for new uses. While the Department of Education did not pay for the site, it provided at least equivalent value to Canada Bay Council by remediating the site and providing a wide range of new community facilities.

Location of Temporary School

A large number of concerned Ultimo Primary School parents and local residents attended this week's Council meeting and I have received numerous letters expressing concern about the NSW Government's decision not to purchase the site. Parents have told me how upset they are about the plans to demolish the current school, the uncertainty surrounding the location of the temporary school and the disruption to students being relocated.

On 14 September 2015, Council endorsed a Notice of Motion which noted that any option that disperses Ultimo Primary School students across other schools and outside the Local Government Area is unacceptable; and that the City would work with the Department of Education to minimise the disruption to students and the local community.

I was deeply disappointed with the NSW Government's decision to not purchase the site for a new primary school in Ultimo, particularly when an agreement had been reached in December 2014. The City has and always will continue to deliver local community facilities and strongly support the provision of new educational facilities to serve our growing population and where possible, assist the NSW Government to achieve that outcome.

Yours sincerely



Clover Moore
Lord Mayor of Sydney

Encl.



THE LORD MAYOR OF SYDNEY
CLOVER MOORE

17 DEC 2015

Adrian Piccoli MP
Minister for Education
Level 34, Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000
By email office@piccoli.minister.nsw.gov.au

Dear Minister

New Inner City Primary School - Ultimo

I write to request a further meeting to discuss securing an agreement for a new primary school in Ultimo on the City's former depot site at Fig and Wattle Streets, following discussion and a unanimous resolution at our Council meeting on 14 December 2015.

Since 2013, the City has worked in good faith to reach agreement with the Department of Education and Communities and achieve a positive result for the Ultimo/Pymont community. At the meeting this week, Council reiterated its strong willingness to complete the sale of the Fig and Wattle Street, Ultimo site and has again authorised me to meet with you to help achieve a new public primary school on this site.

A large number of concerned Ultimo Primary School parents, school children and local residents attended the Council meeting and I have also received numerous letters expressing concern about the NSW Government's decision not to purchase the site. Parents have told me how upset they are about the plans to demolish the current school, the uncertainty surrounding the location of the temporary school and the disruption to students being relocated.

Council also discussed general concern about the need for new schools to respond to the significant population growth, especially of families with children. The City of Sydney has long identified the provision of new primary and secondary schools as being critical, particularly to support high density living in areas like Ultimo as well as Green Square, but also generally across the local government area.

We therefore ask that you brief Council on the NSW Government's plans to provide for the primary and secondary educational needs of inner city students and what actions are being taken to respond to the significant population growth and subsequent demand for school spaces. I enclose a copy of Council's resolution.

To arrange a meeting to discuss the Ultimo Primary School and a briefing for the City of Sydney Council in early 2016, your staff can contact my on or at

Yours sincerely

Clover Moore
Lord Mayor of Sydney

Encl.

Sydney Town Hall 483 George Street Sydney NSW 2000
Phone 02 9265 9229 Fax 02 9265 9328 cmoore@cityofsydney.nsw.gov.au
O PICCOLI ULTIMO PRIMARY SCHOOL

**RESOLUTION OF COUNCIL
14 DECEMBER 2015**

**NOTICE OF MOTION NO. 5
FIG AND WATTLE STREET DEPOT**

It is resolved that:

(A) Council note:

- (i) on 8 December 2014, Council resolved to sell the former Fig and Wattle Streets Depot site to the NSW Department of Education and Communities for \$74 million and strata dedication to the City of an 80 place childcare centre, a reduction from the original \$82.5 million, subject to the construction of a public primary school and an 80-place child care facility on the site;
 - (ii) on 12 December 2014, the Minister for Education wrote to the Lord Mayor confirming the Department of Education's acceptance of the proposed purchase price of \$74 million with conditions, including access arrangements; and
 - (iii) on 12 June 2015, the NSW Department of Education wrote to the City advising they were rescinding their offer and would no longer proceed with construction of a public primary school site on the former Fig and Wattle Streets Depot site, despite the long-overdue demand by the local community for primary school places in the Ultimo area;
- (B) Council reiterate its strong willingness to complete the sale of the former Fig and Wattle Streets Depot site for a new public primary school and childcare facilities, or to support a range of other uses, including childcare and education; and
- (C) the Chief Executive Officer report back to Councillors at the earliest opportunity on the outcome of the work currently underway to appoint an Environmental Protection Authority Accredited site auditor to advise on and oversee the preparation of a Remediation Action Plan that could support the sale of the Fig and Wattle Streets Depot to the NSW State Government;
- (D) the Lord Mayor be delegated to commence negotiations with the NSW Government for the sale of the Fig and Wattle Street Depot for the provision of school and childcare facilities in Ultimo, noting that the proposed final sale price would need to be brought before Council for approval;
- (E) the Lord Mayor report back to Councillors at the earliest opportunity on the outcome of negotiations; and
- (F) the Lord Mayor invite the Minister to brief Councillors on his plans to provide for the education of primary and secondary school children in the inner city area, not only on this site, but other sites in the Local Government Area, particularly Green Square.

Carried unanimously.

Authored: Ultimo Public School Parents & Citizens Association Executive Committee
Michelle Lawrence

Lisa O'Brien

Kevin Langdon

Executive: President: Kevin Langdon
Vice President: Michelle Lawrence
Treasurer: Lisa O'Brien
Secretary: Michelle Lawrence