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29 November 2017

Mr Peter McManus  
Department of Planning and Environment  
320 Pitt Street  
Sydney NSW 2000

Dear Peter,

## **REQUEST FOR SEARS FOR ST ANTHONY OF PADUA CATHOLIC SCHOOL (SSD8865)**

This letter responds to your letter dated 3 November 2017 requesting for additional information. This letter is appended by the following:

- Updated Request for SEARs report
- Updated CIV Statement
- Updated Conceptual Drawings

The following responds to each matter raised:

***The SEARs request must be amended to be consistent with section 83B(1) of the Environmental Planning and Assessment Act 1979 (the Act) (i.e. the Concept DA must set out the concept proposal for the site, for which the application may also set out detailed proposals that form part of the first stage).***

The Request for SEARs report has been amended accordingly.

***Confirmation regarding the operational status of the educational establishment, previously approved by Liverpool City Council on 25 October 2016, within the context of Schedule 1 clause 15(2) of State Environmental Planning Policy (State and Regional Development) 2011.***

DA2016/465 was granted approval on 25 October 2016 by Liverpool City Council (Council) for the construction and operation of a primary school with maximum student population of 300 students. An existing residence on site was converted to an administration and staff building, and two buildings have/are being constructed that provide space for seven class groups.

The school currently has 105 students enrolled of which 45 are currently attending the kindergarten. Enrolments for 2018 involve 45 year one students and 60 kindergarteners.

***A quantity surveyors certificate must be provided that details the calculation of the capital investment value (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of major individual components, including the proposed Church and Trade Training Centre.***

Refer to the updated CIV Statement prepared by Wilde and Woollard which provides a cost breakdown of the proposal's individual components, including a cost estimate of the proposed church and trade training centre.

SEAR Additional Information



***Details of the functional and operational relationship of the proposed Church and Trade Training Centre to the success and establishment of the proposed school.***

The new church building on site would allow for the church and the school campus to become an integral place in the growing community, which is a key measure of success for the establishment of a new Catholic school. It is anticipated that the church collocating within the school campus would allow for improved access to church services for students, and improved school facility (halls and rooms) access for members of the church outside of school should the need arise.

The inclusion of a Trade Training Centre within the masterplan provides the opportunity for the provision of vocational based learning and training courses for students of St Anthony of Padua Catholic School and surrounding schools. This supports the success of the school as the proposal seeks to provide various and diverse learning and training opportunities for existing and future community members.

The proposal also includes provision for several facilities including a childcare centre, indoor sports centre, and potential community centre and/or library, all of which would support the proposal intended outcome as becoming a community hub, located in close proximity to the Austral Local Centre.

Please contact me on (02) 8233 7631 should you have any questions relating this this letter and/or the Request for SEARs.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "R Macindoe", written in a cursive style.

Ryan Macindoe  
Senior Consultant