

Alesco Senior College
c/- Mr Leonard Allen
Untapped Planning
PO Box 139
Kotara NSW 2289

26/07/2019

Dear Mr Allen

**Alesco Senior College Argenton (SSD-9683)
Response to Submissions**

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above proposal ended on Thursday, 18 July 2019. Submissions received from Lake Macquarie City Council, the public, and Government agency advice during the exhibition of the project are available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/10651>

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in the submissions, requires the matters at **Attachment 1** to be addressed.

The Department invites you to attend our office to discuss the issues raised and would be pleased if you could advise of your availability to meet.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Lawren Drummond on 9274 6185/ at lawren.drummond@planning.nsw.gov.au.

Yours sincerely



Karen Harragon
Director, Social And Infrastructure Assessments
Social and Infrastructure Assessments

as delegate for the Secretary

ATTACHMENT 1 – KEY ISSUES

Capital Investment Value (CIV)

- The Department requires a Quantity Surveyors Report to calculate the Capital Investment Value (CIV) of the proposal so that an invoice for fees can be generated. Attached are the planning circulars which will aid in determining the CIV of the proposal.

Internal fit-out

- Details are required of any physical internal works to be undertaken or demonstrate that these works can be carried out under an alternative approval pathway, such as 'exempt and complying development.' where consent is not sought under this application

Operations

- Provide clarification on:
 - the day to day operations of the school;
 - the maximum number of students and staff; and
 - how the hardstand outdoor areas are proposed to be used, frequency and times of use.

Building Code of Australia

- Provide details of the classification of the future use of the building as a school under the BCA .

Provide details of the necessary works required to upgrade the building to allow occupation of the existing building as a school, to satisfy the BCA classification including emergency egress and fire safety