



26 October 2020

Mrs Therese Pantalone
Principal
Alesco Senior College
100 Laman Street
Cooks Hill NSW 2300

Dear Mrs Pantalone

Alesco Senior College, Charlestown (SSD-10478)
Response to Submissions

The exhibition of the development application including the Environmental Impact Statement for the above proposal ended on 20 October 2020. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/37956>.

The Department requires that you provide a response to the issues raised in the submissions, in accordance with clause 82(2) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation). Please provide a response as soon as possible and no later than Friday, 18 December 2020.

Please note that Ausgrid is yet to provide a response in relation to the application. This will be forwarded upon receipt.

In addition to the issues raised in the submissions, the Department has raised a number of key issues to be addressed (refer **Attachment A**).

Note that under clause 113(7) of the EP&A 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 Brent Devine, Principal Planner who can be contacted on (02) 9995 5667 or via email at Brent.Devine@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'KH' followed by a flourish.

26 October 2020

Karen Harragon
Director, Social and Infrastructure Assessments
as delegate for the Planning Secretary

Attachment A – Key Issues

Alesco Senior College, Charlestown (SSD-10478)

1. Earthworks

- The Environmental Impact Statement (EIS) states that earthworks are necessary to create a level building platform, associated car park and play areas and to meet accessibility requirements. Please detail the extent of earthworks proposed to be carried out on the site and provide an Earthworks Plan that outlines the extent of cut and fill volumes.
- Provide final proposed levels in relation to current levels on the site and adjoining sites, including long sections through the site.
- Confirm whether the disturbed soils would be re-used on the site (i.e. for landscaping) or whether soils would be required to be disposed of off-site.

2. Construction noise

- The Noise Impact Assessment (NIA) states that no earthworks will take place on the site and that the construction noise levels are not expected to exceed 75dB(A), which represents the highly affected noise level for residential receivers during the day-time period (as set out in the Interim Construction Noise Guideline (EPA, 2009)). As the EIS confirms that earthworks are required, the conclusions and recommendations provided in the NIA should be reconsidered and the report revised, where necessary, to account for the potential noise impacts of the on-site earthwork activities.

3. Outdoor recreation

- The EIS states that the school would not provide for on-site physical and outdoor recreation and will utilise Lake Macquarie City Council (Council) owned playing fields and public parks. Further information is requested in relation to the school's outdoor recreation arrangements, including the specific locations (i.e. Council parks and playing fields) that would be utilised by the school, the frequency of use and the means of transporting students and staff to and from these off-site locations.

4. Transport

- Address the draft Charlestown Transport Management Plan, prepared by Council, including how the proposed school may benefit from the strategies and actions proposed under the draft plan.
- Update and prepare a comprehensive Green Travel Plan in accordance with the recommendations provided in the submission from Transport for NSW.

5. Signage

- The EIS states that the proposal does not seek detailed planning approval for any signage. It is therefore requested that the "New Signage" notations and proposed signage zones shown on the architectural plans submitted for approval be removed (specifically for DA-2001 and DA-3001) and these plans re-issued as part of the Response to Submissions.