

20 October 2020

Mr Brent Devine  
Principal Planner, School Infrastructure Assessments  
Department of Planning and Environment  
PO Box 39  
SYDNEY NSW 2001

Dear Brent

**Subject: SSD-10478 - Change of Use – Alesco Senior College**  
**Lots 18, 19 & 20 DP 23975**  
**27 Chapman Street, Charlestown NSW 2290**

Thank you for the opportunity to review and comment on the proposed change of use to an Educational Establishment. Council is generally satisfied with the information provided in the Environmental Impact Statement (EIS) and commends Alesco's initiative to support children who are unable to complete their education through conventional schooling.

Council would like to request the following conditions/matters be considered to ensure good planning outcomes on the site:

**Landscaping** – The Landscape Plan should include more plantings along the periphery of the site and within the front setback to improve the street appeal and minimise the visual impact of the carpark at the frontage.

Additional plantings at the frontages can improve the amenity and create a strong entry statement to the building. Council's Landscape Architect has recommended the following conditions for landscaping:

- A minimum of one 75 litre shall be planted on the south western corner of the site and eastern side of the pedestrian ramp to define the entry and provide a high amenity corner element that would create a welcoming effect to the corner location. The species of tree shall be determined by the landscape consultant.
- A minimum of two 75 litre trees are to be planted within the front setback to Chapman Street to provide shade and amenity and thereby improve the quality of the outdoor space. The species of tree is to be determined by the landscape consultant and be representative of the Lake Macquarie City landscape character.
- The existing street tree on Chapman Street shall be retained and protected from all construction works and impacts.

- One 75 litre street tree that is centred between the existing inlet pit and driveway on St Albans Close shall be provided. The street tree shall be species Eucalyptus sideroxylon 'Rosea'. The street tree shall be planted as per LSD-PLA-02 of Lake Macquarie City Council Standard Landscape Drawings (Tree pit with stakes in turf verge) which is available at the following weblink:

<https://www.lakemac.com.au/Development/Planning-controls/Local-Planning-Controls#section-5>.

- The existing trees on the south-eastern corner shall be retained and protected from all construction works and impacts.

**Noise** – The following conditions are recommended to maintain the acoustic amenity of the area:

- Noise – Entertainment

The operating noise level of the functions and entertainment provided on the premises shall comply with the following:

The LA10 noise level emitted from the premises shall not exceed the LA90 background noise level in any octave band frequency (31.5Hz - 8kHz inclusive) by more than 5dB between 7:00am and midnight at the boundary of any affected residential premises.

The LA10 noise level emitted from the premises shall not exceed the LA90 background noise level in any octave band frequency (31.5Hz - 8kHz inclusive) between midnight and 7:00am at the boundary of any affected residential premises.

Notwithstanding compliance with the above, the noise from the premises shall not be audible within any habitable room in any residential premises between the hours of midnight and 7:00am.

For the purpose of this condition, the LA10 is taken as the average maximum deflection of the noise emission from the premises.

A 5dB penalty shall be provided for any noise with a low frequency tone between 31.5Hz – 250Hz.

- Noise – Ongoing Operation of Machinery, Plant and Equipment

The Laeq (15 minute) operating noise level of machinery, plant, equipment, or any other operational noise source, when measured at the boundary of another premises, shall comply with either the amenity or intrusiveness criteria calculated in accordance with the NSW Environment Protection Authority Noise Policy for Industry 2017.

For assessing amenity criteria, the area shall be categorised in accordance with the guidelines outlined in Chapter 2 of that Policy.

- Acoustic Certification

Prior to the issue of the Construction Certificate, the plans shall be certified as being designed in accordance with the Noise Impact Assessment prepared by Reverb Acoustics 20-2526-R1 dated August 2020

Prior to the issue of any Occupation Certificate, written confirmation shall be provided from a suitably qualified acoustic consultant certifying works have been completed in accordance with the recommendations of the Acoustic Report prepared for the development and the development is capable of operating in accordance with the design criteria.

- All external doors to the multi-purpose centre shall remain closed when amplified music is performed.

**Crime Risk Assessment** – The EIS contains a brief section relating to CPTED (Crime Prevention Through Environmental Design) which is important in the planning process. However, it is not adequate to demonstrate that the developer/applicant has a thorough understanding of the potential crime impacts. The document also lacks specific and detailed mitigation measures to prevent crime that may impact on the proposed development during construction and operation of the facility. To minimise opportunities for crime, the proposal should include a Crime Risk Assessment prepared in accordance with Council's DCP, and the guidelines provided by Department of Urban Affairs and Planning accessible via the weblink below:

[https://www.police.nsw.gov.au/\\_data/assets/pdf\\_file/0003/9390/duapguide\\_s79c.pdf](https://www.police.nsw.gov.au/_data/assets/pdf_file/0003/9390/duapguide_s79c.pdf)

**Traffic and Parking** - The Traffic Impact Assessment submitted appears to be satisfactory. Comments from TfNSW are required regarding the operation of the traffic signals at the intersection of St Albans Cl/Canberra St/Chapman St.

It is noted that a Green Travel Plan has been produced by SECA Solutions and this should be included as an operational condition to promote other means of travel and thereby reduce the parking demands on the site.

The development should be conditioned to limit the school capacity to a maximum of 60 students. Due to the limited capacity available in St Albans Close, any exceedance may lead to congestion issues in the street if students were to be dropped off.

A draft Charlestown Transport Management Plan (TMP) was recently exhibited by Council. This plan incorporates actions to improve customer experiences associated with travelling to and within Charlestown, whether by bus, taxi/ ride share, walking, cycling or private vehicle.

The site is well located to take advantage of various forms of transport. Major bus routes are located close to the site and two 'kiss and ride' zones, suitable for drop-off and pick-up will be established within 500m of the site. Improvements to pedestrian and cycling infrastructure around the Charlestown centre are also proposed in the TMP. Implementation of the TMP will support teachers and school attendees to use a variety of transport modes. It may also be worthwhile promoting drop-off at other locations around Charlestown, as identified in the TMP, to minimise traffic congestion in St Albans Close.

### **Pedestrians and Cyclists**

The existing footpath is in poor condition and may require replacement.

I trust this information will assist with the assessment determination of this development.

Should you require further information, please contact the undersigned on 4921 0175 or by e-mail on lsebastian@lakemac.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Leena', with a horizontal line underneath.

Leena Sebastian  
**Development Planner**  
**Development Assessment and Certification**