Planning, Industry & Environment

Mrs Fiona Wade
Quality & Planning Project Officer
Allambi Care Limited
28 Fraser Parade
Charlestown NSW 2290

30/09/2021

Dear Mrs Wade

Allambi Care – New Educational Establishment, West Wallsend (SSD-21822247)
Response to Submissions

The exhibition of the development application including the Environmental Impact Statement for the above proposal ended on 29 September 2021. 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/42046

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, 26 November 2021.

Please lodge your response by progressing the application on the major projects planning portal https://majorprojects.planningportal.nsw.gov.au.

Please note that Hunter Water and Essential Energy are yet to provide a response in relation to the application. Any comments or requirements received from these authorities 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 the time between the date of this letter and the date the Secretary receives your response are not included in the period of 'deemed refusal', under clause 113(7) of the EP&A Regulation.

If you have any questions, please contact Brent Devine, Principal Planner on (02) 9995 5667 or via email at Brent.Devine@planning.nsw.gov.au.

Yours sincerely,

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

Karen Harragon

Director, Social and Infrastructure Assessments

as delegate for the Planning Secretary

Attachment A – Key Issues

Allambi Care – New Educational Establishment, West Wallsend (SSD-21822247)

Internal alterations and additions

- The Response to Submissions (RtS) should include a list of all internal alterations and additions required to facilitate the building's ground floor change of use from a commercial premises to a school (i.e. alterations to the former servery in the main bar area, the raised stage area and any other existing elements).

Management of separate uses

- Provide further information regarding the ongoing management of the separate uses within the building. For example, the RtS should confirm if residents of the group home have access to their accommodation on Level 1, without needing to enter the school on the ground floor of the building. It is also unclear if the kitchenette is proposed as a shared facility between the school and residents of the group home. The RtS should clearly describe how the two uses will operate concurrently on the site and be managed to provide an appropriate level of protection for minors.
- There is the potential for noise impacts on the group home during the day-time period that would be generated by the proposed school. The Noise Assessment has only considered impacts on the adjacent off-site residential and commercial uses. The RtS should address the potential impacts on residents of the group home, including any noise mitigation and management measures.

Outdoor learning space

- It is requested that the Applicant consider opportunities to provide enhanced landscaping treatments on the site, particularly for the outdoor learning space. Landscape elements including new shrubs, garden beds and provision of outdoor furniture should be considered. This should be detailed on a landscape plan prepared for the site.
- Aerial imagery of the site shows a hills hoist currently located in the future outdoor learning space. It is requested that the structure be removed or relocated given its location in the outdoor learning and recreation space.

Fencing

- The architectural drawings show the location of a new fence to the outdoor learning space. The RtS should provide further details on the proposed fencing including the material(s) that would be used for its construction, indicative height and location of openings or gates. The new fence should be detailed on the landscape plan requested above.
- The proposed fence along the eastern extent of the site would isolate a small parcel of land adjacent to the on-site car park (Lot 12 (Section B) in DP 2252). Confirm whether this part of site would be utilised by the school as outdoor recreation or learning space.

Bicycle parking

- The Applicant should consider opportunities to provide a nominal amount of on-site bicycle parking facilities for students and staff to encourage the use of active transport.

Surrender of Existing Development Consents

- Confirm whether the Applicant intends to surrender the existing development consent that applies to the ground floor of the former Clyde Inn Hotel (DA 2152/2008 approved by Lake Macquarie City Council on 12 June 2008) and any other development consents that apply to the site.
- The RtS should include a copy of the conditions of consent for DA 2152/2008 and any relevant conditions that were applied under DA 2152/2008/A.

Construction jobs and timeframe

- Confirm the total number of construction jobs that would be created by the proposal and provide an indicative timeframe for construction to be completed.