

SCOPING REPORT
REQUEST FOR SECRETARY'S ENVIRONMENTAL
ASSESSMENT REQUIREMENTS

PROPOSED EDUCATIONAL ESTABLISHMENT
No. 57-59 CARRINGTON STREET, WEST WALLSEND
Lot 12 Section B DP 2252 & LOT A DP 382915

Prepared by:
ALLAMBI CARE



Prepared for Submission to:
DEPARTMENT of PLANNING, ENVIRONMENT & INDUSTRY



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APPENDICES

Appendix 1:	Site Plan prepared by CKDS Architecture
Appendix 2:	Survey Plan prepared by de Witt Consulting
Appendix 3:	AHIMS Search 4 June 2021

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1. INTRODUCTION

1.1 Introduction

This Request for Secretary's Environmental Assessment Requirements (SEARs) has been prepared by Allambi Care (AC) to accompany a development application (DA) for a change of use of the ground floor of the former "Clyde Inn" Hotel on Lot 12 Section B DP 2252, being No. 57 Carrington Street, West Wallsend and Lot A DP 382915, being No. 59 Carrington Street, West Wallsend ("the site") from a 'commercial premises' to a new school, 'educational establishment'. No. 59 is a vacant block.

As such the proposal is identified as State significant development under Clause 15 of Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 and Part 4, Division 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this report is to provide information to support the request to the Secretary to assist in identifying the SEARs for the preparation of an EIS for the proposed development.

This report provides:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant planning framework and permissibility; and
- An overview of the likely environmental and planning impacts.

Indicative Architectural Plans are also provided for your reference as an **Appendix 1**.

Allambi Care is a local organisation which provides a range of services for children who have been removed from their homes for various reasons on many occasions through no fault of their own. Allambi Care provide standard residential care, semi-independent living, intensive foster care and intensive residential care throughout the Hunter, Lake Macquarie and Central Coast region.

1.2 Request for SEARs

We understand changes to the Education SEPP and State and Regional Development (SRD) SEPP have been exhibited and are currently being reviewed by DPIE.

We further understand it is proposed to amend Subclause 15(1), Schedule 1 of the State and Regional Development SEPP to introduce a requirement for the capital investment value for *new schools* to be \$20 million. This will mean that new schools with a capital investment value of less than \$20 million (such as, this proposal), will be assessed as local development by the local council. This will give responsibility back to local councils for local developments.

This proposal will involve a CIV of \$10,000 at the most as the site is currently utilised by Allambi staff for offices and training with little alterations required to enable the building to operate as a school. The proposed change of use is required for AC to become a registered school through NSW Education Standards Authority (NESA) which is a process we are currently undertaking. Registration will enable AC to be eligible for funding which presently is not available to the Learning Centre.

As part of the registration process and evidence of capacity:

"The proposed non-government school must:

- *provide written evidence that the proposed premises and buildings comply with all legislation relevant at the time of occupation;*



- provide written evidence that the proposed premises have approval from the local Council to be used for their intended purpose;

2. PROPOSED DEVELOPMENT

2.1 Existing Development

The existing development on the site is clearly shown in photographs below, and the site Plan in **Appendix 1**.

A Development Application (DA 2152/2008) was approved for a change of use to the ground floor of the Clyde Inn on 12 June 2008 to a Community Facility. DA2152/2008/A was approved on 23 November 2020, this application was for the Correction of development description, to be consistent with original application and referenced within the assessment report being a 'commercial premises'.

It is relevant to note, at the time of possession the use of a Group Home (on first floor) was permitted without consent under the provisions of Division 11 Housing, Subdivision 2 Group Homes of State Environmental Planning Policy (Infrastructure) 2007 ("SEPP 2007"). At the time, Clause 60(2) of SEPP 2007 permitted use of the first floor without consent and as such use of the first floor did not form part of the change of use DA and did not require assessment by Council.

A Construction Certificate (CC) was approved on 3 July 2009 for a youth refuge (group home) on the first floor, and commercial premises on the ground floor.



Photo 1: 57-59 Carrington Street, West Wallsend

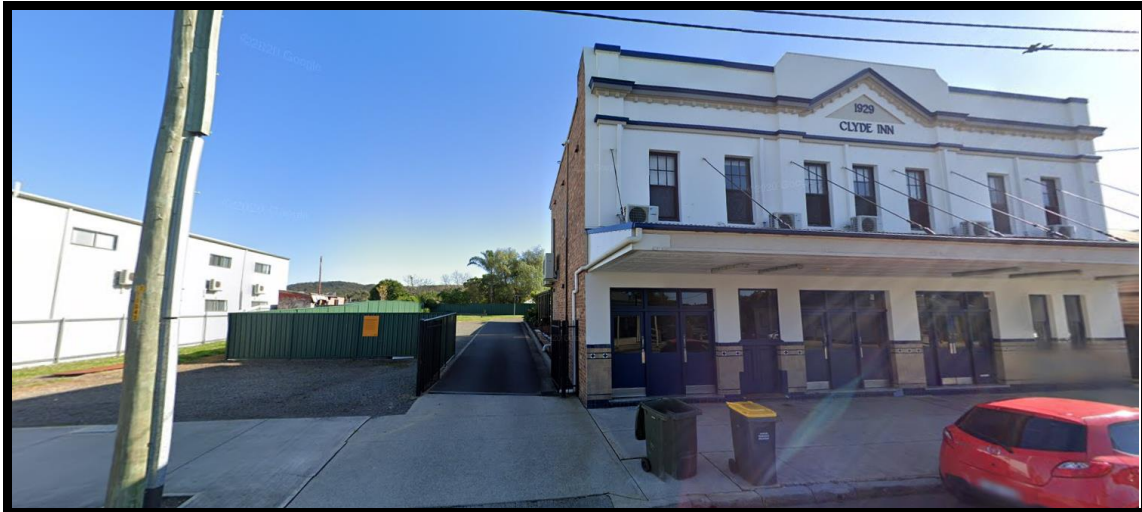


Photo 2: 57-59 Carrington Street, West Wallsend

2.2 Proposed Development

Allambi Care are currently going through the relevant process with the NSW Education Standards Authority (NESA) to become a registered and accredited non-government independent special assistance school.

The Allambi Care School is in response to the increasing number of young people in out-of-home care, who are chronically disengaged, expelled, or suspended from both mainstream and alternative school options.

The school will specialise in education for vulnerable young people in out-of-home care who have experienced disadvantage and/or trauma. It aims to provide a safe and welcoming space in which a young person can experience acceptance, healthy connections, and positive relationships with educational staff in order for them to engage or re-engage in formal education.

The proposed site for the school will be the ground floor of 57 Carrington Street, West Wallsend.

2.2.1 Description

The Allambi Care school will be a registered and accredited non-government independent special assistance school through NESA.

The Allambi Care school will operate under the Learning Without Walls Education Model. The model is based on research in the areas of human development, special education, and developmental trauma. It will offer several flexible support avenues for students to access such as; smaller class sizes, flexible time tables and individualised program supports.

The schools' values will be central around: Relational. Experience. Opportunity

Student Enrolment: 20. It is relevant to note not all 20 students would not attend at once. On any given day there would be a maximum of 7 students on site at one time. The students who will be enrolled at this school will be in the care of Allambi Care.

Staff Numbers: 6

- 1 = Director
- 2 = Manager
- 3 = Teacher



4 = Teacher
5 = Teacher
6 = Education Support Officer

Grade: Year 7 to Year 10.

Curriculum: Year 7 to 10 New South Wales curriculum and Life skills options

Learning Areas: English, Mathematics, Science, PDHPE, Creative Arts, Geography, History, Technology and Languages.

Setting: Special Assistance School. Children of a Kind / School of a kind.

Under the Education Act 1990, children of a kind are prescribed by the Regulations as:

- children who need special instruction because of sensory, physical, intellectual, or emotional disabilities
- children who are, or are the children of, foreign nationals.

A school that is only registered for education of a kind, or for children of a kind, prescribed by the Regulations must only have students enrolled at that school that meet those criteria.

Where a school is registered as providing education of a kind, or for children of a kind, the Education Act 1990 makes provision for the school to provide a specific curriculum to cater to the needs of its students.

Classroom facilities:

Indoor facilities

- 2 Classrooms & alternative learning area.
- Classroom 1: General Classroom (English, Maths, History, Geography, PDHPE & Languages).
- Classroom 2: General Classroom (Science, Creative Arts, Technology).
- Breakout space: PDHPE Indoor sports and alternate learning area.
- Small Library space.
- 1 x office space.
- Kitchenette.

Outdoor Learning space:

- Covered learning space.
- Garden beds.
- Outdoor cooking facilities
- Seating.

Operations: The school's operation hours will be 9am to 3:00pm.

The school will run from 8:30am to 5pm Monday to Friday.

Transportation: The young people who will be attending the school, are in the care of Allambi Care. They will not require public transport to the school and will have private transport arranged by their Youth Workers.



2.3 Project Justification

The Allambi Care School

The Allambi Care School and the Learning Without Walls Model that it will provide refers to an approach to the provision of education and support services targeting young people in out-of-home care who have been excluded from formal schooling. It is based on an understanding of the key needs of these young people and is informed by years of experience in service delivery as well as the research, theoretical and practice literature in the fields of special education, human development, and developmental trauma.

The proposed school will continue the Learning Without Walls model and continue to educate the children and young people in our care however it will also enable us to become a Registered School and therefore attract funding for the work we currently undertake enabling this program to be sustainable.

The proposed development will provide long-term benefit to students and educators.



3. THE SITE AND SURROUNDING AREA

3.1 Location

The site is located on the northern side of Carrington Road in the suburb of West Wallsend. As can be seen on the Location Map and aerial photo in **Figures 1 & 2** below. The site is located within the B1 Neighbourhood Zone with residential development to the north of the site.

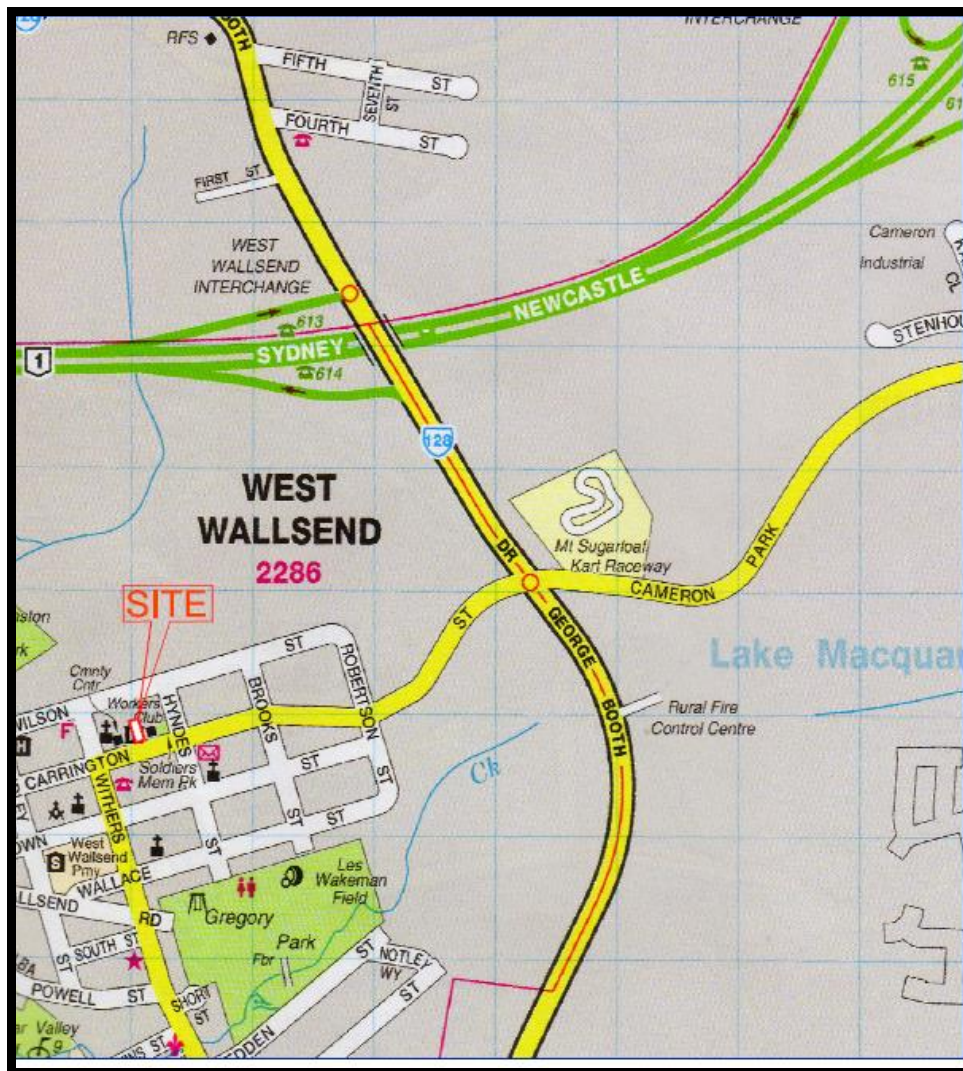


Figure 1: Location Map

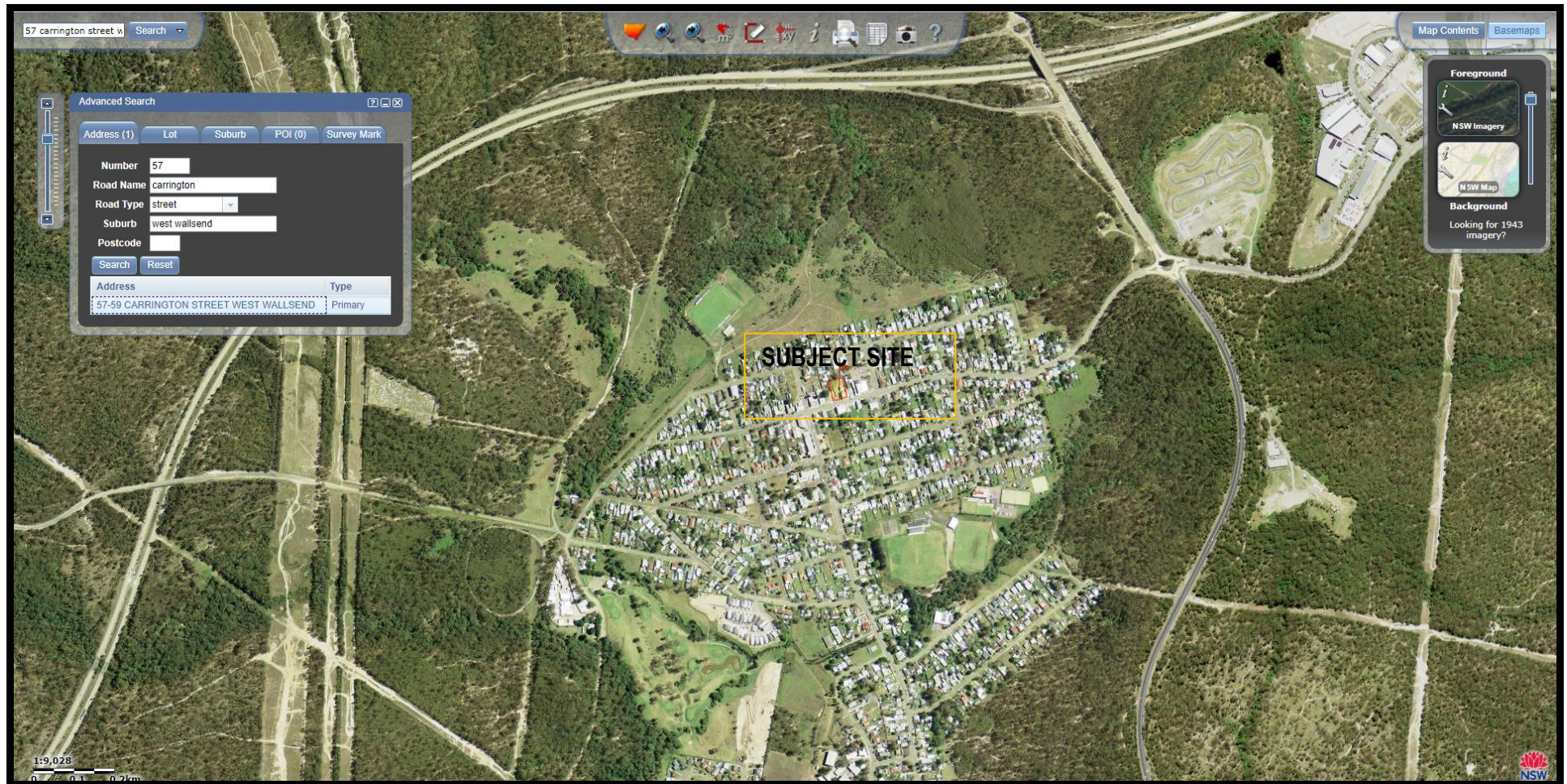


Figure 2: Aerial Photo (source: SixMaps)



3.2 Title Details

The site comprises Lot 12 Section B DP 2252 on which The Clyde sits and Lot A DP 382915 being a vacant block (refer to Survey Plan in Appendix 2).

3.3 Area and Frontages

The site has a total area of around 1,012 square metres with a 20.115 metre frontage to Carrington Street and is zoned B1 Neighbourhood Centre pursuant to Lake Macquarie LEP 2014 (**Figure 3**).

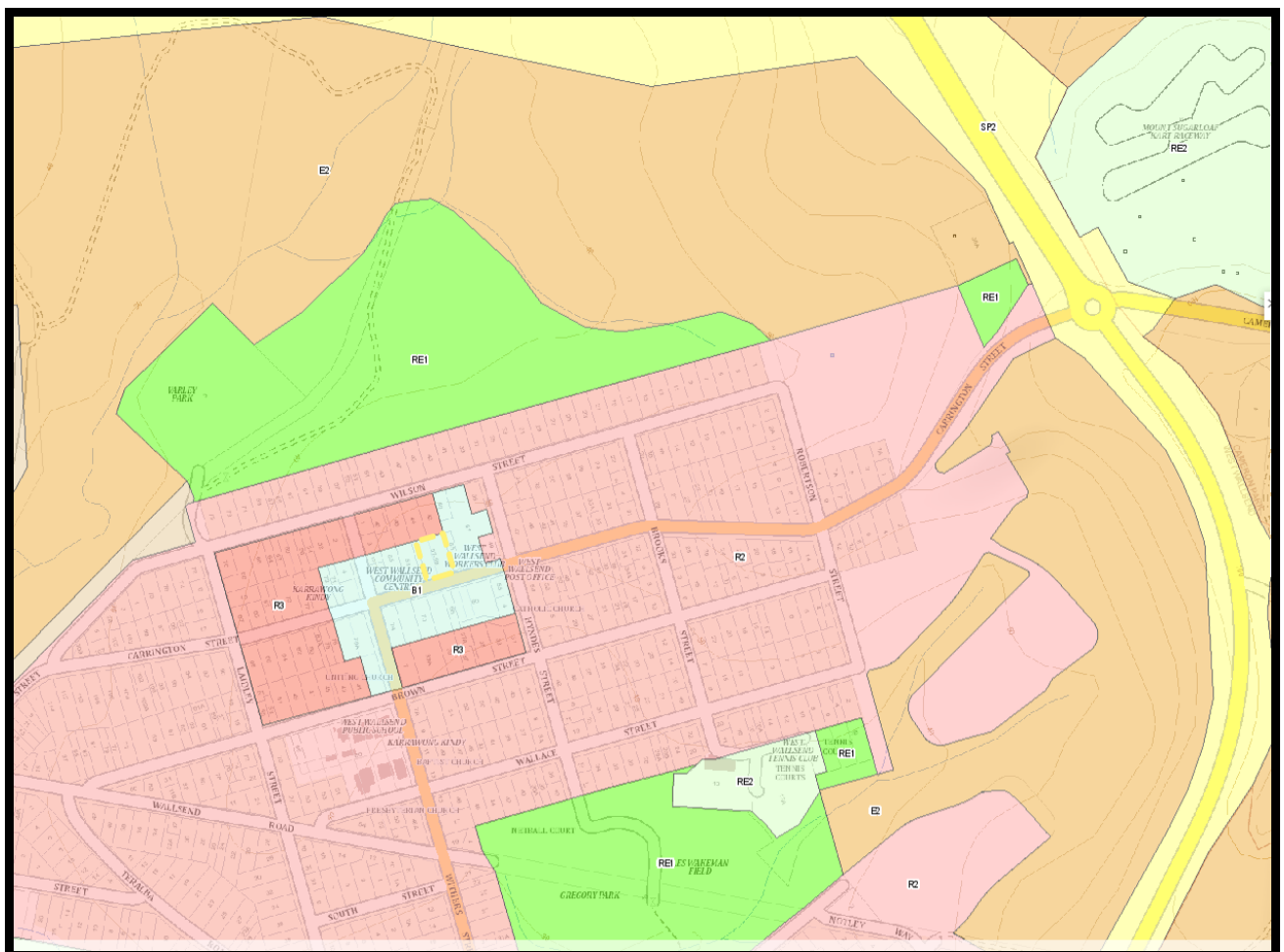


Figure 3: LMCC Zoning Map (LEP 2014)



3.4 Physical Features

3.4.1 Topography

The site is relatively flat.

3.4.2 Geotechnical

The site has been identified in Council's records as being within Geo 3 and Geo 5 Geotechnical Zone.

3.4.3 Flooding

As detailed on Council's property flooding information system, Council records do not indicate the property as affected by flooding.

3.4.4 Acid Sulphate Soils

Council records indicate the site is not affected by acid sulfate soils.

3.4.5 Vegetation and Trees

The site is largely devoid of vegetation.

3.4.6 Drainage

Drainage is presently managed by overland flow towards the street and the infrastructure associated with the existing building on the site.

3.4.7 Traffic and Access

Access to the site is presently via a 2.51m wide driveway along the eastern boundary of the site. Parking is available both on site and on the adjoining site also owned by Allambi Care as can be seen in the photo below. This site is sealed and presently utilised for parking as with numerous other vacant blocks along Carrington Street.

Carrington Street is a wide street with unrestricted parking.



Photo 3: Existing car park



3.4.8 Bushfire Prone Land

The site is not classified as bushfire prone land pursuant to Council's Bushfire Prone land maps.

3.4.9 Coastal Zone

The site is not located within the coastal zone.

3.5 Aboriginal Heritage

A search of the Aboriginal Heritage Information System on 4 June 2021 found 0 Aboriginal sites are recorded in or near the above location. (**Appendix 3**).

3.6 Non-Aboriginal Heritage

The site is listed as having local heritage significance (L-202) pursuant to Schedule 5 of the LEP 2014.

The subject site falls within the West Wallsend Heritage Conservation Area pursuant to Part 3 Schedule 5 of LEP 2014.

3.7 Easements

The site is not burdened by any easements.

3.8 Mine Subsidence

The land is proclaimed to be in a mine subsidence district within the meaning of Section 15 of the *Mines Compensation Act 1961*.

3.9 Surrounding Area

The general character of the surrounding area is shown in the aerial photo in **Figure 2** and the Photo's within this report. The site is located on the northern side of Carrington Street in the Neighbourhood centre of West Wallsend and falls within the West Wallsend Heritage Conservation Area.

3.9.1 Land to the West

The land to the west of the subject site is zoned B1 Neighbourhood Centre. To the west of the Clyde Inn is No. 59 Carrington Street, West Wallsend. This site is presently vacant as seen in Photo 3 however it is relevant to note that No. 59 Carrington Street is listed as having local heritage significance (L-203) pursuant to Schedule 5 of LEP 2014 however Council approved the demolition of the cottage previously erected on site on 8 September 2006 (DA1522/2001). Further to the west of the subject site is a 2-storey weatherboard dwelling occupied a dance studio and coffee shop. Further to the west is the West Wallsend Community Centre, commercial premises, and Sugarloaf Animal Hospital.



Photo 4: To the west of the subject site

3.9.2 Land to the North

As seen in **Figure 3** land immediately to the north of the subject site is 42 and 44 Wilson Street zoned R3 Medium Density Residential with land beyond this further to the north is zoned R2 Low Density Residential pursuant to LEP 2014.



Photo 5: No 42 and 44 Wilson Street, immediately north of the subject site.

3.9.3 Land to the South

Immediately to the south of the site is Carrington Street. Beyond Carrington Street to the south is a vacant block and a number of small businesses on land zoned B1 Neighbourhood Centre. These businesses include John Hodder Auto Repairs on the corners of Carrington and Hyndes Street, adjoining this is a vacant lot and the West Wallsend Medical Centre, Kapoor's Indian Take away, Blue Bells Take away, and No Bull Real Estate.



Photo 6: Looking south -west of Subject Site.

3.9.4 Land to the East

The area to the east is B1 Neighbourhood Centre pursuant to LEP 2014. Immediately to the east of the subject site is a single storey weatherboard and corrugated dwelling with shop front being number 55 Carrington Street. Adjoining this is the West Wallsend Workers Club which is listed as having local heritage significance pursuant to Schedule 5 of LEP 2014. A DA was previously approved for alterations and additions to the Club (DA 270/2007/A).



Photo 7: No. 55 Carrington Street (Curly Curl Hair Salon) adjoining the subject site



Photo 8: No. 60 Carrington Street further to east of Subject Site is West Wallsend Workers Club



4 STATUTORY PLANNING CONTROLS

4.1 Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulations 2000

Pursuant to Section 4.36(2) of the EP&A Act:

(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), being:

- *Development for the purpose of a new school (regardless of the capital investment value).*

4.2 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (BC Act) provides a framework for addressing impacts on biodiversity from development and clearing. It establishes a framework to avoid, minimise and offset impacts on biodiversity from development through the Biodiversity Offsets Scheme (BOS).

Section 7.9 of the BC Act requires SSD applications to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless an exemption from this requirement has been provided in the form of an approved BDAR waiver request. This waiver request has been completed and submitted on the NSW Government Major Projects website together with this Scoping Report.

For the purpose of deciding whether the requirement for a BDAR can be waived, a proposed development could be considered as unlikely to have any significant impact on biodiversity values if it will not clear or remove native vegetation other than:

- a few single trees with no native understorey in an urban context
- planted native vegetation that is not consistent with a Plant Community Type (PCT) known to occur in the same Interim Biogeographic Regionalisation of Australia (IBRA) subregion (e.g., street trees, trees in carparks, landscaping)
- will have negligible adverse impacts on threatened species or ecological communities, considering habitat suitability, abundance and occurrence, habitat connectivity, movement and water sustainability including consideration of any nonnatural features, non-native vegetation and human-built structures
- will have negligible adverse impacts on protected animals because of impacts to flight path integrity.

The site is devoid of vegetation. No external works are being proposed as part of this change of use DA therefore no vegetation will be impacted up. An exemption is therefore being sought with a BDAR Waiver being lodged as part of this Scoping Report.

4.3 State Environmental Planning Policy (State and Regional Development) 2011

Schedule 1 of SEPP (State and Regional Development) 2011 identifies State Significant Development as follows:

"15 Educational establishments

- (1) Development for the purpose of a new school (regardless of the capital investment value).*



- (2) *Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school...*"

The proposed change of use only applies to the ground floor of the existing building and will not result in any real intensification of the use or increase in occupancy given its previous commercial use (offices occupied by Allambi staff) and no additional building or construction works to the external building are proposed. Minor works internally are proposed.

Notwithstanding the above, the proposed change of use will result in a new school and as such is identified as State significant development under the SEPP. This document has been prepared to have the project registered as State significant and request the SEARs.

Section 4.39(a) of the EP&A Act requires an EIS to accompany an application for State significant development.

4.4 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education and Child Care SEPP) seeks to improve certainty and efficiency of planning for education and childcare establishments. Part 4 identifies specific development controls for schools. The development will consider the specific development controls in the SEPP.

Clause 35 of the Education and Child Care SEPP states development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone. The proposed development is permissible with consent in the B1 Neighbourhood Centre pursuant to Clause 35.

Clause 35(6) requires:

Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration—

- (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and*
- (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.*

The proposal will respond to the design quality principles as outlined in Table 1 and will be designed to enable the use of school facilities to be shared with the community.

Principle	Comment
Principle 1 - Context, built form and landscape	<p>The proposed change of use only applies to the ground floor of the existing development and will not result in any real intensification of the use or increase in occupancy given its previous commercial use (offices occupied by Allambi staff) and no additional building or construction works to the external building are proposed. Minor works internally are proposed.</p> <p>The proposed change of use will not impact upon the existing built form and landscaping.</p>
Principle 2 - Sustainable, efficient and durable	<p>The site is developed, notwithstanding where necessary, consideration for the Government Architect of New South Wales (GANSW) Environmental Design in Schools will be given</p>



Principle 3 - Accessible and inclusive	An access report will be prepared and submitted with the EIS to ensure the school will meet the relevant requirements to be accessible and inclusive.
Principle 4 – Health and safety	Crime Prevention Through Environmental Design will be addressed at the EIS stage.
Principle 5 – Amenity	As with the existing Learning Centre the new school will be designed to provide enjoyable and appealing spaces that are accessible to all our students. No external works to the building are proposed as part of this change of use however an outdoor space for students has been incorporated into the design.
Principle 6 - Whole of life, flexible and adaptive	The school will be designed to provide flexible and adaptive spaces.
Principle 7 – Aesthetics	No changes to the external building are proposed as part of this proposal, minor alterations are proposed internally. A further detailed assessment of the proposal against the Education SEPP will be undertaken within EIS.

Part 7, Clause 57 relates to traffic generating development. Educational establishments that have a capacity of 50 or more students is considered a Traffic Generating Development that needs to be referred to Transport for NSW (TfNSW) previously Roads and Maritime Services (RMS). No change is proposed in the number of students attending which is 20 and therefore the proposal is not considered traffic generating development and will not need to be referred to TfNSW.

4.5 Lake Macquarie Local Environmental Plan 2014

The Lake Macquarie Local Environmental Plan 2014 (LEP) provides a planning framework to facilitate development in an appropriate manner with due consideration to ecologically sustainable development. Relevant Clauses of the LEP are discussed in Table 4.1.

Educational establishments are permitted in the B1 zone under the LEP, as well an educational establishment is achieved through Clause 33 of SEPP Education and Child Care as the proposed development would occur in a prescribed zone.



Relevant Clauses of the LEP are discussed in Table 4.1.

Clause	Consistency
1.2 Aims	The LEP provides for appropriate development within the LGA. The proposal has given due consideration to the site and surrounds and is in keeping with the aims of the LEP.
2.1 Land use zones	The site area where the development will be contained in zoned B1 Neighbourhood Centre.
2.3 Zone objectives	<p>The objectives of the B1 zone are:</p> <ul style="list-style-type: none"> ➤ To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. ➤ To encourage employment opportunities in accessible locations. ➤ To create urban centres for safe and vibrant social, cultural, recreational and community activity. ➤ To provide for shop top housing as part of mixed-use developments. <p>An 'educational establishment' is not listed as prohibited within the B1 zone and therefore by default is a permissible use.</p> <p><i>“Educational establishment means a building or place used for education (including teaching), being—</i> (a) a school, or (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.</p> <p>It is considered that the proposed development is consistent with the above objectives.</p>
4.3 Height of buildings	No works are proposed therefore the height will not change.
5.10 Heritage Conservation	No works to the external part of the building is proposed and only minor works internally. Council's Heritage Planner has been consulted with and a Statement of Heritage Impact (SOHI) will be prepared and submitted with the EIS.
7.1 Acid sulfate soils	Council records indicate the site is not affected by acid sulfate soils.
7.2 Earthworks	<p>The objectives of this clause are to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>No works are proposed.</p>
7.21 Essential services	Essential services will be provided to the proposed development.



5 POTENTIAL ENVIRONMENTAL IMPACTS

5.1 Land Use

5.1.1 Existing Environment

The site contains a building known as The Clyde Inn previously used for a Licenced Premises. A Development Application (DA 2152/2008) was approved for a change of use to the ground floor on 12 June 2008 to a Community Facility. DA2152/2008/A was approved on 23 November 2020, this application was for the Correction of development description, to be consistent with original application and referenced within the assessment report being a '*commercial premises*.'

It is relevant to note, at the time of possession a group home (on the first floor) was permitted without consent under the provisions of Division 11 Housing, Subdivision 2 Group Homes of State Environmental Planning Policy (Infrastructure) 2007 ("SEPP 2007"). At the time, Clause 60(2) of SEPP 2007 permitted use of the first floor without consent and as such use of the first floor did not form part of the change of use DA and did not require assessment by Council.

A Construction Certificate (CC) was approved on 3 July 2009 for the group home on the first floor, and commercial premises on the ground floor. All BCA and fire safety requirements conform with the relevant requirements.

The site is zoned B1 Neighbourhood Centre with commercial uses present along Carrington Street and residential uses further to the north, south, east, and west.

5.1.2 Potential Impacts

The proposed change of use only applies to the ground floor of the existing building and will not result in an intensification of the use or increase in occupancy given its approved use for commercial premises and has been used by Allambi staff for offices. No additional building or construction works is proposed to the external building and only minor works are proposed internally.

Given the proposal is for a change of use it is anticipated there will be no potential impacts.

5.1.3 Proposed Environmental Assessment

Given the sites previous uses on site as a licenced premises (hotel) and then commercial use it is anticipated the proposed change of use will result in limited impact to the surrounding environment. Notwithstanding, consideration will be given to adjacent land uses and potential impact such as hours of operation, traffic and access, noise, and site management.

5.2 Traffic and Access

5.2.1 Existing Environment

Access to the site is presently via a 2.51m wide driveway along the eastern boundary of the site. Parking is available both on site and on the adjoining site also owned by Allambi Care. This site is sealed and presently utilised for parking as with numerous other vacant blocks along Carrington Street. Six parking spaces are provided on site.

Carrington Street is a wide street with unrestricted parking.

All students attending the school are in our out-of-home-care programs and reside with Youth workers and carers in homes managed by Allambi Care. Students currently attending the learning centre are brought to and leave site by their Carer's.



There will be no change to traffic numbers to that currently associated with the commercial premises or access.

5.2.2 Potential Impacts

Parking demand will not increase because of the proposed change of use. If anything, it will potentially be reducing any impact as there will be reduced staff (teachers) working from the site as previously associated with the offices.

5.2.3 Proposed Environmental Assessment

A Traffic Impact Assessment will be prepared by SECA and will be submitted with the EIS.

As discussed previously, the proposed development is not considered Traffic Generating Development and require referral to TfNSW.

5.3 Noise and Vibration Impacts

5.3.1 Existing Environment

The site is currently developed and used for a Commercial Premises and was previously used as a licenced premise. On the first floor is a youth refuge

5.3.2 Potential Impacts

No potential impacts anticipated as the proposal given the small number of people attending the school each day, with a maximum of 7 kids on site at any one time.

5.3.3 Proposed Environmental Assessment

The noise associated with the school will not be dissimilar to that associated with the Youth Refuge existing on the first floor and far less than any noise previously associated with the Licenced Premises.

Given the site is within a commercial area no potential impacts are anticipated.

For these reasons we do not believe an acoustic report is necessary.

5.4 Soils, Geology and Contamination

5.4.1 Existing Environment

The site is not mapped as containing acid sulfate soils.

5.4.2 Potential Impacts

No earthworks are proposed and therefore no potential impacts.

5.4.3 Proposed Environmental Assessment

N/A

5.5 Air quality

5.5.1 Existing Environment

The site is currently developed and approved for a Commercial Premises.



5.5.2 Potential Impacts

Minimal building works are proposed internally. No potential impacts anticipated.

Operation of the school is unlikely to result in air impacts.

5.5.3 Proposed Environmental Assessment

No potential impacts anticipated.

5.6 Water Quality and Hydrology

5.6.1 Existing Environment

The subject site is well removed from any water bodies.

5.6.2 Potential Impacts

No works are proposed and therefore will NOT require a controlled activity approval under Part 3 of the *Water Management Act 2000*.

5.6.3 Proposed Environmental Assessment

No potential impacts anticipated.

5.7 Flora, Fauna and Bushfire

5.7.1 Existing Environment

The site of the proposed school is developed and is devoid of vegetation and not identified as bushfire prone land.

5.7.2 Potential Impacts

No vegetation will be removed.

5.7.3 Proposed Environmental Assessment

N/A

5.8 Heritage – Aboriginal

5.8.1 Existing Environment

A search of the Aboriginal Heritage Information System on 4 June 2021 did not identify any Aboriginal sites or places (**Appendix 3**).

5.8.2 Potential Impacts

Aboriginal heritage is protected under the *National Parks and Wildlife Act 1974*.

5.8.3 Proposed Environmental Assessment

Given no earthworks are proposed An Aboriginal Heritage Due Diligence Assessment is not considered necessary.



5.9 Heritage – non-Aboriginal

5.9.1 Existing Environment

The site is listed as having local heritage significance pursuant to Schedule 5 of the LEP (L-202) pursuant to the provisions of LEP 2014.

The subject site falls within the West Wallsend Heritage Conservation Area pursuant to Part 2 Schedule 5 of LEP 2014.

5.9.2 Potential Impacts

A Statement of Heritage Impact (SOHI) will be prepared and submitted with the EIS. Onsite consultation has occurred with Council's Strategic Heritage Planner and Heritage Assessment Planner as well as John Carr, Heritage Consultant. No potential impacts are anticipated.

5.9.3 Proposed Environmental Assessment

A Statement of Heritage Impact Assessment will be submitted with the EIS.

5.10 Visual impacts

5.10.1 Existing environment

The proposed school will be contained within an existing building on a site. The streetscape will remain unaffected.

5.10.2 Potential impacts

The proposed development will not alter the current visual environment. The streetscape will remain unaffected with no signage proposed.

5.10.3 Proposed Environmental Assessment

No further consideration is required as the development in the locality will not impact upon the environment.

5.11 Social and Economic

5.11.1 Existing Environment

The site is currently developed and used for commercial uses and has been used by Allambi staff for office space. The work undertaken by Allambi Care has obvious social benefits which are backed by Australian and international research.

5.11.2 Potential Impact

Positive impacts will occur from this change of use as registration of the school will enable funding which will enable the provision of education to the children in our care to continue.

5.11.3 Proposed Environmental Assessment

Future environmental assessment will discuss existing social and economic conditions and potential impacts of the proposed development. Assessment of social and economic impacts of the proposed development may be informed by consultation with stakeholders including teaching staff.

Given the scale of the proposed school social and economic impacts can be addressed in the EIS.



5.12 Building Code and Access

5.12.1 Existing Environment

The site is listed as having local heritage significance pursuant to Schedule 5 of the LEP (L-202) pursuant to the provisions of LEP 2014.

The subject site falls within the West Wallsend Heritage Conservation Area pursuant to Part 2 Schedule 5 of LEP 2014.

A CC was issued on 2 July 2009 for Class 4 First Floor and Class 5 Ground Floor.

The existing development has been designed and constructed in accordance with the requirements of the Building Code of Australia and provides legible, safe, and inclusive access for all.

5.12.2 Potential Impacts

Any works will be in accordance with the relevant requirements of the BCA any potential impacts are considered minor.

The Building Class for a school is Class 9a with minimal difference to that of a Commercial Premises Class 5.

A BCA Consultant has inspected the site.

5.12.3 Proposed Environmental Assessment

The BCA Assessment and Access Report will be prepared and submitted with the EIS.

5.13 Waste

5.13.1 Existing Environment

Waste is currently removed from site by way of Council's kerbside collection.

5.13.2 Potential Impacts

No demolition is proposed.

Operational waste will continue to be managed in accordance with the current waste management arrangements previously approved under DA2152/2008.

5.13.3 Proposed Environmental Assessment

The operational requirements of the school will be the same as those currently associated with the learning centre and therefore no additional waste is anticipated. A Waste Management Plan can be lodged with the EIS if required.

5.14 Cumulative issues

Cumulative impact of the proposal will be considered. Given the nature of the proposal cumulative issues are considered minimal.



6 CONCLUSION

Allambi Care is a leader in the provision of quality professional services to the community. These include Youth Refuge, Residential, Foster Care and Disabilities programs, Adolescent counselling, and an internal Learning Centre which provides alternate education pathways. Forming partnerships with other organisations and setting the standard for delivery of care to those children and young people in our community who require Allambi's support is integral.

Allambi is a not-for-profit organisation and endeavours to ensure all children and young people in their care are provided with the services, skills, learning opportunities and life skills essential to become happy, capable, independent, and mature adults.

The operational details of Allambi Care will not be altered in anyway and will continued as part of this proposal for a school at 57 Carrington Street, West Wallsend.

The request for SEARs outlines potential environmental impacts of the proposed development and how these have been or will be considered and assessed. The statutory framework and associated approvals required is also outlined. This document is a request for SEARs to address in preparation of the EIS. It is likely the following specialist reports will be required:

- Traffic Statement.
- BCA Report.
- Access Report.
- Statement of Heritage Impact.

Risks to the environment from the project based on information available at this time are presented and discussed. Future environmental assessment will consider matters that affect or may affect the environment in relation to the proposed development.



APPENDICES



APPENDIX 1

Site Plan prepared by CKDS Architecture.



APPENDIX 2

Survey Plan prepared by de Witt Consulting.



APPENDIX 3

AHIMS searches 4 June 2021.