

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED ADDITIONAL SPACE FOR EXISTING
HEALTH CONSULTING ROOMS
84 BARRENJOEY ROAD, MONA VALE
LOT 51 D.P. 860080**

**DETAILED ASSESSMENT OF PROPOSED NEW OUTBUILDING
OVER DISUSED SWIMMING POOL FOR USE AS A
"HEALTH CONSULTING ROOM"**

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**Jim Rannard BTP (Hons) UNSW
URBAN PLANNING CONSULTANT**

85 Irrubel Road, Newport NSW 2106 Phone (02) 9979 9883

e-mail: jimrannard@hotmail.com

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1. INTRODUCTION

This statement has been prepared in relation to the proposed construction of additional space for existing health consulting rooms at 84 Barrenjoey Road, Mona Vale detailed assessment of proposed new outbuilding over disused swimming pool for use as a "health consulting room"

On 30 May 2014, Pittwater Council Pittwater Council, as the consent authority, granted its consent to Development Application No. N0120/14 for use of an existing residential building as professional consulting rooms for physiotherapy and related health care at 84 BARRENJOEY ROAD, MONA VALE (Lot 51 DP 860080).

The proposal involves the continued use of existing premises and the proposed additional outbuilding over the existing disused swimming pool will simply allow greater physical (social) distance between people and will have no significant adverse environmental impact on the locality. This statement concludes that the proposed provision of a small amount of additional space on the site to allow greater spatial separation between people, especially in the light of COVID 19 is desirable in all of the circumstances of the case.

Infection Control Standards

The current COVID situation has heightened the need for additional space. It has become vitally important to build this new structure to cater for the changing environment in healthcare. Due to the COVID 19 pandemic, restrictions have been introduced which require greater distancing between people in the clinic. Patients including many older patients, patients with cardiovascular illness, lung issues and other at risk patients require the strictest infection control measures, even more so than a basic physiotherapy practice.

Even as the restrictions lift, there is an overwhelming push for more space between patients and room to be able to conduct rehabilitation programs. Due to the type of patients that are referred to the clinic from local GP's, the style of therapy has a heavy emphasis on self directed, supervised exercise. Specialised pieces of equipment are required during these sessions which should not be shared due to infection risks. Being unable to sanitise shared equipment in the same appointment time has severely restricted the intensity and level of treatment and the ability to undertake the frequency of sessions that is deemed clinically necessary.

Offering dual qualified Physiotherapists/ Exercise Physiologists, many of the practice's referrals from GP's are for cardiovascular, respiratory and high risk patients.

The dually qualified Physiotherapists/ Exercise Physiologists tend to see a lot of patients with chronic conditions and comorbidities and, consequently, they are quite ill and vulnerable. More recently there has been increasing pressure from referring GP's to improve infection control processes which are critical for the continuing care of patients and the specialised type of treatment required. The practice is well respected by the local GP's and it is important that this be maintained.

This new structure will allow current patients to have a more spacious area and to be appropriately physically separated from other patients and practitioners. It will also allow for personal carts with equipment that only a single patient would use in a session. This means that all equipment can be appropriately sanitised between appointments rather than during appointments, and throughout the treatment session, the patient will not have to share any equipment. This is very important given the types of at-risk patients attending the clinic. The practice is developing custom made trolleys to carry duplicates of each bit of rehab equipment. Currently though there is insufficient space to use the trolleys and a more open floor plan is required and for this to work properly. A lot of the existing space on the top floor is also reserved and used for our disabled patients as we are a registered NDIS provider.

The proposed new structure will provide the solution needed to provide appropriate healthcare within the guidelines set by professional bodies and, most importantly, the patients' expectations. The current rooms do not allow for this to happen which is now a detriment to patient care. This is not something that could have been planned for of course due to the unprecedented pandemic.

As the Council would be aware, the Infection Control Policies set out by NSW Health need to be adhered to and, in order to do that, and continue to operate whilst complying with those rules, the new structure will allow for the current patient list. It is not intended to increase patient numbers but to improve the physical conditions and ensure proper clinical practice during this pandemic and after.

The Council's help in obtaining development approval as speedily as possible would be greatly appreciated. Since the practice's patient care is dependent on this, please advise as soon as possible if there is any further information required to obtain development and related consents.

Improve validity of Clinical testing:

The new structure will also allow for more accurate objective testing with cardiovascular rehab and some surgical rehabs such as Anterior Cruciate Ligament rehab. Currently some of our testing for this has to be conducted in the car park at the front of the property. This it is not ideal from a safety perspective and also is weather dependant.

There is a certain track length that we require for proper testing and this proposed open plan room would provide the perfect enclosed open area to provide weather protection and be safe and clinically effective.

Improvement of current services:

The new structure will serve as a rehab room that will improve the current healthcare services.

2. ZONING

The subject land is within **Zone E4 Environmental Living** under the provisions of *Pittwater Local Environmental Plan 2014* and '**health consulting rooms**' are permissible with consent.

Zone E4 Environmental Living

1 Objectives of zone

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

*Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; **Health consulting rooms**; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures*

health consulting rooms means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time.

Curtilage is the area of land around a house and its surrounding yard and outbuildings used for domestic purposes, as fenced (i.e. enclosed) or marked out so as to have the effect of enclosure.

Pittwater Local Environmental Plan 2014 Maps

Additional Permitted Uses Map	Not Applicable to subject site
Acid Sulfate Soils Map	Class 5
Biodiversity Map	Not Applicable to subject site
Coastal Risk Planning Map	Not Applicable to subject site
Foreshore Building Line Map	Not Applicable to subject site
Floor Space Ratio Map	Not Applicable to subject site
Geotechnical Hazard Map	Not Applicable to subject site
Heritage Map	Not Applicable to subject site
Height of Buildings Map	8.5 metres Maximum Height
Land Application Map	Included
Land Reservation Acquisition Map	Not Applicable to subject site
Lot Size Map	Minimum 700 m ²
Land Zoning Map	R2 Low Density Residential
Urban Release Area Map	Not Applicable to subject site

The land is within the "Mona Vale Locality" under "Pittwater 21 Development Control Plan".

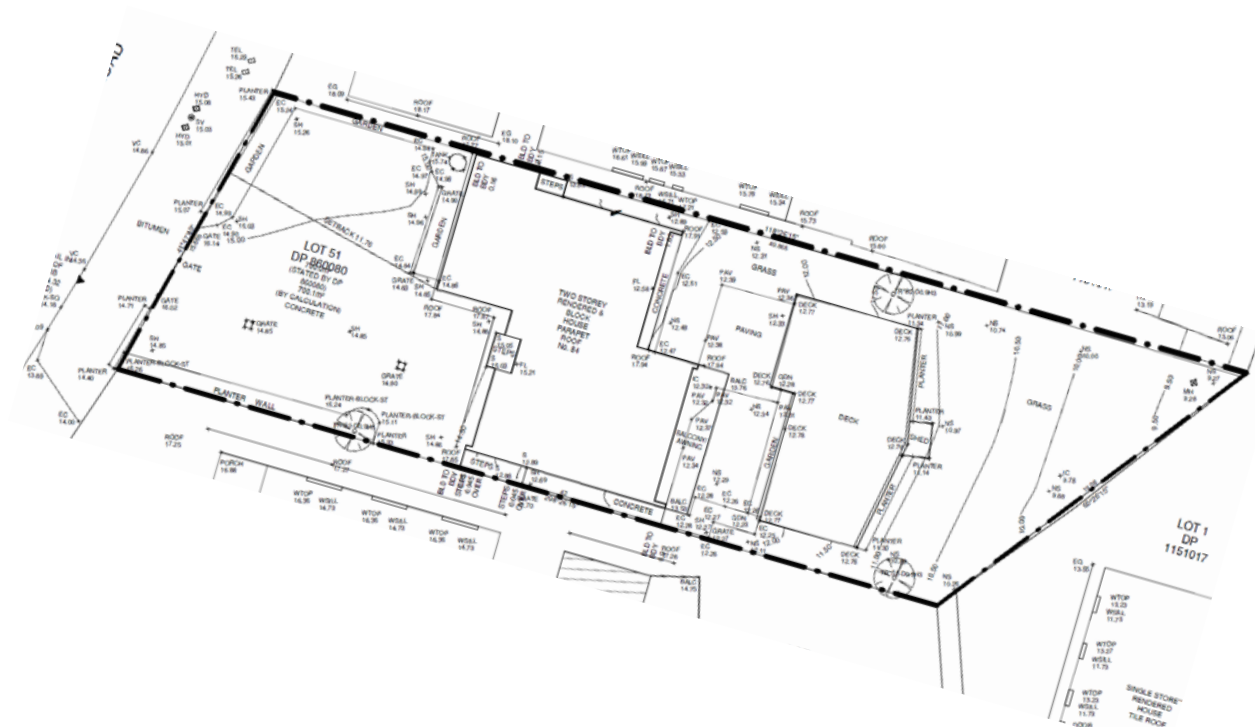
The proposed development complies with the Council's planning controls as contained in the local environmental plan and the development control plan and is also entirely consistent with the provisions of *Pittwater Local Environmental Plan 2014*.

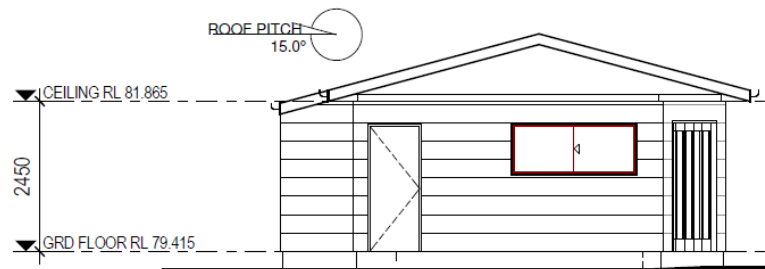
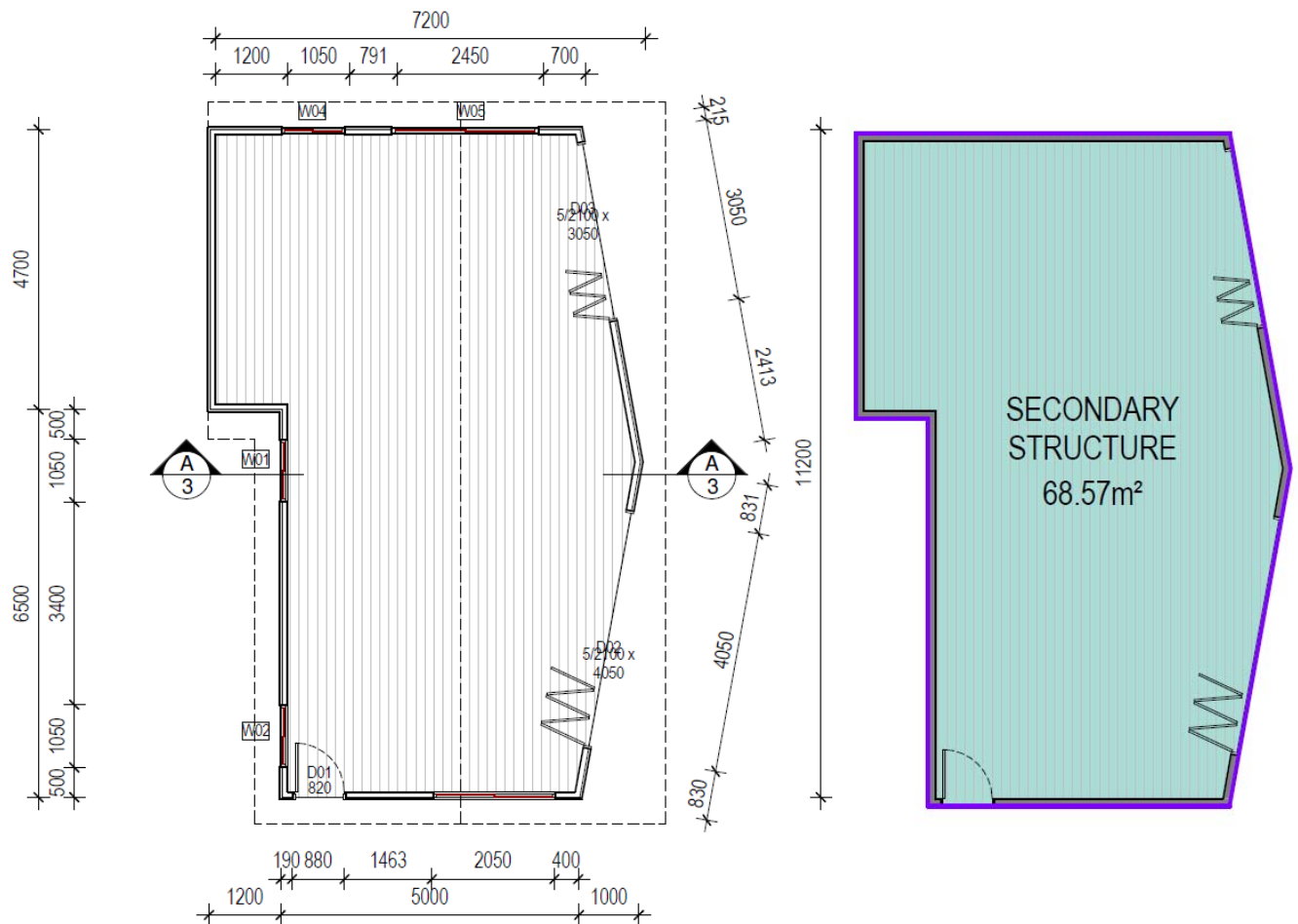
3. THE PROPOSAL

The proposed building works are described in the attached drawings which describe a single storey outbuilding covering the existing disused swimming pool in the rear yard of the property.

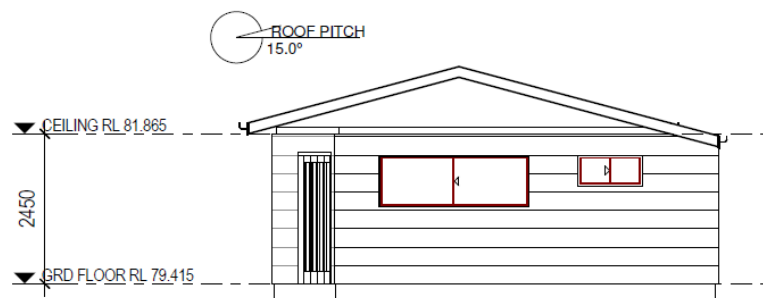
Since the proposed additional space for existing health consulting rooms will occupy the area of the existing disused swimming pool in the rear yard of the property, there will be no excavation involved; there will be no loss of vegetation, generous set backs are provided to the side boundaries.

The proposed new building is only single storey and well set back from its south-western boundary such that there will be no significant overshadowing of any other property.

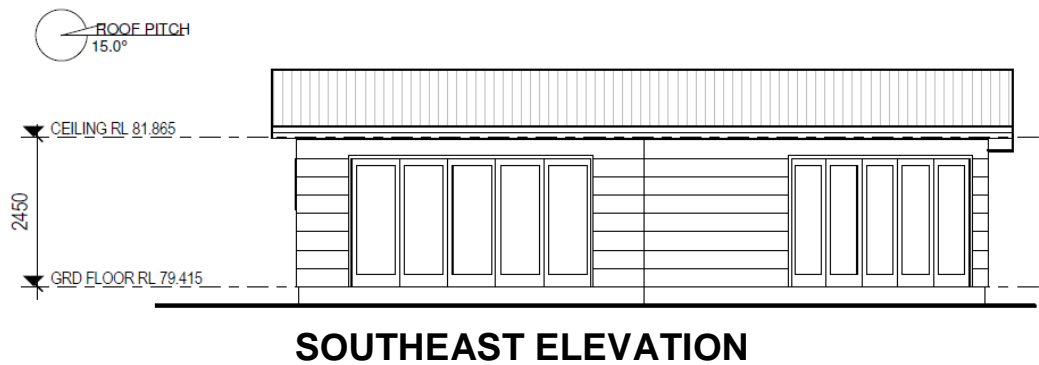




SOUTHEAST ELEVATION



NORTHWEST ELEVATION



The proposed single storey outbuilding covering the existing disused swimming pool in the rear yard of the property is of a small scale. The small outbuilding will have little or no impact on the amenity of the adjoining neighbouring properties at 82 and 86 Barrenjoey Road and 44A Bassett Street.

The total proposed Floor Area is only 68.57 m² and the height is 2.45 metres with a low pitch gable-ended roof of 15° pitch.

3.1 Summary

The proposal will cause no environmental harm and will be of both economic and social benefit to the local community. It can reasonably be expected that the proposal will be well received within the neighbouring community and it will make a significant contribution to the health of the community and to the social character of the area.

4. ENVIRONMENTAL EVALUATION UNDER SECTION 4.15 [Evaluation (cf previous s 79C)] OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

An assessment of the application under the heads of consideration of Section 4.15 must conclude that the carrying out of the works involved in erecting the modular classrooms and their ultimate use are permissible and of such a minor planning or environmental consequence as to not offend any reasonable environmental consideration. The development is, in fact, quite a beneficial development in both social and economic terms.

4.1 Statutory Provisions [Section 4.15 (1)(a)]

The subject land is within **Zone E4 Environmental Living** under the provisions of *Pittwater Local Environmental Plan 2014* and '**health consulting rooms**' are permissible with consent. The land is within the "Mona Vale Locality" under *Pittwater 21 Development Control Plan* and the proposed new outbuilding is consistent with the provisions of the development control plan.

4.2 Impact on the Environment [Section 4.15 (1)(b)]

The proposed use of the existing premises will have no significant impact on the environment.

4.3 Suitability of Site for Proposed Development [Section 4.15 (1)(c)]

The curtilage of the existing dwelling-house is entirely suitable for the proposed use. The proposed new outbuilding will be erected over the disused swimming pool and will be used as a *health consulting room*.

No excavation is involved, there will be no loss of vegetation, generous set backs are provided to the side boundaries and the proposed new building is only single storey and well set back from its south-western boundary such that there will be no significant overshadowing of any other property.

4.4 The Public Interest [Section 4.15 (1)(e)]

There is nothing in this proposal that is contrary to the public interest. Indeed, the proposed use will provide a community service.

Flooding

The relevant map in *Pittwater Overland Flow Mapping and Flood Study – Volume 2 FINAL W4936 Prepared for Pittwater Council October 2013, Cardno (NSW/ACT) Pty Ltd*, shows no Flood Planning Level for 84 Barrenjoey Road, Mona Vale.



Pittwater Overland Flow Flood Study and Mapping, FIGURE – 13.1c MODEL C (MONA VALE) – FPL EXTENTS.

Bush Fire Prone Land

Bush fire prone land is land that has been identified by Council which can support a bush fire or is subject to bush fire attack. 84 Barrenjoey Road is not

shown as being affected as being bush fire prone on the *Pittwater Certified Bush Fire Prone Land Map*.

4.5 Summary

The impact on the environment will be positive because the proposed new building housing additional ***health consulting rooms*** will enhance the social amenity of the Mona Vale locality by providing a much needed facility.

5. SUMMARY AND CONCLUSION

The proposed additional space for existing *health consulting rooms* complies with the provisions of "Pittwater Local Environmental Plan 2014" and is consistent with the provisions of *Pittwater 21 Development Control Plan*. The proposed use will have no significant adverse environmental impact on the locality and the proposed use is desirable.

In conclusion:-

- The proposed development is permissible with the consent of the Council;
- The development will create no significant adverse environmental effect and every care has been taken to protect the environment and mitigate any harm that might otherwise result;
- The continued use of existing premises combined with the use of an area above an existing disused swimming pool is an environmentally and economically efficient way of providing improved facilities and better health care services within the locality;
- The development will have no adverse effect on the landscape or scenic quality of the locality; and
- The development will not adversely affect the likely future amenity of the neighbourhood.

The proposed development will achieve an extremely useful social purpose and all those positive aspects should also be taken into account when assessing the proposal. I support the approval of the application.

Jim Rannard B.T.P. (Hons.) (UNSW)
Environmental Planner (Certificate of Qualification as a Town and Country
Planner under *Local Government Act*, 1919

15 June 2020