

**STATEMENT OF  
ENVIRONMENTAL EFFECTS**

**PART CHANGE OF USE OF EXISTING PREMISES TO A  
VETERINARY HOSPITAL AND RECREATION CLUB**

**16 MYOORA ROAD, TERRY HILLS**

On Behalf of  
**NORTHSIDE EMERGENCY VETERINARY  
SERVICES(NEVS) & NORTHSIDE VETERINARY  
SPECIALIST (NVS)**

**November 2019**

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RECREATION CLUB**

**16 MYOORA ROAD, TERRY HILLS**

**Prepared under instructions from**

**Northside Emergency Veterinary Services (NEVS) & Northside Veterinary  
Specialist (NVS)**



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## **1. PREFACE**

The directors of Northside Emergency Veterinary Services (NEVS) & Northside Veterinary Specialist (NVS) need to transfer their animal veterinary hospital being conducted at 335 Mona Vale Road, Terry Hills to 16 Myoora Road, Terry Hills to satisfy the demands on the existing operations.

The veterinary business was founded in 1989 to provide emergency veterinary services and overnight case monitoring for referring hospitals around the Northern Beaches.

Current owner is Dalmacija Sydney Croatian Club.

## **BACKGROUND**

The site is well located to provide the proposed veterinary services.

Alterations and additions are proposed to the existing building for its fitout to suit the new purpose.

The recreation club will continue to operate on a limited basis with activities on Friday and Saturday evenings only including bocce and the use of the bistro.

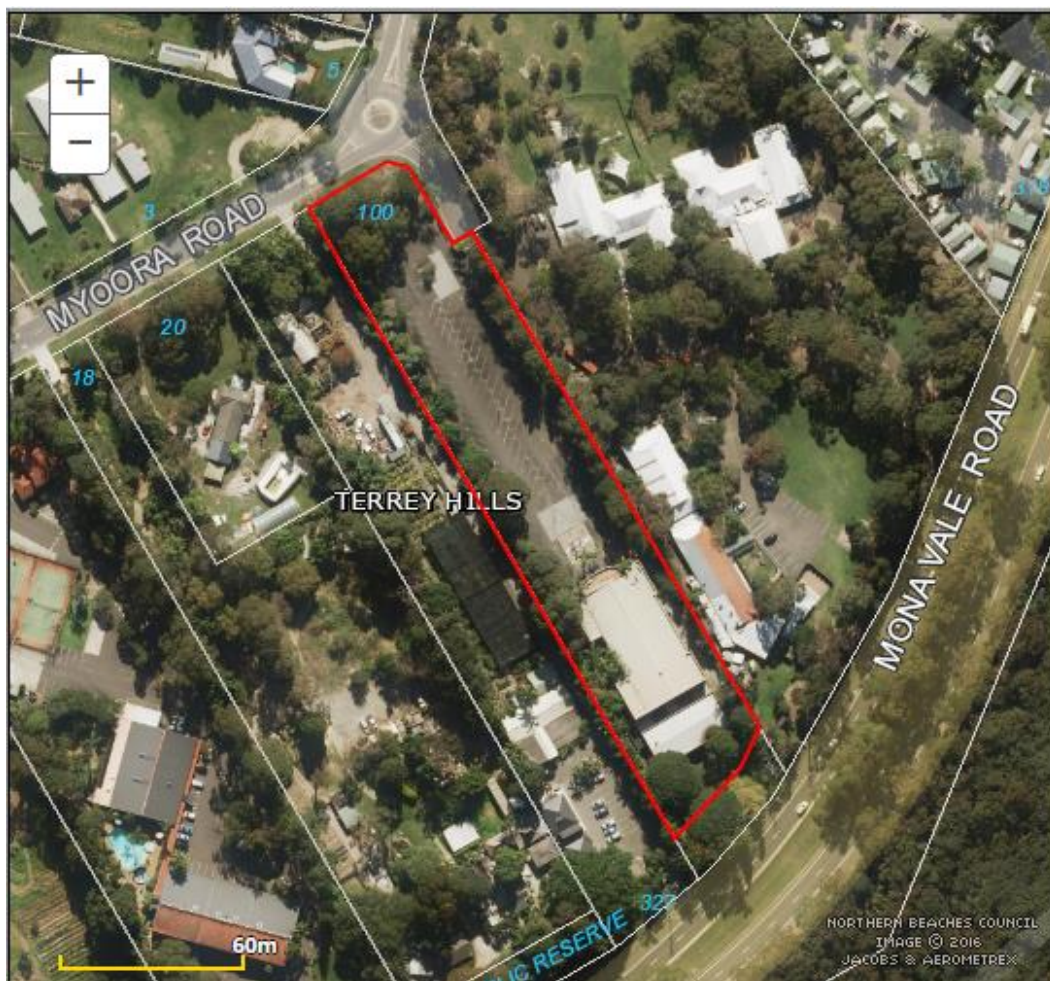
## 2. INTRODUCTION

### 2.1 Executive Summary

- i) Northside Emergency Veterinary Services (NEVS) & Northside Veterinary Specialist (NVS) proposed alterations and additions to the existing building approved for use as a recreation club in 1983.

The club will continue to operate but on a substantially reduced basis. The current activities are restricted to the use of the bristo & bocce courts on Friday and Saturday evenings.

The subject site is depicted in the following site and aerial photo.



**Site Context**

## **2.2 Methodology & Data Sources**

This Statement of Environmental Effects has been prepared taking into account the following documentation:

- Detailed site survey prepared by Geosurv dated 15/01/2019
- Concept fitout and alterations plan prepared by Cyclo Construction and Fitout dated 04/11/2019
- Bushfire Hazard Assessment Report prepared by Australian Bushfire Consulting Services dated 16/10/2019
- Traffic and Parking Assessment Report prepared by Varga Traffic Planning Pty Ltd dated 25/10/2019
- BCA Report prepared by AE & D Group dated 26 September 2019
- Noise Impact Assessment prepared by Acoustic Logic dated 5/9/2019
- Pre-lodgement Advice dated 16 May 2019
- Operational Plan dated 9 April 2019
- Sewer Waste Treatment Letter prepared by Wallace Plumbing & Fire Design Pty Ltd dated 13 September 2019
- Waste Management Plan prepared by NVS dated 22/10/2019

### 3. THE SITE

#### 3.1 Site Description

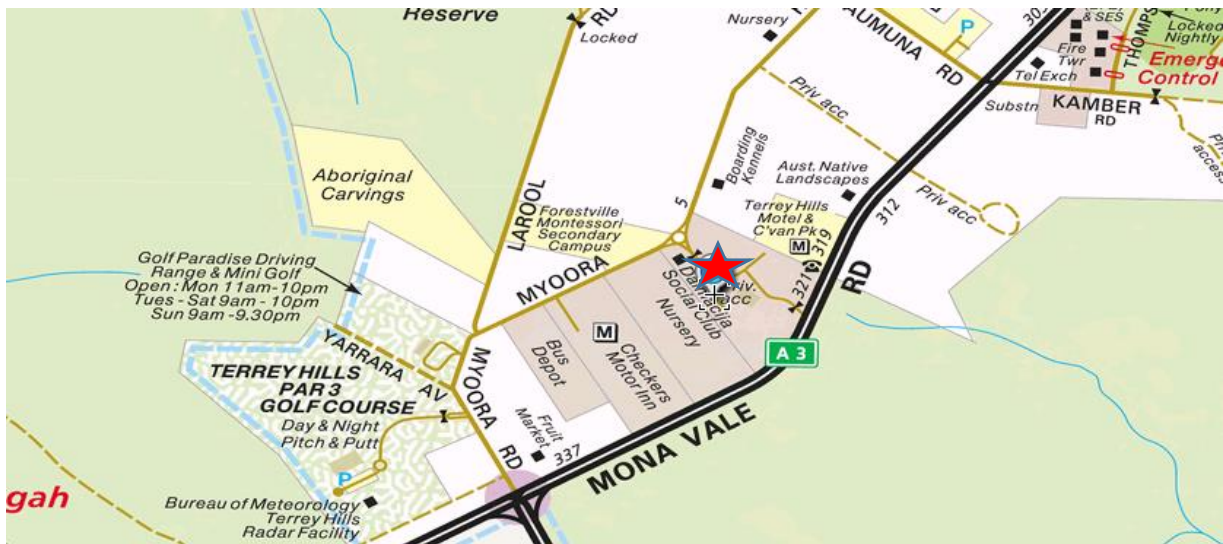
##### The Site

The site is identified as Lot 100 in DP 709585 and is known as No. 16 Myroora Road, Terry Hills.

It has a curvilinear frontage to Myroora Road of 30.205m, and a site area of 9,887m<sup>2</sup> with a frontage of 30.485m to Mona Vale Road. No vehicle access is permitted via Mona Vale Road. It is within an existing mixed commercial, light industrial area. All existing trees on the site are to be retained.

Existing Stormwater Management system has been identified and detailed on the submitted plans. The site has a fall of approximately 3.0m from south to north.

The site's locality is identified in the map below:



Site Location Map

### **3.2 Existing Development**

The existing development comprises a large two level building approved under DA1982/813 as a recreation club. It has been owned by Dalmacija Sydney Croatian Club. The activities of the club have been substantially reduced and is partially limited to use of the bistro and bocce courts on Friday and Saturday evenings.

The proposal will seek amendment to condition 17 of the original DA which restricts the hours of use for club proposed to 10:00am to 10:00pm.

This application will seek to vary these hours.

The building will be altered to accommodate the veterinary hospital use as detailed in the submitted plans.

The existing available on site parking provided 60 spaces is to be cleaned-up and repaired where necessary.

As noted in the Traffic & Parking Assessment Report, the site is provided with adequate parking facilities.

The staff kitchen for the veterinary hospital will be clearly shown.

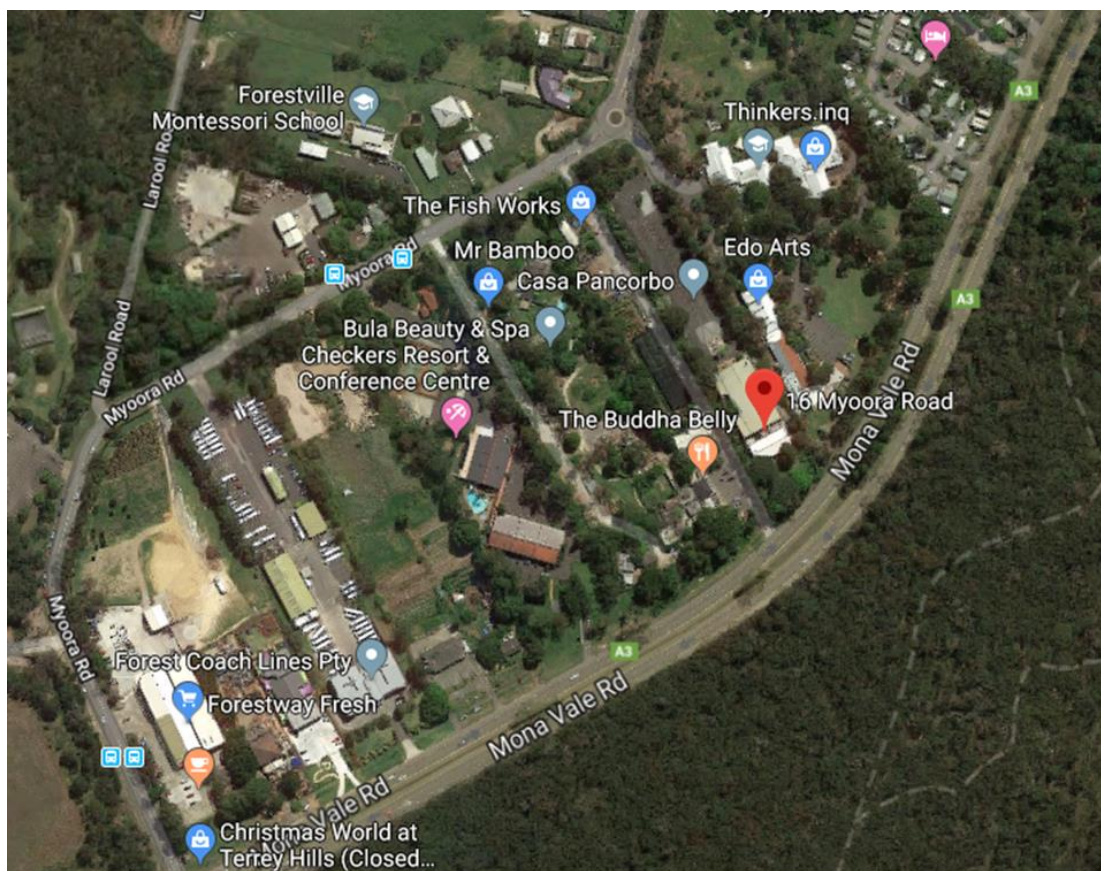
The existing stormwater management system will be retained.

### **3.3 Surrounding Environment**

The area surrounding the subject site comprises mixed uses including wholesale plant nurseries, commercial facilities, farm building, veterinary hospital are a permitted use within the zone - the development allows for a generous setback, low scale building not within landscape surrounds.

The subject site and its surrounds are depicted in the following aerial photograph:





**Aerial photo of subject site**

#### **4. The Proposal**

To occupy the leased area as detailed on the attached site plan and to use the space to operate a Veterinary Hospital that will be in operation 24 hours/day as follows:

##### **Hours of Operation**

NEVS and NVS share the hospital space, and between the two are operational 24 hours. The specialist service (NVS) operates from 6am to 6pm Monday-Friday, and the emergency service from 6pm-6am Monday-Thursday, and 6pm Friday to 6am Monday. There is generally a handover period of 1-2 hours on either end.

##### **Traffic and Parking**

NVS have an average of two clients arriving or departing per half-hour between 8am and 6pm, with the peak times being between 9:30am and 12pm, and 2pm-4pm where there may be up to four clients arriving or departing per half-hour.

NEVS see a maximum of three clients per 30 minutes, with peak times being 7pm-10pm Monday-Friday, 2pm-9pm Saturday, and 9am-11am & 4-9pm Sunday.

In the current facility there are five allocated parking spaces for clients and thirteen for staff. At the new premises, 60 car-spaces have been allocated for hospital use. A verbal agreement has been made that all spaces (approximately 100) may be used when the club is not in operation (so anytime bar Friday and Saturdays 4pm-midnight). This provides a substantial improvement in parking for both clients and staff.

The application is supported by a Traffic and Parking Assessment Report prepared by Varga Traffic Planning Pty Ltd dated 25/10/2019.

The report says that the projected increase in traffic activity is minimal and will clearly not have any unacceptable traffic implications in terms of road network capacity and the proposed change of use will not have any unacceptable parking implications.

##### **Staffing Levels**

EFT veterinary surgeons - 5 maximum at any one time  
EFT veterinary nurses - 8  
EFT administration - 2

The development indices particularly for the proposed area are as follows. No additions are proposed, all changes relate to the internal fitout of the existing building for the Veterinary Hospital.

The development indices resulting from the proposal are detailed below:

<b>Site Area</b>	<b>9,963m<sup>2</sup></b>
<b>Floor Space</b>	<b>2,358m<sup>2</sup></b>
<b>Floor Space Ratio</b>	<b>0.24:1</b>

## **5. ZONING AND DEVELOPMENT CONTROLS**

The proposed development is identified as local development under the provisions of the *Environmental Planning and Assessment Act 1979*, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Warringah Council.

### **5.1 Warringah LEP 2011**

The subject land is zoned RU4 - Primary Production Small Lots under the provisions of the *Warringah LEP2011*. Veterinary Hospital are a permitted use within the zone.

The proposal which is to allow for a change of use to occupy the existing building to operate a Veterinary Hospital is a permitted use in RU4 zone.

The proposal is also within land identified in *Schedule 1 of the LEP - Additional Permitted Used - Clause 18*. This clause allows for development for the purpose of educational establishments, garden centres, hospitals, hotel or motel accommodation, places of public worship, recreation areas, recreation facilities (indoor), recreation facilities (outdoor), registered clubs and restaurants or cafes.

The objectives of the RU4 zone are:

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To minimise the impact of development on long distance views of the area and on views to and from adjacent national parks and bushland.
- To maintain and enhance the natural landscape including landform and vegetation.
- To ensure low intensity of land use other than land uses that are primary industry enterprises.
- To maintain the rural and scenic character of the land.

With the upgrade of the existing building, repairs and upgrade of the on site car parking maintenance of the landscape area and improvements to the stormwater management system to meet zone objectives.



**WARRINGAH LAND ZONING MAP**

Neighbourhood Centre	Light Industrial
Local Centre	Low Density Residential
Commercial Core	Medium Density Residential
Mixed Use	Public Recreation
Business Development	Private Recreation
Business Park	Primary Production Small Lots
National Parks and Nature Reserves	Special Activities
Environmental Conservation	Infrastructure
Environmental Management	Natural Waterways
Environmental Living	Deferred matter
General Industrial	

## Clause 27 - Bushfire Prone Land

The property is identified as Bushfire Prone Land.

The application is supported by a Bushfire Hazard Assessment Report prepared by Australian Bushfire Consulting Services dated 16/10/2019.

The report notes that the highest bushfire attack level (BAL) to the existing building footprint has been determined to be BAL 12.5. Compliance with the conditions as recommended will satisfy all requirements of PBP 2006. Council can approve the application without referral to the NSW Rural Fire Service.

The recommendations of the report have been noted and accepted. The report concludes:

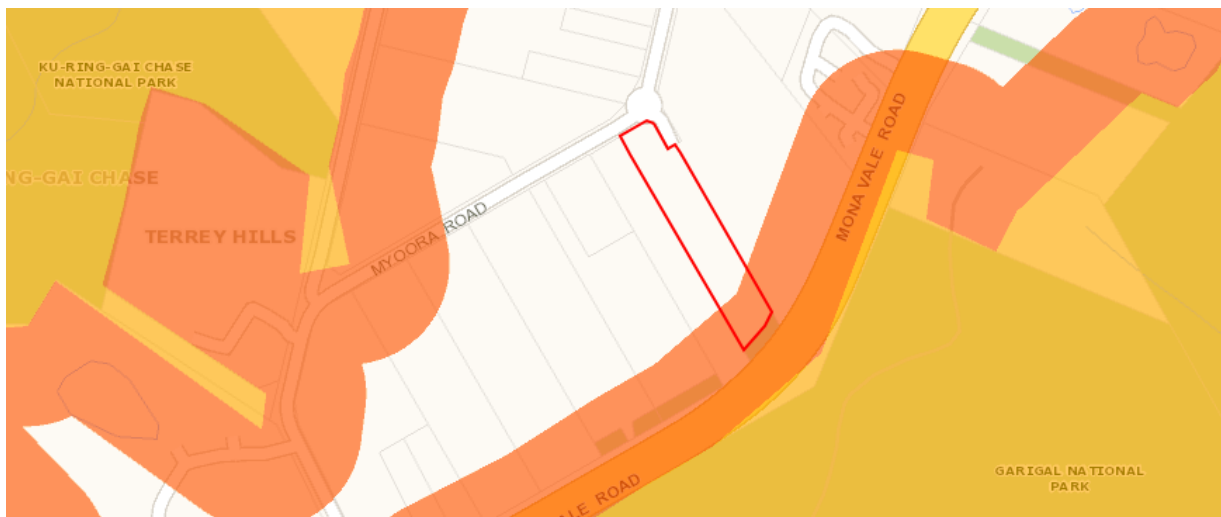
*“The subject property is determined to be bushfire prone land and the proposal must achieve compliance with the NCC by meeting the aims and objectives of PBP 2006.*

*This bushfire hazard and determination has been made on a site-specific basis which includes an assessment of the local bushland area and its possible impact to the subject property. The highest bushfire attack level (BAL) to the existing building footprint has been determined to be BAL 12.5. Suitable recommendations have also been made herein to enable Council to issue development consent inclusive of conditions required to ensure compliance with all requirements of PBP 2006.*

*The proposal meets the aims and objectives of PBP 2006 by means of compliance with the deemed to satisfy provisions of this document. I am a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment and I have attached a certificate to this report satisfying the requirements of s4.14. As such Council can approve the application without referral to the NSW Rural Fire Service.*

*In consideration of the bushfire risk posed to the proposed development in combination with the recommended bushfire protection measures contained within this report I am satisfied they will provide a reasonable and satisfactory level of bushfire protection to the proposed development.*

*I am therefore in support of the development application.”*



**Bushfire Prone Map**

## **Clause 28 - Water & Sewer**

Water and sewer is currently available to the site as evidenced by the existing development on site.

## **Part 3 - Design Requirements**

### **Clause 30 - Site Analysis**

A detailed site analysis plan has been prepared by the building designer and forms part of the application.

The only change to the development will be internal refurbishments, modifications of landscape and car parking area and an overall upgrade in the appearance of the building and its surrounds.

The application also includes detailed plans of both the Veterinary Hospital and recreation club.

The floor area of the club is clearly shown and the operational plan of the vet hospital is attached as Annexure 1.

The change of use of the site is permitted with consent pursuant to *Schedule 1 - Clause 18 - Additional Permitted Uses of the WLEP 2011*.

Details of the proposed use are included as Plan No. A103 & A104 Revision B and A105 & A106 Revision D.

A separate kitchen and staff accommodation are provided for the Veterinary Hospital. The existing food preparation areas are maintained by the recreation club.

### **Acoustic Privacy**

The external impacts are minimal. Traffic and Parking noises will not increase above existing levels due to speed restriction and location of the vehicle access of Myoora Road.

The operation of the existing Veterinary Hospital at 335 Mona Vale Road is a demonstration that noise impact by the use of Veterinary Hospital will not be an issue.

### **Stormwater**

The existing stormwater management system will be retained.

### **Crime Prevention**

Appropriate lighting and security measures will be incorporated into the construction of the development. The building has views of the entry approach and

have rooms that overlook the internal driveway and common areas of the development site.

## **6. SECTION 4.15(1) ASSESSMENT**

### **Environmental Planning Instruments - Section 4.15(1)(a)**

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011 and relevant Council policies. It is considered that the provisions of these environmental planning instruments have been satisfactorily addressed within this report.

There are no other environmental planning instruments applying to the site.

### **Impacts of the Development - Section 4.15(1)(b)**

It is considered that the proposal which seeks approval for the modification of the existing registered club and the development of a Veterinary Hospital will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The following matters are considered to be relevant in forming the above view.

### **Suitability of the Site - Section 4.15(1)(c)**

The subject site is considered to be ideally located with regards to access to the northern beaches community.

It is considered that the sites relatively level nature makes it accessible. The site is capable of being drained in an appropriate manner and does not support any significant vegetation which will be unreasonably affected by the proposal and which is worthy of retention.

The subject land is currently zoned RU4 - Primary Production Small Lots under the *Warringah Local Environmental Plan 2011* and is considered suitable for the proposed development.

### **Public Interest - Section 4.15(1)(e)**

It is considered that the proposal is in the public interest in that it will provide a wider choice and increase in the level of veterinary services available to the area.

The proposal will not unreasonably impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.



## **7. CONCLUSION**

It is considered that the proposal for the alterations to the existing registered club for partial conversion for use of a veterinary hospital is consistent with the objectives of the zone.

The proposal is therefore considered to be worthy of the support of Council.

Ian Glendinning  
B App Sc (Env. Planning) MPIA, LMAIBS  
IAN GLENDINNING PLANNING PTY LTD

November 2019

## **ANNEXURE 1 OPERATIONAL PLAN OF MANAGEMENT**

### **Operational Plan for 16 Myoora Road**

Northside Emergency Veterinary Services & Northside Veterinary Specialists

Prepared 9th April, 2019

By Niccole George

#### **Overview**

Northside Emergency Veterinary Services (hereafter 'NEVS') and Northside Veterinary Specialists (hereafter 'NVS') will be joint lessees of a tenancy at 16 Myoora Road, Terrey Hills (currently operating as the 'Dalmacija Sydney Croatian Club') with an option and intent to purchase the property within five years.

NEVS is managed by Ms. Tracey Lambert, on behalf of six directors (Drs. Jeff Lee, Michael Eaton, Jill King, John Thirlwell, James Thompson, and Caroline Woods) and 21 shareholders.

NVS consists of four managing directors: Drs. Anna Dengate, Eugene Buffa, David Collins, and Ross McGregor.

#### **Background**

NEVS was founded in 1989 to provide emergency veterinary services and overnight case monitoring for referring hospitals around the Northern Beaches. NEVS works closely with their referring practices and endeavour to get most patients back to their general practice each morning. Critically ill patients, or those requiring specialist referral remain at the hospital and are looked after by NVS throughout the day.

NVS was started in 2015 in response to demand for specialist services on the Northern Beaches. The services currently include Internal Medicine, Surgery, Radiology, Cardiology, Exotics, and Physiotherapy, and they plan to introduce 2-3 new specialty services over the next 3-5 years.

NEVS and NVS joined forces and have been operating from 335 Mona Vale Road since 2014. They quickly outgrew the space, and took on an additional tenancy in the same building in 2018. The rate of growth continues and there is no suitable space in the current facility for further expansion. Fitout of veterinary hospitals comes at a substantial expense, therefore the group sought a long-term property for lease or purchase.

It came to our attention that the Dalmacija Sydney Croatia Club was looking to lease a portion of their club, with a view to selling the property in the next 5-10 years. Once a thriving venue, the club membership has dwindled and they are now only operating their bistro and bocce courts on Friday and Saturday evenings. Based on the size, location, and abundance of parking on site, the club was determined to be an ideal location for our new hospital. We have negotiated a lease of 1100m<sup>2</sup> for 5+5 years, with an option to purchase within the first 5 years.

#### **Hours of Operation**

NEVS and NVS share the hospital space, and between the two are operational 24 hours. The specialist service (NVS) operates from 6am to 6pm Monday-Friday, and the emergency service from 6pm-6am Monday-Thursday, and 6pm Friday to 6am Monday. There is generally a handover period of 1-2 hours on either end.

## Traffic and Parking

NVS have an average of two clients arriving or departing per half-hour between 8am and 6pm, with the peak times being between 9:30am and 12pm, and 2pm-4pm where there may be up to four clients arriving or departing per half-hour.

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In the current facility there are five allocated parking spaces for clients and thirteen for staff. At the new premises, 60 car-spaces have been allocated for hospital use. A verbal agreement has been made that all spaces (approximately 100) may be used when the club is not in operation (so anytime bar Friday and Saturdays 4pm-midnight). This provides a substantial improvement in parking for both clients and staff.

## Staffing Levels

### NEVS

#### Current Staffing Levels



### NVS

#### Current Daily Maximum Staffing Levels

	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p
Vet1													
Vet2													
Vet3													
Vet4													
Vet5													
Vet6													
Vet7													

Nurse1													
Nurse2													
Nurse3													
Nurse4													
Nurse5													
Nurse6													
Nurse7													
Support1													
Support2													
Manager													

### Waste Management Plan

The waste store room has been designed to provide sufficient space for storage of the following segregated waste types, in their appropriate collection bins:

**Clinical Waste (Non-Sharps):** Includes syringes, patient waste, drug waste, gloves, paper towels, etc. placed in appropriate bags and stored for collection in clinical waste bins. Collected by Veterinary Cremation Services thrice-weekly for disposal by incineration.

**Sharps:** Collected in rigid-walled labelled containers that comply with AS/NZS 3816:1998. Collected by Collected by Veterinary Cremation Services thrice-weekly for disposal by incineration.

**Cytotoxic Waste:** Placed in appropriate labelled cytotoxic waste bags (non-sharps) or rigid-walled containers (sharps) that comply with AS/NZS 3816:1998. Collected by Veterinary Cremation Services thrice-weekly for disposal by incineration.

**Deceased Animals:** Placed in appropriate, labelled body bags and stored in a freezer for collection by Collected by Veterinary Cremation Services thrice-weekly for private or general disposal.

**General Waste:** Bins will be provided in the offices and staff-areas of the hospital to allow for separation of the following waste types: paper recycling; soft plastic recycling; hard plastic, glass, and metal recycling; food waste; and general waste. Currently some of this is collected by Veterinary Cremation Services for disposal by incineration, the recyclables are collected by United Resource Management.

**Bulky Waste** (e.g. furniture, out of service equipment, polystyrene packaging) - Collected in a secure area on-site. Taken on an as-needed basis to the Kimbriki Resource Recovery Centre.

**Note:** No solid animal waste will be placed in the sewer system, all patient waste will be collected as clinical waste and incinerated.

The waste store room will be properly secured and measures taken to prevent access from the public or vermin.