
STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS TO EXISTING MEDICAL CENTRE
1791 PITTWATER ROAD MONA VALE NSW 2103





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TABLE OF CONTENTS

	PAGE
1 INTRODUCTION	1
2 THE SITE AND SURROUNDS	2
2.1 LEGAL DESCRIPTION	2
2.2 LOCATION	2
2.3 DIMENSIONS AND SITE AREA	2
2.4 EXISTING DEVELOPMENT AND SURROUNDS	2
2.5 SURROUNDS AND CONTEXT	4
2.6 EXISTING TREES AND VEGETATION	4
2.7 PRESENT USE	4
2.8 PARKING	4
2.9 PAST USES AND DEVELOPMENT HISTORY	4
3 THE PROPOSAL	4
3.1 DESCRIPTION	4
3.2 DEMOLITION AND EARTHWORKS	4
3.3 DEVELOPMENT AND BUILT FORM SNAPSHOT	5
3.4 PEDESTRIAN ACCESS, VEHICULAR ACCESS AND CAR PARKING	5
3.5 OPERATION	5
3.6 STORMWATER MANAGEMENT	5
4 PLANNING FRAMEWORK	5
5 SECTION 1.7 EVALUATION EP&A ACT, 1979	5
5.1 BIODIVERSITY CONSERVATION ACT, 2016	5
5.2 FISHERIES MANAGEMENT ACT, 1994	5
6 SECTION 4.15 EVALUATION EP&A ACT, 1979	6
6.1 SECTION 4.15(1)(A) OF THE EP&AACT, 1979	6
6.2 SECTION 4.15(1)(B) OF THE EP&AACT, 1979	11
6.3 SECTION 4.15(1)(C) OF THE EP&AACT, 1979	14
6.4 SECTION 4.15(1)(D) OF THE EP&AACT, 1979	15
6.5 SECTION 4.15(1)(E) OF THE EP&AACT, 1979	15
7 SECTION 4.46 EVALUATION EP&A ACT, 1979	16
8 CONCLUSION	16

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



FIGURES

PAGE

FIGURE 1: LOCATION MAP	2
FIGURE 2: AERIAL IMAGE OF THE SUBJECT SITE	3
FIGURE 5: APPROVED AREA PLAN (DA2022/0794)	3

TABLES

PAGE

TABLE 1: LOCAL PLANNING PANEL MINISTERIAL DIRECTION CRITERIA	1
TABLE 3: BIODIVERSITY & CONSERVATION SEPP APPLICABLE CHAPTERS	6
TABLE 4: RESILIENCE & HAZARDS SEPP APPLICABLE CHAPTERS	7
TABLE 5: SEPP TRANSPORT & INFRASTRUCTURE APPLICABLE CHAPTERS	8
TABLE 6: TRANSPORT & INFRASTRUCTURE SEPP ELECTRICITY REFERRAL TRIGGERS	8
TABLE 7: PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 COMPLIANCE TABLE	10
TABLE 8: PITTWATER DEVELOPMENT CONTROL PLAN 2014 COMPLIANCE TABLE	11
TABLE 9: MATTERS FOR CONSIDERATION UNDER THE EP&A REGULATION, 2021	11
TABLE 10: INTEGRATED DEVELOPMENT TRIGGERS	16



LEGISLATION CHECKLIST

STATE ENVIRONMENTAL PLANNING POLICY	APPLICABLE?
SEPP NO 65 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT	✗
SEPP (BUILDING SUSTAINABILITY INDEX: BASIX) 2004	✗
SEPP (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008	✗
SEPP (BIODIVERSITY AND CONSERVATION) 2021	✓
SEPP HOUSING 2021	✗
SEPP (INDUSTRY AND EMPLOYMENT) 2021	✗
SEPP (PLANNING SYSTEMS) 2021	✗
SEPP (PRECINCTS - CENTRAL RIVER CITY) 2021	✗
SEPP (PRECINCTS - EASTERN HARBOUR CITY) 2021	✗
SEPP (PRECINCTS - REGIONAL) 2021	✗
SEPP (PRECINCTS - WESTERN PARKLAND CITY) 2021	✗
SEPP (PRIMARY PRODUCTION) 2021	✗
SEPP (RESILIENCE AND HAZARDS) 2021	✓
SEPP (RESOURCES AND ENERGY) 2021	✗
SEPP (TRANSPORT AND INFRASTRUCTURE) 2021	✓

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



1 INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany the Development Application (DA) to Northern Beaches Council seeking consent for the alterations and additions to existing medical centre at 1791 Pittwater Road Mona Vale NSW 2103, also known as Harbord Diggers Club.

This Statement of Environmental Effects has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act, 1979* (the Act) and Part 3 of the *Environmental Planning and Assessment Regulation, 2021* (the Regulation), and provides the following:

- Identifies any environmental impacts of the development;
- Indicates how any environmental impacts of the development have been identified;
- Outlines the steps to be taken to protect the environment or to lessen the expected harm to the environment; and
- Considers any matters required to be indicated by any guidelines issued by the Planning Secretary.

The addition rooms proposed will support the approved existing medical centre. The proposed development is conveniently located and responds to the existing characteristics of the site.

Upon completion, the proposed development will enhance the existing health services provided while maintaining the locality and amenity of surrounding residents and integrating with the character of existing uses on the site and in the streetscape. The proposed development will be a positive contribution to the surrounding area and will provide a catalyst for future similar developments in the locality.

The DA is made pursuant to Part 4 of the Act and is not Integrated Development or Designated Development under the provisions of the Act. The development has a Capital Investment Value of less than \$30 million and the application is not one that requires determination by the Local Planning Panel by Ministerial Direction issued under Section 9.1 of the Act as detailed below:

DEVELOPMENT	TRIGGER
1. Conflict of Interest	N/A
2. Contentious Development	The consideration of submissions cannot be made at the time of preparing this Statement.
3. Departure from Development Standards	The DA does not seek consent for a departure from a development standard under Clause 4.6 of the LEP.
4. Sensitive Development	(a) The DA is not designated development. (b) The DA does not seek consent for a residential flat building. (c) The DA does not seek consent for demolition of a heritage item. (d) The DA is not for a licensed premises. (e) The DA is not for a sex-services or restricted premises. (f) The DA does not propose to enter into a planning agreement.

TABLE 1: LOCAL PLANNING PANEL MINISTERIAL DIRECTION CRITERIA

Accordingly, the Council is the consent authority for the purpose of determining the DA.

This Statement of Environmental Effects undertakes an assessment of the proposal against the requirements and the matters for consideration under Sections 1.7, 4.15 and 4.46 of the Act. The Statement should be read in conjunction with the plans and documents accompanying the application.



2 THE SITE AND SURROUNDS

2.1 LEGAL DESCRIPTION

The subject site comprises of single land parcel legally described as Lot 6 in DP 192755 and is commonly known as 1791 Pittwater Road Mona Vale NSW 2103.

2.2 LOCATION

The subject site is bounded by Pittwater Road to the north, Park Street to the east as shown in Figure 1.

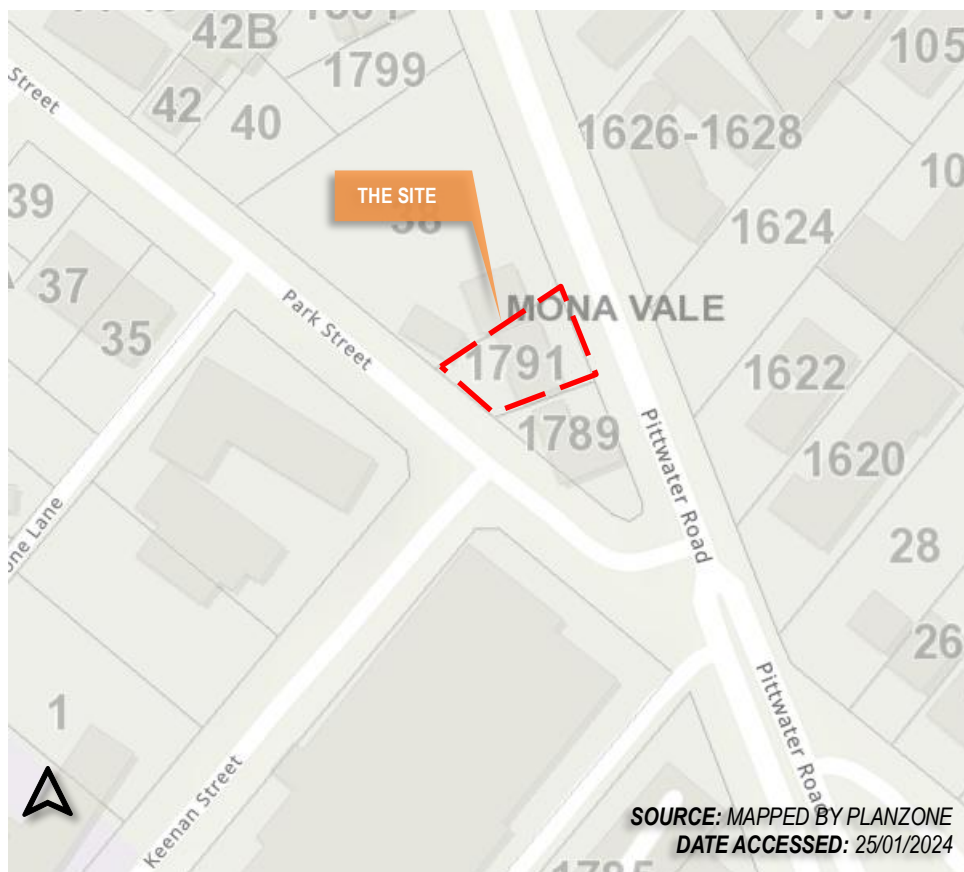


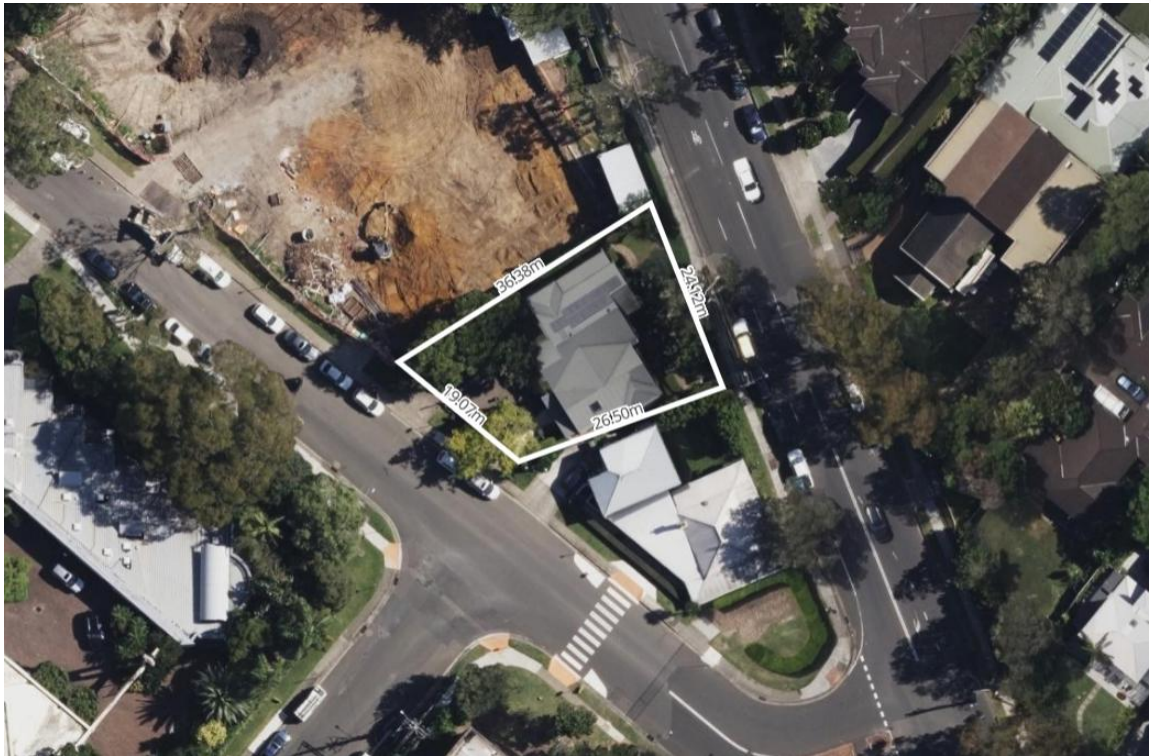
FIGURE 1: LOCATION MAP

2.3 DIMENSIONS AND SITE AREA

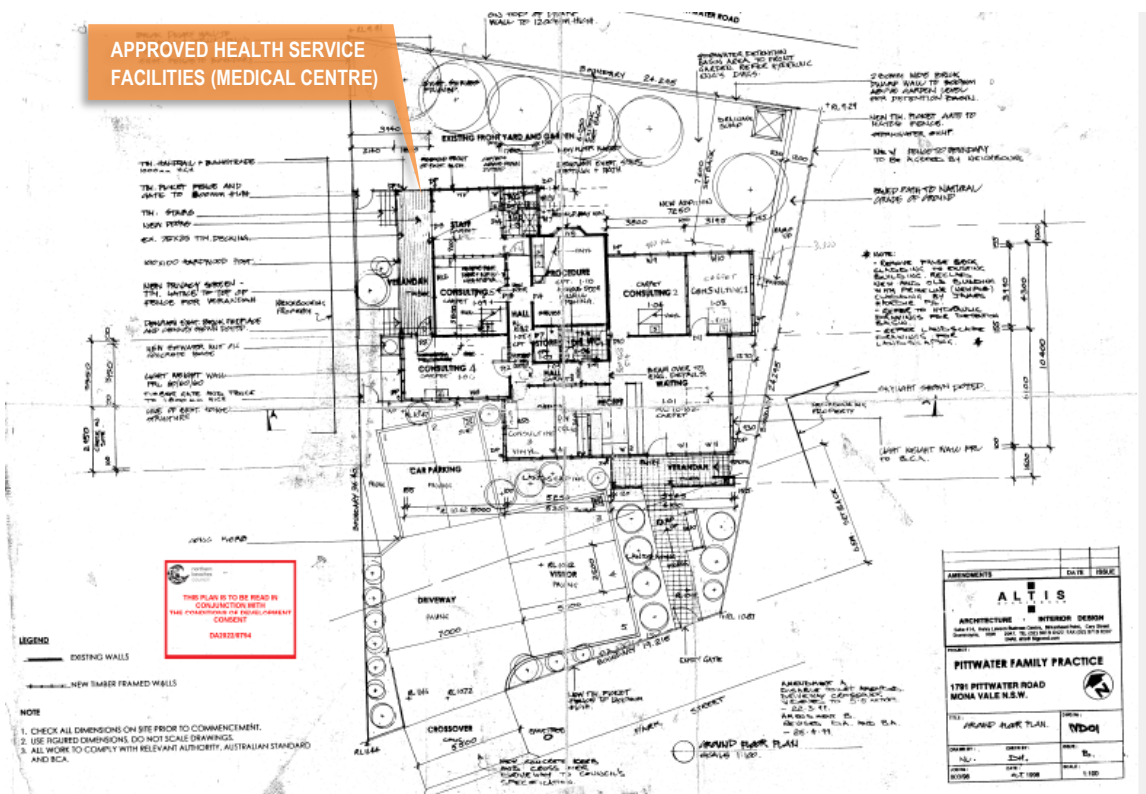
The site comprises an irregular-shaped allotment with a site area of approximately 649 sqm.

2.4 EXISTING DEVELOPMENT AND SURROUNDS

The subject site contains an existing single storey clad house being used as a medical centre with a paving carpark at the rear of site. Figures 2 to 5 illustrate the existing improvements on the site.



**APPROVED HEALTH SERVICE
FACILITIES (MEDICAL CENTRE)**



LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



2.5 SURROUNDS AND CONTEXT

The local surrounding area is characterised by residential development to the north and west and public places of worship and retail premises to the south and east.

2.6 EXISTING TREES AND VEGETATION

Landscaped areas are provided across the site and remain unchanged.

2.7 PRESENT USE

At present, the site contains a medical centre.

2.8 PARKING

No changes are proposed.

2.9 PAST USES AND DEVELOPMENT HISTORY

A review of 1943 aerial imagery over the site has revealed that the site was used for residential purposes at that time. A review of the Northern Beaches' online DA tracking system has revealed the following relevant development history for the subject site:

➤ **DA2022/0794-** Development Application - Use - Change Of Use To A Medical Centre.

3 THE PROPOSAL

3.1 DESCRIPTION

The subject DA seeks consent for alterations and additions to existing medical centre at 1791 Pittwater Road Mona Vale NSW 2103.

The proposed development is defined as a “*health services facility*” and “*medical centre*” pursuant to the definitions contained in the dictionary to *Pittwater Local Environmental Plan 2014*:

“ **health services facility** means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services. ”

3.2 DEMOLITION AND EARTHWORKS

No demolition or earthworks are proposed as part of this DA.



3.3 DEVELOPMENT AND BUILT FORM SNAPSHOT

30 sqm of additional floor space proposed as part of this development. The additional floor space includes 2 additional rooms and one additional corridor.

3.4 PEDESTRIAN ACCESS, VEHICULAR ACCESS AND CAR PARKING

Pedestrian and vehicular access remains unchanged.

3.5 OPERATION

No changes are proposed.

3.6 STORMWATER MANAGEMENT

No external works are proposed and the existing stormwater management will be maintained.

4 PLANNING FRAMEWORK

The *Environmental Planning and Assessment Act, 1979* (the Act) prescribes the following matters that have been taken into consideration in the assessment of the subject application, as detailed under the respective headings below:

- Section 1.7 - Application of Part 7 of *Biodiversity Conservation Act 2016* and Part 7A of *Fisheries Management Act 1994*;
- Section 4.15 - Evaluation:
 - Section 4.15(1)(a)(i) - The provisions of any Environmental Planning Instrument;
 - Section 4.15(1)(a)(ii) - The provisions of any exhibited Draft Environmental Planning Instruments;
 - Section 4.15(1)(a)(iii) - The provisions of any Development Control Plan;
 - Section 4.15(1)(a)(iia) - The provisions of any Planning Agreement entered into under s7.4 or proposed Planning Agreement;
 - Section 4.15(1)(a)(iv) - The provisions of the Regulations;
 - Section 4.15(1)(b) - The likely environmental impacts on both the natural and built environments, and social and economic impacts of the development;
 - Section 4.15(1)(c) - The suitability of the site for the development;
 - Section 4.15(1)(d) - Any submissions made in accordance with the Act or the regulations; and
 - Section 4.15(1)(e) - The public interest.
- Section 4.46 - Integrated Development.

5 SECTION 1.7 EVALUATION EP&A ACT, 1979

Section 1.7 of the Act prescribes matters for consideration in determining whether a development is likely to have a significant effect on threatened species, populations or ecological communities, or their habitats. The relevant provisions from the Act are discussed below.

5.1 BIODIVERSITY CONSERVATION ACT, 2016

The development is not *likely to significantly affect threatened species* as required to be considered under Part 7 of the *Biodiversity Conservation Act, 2016*.

5.2 FISHERIES MANAGEMENT ACT, 1994

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



The development is not *likely to significantly affect threatened species, population or ecological community* as required to be considered under Part 7A of the *Fisheries Management Act, 1994*.

6 SECTION 4.15 EVALUATION EP&A ACT, 1979

6.1 SECTION 4.15(1)(A) OF THE EP&A ACT, 1979

(i) SECTION 4.15(1)(A)(I)

THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

The following environmental planning instruments are applicable as detailed below:

- ▶ State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- ▶ State Environmental Planning Policy (Resilience and Hazards) 2021;
- ▶ State Environmental Planning Policy (Transport and Infrastructure) 2021; and
- ▶ Pittwater Local Environmental Plan 2014.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: VEGETATION IN NON-RURAL AREAS	✓
CHAPTER 3: KOALA HABITAT PROTECTION 2020	✗
CHAPTER 4: KOALA HABITAT PROTECTION 2021	✗
CHAPTER 5: RIVER MURRAY LANDS	✗
CHAPTER 6: BUSHLAND IN URBAN AREAS	✗
CHAPTER 7: CANAL ESTATE DEVELOPMENT	✗
CHAPTER 8: SYDNEY DRINKING WATER CATCHMENT	✗
CHAPTER 9: HAWKESBURY-NEPEAN RIVER	✗
CHAPTER 10: SYDNEY HARBOUR CATCHMENT	✗
CHAPTER 11: GEORGES RIVER CATCHMENT	✗
CHAPTER 12: WILLANDRA LAKES REGION WORLD HERITAGE PROPERTY	✗

TABLE 2: BIODIVERSITY & CONSERVATION SEPP APPLICABLE CHAPTERS

CHAPTER 2: VEGETATION IN NON-RURAL AREAS

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (the Biodiversity and Conservation SEPP) contains planning controls for the removal of vegetation on the land within non-rural areas of the State. The policy aims to protect the biodiversity values of trees and vegetation in non-rural areas and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The subject site is located in a R2 Low Density Residential Zone. No vegetation is proposed to be removed as part of the proposed development.



STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: COASTAL MANAGEMENT	✓
CHAPTER 3: HAZARDOUS AND OFFENSIVE DEVELOPMENT	✗
CHAPTER 4: REMEDIATION OF LAND	✓

TABLE 3: RESILIENCE & HAZARDS SEPP APPLICABLE CHAPTERS

CHAPTER 2: COASTAL MANAGEMENT

Chapter 2 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (the Resilience & Hazards SEPP) contains provisions for land within the coastal use area. Section 2.11 of the policy states:

- “ (1) *Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—*
- (a) has considered whether the proposed development is likely to cause an adverse impact on the following—*
 - (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,*
 - (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,*
 - (iv) Aboriginal cultural heritage, practices and places,*
 - (v) cultural and built environment heritage, and*
 - (b) is satisfied that—*
 - (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
 - (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and*
 - (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.* ”

The subject site is identified as a “coastal use area” on the *Coastal Use Area Map*. As the proposal will not result in any adverse impacts on the coastal use area and will not alter the existing built form. Therefore, the proposal satisfies Section 2.11 of the Hazards and Resilience SEPP.

CHAPTER 4: REMEDIATION OF LAND

Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (the Resilience & Hazards SEPP) contains planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated.

The history of land uses for the site has been considered as an indicator for potential contamination of the site. A review of 1943 aerial imagery and previous development history for the site indicates that the site was used for residential purposes at that time. There is no reason to suspect that the site may be unsuitable for the proposed development. Accordingly, Council can be satisfied of its obligations under Section 4.6 of the Resilience & Hazards SEPP as the land



is suitable for the proposed use without the need for any remediation.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: INFRASTRUCTURE	✓
CHAPTER 3: EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES	✗
CHAPTER 4: MAJOR INFRASTRUCTURE CORRIDORS	✗
CHAPTER 5: THREE PORTS - PORT BOTANY, PORT KEMBLA & NEWCASTLE	✗

TABLE 4: SEPP TRANSPORT & INFRASTRUCTURE APPLICABLE CHAPTERS

CHAPTER 2: INFRASTRUCTURE

PART 2.3 - DIVISION 5 - ELECTRICITY TRANSMISSION OR DISTRIBUTION

SECTION 2.48: DETERMINATION OF DEVELOPMENT APPLICATIONS - OTHER DEVELOPMENT

Section 2.48 in Chapter 2 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Transport & Infrastructure SEPP) identifies the following triggers which require the local electricity supply authority to be given written notice of a DA (or modification):

CL	TRANSPORT & INFRASTRUCTURE SEPP ELECTRICITY REFERRAL TRIGGERS	REFER?
(1)(a)	<i>The penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower.</i>	✗
(1)(b)	<i>Development carried out-</i> <i>(i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or</i> <i>(ii) immediately adjacent to an electricity substation, or</i> <i>(iii) within 5m of an exposed overhead electricity power line.</i>	✗
1(c)	<i>installation of a swimming pool any part of which is-</i> <i>(i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or</i> <i>(ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool.</i>	✗
(1)(d)	<i>Development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.</i>	✗

TABLE 5: TRANSPORT & INFRASTRUCTURE SEPP ELECTRICITY REFERRAL TRIGGERS

Given the above, the proposed development does not trigger any requirement for the local electricity supply authority to be given notice of the subject DA.

PART 2.3 - DIVISION 10 - HEALTH SERVICES FACILITIES

CLAUSE 2.60: DEVELOPMENT PERMITTED WITH CONSENT

The proposed pathology clinic will be carried out in an R2 Low Density Residential Zone which is a prescribed zone under Division 10 of the SEPP. Therefore, the proposal is development permitted with consent under the Transport and Infrastructure SEPP.



CLAUSE 2.61: DEVELOPMENT PERMITTED WITHOUT CONSENT

As the proposal will not be carried out by or on behalf of a public authority or within the boundaries of an existing health services facility, Clause 2.61 does not apply to the development.

PART 2.3 - DIVISION 15 - RAILWAYS

SECTION 2.97: DEVELOPMENT IMMEDIATELY ADJACENT TO RAIL CORRIDORS

SECTION 2.98: EXCAVATION IN, ABOVE OR ADJACENT TO RAIL CORRIDORS

SECTION 2.99: IMPACT OF RAIL NOISE OR VIBRATION ON NON-RAIL DEVELOPMENT

The development is not on land that is in or immediately adjacent to a rail corridor and the site is not land within or above a rail corridor, within 25 metres of a rail corridor or within 25 metres of the ground directly above an underground rail corridor and therefore Sections 2.97, 2.98, 2.99 of the Transport & Infrastructure SEPP do not apply to the subject DA.

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014			
CL	REQUIREMENT	PROPOSED	✓/✗
PART 1 - PRELIMINARY			
1.2	Aims of Plan	The proposed development achieves the aims of the LEP as it will enhance the existing amenity and quality of life of the local community by providing additional health service facilities and will maintain the amenity of residential properties and public spaces.	✓
1.4	Definitions are contained in the dictionary	The proposed development is defined as a “ <i>medical centre</i> ”.	✓
PART 2 - PERMITTED OR PROHIBITED DEVELOPMENT			
2.2	Zoning of Land	The site is zoned R2 Low Density Residential.	✓
2.3	Zone objectives and Land Use Table	<p>ZONE OBJECTIVES:</p> <p>The proposed development is consistent with the objectives of the zone, as it will enable a compatible land use to meet the day to day needs of residents.</p> <p>LAND USE TABLE:</p> <p>Development for the purpose of a “<i>medical centre</i>” is permissible.</p>	✓
2.5	Additional permitted uses for particular land	The proposal does not rely on additional permitted uses in Schedule 1 of the LEP.	N/A
2.6	Subdivision - consent requirements	The application does not propose subdivision of the land.	N/A
2.7	Demolition requires development consent	No demolition is proposed.	✓
PART 4 - PRINCIPAL DEVELOPMENT STANDARDS			
4.3	Height of Buildings	<p>STANDARD: 8.5m</p> <p>PROPOSED: As existing, no change</p>	✓
4.4	Floor Space Ratio (FSR)	No FSR standard applies to the site.	N/A

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



PITTWATER LOCAL ENVIRONMENTAL PLAN 2014			
CL	REQUIREMENT	PROPOSED	✓/✗
4.6	Exceptions to development standards	The application does not seek consent for any exceptions to development standards.	✓
PART 5 - MISCELLANEOUS PROVISIONS			
5.1	Relevant authority acquisition	The site is not mapped as reserved for acquisition on the <i>Land Reserved for Acquisition Map</i> .	✓
5.4	Controls relating to miscellaneous permissible uses	The proposed development is not for any of the development types listed in this Clause.	✓
5.7	Development Below Mean High Water Mark	The site is not situated below the mean high-water mark.	✓
5.10	Heritage Conservation	While the site is not identified as a heritage item and is not located within a Heritage Conservation Area.	✓
	Heritage Item: ✗	Conservation Area: ✗	
	In vicinity of item or area: ✗	An AHIMS search has revealed that there are no	
	Archaeological Site: ✗	Aboriginal sites in or near the subject site and no	
	Aboriginal Heritage: ✗	Aboriginal places declared in or near the site.	
5.11	Bush fire hazard reduction	The subject site is not identified as a bushfire prone land.	✓
5.21	Flood Planning	The subject site is not identified as a flood planning area.	✓
PART 7 - ADDITIONAL LOCAL PROVISIONS			
7.1	Acid sulfate soils	The site is identified as being class 5 "Acid Sulfate Soils" on the <i>Acid Sulfate Soils Map</i> .	✓
7.2	Earthworks	No earthworks are proposed.	✓
7.5	Coastline hazards	The site is not identified on the <i>Coastal Hazard Map</i> .	✓

TABLE 6: PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 COMPLIANCE TABLE

(ii) SECTION 4.15(1)(A)(II)

THE PROVISIONS OF ANY PUBLICLY EXHIBITED DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

DRAFT LOCAL ENVIRONMENTAL PLANS

There are no known Draft Amendments to *Pittwater Local Environmental Plan 2014* that are of relevance to the subject application or the subject site.

Accordingly, the proposed development is considered acceptable having regard to the provisions of the Draft EPI's under Section 4.15(1)(a)(ii) of the Act.

(iii) SECTION 4.15(1)(A)(III)

THE PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN

PITTWATER DEVELOPMENT CONTROL PLAN 2014

Pittwater Development Control Plan 2014 (the DCP) contains objectives and development controls for development on land within the boundaries of the former Pittwater Local Government Area. As the proposal relates to a change of use only, most DCP controls do not apply. An assessment against the applicable sections of the DCP is provided below.

LEGEND:
 ✓ COMPLIES
 ✗ DOES NOT COMPLY
 S SATISFACTORY



WARRINGAH DEVELOPMENT CONTROL PLAN 2011			
REF	CONTROLS	PROPOSED	✓/✗
SECTION B – GENERAL CONTROLS			
B5	Waste Management <i>All relevant development applications must be accompanied by a Waste Management Plan.</i>	The proposal is accompanied by a Waste Management Plan.	✓
B6	Access and parking	No changes are proposed.	✓

TABLE 7: PITTWATER DEVELOPMENT CONTROL PLAN 2014 COMPLIANCE TABLE

(iii) SECTION 4.15(1)(A)(IIIA)

THE PROVISIONS OF ANY PLANNING AGREEMENT ENTERED INTO UNDER SECTION 7.4.

There are no known Planning Agreements entered into under Section 7.4 and no draft Planning Agreements are proposed to be entered into under Section 7.4 for this proposed development.

(iv) SECTION 4.15(1)(A)(IV)

THE PROVISIONS OF THE REGULATIONS

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION, 2021

Pursuant to Section 4.15(1)(A)(iv) of the Act, the following additional matters are required to be taken into consideration (where relevant) for a DA:

SEC.	MATTER FOR CONSIDERATION	✓/✗
29	<i>Residential apartment development</i>	✗
61(1)	<i>In the case of a DA for the demolition of a building, the provisions of AS 2601</i>	✗
61(2)	<i>Any subdivision order made under Schedule 7 to the Act</i>	✗
61(3)	<i>The Dark Sky Planning Guideline</i>	✗
61(4)	<i>Medium Density Design Guide for DA for manor house or multi dwelling housing (terraces)</i>	✗
61(6)	<i>Development Assessment Guideline: An Adaptive Response to Flood Risk Management for Residential Development in the Penrith City Centre</i>	✗
61	<i>Fire safety and other considerations</i>	✗
63	<i>Considerations for erection of temporary structures</i>	✗
64	<i>Consent authority may require buildings to be upgraded</i>	✗

TABLE 8: MATTERS FOR CONSIDERATION UNDER THE EP&A REGULATION, 2021

6.2 SECTION 4.15(1)(B) OF THE EP&A ACT, 1979

THE LIKELY IMPACTS OF THE DEVELOPMENT

INCLUDING ENVIRONMENTAL IMPACTS ON BOTH THE NATURAL AND BUILT ENVIRONMENTS, AND SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY.

The subject application seeks consent for alterations and additions to existing medical centre at 1791 Pittwater Road Mona Vale NSW 2103.

An assessment of the proposal against the provisions prescribed in the relevant and applicable State Environmental Planning Policies, *Pittwater Local Environmental Plan 2014* and *Pittwater Development Control Plan 2014* has been provided throughout this Statement detailing the



proposal's likely environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

A further and summarised assessment of these matters is provided as follows:

6.2.1 SITING, DESIGN AND THE BUILT FORM



The assessment of the proposal against the provisions prescribed in the applicable State Environmental Planning Policies, *Pittwater Local Environmental Plan 2014* and *Pittwater Development Control Plan 2014* provided throughout this Statement details the proposal's compliance with the applicable development standards and controls.

As the proposal relates to a change of use only, the existing siting, design and built form will be maintained.

6.2.2 PRIVACY



The proposal will be contained entirely within the existing building. Accordingly, the privacy of the occupants of the site and those of neighbouring sites will be maintained with no noticeable changes to privacy anticipated.

6.2.3 SOLAR ACCESS AND OVERSHADOWING



As the application maintains the existing built form on site, no changes to solar access or overshadowing will occur.

6.2.4 TREE REMOVAL, LANDSCAPING, FLORA & FAUNA



The application does not include any tree or vegetation removal.

No impact on flora and fauna is therefore envisaged as a result of the proposed development.

6.2.5 TRAFFIC & PARKING



No changes are proposed.

6.2.6 UTILITIES/INFRASTRUCTURE



Any augmentation and provision of new and additional utilities and infrastructure necessary as a result of the proposal will be borne by the person acting on any consent granted.



6.2.7 NATIONAL CONSTRUCTION CODE/BUILDING CODE OF AUSTRALIA



The design of the development has had regard to achieving compliance with the National Construction Codes (NCC)/Building Code of Australia (BCA). Compliance with the NCC/BCA will be addressed in detail at the Construction Certificate stage. If necessary, conditions may be imposed by Council in relation to the development complying with the provisions of the NCC/BCA.

6.2.8 SOCIAL IMPACTS



The proposed development is considered to provide a positive social impact for the local and wider community. The following discussion provides an assessment of the potential social impacts the proposed development is anticipated to have on the local community:

COMMUNITY STRUCTURE:	The development will provide a positive benefit for the local community by contributing to the needs of the local community.
INFRASTRUCTURE:	Having regard to the scale of works, the proposal will not pose any additional impacts or strain on the capacity of existing infrastructure when compared to the previous use on the site.
RESIDENTIAL AMENITY:	The development will ensure an acceptable level of acoustic and visual privacy continues to be provided to adjoining properties. Importantly, due to the nature of the proposed use and the proposed hours of operation, the development will have very minimal impact on surrounding residents.
SAFETY AND SECURITY:	The built form of the existing building will be maintained and has regard to the CPTED principles.

6.2.9 ECONOMIC IMPACTS



The proposed development will generate economic benefits for the local and wider community via the creation of operation related employment opportunities with the employment of one additional staff member. The proposed development will not result in long term negative economic impacts on the local and wider community.

6.2.10 STORMWATER MANAGEMENT



The proposal does not include any changes to the existing built form on the site and involves a change of use only. Therefore, existing stormwater arrangements on the site will be maintained.

6.2.11 SOIL MANAGEMENT



The subject application does not include any external construction or earthworks and as a result, will not have any adverse impacts in regard to soil erosion or sedimentation.

6.2.12 CONTAMINATION



The history of land use of the site has been considered and the site is not considered as containing potential contamination. The site is not identified as being contaminated and there is no evidence to suggest that the site has previously been used for any potentially contaminating activity.



6.2.13 WASTE MINIMISATION/MANAGEMENT



Existing waste management practices are outlined in the Waste Management Plan which has been submitted with the application under a separate cover.

6.2.14 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN - CPTED



The development will not contribute to the provision of any increased opportunity for criminal or anti-social behaviour to occur. An assessment of the development having regard to Council's relevant CPTED provisions is provided in Section 6 of this Statement and is summarised below.

SURVEILLANCE:	The medical practice use will maintain casual surveillance from the site.
ACCESS CONTROL:	The development includes clearly defined boundaries that ensure unintended access is avoided and controlled access is achieved.
TERRITORIAL REINFORCEMENT:	The existing built form and fencing will provide clear boundary delineation between the public and private domains creating territorial reinforcement.
SPACE MANAGEMENT AND MAINTENANCE:	The existing built form is constructed from durable materials that require low levels of maintenance and ensure the development continues to appear cared for.

6.2.1 CONSTRUCTION IMPACTS



No construction works are proposed as the fit out will be undertaken under a CDC.

6.2.2 ESD & THE CUMULATIVE IMPACT



The proposal is not expected to have any cumulative impacts and is not considered to inhibit the ability of future generations to use or further use or develop the subject site.

6.3 SECTION 4.15(1)(C) OF THE EP&AACT, 1979

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT.

The subject application seeks consent for alterations and additions to existing medical centre at 1791 Pittwater Road Mona Vale NSW 2103.

The proposed development is defined as a “*medical centre*” which is permitted within the R2 Low Density Residential zone pursuant to the Transport and Infrastructure SEPP, with the proposed development appropriately achieving the objectives of the zone under the *Pittwater Local Environmental Plan 2014*.

The subject site is situated in an area surrounded by residential development and space for public recreation and the site is not impacted by any easements or other site constraints that would restrict the proposed development or otherwise render the site unsuitable for the proposed development.

The site is ideally positioned for the proposed development which will maintain the locality and amenity of surrounding residents, support the approved medical centre on site and complement



the character of existing developments on the site and on adjoining sites.

The assessment of the proposal contained within this Statement outlines how the proposal achieves a satisfactory level of compliance with Council's LEP and DCP requirements for the siting, location and design of the proposed development. During operation, the proposed development will have minimal impact on the locality and amenity of surrounding properties and will provide an appropriate catalyst for similar developments that will shape the future character of the area.

It is evident from the above and the assessment provided within this Statement that the subject site is suitable for the development.

6.4 SECTION 4.15(1)(D) OF THE EP&A ACT, 1979

ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS.

The consideration of submissions cannot be made at the time of preparing this Statement.

6.5 SECTION 4.15(1)(E) OF THE EP&A ACT, 1979

THE PUBLIC INTEREST.

The proposed development is defined as a "*medical centre*" which is permitted within the R2 Low Density Residential zone pursuant to the Transport and Infrastructure SEPP, with the proposed development appropriately achieving the objectives of the zone under the *Pittwater Local Environmental Plan 2014*.

The subject site is situated in an area surrounded by residential development and space for public recreation and the site is not impacted by any easements or other site constraints that would restrict the proposed development or otherwise render the site unsuitable for the proposed development.

The development will allow for the orderly and economic use and development of land and is acceptable having regard to the applicable State and Council planning controls while ensuring the development will not result in any noticeable impacts on the locality.

When completed, the proposed development will protect the locality and amenity of surrounding residents, support the approved medical centre on site and will complement the character of existing developments in the streetscape and will provide a need for the local and wider community.

In view of the above and having regard to the assessment of the development contained within this Statement, the development is considered to be in the public interest.



7 SECTION 4.46 EVALUATION EP&A ACT, 1979

Section 4.46 of the Act details requirements for development that requires a separate approval under other environmental planning instrument or related legislation known as “*integrated development*”. An assessment of the proposal has indicated that the DA has not triggered any requirements to be categorised as integrated development.

EPI OR ACT	✓/✗	EPI OR ACT	✓/✗
<i>Fisheries Management Act 1994</i>	✗	<i>Protection of the Environment Operations Act 1997</i>	✗
<i>Heritage Act 1977</i>	✗	<i>Roads Act 1993</i>	✗
<i>Mines Subsidence Compensation Act 1961</i>	✗	<i>Rural Fires Act 1997</i>	✗
<i>Mining Act 1992</i>	✗	<i>Water Management Act 1912</i>	✗
<i>National Parks & Wildlife Act 1974</i>	✗	<i>Water Management Act 2000</i>	✗
<i>Petroleum (Onshore Act) 1991</i>	✗		

TABLE 9: INTEGRATED DEVELOPMENT TRIGGERS

8 CONCLUSION

The subject application seeks consent for alterations and additions to existing medical centre at 1791 Pittwater Road Mona Vale NSW 2103.

The development has been assessed pursuant to the matters for consideration prescribed in Sections 1.7, 4.15 and 4.46 of the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2021*. The proposed development is not Designated Development or Integrated Development and can be processed in the usual manner.

This Statement provides an assessment of the proposed development against the relevant planning instruments including:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- Pittwater Local Environmental Plan 2014; and
- Pittwater Development Control Plan 2014.

The proposed development is defined as a “*medical centre*” which is permitted within the R2 Low Density Residential zone pursuant to the Transport and Infrastructure SEPP, with the proposed development appropriately achieving the objectives of the zone under the *Pittwater Local Environmental Plan 2014*.

The assessment of the proposal contained within this Statement outlines how the proposal complies with Council’s requirements for the proposed development. The built form of the existing building will be maintained and the proposed development achieves a high level of compliance with the requirements prescribed in the applicable State Environmental Planning Policies, *Pittwater Local Environmental Plan 2014* and *Pittwater Development Control Plan 2014*.

The proposed development will support the approved medical centre on site, contribute to the desired future character of the area and will provide services to meet the needs of the community. Overall, during operation, the proposed development will protect the locality and amenity of surrounding residents and will integrate within the character of existing developments in the streetscape.



This Statement demonstrates that the development will allow for the orderly and economic use and development of the land, that the subject site is suitable for the proposed development and that the proposed development will be in the local and wider public interest.

In view of the above and having regard to the assessment provided throughout this Statement, the development is considered worthy of Council's approval.