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Statement of Environmental Effects

Alterations and Additions to existing building, fitout and use for veterinary hospital

1121 Pittwater Road, Collaroy NSW 2097



12 December 2020

Revision History

Version	Author	Reviewed	Date
Initial SEE	KR	DL	11 December 2020
Lodgement	KR	DL	12 December 2020
Updated	KR		

Authorship

This statement is prepared by Kim Rothe, Bachelor of Applied Science (Environmental Science) (Hons). 23 Years of Experience in Assessment Planning both in a public and private capacity.

1. SUMMARY

This Statement of Environmental Effects is prepared for the consideration of Northern Beaches Council in support of proposal for new external alterations and additions including adaptive reuse of an existing environmental heritage item, fitout of the premises and change of use for of the site for use as a Veterinary Clinic. This Statement responds to the planning considerations required to be assessed by Northern Beaches Council Policies.

The proposal will provide a purpose-built, world-class veterinary hospital to service existing local clients and will not have any detrimental impact to surrounding land uses and buildings. The proposal has been designed to relate to its site, accord with surrounding uses, and minimise impacts to the adjacent commercial and any nearby residential premises in the locality. This SEE discusses the history of the existing site and its environs, and provides for an assessment of the proposal having regard to relevant legislation and the Northern Beaches Council Policies under the terms of 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

The preparation of this Statement is pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979 (As amended)* and Clause 50 of the *Environmental Planning and Assessment Regulation 2000*. This statement assesses the proposal to be generally acceptable on merit, demonstrating the development will not result in any unacceptable adverse impacts. The proposal is generally in compliance with all relevant DCP and LEP objectives.

2. THE SITE

The site is known as 1121 Pittwater Road, Collaroy and described as Lot 1 DP 528546. The site is regular in shape with a frontage of approximately 15m along Pittwater Road and a depth of 57.5m. The site has a surveyed area of 663.9m².

The site is a corner block with a street frontage facing east to Pittwater Road and south to Collaroy Street. The existing building is a face brick two storey building, constructed originally as a Westpac Bank branch. The site is identified as a heritage item with local significance under Warringah LEP 2011

The site occupies a prominent position within the Collaroy town centre and sites in close proximity to the other landmark buildings of the town centre which lie on Collaroy Beach.

Surrounding development consists of commercial businesses and shop top housing and mixed use buildings. Further east is Collaroy main beach and the Pacific Ocean.

The site is relatively flat, with minimal existing plantings that have been neglected over time, and no known threatened species.



Figure 1: Location Plan of the site

3. RELEVANT HISTORY

Current Operational Site

The existing veterinary hospital currently operates from 1185 Pittwater Road, Collaroy. This application was considered under DA2015/0747. The application approved on 30 November 2015 and is still currently in operation. The report notes that the proposal sought to regularise the use the existing buildings on site for a veterinary hospital

Previous Approvals on Site

The most recent Development application was DA2015/0601 for use of premises as a personal training studio. The application was approved on 10 August 2015 and constitutes the last operational use of the site prior to the subject application. Given the nature of the intended use and extent of new works, this former application has little relevance to subject proposal.

Aroma Ki Day Spa and Hair Salon occupied the ground floor of the premises from circa 2004 until 23 March 2020. The occupation works included extensive internal refurbishment works, which included a hairdresser and 10 treatment rooms, as well as a large retail shop, steam room, spa room and

tanning room. This occupancy was concurrent with the gym on Level 1, which operated three client gym rooms offering individual training and small group training.

3. DESCRIPTION OF PROPOSAL

Collaroy Veterinary Hospital is currently located at 1185 Pittwater Rd Collaroy. It is proposed to relocate the practice to 1121 Pittwater Rd Collaroy, into a purpose-designed facility to meet the demands of its growing client base.

Accordingly, Consent is sought from Northern Beaches Council for the adaptive reuse, fitout and alterations and additions to the building to make the building fit for use for a *veterinary hospital* on the site.

The proposed facility has been designed to meet and exceed world's best practice principles for the care and treatment of small animals. "Fear Free" and "International Society of Feline Medicine" clinic design principles have been applied to every aspect of the facility to ensure that every patient's needs are considered and met.

Physical Works

New Works

- Demolition of more recent rear (west) single storey wing and non-structural internal fitout on ground and first floor
- Construction of a new contemporaneous new two storey additions to the rear (west) of the retained portion of the building
- fitout within retained portion of the building.

Layout

When finished, the fitout of the premises will have the following layout

Ground Floor

- Reception / separated cat and dog waiting areas
- 3 x Consulting rooms (2 x dog and 1 x cat)
- Procedure room
- Lift foyer and comms room
- Grooming suite
- 2 x dog internal dog enclosure areas
- Front of house product display area
- Primary dog ward containing 27 cages and 5 dog runs
- storeroom washer room
- Toilet (disabled accessible)
- Outdoor covered wait area
- Waste Bin Area under outdoor staff deck area

First Floor

- 2 x animal theatres off pre operation area
- Dog recovery room
- Staff lockers and shower rooms (x2)
- Autoclave and sanitation room
- Laundry
- Radiology room
- Cat ward
- Cat and dog treatment room with two principal treatment areas

Please note: a specific Section D3.4 National Construction Code exemption request is sought in this application on the basis that all publicly accessible ground floor areas of the building will be fully accessible as required. Access to Level 1 is restricted to staff and patients only. Accordingly, given the limitation of client access and requirement for all staff to be fully able bodied for the handling of animals within the building, the application of AS1428.1-2009 and exemption is requested in the circumstances. Refer to the separate request statement attached to this application. Should this use be discontinued the building can be easily modified for BCA / NCC compliance

Operational Details

The following operational details are proposed

Proposed Hours of Operation

Mon – Fri	7.00am – 9.00pm
Sat	7.00am – 9.00pm
Sun	7.00am – 9.00pm
Public Hols	7.00am – 9.00pm

Proposed consulting hours (by appointment)

Mon – Fri	8.00am – 8.00pm
Sat	8.00am – 5.00pm
Sun	9.00am – 5.00pm

Appointments are booked at 30 min intervals with a maximum of 2 patients per time slot.

After hours

By call out / as required
Overnight care 9.00pm – 7.00am

Generally, one vet is onsite overnight, but may require the assistance of a vet nurse in cases requiring critical care. No general boarding is to be undertaken on site however a number of infirmed animals may be kept on site for observation

Proposed Grooming hours

Grooming will operate from 9.00am – 5.00pm Monday to Saturday

Grooming clients will generally be dropped off in the morning and picked up in the afternoon

Proposed Staffing

Initially, there will be a maximum of 13 staff on site in middle of the day, when morning and afternoon shift overlap.

It is envisaged that a maximum of 15 staff will be onsite at any one time when the hospital is working at capacity.

Staff travel to work

Approximately 80% of staff are locals and live on the Northern Beaches

Approximately:

50% travel by bus

30% travel by car

20% walk to work

Currently, staff who drive to work do not park on site. Staff generally park within council's long-stay carpark at Collaroy beach, retaining all carpark bays for clients. This is anticipated to continue at the new site.

Services & functions performed onsite

Small animal health services including:

- All medical & surgical procedures
- Radiology
- Endoscopy
- Ultrasound
- Preventative health
- Diagnostic procedures
- Dentistry
- X-rays
- Grooming
- Microchipping and other pound services (eg registrations)

Collaroy Veterinary Hospital is active within the local community, performing pro bono work for WIRES, Sydney Wildlife and Monika's Doggie Rescue

Operational Waste Management

General waste

CVH has a current waste removal contract with Sydney Waste Pty Ltd (ABN 15084444342)

Currently there are two waste bins onsite:

- One Cardboard bin (1100l), which is collected fortnightly

- One General waste bin (1100l), which is collected weekly

It is anticipated that the above general waste arrangement will continue and remain unchanged at the new site

Clinical waste

Deceased animals are collected by Petrest for cremation, as required

Clinical waste is collected by Vetpac as required

There will be no odours emitted from the building or site at any time.

As a licensed veterinary hospital, Collaroy Veterinary Hospital must comply with the Vet Practitioner's Board's (VPB) Minimum Requirements for Veterinary Hospitals.

The hospital's protocols and procedures exceed the VPB's minimum requirements. All waste is secured within a locked bin room (with direct access to the hospital back of house and car park) and will be managed and removed in compliance with all statutory requirements at all times.

Parking

Existing parking on site via the existing parking area and crossover from Collaroy Street

There are currently 10 car parking bays onsite, with no disabled parking bays and no accessible entry into the building. As part of this development, accessibility has been addressed, with a new accessible ramp to occupy 1 existing carpark bay. A new compliant disabled car parking bay is proposed to be provided on 2 existing carpark bays. When completed, there will be a total of 8 car parking bays onsite (including 1 disabled) available for client use.

Signage

Signage will be submitted under a separate Signage application to be submitted to Council at a later date.

Contribution Exemption Request

Contribution payments would ordinarily apply to the development where the cost of works exceeds \$100,000. Section 2.5 of the Northern Beaches S7.12 Contribution Plan notes certain forms of development can be exempted from contributions including:

- *Development for the purpose of the adaptive reuse of an item of environmental heritage*

As the development involves adaptive reuse of the building to make the building suitable for a long-term use as a veterinary hospital, it is requested that any contributions be waived in accordance with the policy.

Plans for the proposal are prepared by Big City Design.

4. ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15

The following matters are to be considered in the assessment of this development application under Section 4.15 of the Environmental Planning & Assessment Act, 1979 (As amended).

4.1 SECTION 4.15(1)(a) ENVIRONMENTAL PLANNING INSTRUMENTS

4.2 Integrated Development

The proposal does not constitute Integrated Development and does not require concurrent approval from any other State Government Bodies.

4.3 Relevant State Instruments and Legislation

State Environmental Planning Policy No. 55 - Remediation of Land

This SEPP provides a state-wide practice for the remediation of contaminated land. Under clause 7 (1) (a) of State Environmental Planning Policy No. 55 – Remediation of Land, consideration has to be given as to whether the land is contaminated.

There is no property history to suggest that any contaminating uses occurred on the site. The site has a protracted history of commercial uses since its first construction. Council can therefore be satisfied that the land is not contaminated, and remediation of the land is not required. This conclusion is supported by the submitted Environmental Site Assessment provided with the application.

It can be concluded that there is no likelihood of contamination within the site and it can also be concluded that the site is suitable for its intended use. No further consideration is therefore required under clause 7 (1) (b) and (c) of SEPP 55.

State Environmental Planning Policy (Infrastructure) 2007

The proposal does not constitute traffic generating development or development of a kind listed in Clause 104 and the related Schedule 3 of the SEPP nor has vehicular access to an identified classified road.

The proposed development will significantly reduce traffic to the site compared with previous uses of concurrent tenants (a 10 room day spa/hairdresser and retail store + a personal training/group gymnasium).

The report concludes that the proposal is satisfactory. It will comply with the design requirements of AS2890.1 and will not create any unsatisfactory traffic conditions for the locality.

4.4 Warringah Local Environmental Plan 2011

Aims and objectives of zone

The site is zoned “B2 Local Centre” Zone under the provisions of the *Warringah Local Environmental Plan 2011*. The objectives and permissibility characteristics of the zone are:

“1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide an environment for pedestrians that is safe, comfortable and interesting.
- To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.
- To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.”

The proposed development is a form of a “Veterinary Hospital” and is permissible with consent of the Council.

veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

The proposal meets this definition by being a premises for the medical treatment of animals provided by qualified veterinarian professionals.

Warringah Local Environmental Plan 2011 Controls

Relevant LEP clauses/development standards

Note: Only relevant clauses are commented upon

CL. Standard/Control	Complies	Comment
PART 4 PRINCIPAL DEVELOPMENT STANDARDS		
Clause 4.3 Height of buildings (11 m)	No change to height of the retained building. New works comply	There will be no alteration to overall building height of the retained heritage building which is 9.06 metres in height. The new additions will be a maximum height of 9.61 metres.
Clause 4.4 Floor Space Ratio (N/A)	N/A	There is no FSR control applicable to the site.
Clause 4.6 Exceptions to Development Standards	No variation requested	No variation is required or sought pursuant to Clause 4.6

PART 5 MISCELLANEOUS PROVISIONS

Clause 5.10 Heritage conservation	Yes	The site is an identified heritage item of local significance. The significance of the building is in the retained façade but due to multiple renovations and new fitouts, the interiors are no longer intact. The proposal intended to preserve the facades of the main building with minimal alteration. Refer the associated Weir Philips Heritage Report for a full discussion of the significance of the building and heritage conclusions and recommendations
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PART 6 ADDITIONAL LOCAL PROVISIONS

6.1 Acid Sulfate Soils	Yes	The subject site is located in Class 4 ASS affected land. Excavation will be limited for strip footing for the new additions and will not disturb more than 1 metres of the natural ground surface. The proposal will not result in the lowering of the water table
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Clause 6.2 Earthworks	Yes	Consent for excavation up to 1 metre deep in places is sought from Council pursuant to this clause. With regard to the heads of consideration set out under Clause 6.2 of Warringah LEP 2011 the following comments are made regarding the proposal:
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(a) The excavation is such that it is unlikely to impact upon local drainage patterns. The site is not located in a low point of the local landform.

(b) The development will not impair further development in accordance with the zone or desired future character of the locality.

(c) the site has been in long term residential usage. Contamination of significance is unlikely. Excavated material will comprise surface soil and local rocks.

(d) The proposal will assist in maintaining amenity to adjoining properties by keeping overall height of the building down and reducing potential privacy impacts.

(e) Any excavated fill is to either be reused on site or be disposed of at an approved landfill receiving point.

(f) The site is not an identified aboriginal or heritage site. The site is unlikely to contain aboriginal or western cultural relics.

(g) the proposal will not have any adverse impacts on any watercourses or environmentally sensitive areas.

Having regard for the heads of consideration, it is the applicant's contention, that the proposal raises no concern in this regard and can be supported by Council.

6.3 Flood Planning	N/A	The site is not identified as being flood prone.
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6.4 Development on sloping land	Yes	<p>The site lies in land classified as Area A or Slope of less than 5 degrees of the associated Landslip risk Map.</p> <p>The proposal is considered to pose minimal risk with regard to landslip potential for the following reasons:</p> <ol style="list-style-type: none"> 1. All works to be located over previously constructed and stabilised site 2. There will be no significantly alter loading on the site. 3. Works will not alter any subsurface flow <p>See also the comments provided later in this statement under the Warringah DCP 2011 considerations E10 Landslip Risk</p>
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5. Section 4.15(1)(a)(ii) DRAFT AMENDMENTS TO STATUTORY CONTROLS

There are no draft amendments noted to any statutory controls applicable to the proposal.

6. Section 4.15(1)(a)(iii) DEVELOPMENT CONTROL PLANS

Warringah DCP 2011 Compliance Table

Note: Sections of the DCP clearly not applicable to the proposal have not been included.

CL.	Standard/Control	Complies	Comment
Part B Built Form Controls			
B1 Walls Heights	Yes		Site is not residentially zoned Walls of the retained façade of the building to Collaroy Street and Pittwater Road will remain as existing to retain character of the existing building. New walls to additions are of a height and scale to preserve the significance of the retained walls.
B2 Number of Storeys	Yes		The site is able to benefit from the provision of three storeys. In this instance, two storeys are proposed and complies with the control
B3 Side Boundary Envelope	Yes		The site is able to utilise nil side setbacks via with merit assessment of any new setbacks considered. The footprint of the retained portion of the building is built to boundary (North, east and south sides) and the new addition will maintain the nil setback line on the northern side but incorporate a small setback on the southern side to allow the retained facades of the building to stay the prominent elevations of the site.

B4	Site Coverage	N/A	No requirement identified on map
B5	Side Setbacks	Yes	The site is able to utilise nil side setbacks via a merit assessment system. The proposal continues the line of the existing site northern extents. This nil alignment is utilised for the lots aligned to Pittwater Road and the proposal maintains this.
B7	Front Boundary Setbacks	Yes	The developments existing front setbacks of the retained portion of the building to Pittwater road and Collaroy Street will be preserved for Heritage purposes. New building additions to be set back from Collaroy Street for heritage and disabled access purposes. From a merit standpoint, it is submitted that the setbacks proposed are appropriate in the circumstances.
B9	Rear Boundary Setbacks	Yes	The site is able to utilise a merit approach for any new rear setback of the site. The existing site has the car park within the western portion of the site and to preserve parking on site, the parking will be retained to this area. The new additions will reduce the existing rear setback of the site but as the carpark is being retained on the western side of the site, it is submitted that an appropriate setback has been utilised in the circumstances.
B11	Foreshore Building Setback	N/A	No requirement identified on map
B12	National Parks	N/A	No requirement identified on map
B13	Coastal Cliffs	N/A	No requirement identified on map
B14	Main Roads Setback	N/A	No requirement identified on map

Part C Siting Factors

C2	Traffic, Access and Safety	Yes	Existing vehicular crossing and car park area to be retained with limited upgrades as required. No on street parking will be lost. It is submitted that a formal traffic report is not required as the proposed use will dramatically reduce traffic when compared to recent use as a Day Spa and Gymnasium uses on site. Traffic issues are discussed in a separate traffic impact discussion paper.
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C3	Parking Facilities	Yes	<p>Existing open car spaces to be retained and line marked to comply with the Australian Standard. Existing driveway onto Collaroy Street to act as an entry and exit.</p> <p>There are currently 10 car parking bays onsite, with no disabled parking bays and no accessible entry into the building. As part of this development, accessibility has been addressed, with a new accessible ramp to occupy 1 existing carpark bay. A new compliant disabled car parking bay is proposed to be provided on 2 existing carpark bays. When completed, there will be a total of 8 car parking bays onsite (including 1 disabled) available for client use.</p> <p>Assessment of the 1185 Premises drew comparison to other development and the needs of the subject premises has been compared against the other operational site. This is discussed in the traffic discussion document attached to the application.</p>
C3A	Bicycle Parking and End of Trip Facilities	Yes	<p>Ample space exists on site for the parking of bicycles. Shower facilities are required as a general health regulation measure for staff</p>
C4	Stormwater	Yes	<p>Stormwater to be directed to the existing street drainage system. Can be directed to multiple street frontages. Refer to Stormwater Disposal Plan prepared by IGS</p>
C6	Building over or adjacent to Constructed Council Drainage Easements	Yes	<p>The new works are wholly within the existing building footprint and will not impact upon and subsurface infrastructure.</p>
C7	Excavation and Landfill	Yes	<p>No material excavation required for the works. There is very little in the way of surface works occurring on the site and is not considered to give rise to any unreasonable new erosion and sedimentation control. The client has no objection to adhering to any requirements of Northern Beaches Council in this regard.</p>
C8	Demolition and Construction	Yes	<p>Materials to be sorted on site during demolition to designated waste stockpile areas. The builder will remove demolition and construction wastes off site to an approved Waste Management Facility. The client has no objection to adhering to any standard requirements of Northern Beaches Council in this regard.</p>
C9	Waste Management	Yes	<p>The existing site is run to industry best practices and will be implemented in the new facility. The bin enclosure is a to be</p>

a constructed room with lockable roller shutter facility with secured access. Wastes are sorted prior to collection by private contractors.

Part D Design

D1	Landscaping Space and Bushland Setting	OpenYes	There is limited landscaped area on site as existing with some border garden beds and isolated planters provided to the carparks and of the existing building. New landscaping is proposed to the existing main entry, waiting areas and carpark perimeter.
D2	Private Open Space	N/A	Not applicable to the use of the premises as a veterinary hospital.
D3	Noise	Yes	As the premises is to be purpose built a number of noise attenuating features will be built into the new additions but as the operation conducted indoors there is very little resultant noise from the proposal. A qualified professional acoustic consultant will be engaged to design the attenuation to dog wards, cat ward and animal holding spaces in order to comply with EPA requirements. All animal exercise and toileting will be undertaken indoors within purpose-built spaces to ensure there is no impact upon adjacent premises and the environment.
D4	Electromagnetic Radiation	N/A	No mobile phone infrastructure proposed.
D6	Access to Sunlight	Yes	New shadow to fall principally to Collaroy Street and will not have any adverse impacts to adjoining properties.
D7	Views	Yes	Massing of new additions has been positioned to be set behind the retained façades of the existing building. Therefore, the proposal will not degrade existing views lines down Collaroy Street. View sharing to be maintained
D8	Privacy	Yes	Privacy is maintained with the building being largely insular or principle openings orientated to street or car parking area. Via passive design and management, it is submitted the proposal will not result in any adverse impacts to neighbouring properties.
D9	Building Bulk	Yes	New addition is articulated and addresses the street frontages. The addition has been designed to be distinctly new but less prominent than the retained portions of the building by having a lowered pitch, and increased street setback.

D10 Building Colours and Materials	Yes	Materials as per the schedule on the plan. A materials palette has been selected to be sympathetic to the significance of the existing building.
D11 Roofs	Yes	Roof form and materials to heritage building preserved. New addition roof is to be pitched roof form of contemporaneous appearance and be distinct from the original retained building. Note, a number of buildings in the immediate locality utilise flat roof forms.
D12 Glare and Reflection	Yes	Excessive use of glass not proposed, particularly at street level which assists to lower stimulation of animals within the facility. General materials to be of muted tones.
D13 Front Fences and Front Walls	N/A	No new front fence. Side fence to carpark discussed below
D14 Site Facilities	Yes	New additions allow for new waste management facility accessed from car park. Collection can therefore occur from carpark. Principle entry is easily identifiable from the street for mail collection and general access.
D15 Side and Rear Fences	Yes	Low security fence to surround carparking area to ensure parking is available for customers and staff.
D18 Accessibility	Yes	<p>Premises is designed to be accessible throughout with a new side access ramp and lift within, but an exemption is sought to limit the installation of some accessibility features required for operational safety. Also, staff have to be able bodied to be able to undertake duties.</p> <p>Should the operation be discontinued, the building is able to be easily modified to comply with applicable access and adaptability criteria.</p>
D20 Safety and Security	Yes	The existing building and revised building will provide for casual surveillance to Pittwater Road and Collaroy Street.
D22 Conservation of Energy and Water	Yes	Passive design features integrated such as skylights. Energy efficient fixtures to be used throughout the new fitout works.

Part E The Natural Environment

E1 Private Property Tree Management	Yes	No trees or significant vegetation to be removed as part of the proposal.
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E2	– Vegetation	N/A	Not located in relevant mapped areas.
E5	/Ecological matters		
E6	Retaining unique environmental features	N/A	There are no retained natural features left on site.
E10	Landslip Risk	Yes	As previously noted, the entirety of the site is land classified as Category A Slippage risk with minimal slope and limited new potential risk

Part F Zones and Sensitive Areas

F1	Local and Neighbourhood Centres	Yes	<p>The proposal is for new additions to the existing heritage listed building and utilises an innovative design to allow for new contemporaneous additions separated from the existing heritage significant building. The additions are of an appropriate scale and provide for well proportioned window to wall ratio and regular patterned façade.</p> <p>The works are also of a scale appropriate to the established scale and character of the Collaroy town Centre. The capacity of the new centre will service the greater Northern Beaches locality thereby stimulating economic activity. The proposal will not result in the degradation of the significance of the immediate locality. The building can be repurposed should this use be discontinued in the future however it is the operators hope that the building stay in long term operation.</p>
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7. Section 4.15(1)(a)(iv) APPLICABLE REGULATIONS

Clause 92 of the EPA Regulation 2000 requires consideration of Australian Standard AS 2601-1991: The demolition of structures. It also requires compliance with this, by standard by condition of consent.

It is intended that any noise generated from the site will comply with the relevant provisions of *the Protection of Environment Operations Act* and the *NSW EPA Environmental Noise Manual* for the control of construction noise. The proposal can meet applicable noise criteria to protect the amenity of the nearby commercial and residential premises. The use in itself should not result in any ongoing or unreasonable noise generation occurring from the premises.

The ongoing use in itself should not result in any unreasonable noise generation occurring from the premises but can be subject to ongoing regulation via the effective management and conditions of development consent.

8. Section 4.15(1)(b) THE LIKELY IMPACTS OF THE PROPOSAL

Upon completion of the proposal, the day-to-day operations of the development are unlikely to cause undue impact in relation to noise, pollution, drainage and pedestrian / vehicular traffic flows.

The proposal will not result in the loss of views or outlook from any surrounding public or private place.

There are no wilderness areas on the site while no endangered fauna have been identified on or around the site.

The proposal does not involve the removal of any significant trees or vegetation on the site. The proposed veterinary hospital development is considered appropriate and will not be responsible for any adverse environmental impacts in relation to loss of privacy, loss of view, noise, or traffic and parking impacts. The applicant is proposing to add new vegetation that is safe to animals and will improve the car park and new main entry's street appeal

The proposed development will not be detrimental to the social and economic environment in the locality.

The operation can be suitably accommodated within the building as proposed without unreasonable impact to adjoining premises and will not result in any significant environmental, social or economic impacts to adjoining properties or the locality as demonstrated throughout this statement.

9. Section 4.15(1)(c) THE SUITABILITY OF THE SITE

The ongoing use will not result in any changes to the premises that would affect the suitability of the site to accommodate the development. The proposal can be comfortably operated on the site without adverse or unacceptable impact to adjoining land uses nor impact the sites ability to accommodate futures uses in accordance with the zone.

The ongoing use is considered to be within the public interest for the following reasons:

1. The site is appropriately zoned and the use of the premises is permissible in the zone. The new use can sit comfortably within the locality without adverse impacts to any adjoining commercial or residential premises;
2. The use will support the local workers and residents using the services on offer at the premises. The use also has the potential for the promotion of further economic and social activity for the zone.
3. The proposal will keep the existing heritage building in active usage ,remedy the existing lack of access for people with disabilities, and assist in maintaining the vitality of the area;
4. The development will not result in environmental degradation of the local area or reduction to the conservation significance of existing building.
5. The premises can be easily converted to another conforming use should the uses be discontinued;
6. There are no precipitate constraints posed by adjacent land uses;

The application therefore satisfies this section of the Act.

10. Section 4.15(1)(e) THE PUBLIC INTEREST - CONCLUSION

The proposed development, in terms of appearance, the works will enhance the significance of the general Locality.

The proposed development will be in the public interest, as it will provide improved services, social interaction and longevity to the property without adverse impacts to adjoining commercial or residential premises.

It is our opinion that the development should be approved by Council, based on the following:

- The proposed use will not result in adverse impacts to the surrounding commercial residential land uses and improve upon the amenity and services for the locality.
- The new use will ultimately have minimal environmental impact and will not result in adverse impacts to adjoining premises.
- The proposal will not result in any exacerbation of on-site or off-site impacts;

The proposal complies with all relevant LEP and DCP objectives, or where non compliances are identified the development is, in our opinion, acceptable in the circumstances as per the reasons set out in this statement and would have no adverse impact to any adjoining properties and the locality. The application therefore satisfies this section of the Act.