

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

Change of Use to a Medical  
Centre

1791 Pittwater Road,  
Mona Vale

Suite 1, 9 Narabang Way Belrose NSW 2085

Phone: (02) 9986 2535 | [www.bbfplanners.com.au](http://www.bbfplanners.com.au)

NOTE: This document is Copyright. Apart from any fair dealings for the purposes of private study, research, criticism or review, as permitted under the Copyright Act, no part may be reproduced in whole or in part, without the written permission of Boston Blyth Fleming Pty Ltd, 1/9 Narabang Way Belrose, NSW, 2085.

# Statement of Environmental Effects

## Change of Use to Medical Centre

### 1791 Pittwater Road, Mona Vale

Prepared under instructions from

Pittwater Family Practice

*By* **William Fleming**

BS, MPLAN

Boston Blyth Fleming Pty Ltd  
(ACN 121 577 768)

Suite 1/9 Narabang Way  
Belrose NSW 2085

Tel: (02) 99862535

*April 2022*

## TABLE OF CONTENTS

<b>1</b>	<b>Introduction .....</b>	<b>5</b>
<b>2</b>	<b>Site Analysis.....</b>	<b>6</b>
2.1	Site Description and Location .....	6
2.1.1	The Site.....	6
2.1.2	The Locality .....	8
2.2	Zoning and Key Environmental Considerations .....	9
<b>3</b>	<b>Description of Proposed Development.....</b>	<b>10</b>
3.1	Details of the Proposed Development.....	10
<b>4</b>	<b>Statutory Planning Framework .....</b>	<b>11</b>
4.1	Pittwater Local Environmental Plan 2014 .....	11
4.1.1	Zoning and Permissibility.....	11
4.1.2	Height of Buildings.....	12
4.1.3	Acid Sulfate Soils.....	12
4.1.4	Flood Planning .....	12
4.2	Pittwater Development Control Plan 2014 .....	12
4.2.1	Mona Vale Locality .....	12
4.2.2	Flood Prone Land.....	13
4.2.3	Access and Parking.....	13
4.2.4	Access Driveways and Works on Road Reserves on or Adjacent to a Main Road.....	14
4.2.5	Landscaping.....	14
4.2.6	Building Façade.....	14
4.2.7	Waste and Recycling facilities .....	14
4.2.8	Signage .....	14
4.2.9	Protection of Residential Amenity .....	14
4.2.10	Acoustic Privacy .....	15
4.2.11	Character as viewed from a Public Place – Mona vale Locality .....	15
4.2.12	Pittwater 21 Development Control Plan Compliance Table.....	15
4.3	State Environmental Planning Policy (Transport & Infrastructure) 2021 .....	16
4.4	Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended.....	18
(i)	The provision of any environmental planning instrument.....	18
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and .....	18
(iii)	Any development control plan .....	18

(iiia) Any Planning Agreement that has been entered into under Section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and .....	19
(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and.....	19
(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979).....	19
(b) The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality, ...	19
(c) The suitability of the site for the development .....	22
(d) Any submissions received in accordance with this act or regulations .....	22
(e) The public interest .....	22
<b>5 Conclusion .....</b>	<b>23</b>

## 1 Introduction

This statement has been prepared for Pittwater Family Practice as part of the supporting documentation for a Development Application in relation to the property located at 1791 Pittwater Road, Mona Vale for the change of use from a health consulting room (originally approved as a professional consulting room) to a medical centre. Both uses are defined as a type of Health Services Facility.

The current and proposed uses are not too dissimilar that any unreasonable impacts are foreseen and seeks to provide more flexibility with regard to the number of health professionals allowed to be on site at any one time.

We note that the original consent (No. 98/5) sought compliance with the requirements of the BCA and associated standards in respect of class 5 buildings. The class of building would not have to change with the proposed change of use to a medical centre.

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979;
- Pittwater Local Environmental Plan 2014;
- Pittwater Development Control Plan 2014;
- State Environmental Planning Policy (Transport & Infrastructure) 2021

In addition to the Statement of Environmental Effects, the application is also accompanied by the following:

- Traffic and Parking Report

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development;
- The proposed works are compatible with the desired future character of the locality;
- The proposed works will have a negligible impact on the environmental quality of the land and the amenity of surrounding properties;
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

## 2 Site Analysis

### 2.1 Site Description and Location

#### 2.1.1 The Site

The application relates to Lot 6 in DP 192755, 1791 Pittwater Road, Mona Vale. The site a total site area of approximately 650m<sup>2</sup> with a frontage to Pittwater Road of 24.295m and secondary rear frontage to Park St of 19.215m. A location map is included as **Figure 1**.



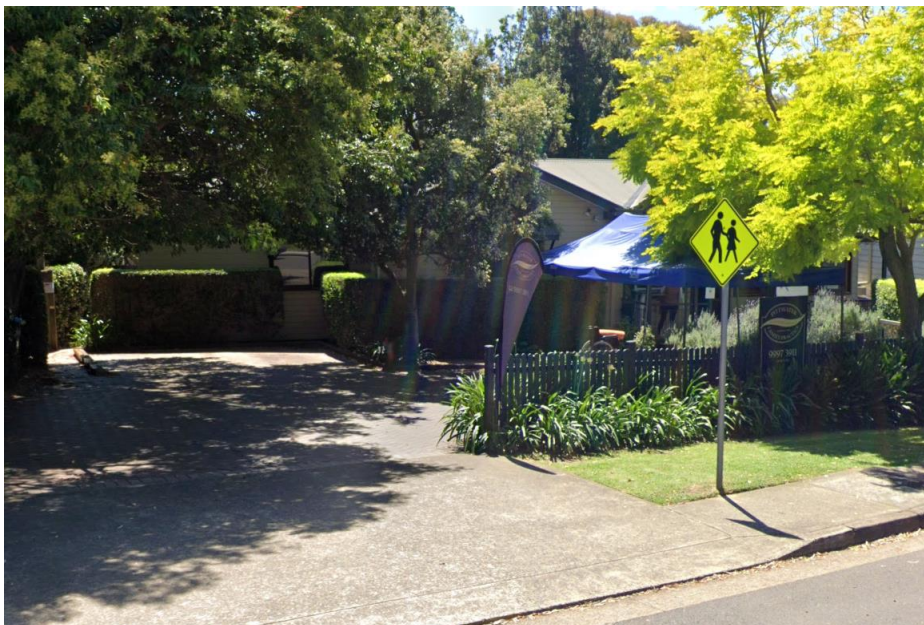
**Figure 1:** Site Location (Source: Six Maps)



The existing consulting room comprises a single storey house. Vehicle access is provided from Park Street to the rear. Development in the vicinity comprise a number of different commercial medical/health uses. Woolworths and its carpark are located to the south of the site, opposite Park Street, with the general Mona Vale local centre in close proximity to the site.



**Figure 2:** 1791 Pittwater Road



**Figure 3:** Park Street Frontage

### 2.1.2 The Locality

The Pittwater DCP provides a description of the Mona Vale Locality which is detailed below.

*Strategically positioned at the convergence of routes north to Palm Beach, west to Church Point, and south to Warringah, Mona Vale became the centre of trade and travel in the Pittwater area during the nineteenth century. The Rock Lily Hotel operating from 1886 became a landmark coaching inn where horses were changed and travellers rested. Industries developed among farming settlements and market gardens, including a timber yard in Waratah Street, and blacksmith and boat-building at Winnererremy Bay. From 1947 to 1976, food for Taronga Zoo animals was grown on 40 acres of land in the vicinity of Darley Road, Bassett and Mona Streets. Residential development in the locality increased from the 1950s.*

*Since this time, the locality has developed with a mix of residential, retail/commercial, industrial, recreational, community and educational land uses. Today, Mona Vale centre is the main commercial centre for the Pittwater area.*

*Low-density residential development is built along the valley floor and slopes to the north, south and west of the locality. These areas are characterised by one and two-storey dwelling houses on 680-760 square metre allotments (some blocks may be smaller) to the south, east and north, increasing to 930-1,200 square metres on the valley floor and headland. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes. Medium-density housing adjoins the Mona Vale Commercial Centre on Mona Vale Road, and extends along Darley Street, Park Street, Pittwater Road, Terrol Crescent and Golf Avenue.*

*The locality is serviced by the Mona Vale Commercial Centre, a major commercial, retail and community centre situated at the crossroads of Barrenjoey, Pittwater, and Mona Vale Roads. The Commercial Centre is focused around Mona Vale Village Park, Memorial Hall and Library. A hub of light industrial, automotive and like businesses adjoins the Commercial Centre to the north in the vicinity of Darley Road and Bassett Streets. The locality also contains neighbourhood retail centres at the intersect of Pittwater Road and Vineyard Street, the eastern end of Darley Street, and Parkland Road. The locality also contains the Mona Vale Hospital, Mona Vale Primary School, Sacred Heart Catholic Primary School, Pittwater High School, Mona Vale Hotel, Mona Vale SLSC, Mona Vale library, Pittwater Council offices, community centre, cemetery, police station, fire station, and bus depot, and recreational facilities including Mona Vale Golf Course, Bayview Golf Course, Mona Vale Bowling Club, skateboard ramp, beaches and several reserves.*

*The facade of the Rock Lily Hotel, houses, and structures in the vicinity of Darley Street, Grandview Parade, Maxwell Street, Mona Street, Orana Road, Park Street, and Pittwater Road, indicative of early settlement in the locality and historical context as a focal point in Pittwater, have been identified as heritage items.*

*The locality is characterised by a large valley floor to the coast in the east, and ridgelines to the north, southwest and northwest. Due to the topography, some significant views*



*can be obtained to the north and east. Conversely, the slopes of the locality are visually prominent.*

*Much of the natural vegetation has been removed and replaced with non-indigenous species, although some remnant species, in particular canopy trees, are evident.*

*The natural features of the locality result in a high risk of bushfire, landslip, flood, coastline (beach) hazards, and estuary wave action and tidal inundation*

*The major roads within the locality are Barrenjoey Road, Pittwater Road, Mona Vale Road, and Samuel Street. Barrenjoey Road, Pittwater Road, and Mona Vale Road are major links with land to the north, west and south. Several pedestrian links and pathways exist within the locality, including on the headland and Winnererremy Bay.*

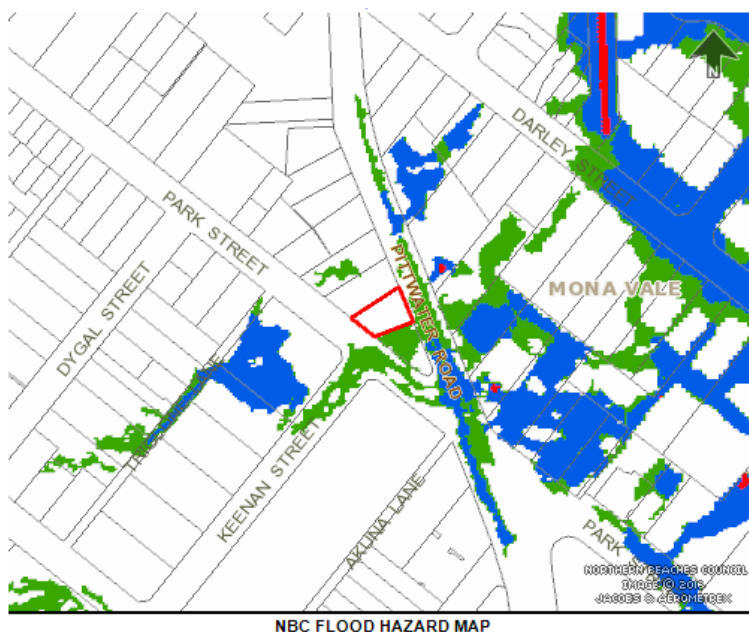
The site currently operates as a health consulting room (previously known as a professional consulting room) and no physical works are proposed with the change of use. As such, the site is considered to have a negligible impact on the Mona Vale Locality

## 2.2 Zoning and Key Environmental Considerations

The site is zoned R2 Low Density Residential pursuant to the Pittwater Local Environmental Plan 2014. The key environmental considerations of the site are identified as follows:

- Acid Sulfate Soils, Class 5
- Low Risk Flood Prone Land;

With regard to the flood mapping, the site minorly caught along the southern boundary with the vast majority of the site not identified as flood prone land, as shown below:



**Figure 4: Flood mapping**

### 3 Description of Proposed Development

#### 3.1 Details of the Proposed Development

This application proposes the change of use from a health consulting room to a medical centre. The application proposes no physical works with the existing layout to be retained.

The current hours of operation are not proposed to change and are as follows:

- 8am to 6pm Monday to Friday; 8am – 12pm on Saturdays

The proposal seeks to provide more flexibility in the number of health professionals permitted on site at any one time. The number of health professionals and staff on site will differ on a daily basis depending on need and will generally comprise:

- 2 receptionists Monday to Friday; 1 on Saturday mornings
- 3-5 Doctors most days
- 1-2 nurses (depending on need) – The increased need to administer vaccines has resulted in a high demand for nurses on site to perform those minor procedures.

All consultations are by appointment only unless in an emergency situation.

The existing development has 5 off-street parking spaces that are accessed from Park Street.

## 4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

### 4.1 Pittwater Local Environmental Plan 2014

The Pittwater Local Environmental Plan 2014 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

#### 4.1.1 Zoning and Permissibility

As previously noted the site is zoned R2 Low Density Residential pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

Health Service Facilities (Medical Centre) are a prohibited use in the R2 zone under the Pittwater LEP. However, the State Environmental Planning Policy (Transport & Infrastructure) 2021 permit medical centres with consent in the R2 zone and, as such, takes precedent over the LEP.

The specific objectives of the R2 zone are identified as follows:

- *To provide for the housing needs of the community within a low density residential environment.*

**Comment:** The existing development is approved as a health consulting room. The proposed use as a medical centre will not significantly differ from the approved use. The current and proposed uses are not residential.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

**Comment:** The use as a health services facility will be retained and continue to provide those services to the public as a medical centre.

- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

**Comment:** The area in this location is characterised by similar health services facilities and professional services. The existing use will not significantly change with the proposed medical centre and still be consistent with surrounding land uses. We note that a new seniors living development is under construction next door and would benefit from having a GP clinic within walking distance.

#### 4.1.2 Height of Buildings

Pursuant to Clause 4.3 of the PLEP, the site is identified on the height of buildings map as having a maximum permissible height of 8.5 metres. No change to the existing built form is proposed.

#### 4.1.3 Acid Sulfate Soils

Pursuant to Clause 7.1 of the LEP, the site is located within Acid Sulfate Soils Area Class 5. No works are proposed that would risk exposing acid sulfate soils.

#### 4.1.4 Flood Planning

The subject site is mapped as low risk flood prone land with the Pittwater DCP. No change is proposed to the built form and we note that the vast majority of the site is not mapped as flood prone.

### 4.2 Pittwater Development Control Plan 2014

The proposed development has been assessed against the relevant provisions of Pittwater 21 DCP as outlined in the following sections of this report.

#### 4.2.1 Mona Vale Locality

The property is located within the Mona vale Locality. The desired future character of the Mona vale Locality will remain primarily a low-density residential area. The key objectives for the desired future character are identified as follows:

*The Mona Vale locality will contain a mix of residential, retail, commercial, industrial, recreational, community, and educational land uses.*

*Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.*

*Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment.*

*Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.*

*The design, scale and treatment of future development within the Mona Vale commercial centre will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.*

*A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.*

*Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.*

*Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. Improved public transport, pedestrian accessibility and amenity, carparking and an efficient surrounding local network will support the commercial centre, moving people in and out of the locality in the most efficient manner. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.*

This report clearly demonstrates that the proposed land use is consistent with the desired future character of the Mona Vale Locality. The existing use as a type of health services facility is to be generally maintained and no physical works proposed ensures that the proposal is consistent with the desired future character of Mona Vale.

#### **4.2.2 Flood Prone Land**

This has been addressed previously. No physical works proposed.

#### **4.2.3 Access and Parking**

Pursuant to clause B6.3, no specific parking rates are provided in the DCP with relation to the proposed medical centre use. However, the following control is provided within this clause which states:

*The minimum number of vehicle parking requirements must be determined using the appropriate guidelines for parking generation and servicing facilities based on development type comparison based on the Roads and Maritime Services Guide to Traffic Generating Development or analysis drawn from surveyed data for similar development uses. Provision must be made within the development site for access and parking of all service vehicles servicing the site, visitor parking and parking for people with disabilities.*



A traffic and parking report has been prepared by Terraffix consultants and accompanies this application. The RMS car parking rates applicable for medical centres is calculated at 4 spaces per 100m<sup>2</sup>. With a gross floor area of approximately 175m<sup>2</sup>, the carparking rate requires 7 off-street parking spaces. The proposal provides for 5 off-street parking spaces which was as approved with the original consent as a professional consulting room.

The change of use to a medical centre would represent an improvement to off-street parking compliance as opposed to the current health consulting room use. We note that the existing off-street parking circumstance has operated without issue during its life and the medical centre change of use will not significantly change the intensity of the use currently on site.

#### **4.2.4 Access Driveways and Works on Road Reserves on or Adjacent to a Main Road**

No change to the existing off-street parking and access arrangement. The only driveway is access from Park Street.

#### **4.2.5 Landscaping**

Pursuant to Clause C2.1 the existing landscaping on site is to be retained as per existing.

#### **4.2.6 Building Façade**

Pursuant to clause C2.7 there is no change to the existing built form.

#### **4.2.7 Waste and Recycling facilities**

Normal waste and recycling collection will be maintained with the development. Any medical waste will continue to be disposed of appropriately.

#### **4.2.8 Signage**

No new signage is proposed.

#### **4.2.9 Protection of Residential Amenity**

Pursuant to clause C2.12, where land adjoins land zone for residential purposes, the following apply. We note that a new seniors living development is under construction next door with the site to the south also used as a health services facility:

##### **Solar Access:**

No change

##### **Privacy:**

No additional privacy impacts will be associated with the change of use.

#### 4.2.10 Acoustic Privacy

The change of use will not give rise to any unreasonable noise amenity impacts. The existing and proposed uses are not uses typically associated with unreasonable noise generation.

#### 4.2.11 Character as viewed from a Public Place – Mona vale Locality

Pursuant to Clause D9.1 the proposed change of use accords with the desired future character of the Mona vale Locality. There are no physical works that would alter the existing built form or its appearance in the streetscape. The existing character will be maintained.

#### 4.2.12 Pittwater 21 Development Control Plan Compliance Table

A table demonstrating compliance with the relevant numerical provisions of the Pittwater 21 DCP 2014 is detailed as follows:

Control	Requirement	Proposed	Compliance
<b>Mona vale Locality Specific Development Controls</b>			
<b>Front Building Line</b> <b>D9.6</b>	Development is to maintain a front building line of 10 metres or the established building line, whichever is greater.	Maintains existing setback	Yes
<b>Side and Rear Building Line</b> <b>D9.7</b>	Development is to maintain a minimum side building line of 2.5 metres to one side and 1 metre to the other side.  6.5m rear setback	Existing setbacks maintained	Yes
<b>Landscape area</b> <b>D9.10</b>	50%	No change	Yes

### 4.3 State Environmental Planning Policy (Transport & Infrastructure) 2021

The aim of the State Environmental Planning Policy (Transport & Infrastructure) 2021 is to facilitate the effective delivery of infrastructure across the State by:

- (a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and*
- (b) providing greater flexibility in the location of infrastructure and service facilities, and*
- (c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and*
- (d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and*
- (e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and*
- (f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and*
- (g) providing opportunities for infrastructure to demonstrate good design outcomes.*

Division 10 of the SEPP relates to health service facilities. Clause 2.60, development permitted with consent, has been addressed below:

- (1) Development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone.*

**Comment:** The R2 low density zone is listed as a prescribed zone for a health services facility, as defined in clause 2.59 of the SEPP. A health services facility is defined as:

*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.*

The proposal is for a medical centre and is permissible use in the R2 zone under the SEPP. The definition of a 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. The use proposed is consistent with that definition.

*(2) Development for any of the following purposes may be carried out by or on behalf of a public authority with consent on State land if the development is carried out within the boundaries of an existing health services facility—*

*(a) health research (or development) industries, including medical research (or development) industries,*

*(b) any of the following premises that service patients or staff of, or visitors to, the health services facility (or staff of, or visitors to, other premises within the boundaries of the facility)—*

*(i) centre-based child care facilities,*

*(ii) commercial premises,*

*(iii) community facilities,*

*(iv) information and education facilities,*

*(v) recreation areas, recreation facilities (indoor) or recreation facilities (outdoor),*

*(vi) residential accommodation,*

*(c) a building or place used for the training or education of health and other professionals.*

**Comment:** N/A

*(3) Consent must not be granted for development of a kind referred to in subclause (2)(b) (other than development for the purposes of a centre-based child care facility) unless the consent authority is satisfied that the Secretary has certified in a site compatibility certificate that, in the Secretary's opinion, the development is compatible with the surrounding land uses.*

**Comment:** N/A

*(4) Nothing in this clause—*

*(a) prevents a consent authority from—*

*(i) granting consent for development on a site by reference to site and design features that are more stringent than those identified in a site compatibility certificate for the same site, or*

*(ii) refusing to grant consent for development by reference to the consent authority's own assessment of the compatibility of the development with the surrounding land uses, or*

*(b) otherwise limits the matters to which a consent authority may have regard in determining a development application for development of a kind referred to in subclause (2).*

**Comment:** This report has demonstrated that the proposed land use is compatible with the residential land uses associated with the zone and within its existing locational context. The potential impacts have been considered and deemed negligible considering the existing use as a health services facility and the immediate surrounding land uses. The change of use will not see a significant increase in its intensity that would be out of place in this location.

This report has also demonstrated that the proposal will be consistent the desired future character of Mona Vale and with the objectives of the R2 low density zone by providing for a medical centre that is low impact and low intensity.

#### **4.4 Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended**

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

##### *(i) The provision of any environmental planning instrument*

The proposal is permissible and generally in conformity with the General, Development Type and Locality Specific Controls contained within Pittwater 21 Development Control Plan.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent

*(ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

N/A

##### *(iii) Any development control plan*

Pittwater DCP applies



(iiia) Any Planning Agreement that has been entered into under Section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and

N/A

(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

N/A

(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)

N/A

(b) The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality,

#### *Context and Setting*

*i. What is the relationship to the region and local context in terms of:*

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

The proposed change of use is entirely commensurate with that established by adjoining development and development within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

*ii. What are the potential impacts on adjacent properties in terms of:*

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These issues have been discussed in detail in the body of this report. The works have been designed such that the potential impacts are minimal and within the scope of the built form controls.

*Access, transport and traffic:*

*Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:*

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

A traffic and parking report has been provided with this application.

*Public Domain*

The existing built form and its streetscape presentation is retained.

*Utilities*

Existing utility services will continue to service the medical centre.

*Flora and Fauna*

N/A

*Waste Collection*

Normal waste collection will continue to apply.

*Natural hazards*

The site is identified as being flood prone. No physical works proposed.

*Economic Impact in the locality*

The proposed development will not have a positive impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period with respect to the proposed works but also employment opportunities associated with the medical centre.

### *Site Design and Internal Design*

i) *Is the development design sensitive to environmental considerations and site attributes including:*

- *size, shape and design of allotments*
- *The proportion of site covered by buildings*
- *the position of buildings*
- *the size (bulk, height, mass), form, appearance and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

The impact of the proposal with respect to design and site planning is positive. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation*
- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development will comply with the provisions of the Building Code of Australia as required by Clause 98 of the Environmental Planning and Assessment Regulation 2000. There will be no detrimental effects on the occupants through the building design which will achieve the relevant standards pertaining to health and safety.

### *Construction*

i) *What would be the impacts of construction activities in terms of:*

- *The environmental planning issues listed above*
- *Site safety*

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

(c) The suitability of the site for the development

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*
- *Are the site attributes conducive to development*

The site is located in an established residential area and provides for a supportive land use by providing high quality medical care that is considered to be of a low impact and low intensity use.

(d) Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) The public interest

The existing use as a health services facility will continue to provide an essential service to the local community. The change of use to a medical centre will allow greater flexibility for professionals to be on site and provide greater service to the public.

## 5 Conclusion

The proposal is permissible and in conformity with the intent of the SEPP (transport and infrastructure) 2021, and within Pittwater Local Environmental Plan 2014 and Development Control Plan as they reasonably relate to this form of development. The use of the site has been considered to be consistent with the objectives of the R2 low density zone in that it represents a low intensity use while maintaining the residential scale and character on the site.

It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed use is compatible with the desired future character of the locality.
- The proposed land use will have a negligible impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.