

A background graphic featuring a dark blue diagonal band across the page. Behind this band is a grayscale image of a city skyline with several tall buildings. Overlaid on the entire background is a pattern of white, 3D wireframe cubes of various sizes, some of which are partially obscured by the dark band.

Statement of Environmental Effects

Fit-out and use of an existing
dwelling as health consulting
rooms

2/345 Condamine Street, Manly Vale

Submitted to Northern Beaches Council
On Behalf of Dr Kiril Goring-Siebert

JUNE 2019

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	05/06/19	Preparation of draft SEE	
		Prepared by	Verified by
		Theo Wilkinson <i>Assistant Planner</i>	<i>H. Deegan.</i> Helen Deegan <i>Director</i>
02	06/06/19	Review SEE	
		Prepared by	Verified by
		Rebecca Gordon <i>Senior Associate</i>	<i>H. Deegan.</i> Helen Deegan <i>Director</i>
03	07/06/19	Final	
		Prepared by	Verified by
		Ashleigh Coombes <i>Project Planner</i>	<i>H. Deegan.</i> Helen Deegan <i>Director</i>

Disclaimer

This report has been prepared by City Plan Strategy & Development P/L with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. City Plan Strategy & Development P/L accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

Copyright © City Plan Strategy & Development P/L
ABN 58 133 501 774

All Rights Reserved. No material may be reproduced without prior permission.

City Plan Strategy & Development P/L

Suite 6.02, 120 Sussex St, Sydney NSW 2000
P +61 2 8270 3500

CITYPLAN.COM.AU

M:\Projects\CP2018\18-318 345 Condamine St, Manly Vale\5. Final\SEE (Final).docx

TABLE OF CONTENTS

1. Executive Summary	7
2. Site Analysis	8
2.1. Regional Context	8
2.2. Local Context.....	8
2.3. Site Address and Legal Description	9
2.4. Site Description	10
2.4.1. Existing Improvements	10
2.4.2. Site Area and Topography.....	10
2.4.3. Trees and Ecology.....	10
2.4.4. Hazards.....	10
2.4.5. Heritage	10
2.4.6. Soils and Geotechnical Conditions.....	10
2.4.7. Stormwater	10
2.4.8. Parking, Access and Transport	10
2.4.9. Site photos	11
2.5. Surrounding Development.....	13
2.5.1. Overview	13
2.5.2. Photos of Surrounding Uses.....	14
3. Description of development.....	17
3.1. Overview.....	17
3.2. Proposed Site Plan.....	17
3.3. Detailed Proposal Description	18
3.3.1. Demolition.....	18
3.3.2. Construction.....	18
3.4. Development Statistics	19
3.5. Signage.....	19
3.6. Access and Parking.....	20
3.6.1. Parking.....	20
3.6.2. Vehicular Access	20
3.6.3. Pedestrian Access	21
3.6.4. Service and Construction Access.....	21

3.7.	Hours of Operation	21
3.8.	Jobs Creation	21
3.9.	Capital Investment Value.....	21
3.10.	Development Plans and Supporting Documentation	21
4.	Statutory Planning Considerations	22
4.1.	Overview.....	22
4.2.	Environmental Planning and Assessment Act 1979	22
4.2.1.	Section 1.3 – Objects.....	22
4.2.2.	Section 4.15 of EP&A Act 1979.....	23
4.2.3.	Section 4.46 – Integrated Development	24
4.3.	Environmental Planning and Assessment Regulation 2000	24
4.3.1.	Clause 92 – Demolition.....	24
4.3.2.	Clause 98 – Compliance with the BCA.....	24
4.4.	Biodiversity Conservation Act 2016.....	25
4.5.	State Environmental Planning Policies.....	25
4.5.1.	State Environmental Planning Policy No 55 – Remediation of Land	25
4.5.2.	State Environmental Planning Policy No 64 – Advertising and Signage.....	25
4.6.	Warringah Local Environmental Plan 2011	28
4.6.1.	Zoning	28
4.6.2.	Permissibility	28
4.6.3.	Objectives	29
4.6.4.	Other Relevant Clauses.....	30
5.	Other Planning Considerations	32
5.1.	Greater Sydney Region Plan.....	32
5.2.	North District Plan.....	32
5.3.	Warringah Development Control Plan 2011	32
6.	Environmental Impact Assessment	33
6.1.	Overview.....	33
6.2.	Context and Setting	33
6.3.	Built Environment	33
6.3.1.	Height, Bulk and Scale	33
6.3.2.	Setbacks	33

6.3.3.	Design and Aesthetics	33
6.3.4.	Solar Access, Privacy and Views	33
6.3.5.	Public Domain.....	33
6.3.6.	Heritage	34
6.3.7.	Building and Construction.....	34
6.3.8.	Trees, Flora and Fauna, and Landscaping.....	34
6.3.9.	Water Management	34
6.3.10.	Soil Management.....	34
6.3.11.	Air and Microclimate	35
6.3.12.	Noise and Vibration	36
6.4.	Movement and Access	36
6.4.1.	Transport	36
6.4.2.	Parking.....	36
6.4.3.	Servicing and Waste.....	37
6.4.4.	Accessibility	38
6.5.	Site Suitability	38
6.5.1.	Social, Economic and Employment	38
6.5.2.	Public interest	38
7.	Conclusion.....	39

FIGURES

Figure 1: Context map with site identified by green marker (Source: Nearmap)	8
Figure 2: Location map with the site identified by green marker (Source: Nearmap)	9
Figure 3: Aerial view with site identified by purple outline (Source: Nearmap)	9
Figure 4: View of existing duplex from Condamine Street and King Street intersection looking northwest (Source: Google Streetview, 2016)	11
Figure 5: View of existing duplex from Condamine Street looking west (Source: Google Streetview, 2017)	12
Figure 6: View of existing duplex from King Street looking north (Source: Google Streetview, 2017)	12
Figure 7: View of existing duplex from King street looking north (Source: Google Streetview, 2017)	13
Figure 8: View of B2 Local centre looking south from Condamine Street and King Street intersection (Source: Google Streetview, 2017)	14
Figure 9: View of B2 Local centre from Condamine Street looking north towards site (Source: Google Streetview, 2017)	14
Figure 10: View of St Kieran's Catholic School and Church looking northwest from Condamine Street near King Street intersection (Source: Google Streetview, 2017)	15
Figure 11: View of surrounding open space area looking northeast from Campbell Parade (Source: Google Streetview, 2017)	15
Figure 12: View of surrounding open space area looking north from Sloane Crescent (Source: Google Streetview, 2017)	15
Figure 13: View of St Peters Church Hall looking south-east from King Street (Source: Google Streetview, 2017)	16
Figure 14: Site Plan and Site Analysis (AM Designs)	17
Figure 15: Proposed Ground Floor Plan, proposed works outlined in yellow (Source: AM Designs)	18
Figure 16: Signage Details, extracted from the Ground Floor Plan (Appendix 2) (Source: AM Designs) .	19
Figure 17: South Elevation, indicating the location of the proposed directional signage (Appendix 2) (Source: AM Designs)	20
Figure 18: Land Zoning Map (Source: WLEP 2011)	28
Figure 19: Proposed Sediment Control Measures (Appendix 2) (Source: AM Designs)	35
Figure 20: Extract of Waste and Construction Management Plan, locations of material and waste storage outlined in red (Source: AM Designs)	37

TABLES

Table 1: Development Statistics.....	19
Table 2: Section 4.15 of EP&A Act 1979.....	23
Table 3: Consistency with the Objectives of SEPP 64.....	26
Table 4: SEPP 64 Schedule 1 Consistency.....	26

APPENDICES

Appendix	Document	Prepared by
1	Survey Plan	C.M.S Surveyors
2	Architectural Plans	AM Designs
3	DCP Compliance Table	City Plan
4	Cost Summary Report	AM Designs
5	Access Review	Morris Goding Access Consulting
6	BCA Compliance Assessment	BCA Vision
7	Fire Safety Measures Schedule	BCA Vision
8	Transport Engineering Letter	GTA Consultants
9	Waste & Construction Management Plan	AM Designs

1. EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) has been prepared for Dr Kiril Goring-Siebert by City Plan Strategy and Development Pty Ltd (CPSD) to accompany a Development Application (DA) to Northern Beaches Council (Council). The site is located at Unit 2, 345 Condamine Street, Manly Vale (the site).

The proposal seeks development consent for conversion of Unit 2 of an existing duplex for fitout and adaptive reuse as health consulting rooms. The proposal seeks to operate two medical rooms, comprising of one health consulting room and one treatment room. The fitout works will include minor internal alterations only. A new external step ramp and landing will also be constructed to provide accessible ingress/egress for the premises. The proposed development will operate independently from the existing Cottage Surgery located on the adjacent site at 347 Condamine Street. The proposal is described in detail in Section 3.

This SEE has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and Clause 50 of the Environmental Planning and Assessment Regulation, 2000 (EP&A Reg). The purpose of this SEE is to:

- describe the proposed development and its context;
- assess the proposal against the applicable planning controls and guidelines; and
- assess the potential environmental impacts and mitigation measures

The proposed development is defined as "health consulting rooms" under the Warringah Local Environmental Plan (WLEP) 2011 and is permissible with consent within the R2 Low Density Residential zone. The application does not propose to vary any development standard within the WLEP 2011 and is consistent with the controls in the Warringah Development Control Plan 2011, with the exception of parking. The proposed parking arrangements, however, are considered appropriate for the development as discussed in Section 6.4.2 of this report.

The SEE concludes this proposal is of an appropriate scale and mass for the site, is consistent with the desired future character of the area, is well designed and has no adverse amenity impacts. It is considered that the proposal will deliver a suitable and appropriate development for the site and is worthy of approval.

2. SITE ANALYSIS

2.1. Regional Context

The site is located within the Northern Beaches local government area (LGA), approximately 14km northeast of Sydney's central business district (CBD). A plan showing the location of the site in the context of greater Sydney and its CBD can be viewed at Figure 1.



Figure 1: Context map with site identified by green marker (Source: Nearmap)

2.2. Local Context

The site is located in the suburb of Manly Vale at 345 Condamine Street in the Northern Beaches LGA. Manly Vale is predominately a low density residential area with some pockets of medium density housing, comprising mainly of single detached dwelling houses and residential flat buildings. Some commercial uses are located adjacent to the south of the site along Condamine Street. The site is within 400m walking distance to the nearest B-Line bus service stop. Warringah Golf Club and Manly Golf Club are located to the north and south-east of the site in addition to areas for open space, rugby fields cricket fields, soccer field and tennis courts. A plan showing the local context of the site can be viewed at Figure 2.

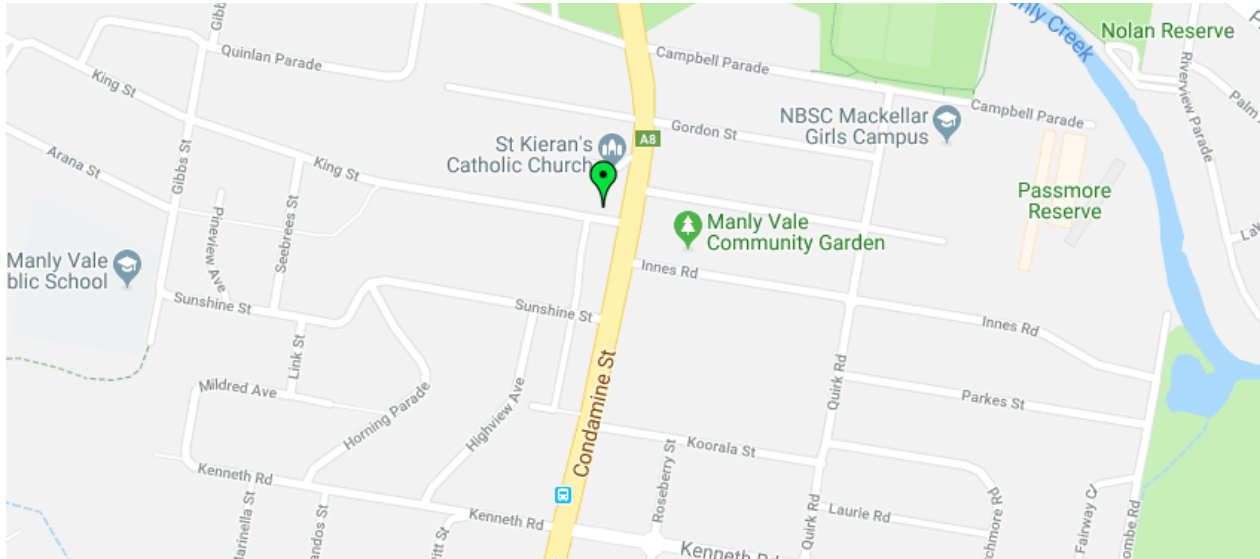


Figure 2: Location map with the site identified by green marker (Source: Nearmap)

2.3. Site Address and Legal Description

The site is located at Unit 2, 345 Condamine Street, Manly Vale in the Northern Beaches local government area (LGA). This is legally described as CP/SP72322.

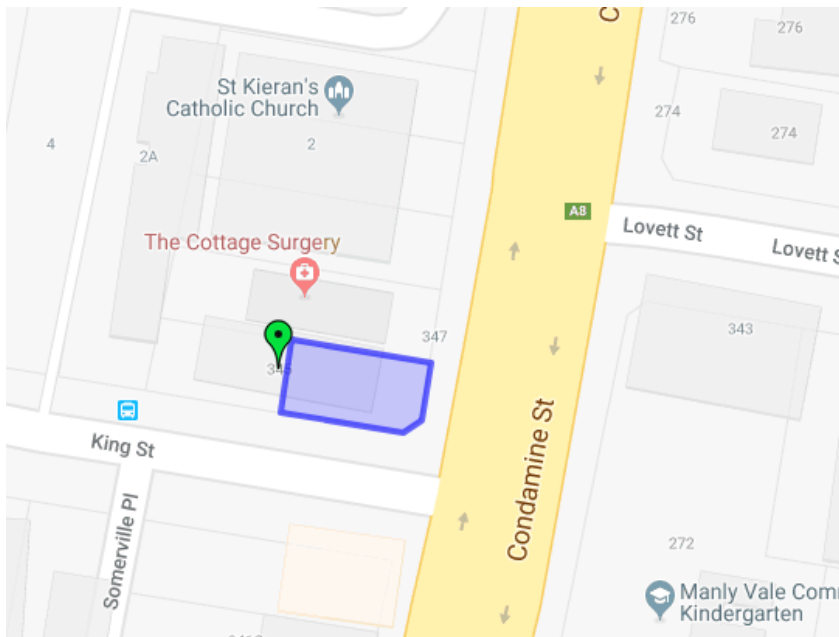


Figure 3: Aerial view with site identified by purple outline (Source: Nearmap)

2.4. Site Description

2.4.1. Existing Improvements

The subject land is currently occupied by a duplex zoned R2 Low Density Residential under the WLEP 2011. Both occupancies are accessible by car via a combined driveway fronting King Street. Unit 2 of the duplex is the location of the proposed change of use and alterations.

2.4.2. Site Area and Topography

The total area of the site is 514.7m². The site has a gentle slope of approximately 0.6m-1.7m from east to west. Refer to the Survey Plan prepared by C.M.S Surveyors at **Appendix 1** for further detail.

2.4.3. Trees and Ecology

As shown on the Survey Plan (**Appendix 1**), eight (8) existing trees are located within the boundaries of the site. No trees are to be removed as part of this development, and no ecology on the site will be impacted.

2.4.4. Hazards

The WLEP identifies the landslip risk for this site to have a slope of <5 degrees.

According to the 2015 Bush Fire Prone Land Map for the Warringah area, the site is not located within a bush fire prone or buffer area.

2.4.5. Heritage

The site is not a heritage item of local or State significance and is not located within a heritage conservation area. St Peters Church Hall at 1 King Street, Manly Vale opposite the site is a heritage item of local significance. As discussed in Section 4.6.4 of this SEE, the proposed development will not have any adverse impacts on heritage.

2.4.6. Soils and Geotechnical Conditions

The site is not identified as being affected by acid sulfate soils or contamination.

2.4.7. Stormwater

As shown on the Architectural Plans (**Appendix 2**), the existing building form and stormwater are unchanged, and as such unaffected by the proposed development.

2.4.8. Parking, Access and Transport

The site gains vehicular access from King Street on the site's southern frontage. Condamine Street forms the site's entire eastern frontage and is the main north-south traffic route through the area. The street

begins at Ernst Street, approximately 2.5km south of the site and stretches to Pittwater Road in North Manly. Condamine Street generally provides three traffic lanes in each direction with a central median.

The site is well serviced by public transport with bus stops located within 50m of the site on both King Street and Condamine Street. Additionally, the site is within 400m walking distance of a B-Line bus stop located on Condamine Street that connects the Northern Beaches to the CBD.

During respective weekday periods, dedicated bus lanes limit on-street parking on Condamine Street. The site, however, consists of two off-street parking spaces including one in the garage and a second tandem space in the driveway. On-street parking is also available in King Street. A Transport Engineering letter has been prepared by GTA Consultants (Appendix 8), which provides a further assessment on parking, access and transport.

2.4.9. Site photos



Figure 4: View of existing duplex from Condamine Street and King Street intersection looking northwest (Source: Google Streetview, 2016)



Figure 5: View of existing duplex from Condamine Street looking west (Source: Google Streetview, 2017)



Figure 6: View of existing duplex from King Street looking north (Source: Google Streetview, 2017)



Figure 7: View of existing duplex from King street looking north (Source: Google Streetview, 2017)

2.5. Surrounding Development

2.5.1. Overview

Immediately to the south of the site along Condamine Street are various commercial and retail buildings including shop top housing that form the B2 Local Centre. Outside of this B2 Local centre is predominately residential flat buildings and single and two -storey dwelling houses. Separated by one lot to the north of the site is St Kieran's Church and Catholic Primary School. Directly opposite the primary school on Condamine Street is a Hardi Aged care centre that houses approximately 80 residents. Located to the north, northeast and southeast of the site are various large open space areas that comprise the Manly golf course, Warringah golf course, rugby fields, cricket fields, soccer fields and tennis courts.

2.5.2. Photos of Surrounding Uses



Figure 8: View of B2 Local centre looking south from Condamine Street and King Street intersection (Source: Google Streetview, 2017)



Figure 9: View of B2 Local centre from Condamine Street looking north towards site (Source: Google Streetview, 2017)



Figure 10: View of St Kieran's Catholic School and Church looking northwest from Condamine Street near King Street intersection (Source: Google Streetview, 2017)



Figure 11: View of surrounding open space area looking northeast from Campbell Parade (Source: Google Streetview, 2017)



Figure 12: View of surrounding open space area looking north from Sloane Crescent (Source: Google Streetview, 2017)



Figure 13: View of St Peters Church Hall looking south-east from King Street (Source: Google Streetview, 2017)

3. DESCRIPTION OF DEVELOPMENT

3.1. Overview

The proposal seeks approval for the conversion of Unit 2 of an existing duplex at 345 Condamine Street for adaptive reuse as health consulting rooms.

The proposal involves minor internal alterations and fit-out to allow for the independent operation of the facility from the existing Cottage Surgery located on the adjacent site at 347 Condamine Street. The location of the Cottage Surgery is shown in Figure 3.

The internal alterations will include removing an existing brick nib wall and altering existing doorways. External alterations comprising of a new ramp, landing and paving are also proposed to ensure improved access. The proposal includes one health consulting room and one treatment room that will allow for the employment of three staff including a doctor, nurse and receptionist. This is expected to accommodate approximately 25 patients on weekdays.

3.2. Proposed Site Plan

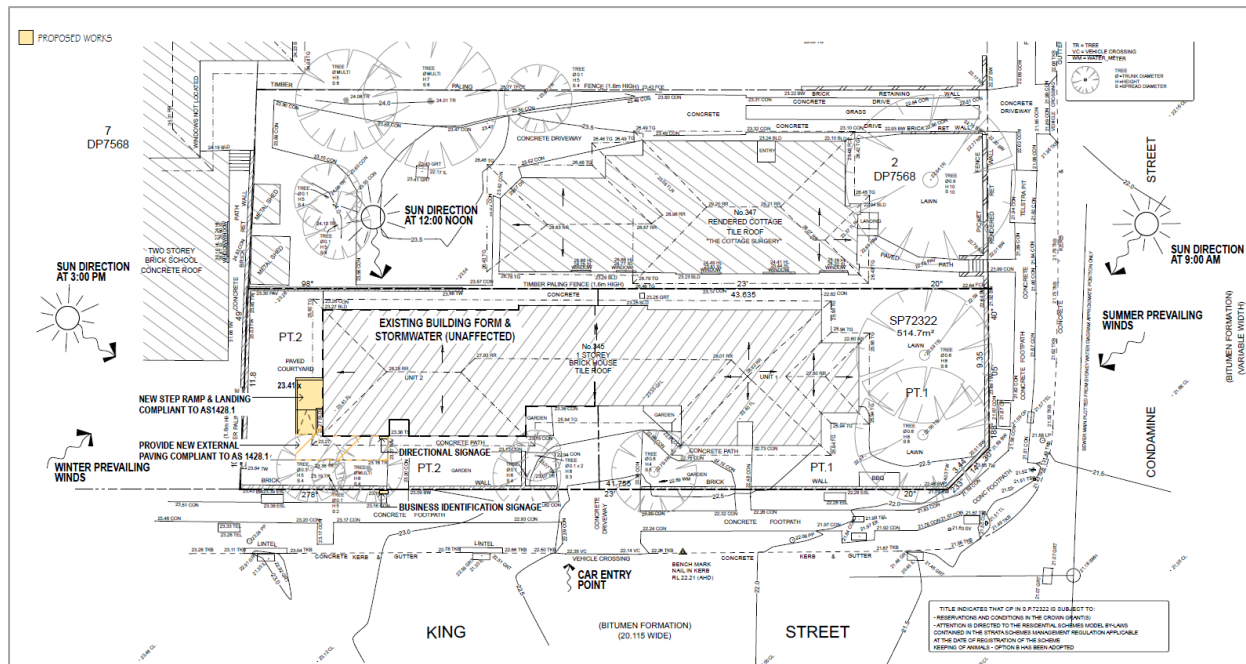


Figure 14: Site Plan and Site Analysis (AM Designs)

3.3. Detailed Proposal Description

3.3.1. Demolition

The proposal does not involve the demolition of the existing structure on the site. Rather, only part of an internal wall is to be removed (see Figure 15), to provide suitable access to the accessible toilet.

3.3.2. Construction

As detailed in Figure 15 no changes are proposed to the external structure of the existing building. The bulk of the proposed internal alterations are detailed in Figure 15 below, comprising of:

- Alteration of an existing sliding door to gain access to the building;
- Alteration of an existing internal doorway to ensure compliant access;
- Alteration of internal rooms to comprise a waiting area, administration room, medical room, treatment room, kitchenette, laundry/ storage room and an accessible toilet.

In addition, a new step ramp, landing curb and curb rail, and new external paving are proposed to ensure access to the health consulting rooms is compliant with the relevant statutory guidelines. Refer to the Access Report at **Appendix 5** for the recommendations which have been implemented as shown in Figure 15 below.

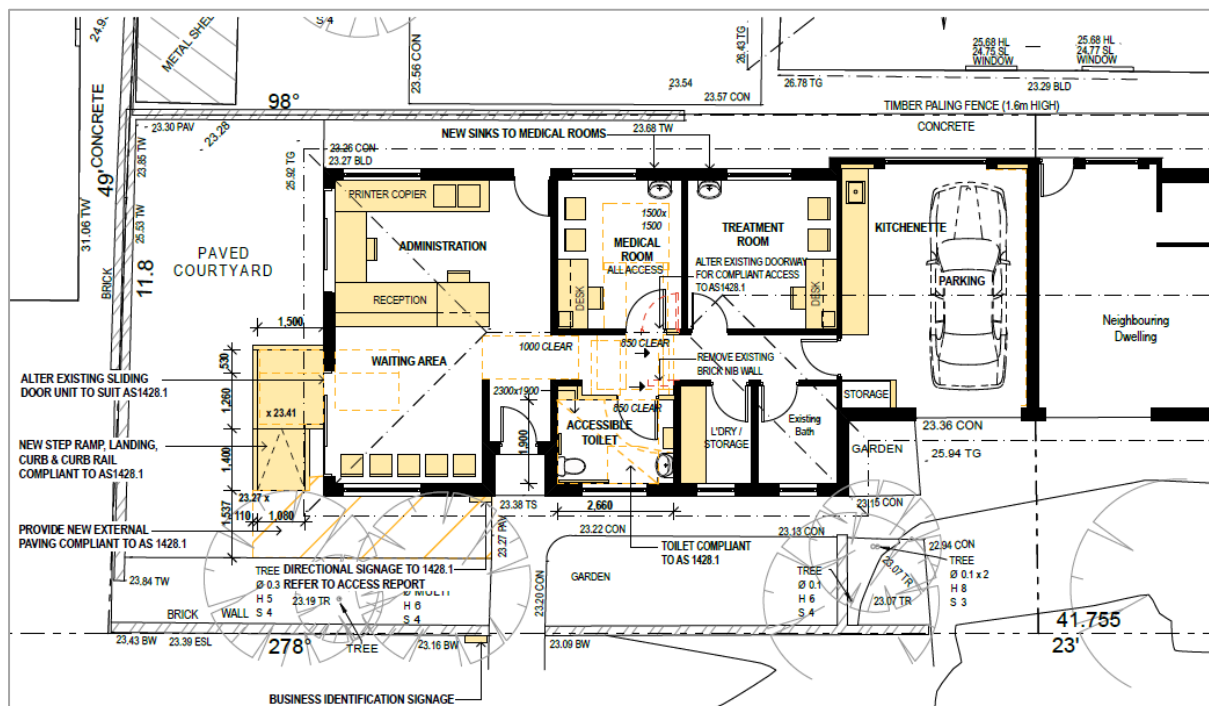


Figure 15: Proposed Ground Floor Plan, proposed works outlined in yellow (Source: AM Designs)

Refer to the Architectural Plans prepared by AM Designs and provided at **Appendix 2** for further detail on the proposed works.

3.4. Development Statistics

The development statistics are unaffected by the proposed works. The key statistics and elements of the project are shown in the table below:

Table 1: Development Statistics.

Element	Proposal
Site Area	514.7m ²
Gross Floor Area	192.6m ²
Total Parking	2 spaces, including 1 garage space and 1 tandem space on the driveway

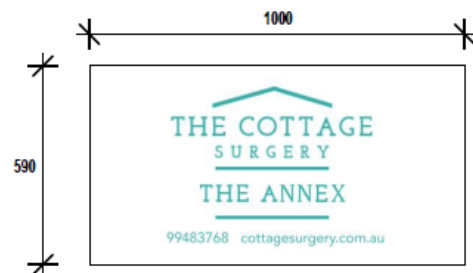
3.5. Signage

One directional sign and one business identification sign is proposed as part of the application. Details of the proposed dimensions, colours, lettering and overall design are illustrated at **Figure 16**. The proposed signage will not be illuminated.



DIRECTIONAL SIGNAGE TO 1428.1
REFER TO ACCESS REPORT

PROPOSED SIGNAGE
NTS



BUSINESS IDENTIFICATION SIGNAGE
NTS

Figure 16: Signage Details, extracted from the Ground Floor Plan (Appendix 2) (Source: AM Designs)

The business identification signage will be located on the King Street front boundary. The location is identified on the site plan at **Appendix 2**. The directional signage is proposed to be located to the left of the existing door accessed from King Street as shown in the South Elevation extracted at **Figure 17**.



Figure 17: South Elevation, indicating the location of the proposed directional signage (Appendix 2) (Source: AM Designs)

An assessment of the proposed signage against the State Environmental Planning Policy (SEE) No. 64 - Advertising and Signage criteria is provided at Section 4.5. An assessment against Council's requirements under the Warringah Development Control Plan (DCP) 2011 is provided at Section 5.

3.6. Access and Parking

3.6.1. Parking

As outlined in the Warringah DCP 2011, health consulting rooms are required to provide three car spaces for every room nominated for the purpose of treating patients. The DCP states:

This may be reduced if not all rooms are in concurrent operation or if convenient on-street parking is available, providing that the use of such parking does not adversely affect the amenity of the adjacent area.

Based on the above DCP provision, it is considered that a maximum of six parking spaces are required to accommodate the parking demands associated with the proposal. This is based on the proposal including one health consulting room and one treatment room, and an expectation that the two rooms would not be in use at any one time. The Traffic Engineering letter prepared by GTA Consultants has therefore concluded that an assessment to consider the opportunity for a parking exemption is acceptable.

The site itself allows for two parking spaces including one in the garage and one in the driveway. These two tandem spaces will be available for use by staff. Whilst there is likely to be a shortfall of parking spaces for the proposed site use, on-street parking surveys have established that there is ample available parking in close proximity to the site. The site is therefore not expected to materially affect existing parking demand in the area.

3.6.2. Vehicular Access

A driveway via King Street on the southern frontage of the site will provide private vehicular access to the site.

3.6.3. Pedestrian Access

Pedestrian access to the site is provided from King Street via a gate adjacent to the driveway. A new ramp and landing are proposed to the west of the building at the new entrance, which have been designed in accordance with the relevant Australian Standards to ensure the proposed development can be accessed by people of different mobilities. Refer to the Access Report prepared by Morris Goding Access Consulting at **Appendix 5** for further detail.

3.6.4. Service and Construction Access

Service and construction access will be via the existing driveway and pedestrian access off King Street.

3.7. Hours of Operation

The hours of operation will be 8.00am to 6.00pm Monday to Friday (1.00pm to 2.00pm lunch period), and 8.00am to 12.00pm Saturdays.

3.8. Jobs Creation

The proposed development will create three jobs, comprising of one doctor, one nurse and one receptionist.

3.9. Capital Investment Value

The capital investment value (CIV) of the project is estimated at \$149,500. Refer to the Cost Summary Report prepared by AM Design and provided at **Appendix 4**.

3.10. Development Plans and Supporting Documentation

This SEE has been prepared with regard to the following plans and technical reports which accompany the application:

- Architectural Plans by AM Designs,
- Survey Plan by C.M.S Surveyors,
- Stormwater Management Plan by AM Designs,
- Waste and Construction Management Plan by AM Designs,
- BCA Capability Statement by BCA Vision,
- Fire Safety Measures Schedule by BCA Vision,
- Access Review by Morris Goding Access Consulting,
- Transport Engineering Letter by GTA Consultants, and
- Cost Summary Report by AM Designs.

CPSD have relied on the information in these reports, prepared by professionals in their field, for the preparation of this SEE.

4. STATUTORY PLANNING CONSIDERATIONS

4.1. Overview

The relevant statutory framework considered in the preparation of this report comprises:

- Environmental Planning and Assessment Act, 1979;
- Environmental Planning and Assessment Regulation 2000;
- Biodiversity Conservation Act 2016;
- State Environmental Planning Policy No. 55;
- State Environmental Planning Policy No. 64;
- Warringah Local Environmental Plan 2011.

Where relevant, these controls are addressed below.

4.2. Environmental Planning and Assessment Act 1979

4.2.1. Section 1.3 – Objects

The Environmental Planning and Assessment Act, 1979 (the Act) is the principle planning and development legislation in NSW. In accordance with Section 1.3, the objectives of the Act are:

1.3 Objects of Act

The objects of this Act are as follows:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

For the reasons set out below, it is considered that the proposed development satisfies the above stated objects of the Act:

- (a) The proposed development promotes the social and economic welfare of the community by providing health consulting rooms.
- (b) The proposed development has been assessed as having an acceptable environmental, economic and social impact as detailed in Section 6 of this SEE and the accompanying plans and consultant reports. Environmental, economic and social considerations have formed the basis of the design as a way of facilitating ecological sustainable development that can be enjoyed by existing and future generations.
- (c) The orderly and economic development of land is promoted in that the site is of a size than can accommodate the proposed development without any adverse impacts on the site or locality and with no major non-compliances with relevant statutory and non-statutory planning provisions. The proposed development does not preclude the redevelopment of land that is surrounding the site.
- (d) Object (d) is not relevant to the proposed development as it does not incorporate any residential development.
- (e) The proposed development does not propose the removal of any existing trees from the site, or any changes to the existing landscaping, ensuring that the existing environment is retained and does not result in adverse impacts on threatened species or habitats or ecological communities.
- (f) The site is not identified under the WLEP 2011 as being a heritage item or within a conservation area. St Peters Church Hall south-west of the site at 1 King Street is a heritage item of local significance. The proposed development involves internal alterations to facilitate the use of the existing dwelling on the site as health consulting rooms and does not include any external façade changes. Therefore, it will not impact on the sustainable management of the nearby built heritage item.
- (g) Object (g) is not relevant to the proposed development as it involves internal changes to an existing building.
- (h) The proposed development will be constructed in accordance with the relevant building code and standards. It will be appropriately maintained during its ongoing operation to promote occupant safety. Refer to the BCA Compliance Assessment included at **Appendix 6** of this SEE for further details.
- (i) Objects (i) and (j) are the responsibility of the government.

4.2.2. Section 4.15 of EP&A Act 1979

Section 4.15(1) of the Act as amended specifies the matters which a consent authority must consider when determining a development application. The relevant matters for consideration under Section 4.15 of the Act are addressed in the following table.

Table 2: Section 4.15 of EP&A Act 1979.

Section	Comment
Section 4.15(1)(a)(i) Any environmental planning instrument	Consideration of relevant instruments is discussed in Section 4
Section 4.15(1)(a)(ii)	Not relevant to this application.

Section	Comment
Any draft environmental planning instrument	
Section 4.15(1)(a)(iii) Any development control plan	Consideration of relevant the development control plan is discussed in Section 5.
Section 4.15(1)(a)(iiia) Any planning agreement	Not applicable to the proposed development.
Section 4.15(1)(a)(iv) Matters prescribed by the regulations	Refer to Section 4.3.
Section 4.15(1)(b) - (e)	Refer to Section 6 of this SEE for consideration of (b), (c) and (e). Matter (d) relates to submissions and is a matter for the consent authority.

4.2.3. Section 4.46 – Integrated Development

This section of the Act defines integrated development as matters which require consent from Council and one or more approvals under related legislation. In these circumstances, prior to granting consent Council must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development.

The proposed development is not integrated development.

4.3. Environmental Planning and Assessment Regulation 2000

4.3.1. Clause 92 – Demolition

The demolition proposed is minor and consists of the removal of part of the internal brick wall to provide access to the accessible toilet.

All demolition work will be undertaken in accordance with Clause 92 of the Regulation requiring the consent authority to consider AS 2601 - 1991: The Demolition of Structures.

4.3.2. Clause 98 – Compliance with the BCA

Pursuant to the prescribed conditions under Clause 98 of the Regulation, any building work *"must be carried out in accordance with the requirements of the Building Code of Australia"*. A BCA Compliance Assessment has been prepared by BCA Vision and is provided at **Appendix 6**.

The purpose of the report is to identify the extent to which the change of use within the existing building may comply with the relevant prescriptive provisions of BCA 2019. It is considered appropriate that all BCA matters be addressed as appropriate conditions of any consent and that any required additional details be submitted prior to release of a Construction Certificate.

4.4. Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (BC Act) lists and protects threatened species, populations and ecological communities that are under threat of extinction in NSW. Impacts to threatened species and endangered ecological communities listed under the BC Act are required to be assessed in accordance with Section 7.3 of the BC Act. Applicants must also consider whether their proposal will exceed the following Biodiversity Offset Scheme Development Thresholds:

1. Exceeding the clearing threshold on an area of native vegetation;
2. Carrying out development on land included in the Biodiversity Values Land Map; or
3. Having a 'significant effect' on threatened species or ecological communities.

The proposed development is for the purposes of a fit out and use of an existing dwelling as health consulting rooms and will therefore not have any effect on biodiversity.

4.5. State Environmental Planning Policies

4.5.1. State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Contaminated Lands (SEPP 55) establishes State-wide provisions to promote the remediation of contaminated land.

Clause 7 of the SEPP 55 requires that a consent authority must not grant consent to a development if it has considered whether a site is contaminated, and if it is, that it is satisfied that the land is suitable (or will be after undergoing remediation) for the proposed use.

The site has a history of residential land uses. There is no evidence that the land was previously used for any purpose that would create a risk of soil contamination. In light of the above, Council may be satisfied that the site is suitable for the proposed use without any further investigation in terms of Clause 7 of SEPP 55.

4.5.2. State Environmental Planning Policy No 64 – Advertising and Signage

SEPP 64 applies to all signage that can be displayed with or without development consent and is visible from any public place or public reserve. The objectives of this Policy are to ensure due consideration is given to public amenity, aesthetics and visual character before consent is granted to any development encompassing signage.

Clause 8 requires that any proposed signage must demonstrate consistency with the objectives of the SEPP, as well as the assessment criteria provided in Schedule 1.

The details of the proposed signage are outlined in Section 3 of this SEE. The proposal is compliant with the Objectives of the SEPP and the Schedule 1 Assessment Criteria, as detailed in Table 5 and Table 6.

Table 3: Consistency with the Objectives of SEPP 64

Provision	Compliance
(1) This Policy aims:	
(a) to ensure that signage (including advertising); (i) is compatible with the desired amenity and visual character of an area, and (ii) provides effective communication in suitable locations, and (iii) is of high quality design and finish, and	Achieved, refer to assessment against Schedule 1 criteria in Table 6 .
(b) to regulate signage (but not content) under part 4 of the Act, and	Noted
(c) to provide time-limited consents for the display of certain advertisements, and	Noted
(d) to regulate the display of advertisements in transport corridors	Noted
(e) to ensure that public benefits may be derived from advertising in and adjacent	Noted
(2) This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.	Noted

Table 4: SEPP 64 Schedule 1 Consistency

Control	Discussion	Compliance
1. Character of the Area	The proposed signage is minor, and compatible with the existing and desired future character of the R2 Low Density Residential zone. Multiple small businesses, with similar small-scale business identification signs, are located in the area. The proposed signage is consistent with other signage in the area and will not be out of character.	Yes
2. Special Areas	The proposed signage is minor in scale and will not have a negative impact on the amenity or visual quality of the local area.	Yes

Control	Discussion	Compliance
3. Views and vistas	The proposed signage is minor in scale and will not have a negative impact on any views or the quality of vistas.	Yes
4. Streetscape, setting and landscape	The proposed signage is minor in scale and will not detract from the existing streetscape, given the proximity of the development to other local businesses.	Yes
5. Site and Building	The proposal is compatible with the scale, proportion and other characteristics of the site and contributes to the visual interest of the streetscape by providing clear, visible signage to the proposed development.	Yes
6. Associated devices and logos with advertisements and advertising structures	There are no associated devices required for the proposed signage. The proposed signage will be affixed to the existing wall on the King Street frontage adjacent to the driveway.	Yes
7. Illumination	The signs are not proposed to be illuminated.	Yes
8. Safety	The development is minor. As the proposed signage is to be affixed to the existing wall on King Street, there will be no safety issues for pedestrians, cyclists or motorists using the footpaths of public road.	Yes

4.6. Warringah Local Environmental Plan 2011

4.6.1. Zoning

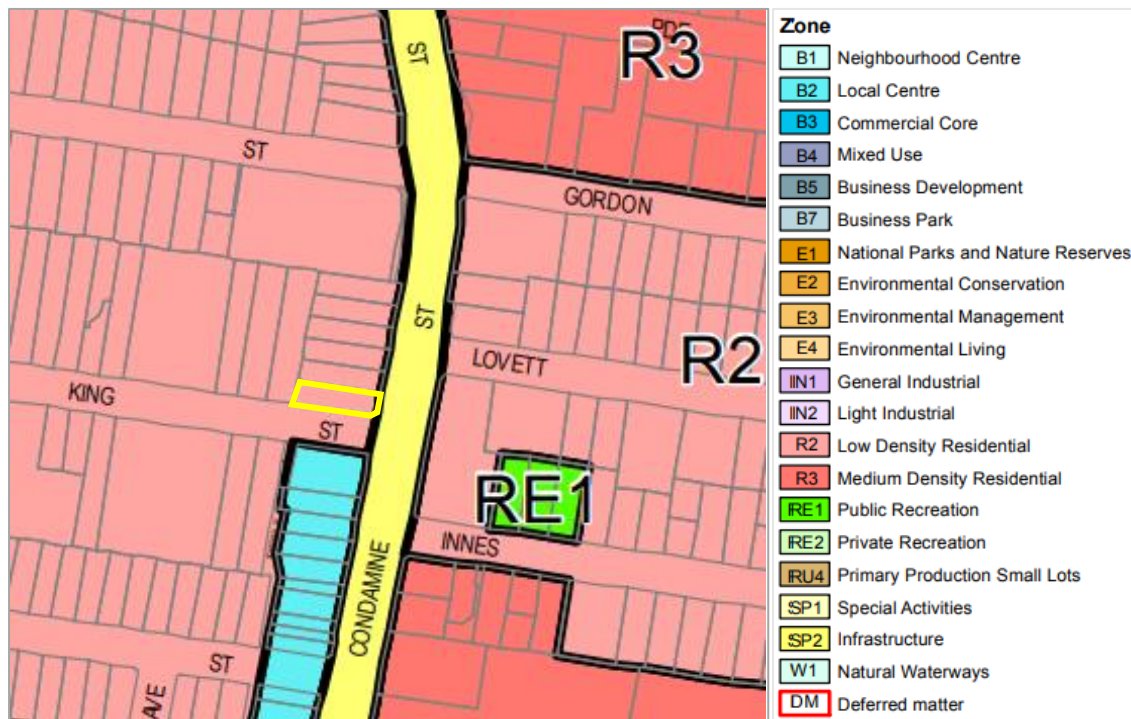


Figure 18: Land Zoning Map (Source: WLEP 2011)

The zoning of the subject site is R2 Low Density Residential pursuant to section 2.2 of the RLEP as shown in Figure 18 above.

4.6.2. Permissibility

The proposal is for the conversion of an existing duplex to "health consulting rooms" with associated "business identification signage". As such, the following definitions from the dictionary of the WLEP are relevant:

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

Note. Health consulting rooms area type of health services facility."

"Business identification sign means a sign:

(a) that indicates:

- (i) the name of the person or business, and
- (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note.

Business identification signs are a type of **signage**—see the definition of that term in this Dictionary.”

Signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:

- (a) an advertising structure,
 - (b) a building identification sign,
 - (c) a business identification sign,
- but does not include a traffic sign or traffic control facilities.

The proposed "Health consulting rooms" and "business identification sign" are permitted with consent in the R2 Low Density Residential zone, pursuant to clause 2.2 of the WLEP 2011.

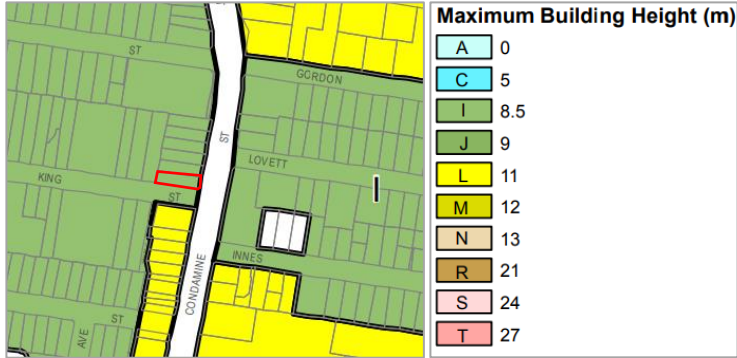
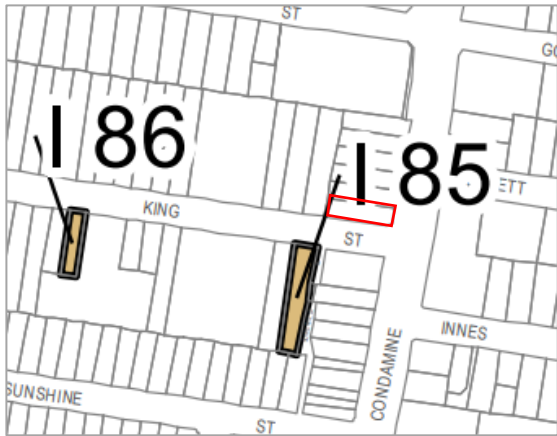
4.6.3. Objectives

The objectives of the R2 Low Density Residential zone are as follows:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

The proposed health consulting rooms will provide facilities and services, which are required to meet the day to day needs of residents. The proposed development retains the existing trees and landscaping of the site, which ensures that the proposal remains in harmony with the natural environment of Warringah.

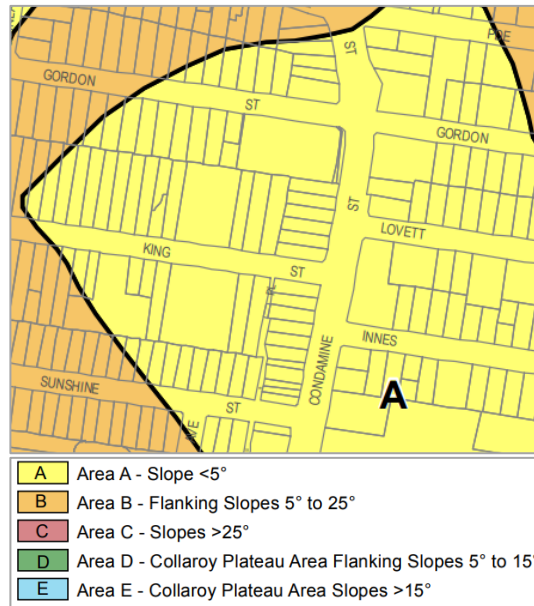
4.6.4. Other Relevant Clauses

Relevant Clause	Comment	Compliance
Part 4 Principle Development Standards		
Clause 4.3 Height of buildings	 <p>The maximum building height is shown as 8.5m on the Building Height Map as shown above. The proposed development does not alter the existing building height.</p>	Yes
Clause 4.4 Floor space ratio	Not Adopted.	N/A
Part 5 Miscellaneous provisions		
Clause 5.10 Heritage Conservation	 <p>The site is not a listed heritage item and is not located in a heritage conservation area but is located in close proximity to a locally listed heritage item, I85 - St Peters Church Hall. As there are no changes to the external existing structure of the building, there will be no adverse impacts on the heritage in the locality.</p>	Yes

Part 6 Additional local provisions

Clause
Development
sloping land

6.4
on



As shown above, the site is located in Area A on the Landslip Risk Map. As the proposed development is not altering the structure of the existing building, the consent authority can be satisfied that the proposed development will have no impact.

Yes

5. OTHER PLANNING CONSIDERATIONS

The relevant planning framework considered in the preparation of this report comprises:

- A Metropolis of Three Cities - the Greater Sydney Region Plan;
- North District Plan; and
- Warringah Development Control Plan (WDCP) 2011.

5.1. Greater Sydney Region Plan

A Metropolis of Three Cities - the Greater Sydney Region Plan was released in March 2018 and is the first Region Plan by the Greater Sydney Commission. Now adopted, this Plan will replace *A Plan for Growing Sydney*. The Plan encompasses a global metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City. It is envisioned that people of Greater Sydney will live within 30 minutes of their jobs, education and health facilities, services and great places. The proposal is minor in the context of the Greater Sydney Region Plan and, to the extent it is applicable to the change of use of a duplex to health services rooms it is consistent with the strategic direction provided therein.

5.2. North District Plan

District plans are expected to transfer broad objectives established by the GSRP into local EPI's. Planning Priority N3 of The North District Plan states the importance of "providing services and social infrastructure to meet peoples changing needs". In summary, as the development improves and increases health services in the locality the proposed development is consistent with the renewal outcomes sought by the North District Plan.

5.3. Warringah Development Control Plan 2011

Consideration of compliance and/or consistency with the relevant provisions within the WDCP 2011 is provided in the Compliance Table prepared by CPSD provided at **Appendix 3**.

The following parts of the WDCP 2011 are relevant to this proposal:

- Part C - Siting Factors
- Part D - Design
- Part H - Appendix 1 Car Parking Requirements

The Table of Compliance demonstrates that the proposed development is compliant with the relevant provisions of the WDCP 2011, with the exception of the car parking requirements prescribed at "C3 Parking Facilities". In accordance with Appendix 1 - Car Parking Requirements of the WDCP 2011, an exception to the parking requirements prescribed at C3 of the WDCP 2011 is considered warranted, as it is anticipated that the health consulting rooms will not be used concurrently at all times. The on-street parking surveys undertaken by GTA Consultants further indicate the availability of adequate on-street car parking in the vicinity of the site. Refer to the Compliance Table and the Transport Engineering letter provided at **Appendix 3** and **Appendix 8** of this SEE respectively, which conclude that the parking variation in accordance with Appendix 1 of the WDCP 2011 is appropriate.

6. ENVIRONMENTAL IMPACT ASSESSMENT

6.1. Overview

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15 of the Act.

6.2. Context and Setting

The context and setting of the development site are described in Section 2 of this Statement. The proposed works comprise no changes to the external structure of the existing dwelling house. The proposal, therefore, remains compatible within the context and built form of the existing site and surrounding locality.

Additionally, the proposal accords with key controls in the WLEP and WDCP and will have no impact on the heritage significance of the nearby St Peters Church Hall.

6.3. Built Environment

6.3.1. Height, Bulk and Scale

The proposal's impact to the existing built environment is negligible. The proposed works do not include any external changes to the existing structure of the dwelling. The external works proposed are to be undertaken to ensure a functional and comfortable building for the future staff and visitors. Such works include a sliding door unit, and a new step ramp and landing providing improved access into the building. Therefore, there will be no additional overshadowing or other built form impacts.

6.3.2. Setbacks

No change is proposed to building setbacks.

6.3.3. Design and Aesthetics

The proposed development does not include any major external changes to the existing dwelling house or ancillary garage.

6.3.4. Solar Access, Privacy and Views

As stated previously, there are no changes to the structure of the existing building. Nor are there any changes proposed to the landscaping of the site. Therefore, the proposal will not result in the loss of privacy to any adjoining properties, nor will not affect any views to/from surrounding properties. There will also be no change in solar access to the neighbouring sites.

6.3.5. Public Domain

No impacts on the public domain will result given:

- The building maintains its current interface with public areas,

- There are only minor external alterations and the only change visible from the public domain is the proposed business identification signage.

6.3.6. Heritage

The subject site is not a heritage item and is not located in a heritage conservation area, but it is located in proximity to a locally listed heritage item, referred to as St Peters Church Hall (I85) in the WLEP. As discussed in Section 4.6 as there are no changes to the external existing structure of the building, there will be no adverse impacts on the heritage in the locality.

6.3.7. Building and Construction

A Building Code of Australia (BCA) Compliance Assessment has been prepared by BCA Vision Natural Environment, provided with this SEE at **Appendix 6**. The purpose of the report is to identify the extent to which the change of use within the existing building may comply with the relevant prescriptive provisions of BCA 2019. It is considered appropriate that all BCA matters be addressed as appropriate conditions of any consent and that any required additional details be submitted prior to release of a Construction Certificate.

A separate Fire Safety Schedule prepared by BCA Vision is included at **Appendix 7**. The proposed development will provide fire safety measures in accordance with the relevant provisions of the BCA.

6.3.8. Trees, Flora and Fauna, and Landscaping

No changes are proposed to the landscaping of the site and no trees are being removed as part of the development. Further, the sediment control measures extracted at Figure 19 will ensure that there are no adverse impacts to the existing flora and fauna at the site.

6.3.9. Water Management

The existing building form and stormwater concept are unchanged and unaffected by the proposed development. For further details, refer to the Stormwater Management Plan prepared by AM Designs and provided with the Architectural Plans at **Appendix 2**.

6.3.10. Soil Management

Refer to Section 4.5.1 for the SEPP 55 assessment with regard to potential soil contamination. Also refer to the Stormwater Management Plan at Appendix provided at **Appendix 2** which provides measures to ensure that the development provides appropriate soil management and sedimentation control. Figure 19 below provides details on the proposed sediment control measures.

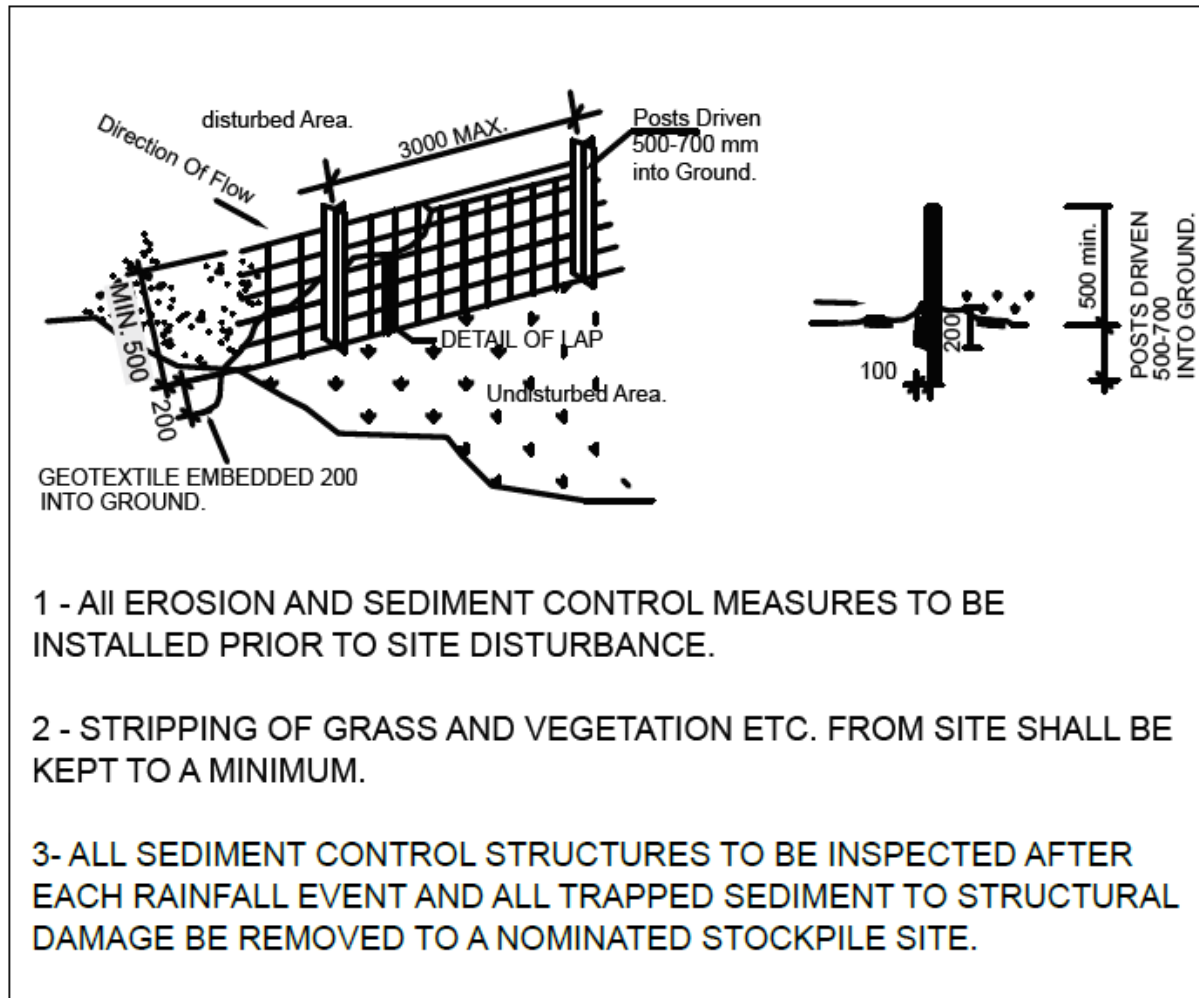


Figure 19: Proposed Sediment Control Measures (Appendix 2) (Source: AM Designs)

6.3.11. Air and Microclimate

Some dust is anticipated during the construction period. Although minor, this impact can be managed through measures such as wetting down work areas/stockpiles, stabilising exposed areas, preventing material tracking out onto public roadways, covering loads on all departing trucks and working to weather conditions. The proposal is otherwise not expected to give rise to any long term or adverse impacts on local or regional air quality. A final CMP will be provided by the builder, once appointed, prior to the issue of the Construction Certificate.

6.3.12. Noise and Vibration

It is envisaged that some noise may be generated during the construction phase. This noise can be managed through the imposition of a condition of any consent that restricts construction hours.

The type and scale of the proposed development is such that noise impacts generated by the proposed development during the operation phase will not result in any adverse impacts on nearby sensitive receivers.

6.4. Movement and Access

6.4.1. Transport

The site is well serviced by public transport with bus stops located on Condamine Street and King Street within 50m of the site. The area is well serviced by high frequency bus services, including B-Line services connecting the Northern Beaches with several key destinations, including Sydney CBD. Well established pedestrian facilities are also generally provided throughout the local area. This includes a shared path on the western side of Condamine Street, north of King Street.

With the availability of frequent public transport services and active transport facilities common throughout Warringah LGA, 2011 Journey to Work (JTW) Census data indicates that 25 percent of residents and 15 percent of employees travel to work by non-car modes of transport. This includes 19 per cent of residents choosing to regularly catch a bus to work.

6.4.2. Parking

The car parking requirements for the proposed health consulting rooms are set out in Warringah DCP 2011, with three spaces required for every room nominated for the purpose of treating patients. A special provision that recognises site specific uses and operations may permit a parking exemption, detailed as follows:

This may be reduced if not all rooms are in concurrent operation or if convenient on-street parking is available, providing that the use of such parking does not adversely affect the amenity of the adjacent area.

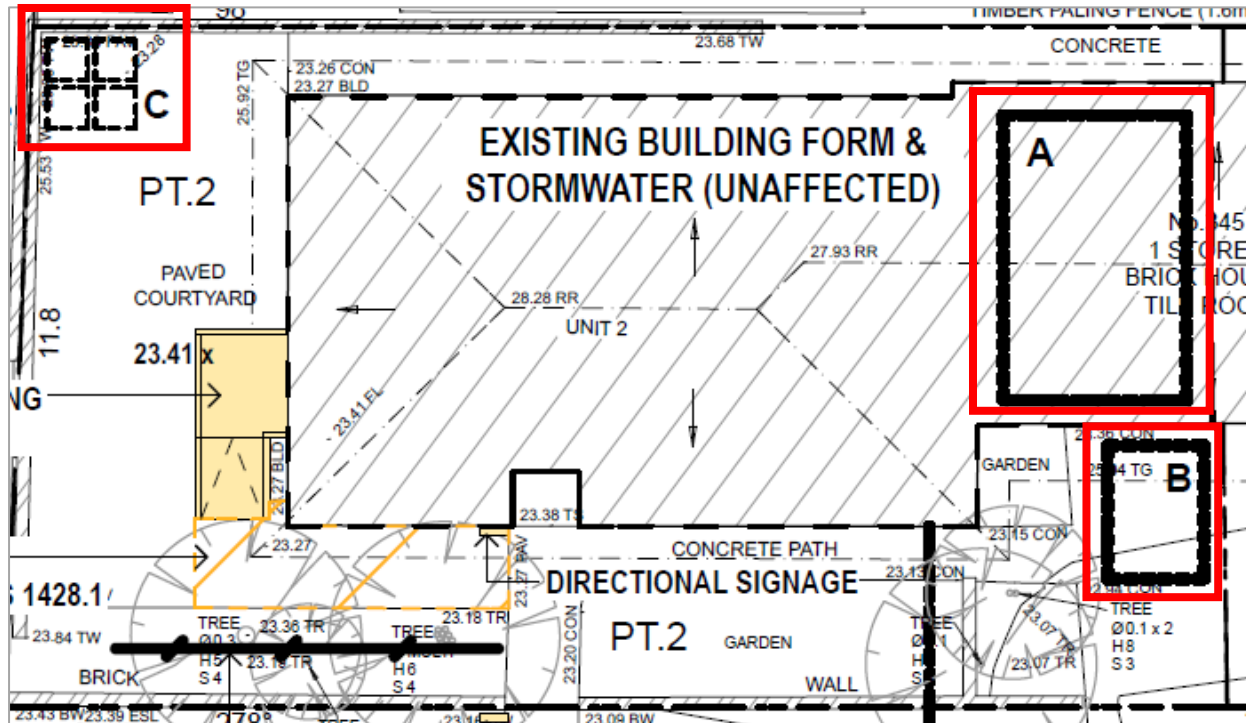
Based on the above DCP provision, it is considered that a maximum of six parking spaces are required to accommodate the parking demands associated with the proposal. This is based on the proposal including one health consulting room and one treatment room, and an expectation that the two rooms would not be in use at any one time.

An assessment has been prepared by GTA Consultants and is provided at **Appendix 8**, which assesses the impact the proposed development will have on the existing parking in the locality.

In summary, the parking assessment concludes that whilst there is likely to be a shortfall of parking spaces for the proposed site use, on-street parking surveys have established that there is ample available parking in close proximity to the site. The site is therefore not expected to materially affect existing parking demand in the area.

For further justification as to why the DCP 2011 parking exemption is appropriate for the proposed health consulting rooms, refer to the Transport Engineering letter at **Appendix 8**.

A Waste and Construction Management Plan (WCMP) has been prepared by AM Design and is provided at **Appendix 9** and extracted below at **Figure 20**.



Demolition and Construction Materials and Waste

- Location "A" - Garage - All Material heavy / bulky materials such as bricks / steel / roof tiles etc as well as timber / prefabricated frames and trusses etc. will be stored here as it is adjacent to the driveway access and allows lifting off delivery truck and placement for storage without "double handling" of materials.
- Location "A" - Garage - internal finishing materials (skirting / architraves / doors etc) will be stored internally within the existing garage for protection from weather. Fragile materials such as tiles, plumbing fittings and fixtures etc will also be stored here so as to minimize possibility of damage and to provide security against theft.
- Location "B" - Garden - Demolition and Construction Waste will be stored as located on the WCMP.

Operational Waste

As shown on the WCMP operational waste will be located at Location "C" and will comply in accordance with the Northern Beaches Council Waste Management Guidelines.

6.4.4. Accessibility

Service, waste and construction access will be provided via the existing driveway and pedestrian access of King Street.

6.5. Site Suitability

This SEE provides that the subject site is suitable for the proposed development given that:

- Only minor works are required to facilitate the proposed use, with no extensive alterations or additions;
- The proposal will improve and increase the range of health service facilities in the locality;
- The environmental impacts are reasonable, but more so minor;
- The proposal is permissible with consent; and
- The proposal satisfies the objectives of the subject R2 Low Density Residential zone.

6.5.1. Social, Economic and Employment

No adverse outcomes have been identified. This proposal will provide jobs during construction and operation of the health consulting rooms and assist in providing medical services for the local area.

6.5.2. Public interest

Pursuant to case law of *Ex Gratia P/L v Dungog Council* (NSWLEC 148), the question that needs to be answered is "Whether the public advantages of the proposed development outweigh the public disadvantages of the proposed development".

There are no unreasonable impacts that will result from the proposed development, therefore, the benefits of providing additional health consulting services and employment generating uses in a highly accessible and well serviced area outweigh any disadvantage and as such, the proposed development will have an overall public benefit.

7. CONCLUSION

This DA seeks approval for the change of use and required minor internal alterations of the Unit 2 of the duplex at 345 Condamine Street, Manly Vale for use as health consulting rooms.

This SEE has undertaken an environmental assessment of the proposal and has concluded that the proposal provides a built form which is consistent and compatible with the desired future character of the site and the surrounding locality.

In summary, the proposal is considered to:

- be an appropriate response to the context, setting, planning instruments and development guidelines and other considerations outlined in Section 4.15(1) of the Environmental Planning and Assessment Act, 1979;
- be permissible with consent within the subject R2 Low Density Residential zone and appropriate within the context of the site and the surrounding area;
- provide employment during the construction and operation of the proposed development;
- have no adverse impacts on the environment, traffic, parking, drainage or other external features or services.

The benefits provided by the proposed development outweigh any potential impacts and is it is therefore considered to be in the public interest. The proposal will deliver a suitable and appropriate development and is worthy of approval.

APPENDIX 1

Survey Plan



Unit 2, 354 Condamine St
Manly Vale, NSW 2093
Project 18-318
Statement of Environmental Effects
June 2019

APPENDIX 2

Architectural Plans



Unit 2, 354 Condamine St
Manly Vale, NSW 2093
Project 18-318
Statement of Environmental Effects
June 2019

APPENDIX 3

DCP Compliance Table



Unit 2, 354 Condamine St
Manly Vale, NSW 2093
Project 18-318
Statement of Environmental Effects
June 2019

APPENDIX 4

Cost Summary Report



Unit 2, 354 Condamine St
Manly Vale, NSW 2093
Project 18-318
Statement of Environmental Effects
June 2019

APPENDIX 5

Access Review



Unit 2, 354 Condamine St
Manly Vale, NSW 2093
Project 18-318
Statement of Environmental Effects
June 2019

APPENDIX 6

BCA Compliance Assessment



Unit 2, 354 Condamine St
Manly Vale, NSW 2093
Project 18-318
Statement of Environmental Effects
June 2019

APPENDIX 7

Fire Safety Measures Schedule



Unit 2, 354 Condamine St
Manly Vale, NSW 2093
Project 18-318
Statement of Environmental Effects
June 2019

APPENDIX 8

Transport Engineering Letter



Unit 2, 354 Condamine St
Manly Vale, NSW 2093
Project 18-318
Statement of Environmental Effects
June 2019

APPENDIX 9

Waste Management Plan



Unit 2, 354 Condamine St
Manly Vale, NSW 2093
Project 18-318
Statement of Environmental Effects
June 2019