

Statement of Environmental Effects

Property Address: 194 Bennett Rd St Clair

Client: Dr M Cole & Dr S Pastras

Prepared by L. Gibson

20 July 2021



This Statement of Environmental Effects has been prepared on behalf of our clients Dr M Cole and Dr S Pastras of Bennett Road Doctor's Medical Practice.

This Statement of Environmental Effects is to be read in conjunction with the following supporting documentation:

- Architectural Plans;
- Survey Plan;
- Stormwater Plans;
- Access Report;
- BCA Compliance Report;
- Traffic Report;
- Tree Impact Assessment Report; and
- Waste Management Plan.

1. Introduction

An application is proposed for the fit-out and use of an existing residential dwelling to health consulting rooms for a Doctor's medical practice. The applicants wish to relocate their existing premises at 168 Bennett Road, St Clair to 194 Bennett Road St Clair to accommodate a more appropriate location for their business.

The proposal will not result in any expansion of the existing business and is simply a relocation of the existing business from one premises to another. May it be noted that the existing premises is located 400m immediately north of the subject site and thus will not result in any additional cumulative impact than that which is currently provided by the business at the existing premises.

2. Description and Zoning

The subject site is a residential allotment legally described as Lot 1142 in DP259309. The site is located within an R2 – Low Density residential area and is currently comprised of a detached single storey dwelling with garage (refer to Figures 1 and 2). The site is a corner allotment located north-west of the T-intersection of Bennett Road with McLaren Grove, St Clair

The site presents a frontage width of 27.5m to Bennett Road, a frontage width of 20.0m to McLaren Grove, a rear boundary width of 30.6m to the east, and a side boundary width of 28.7m to the north. The site contains a splay to the south-western portion of the site. Overall, the site contains a total site area of 809m² (refer to Figure 3).



Figure 1: 194 Bennett Road facing North. Source: L. Gibson January 2021.



Figure 2: Rear yard of 194 Bennett Road facing North-West. Source: L. Gibson January 2021.



Figure 3: Aerial View of Subject site (outlined in yellow) and surrounding development. Source: Nearmaps 2021.

The site benefits from two (2) separate vehicular access points. A single driveway is provided from Bennett Road which leads to an attached garage. Separate vehicular access is provided toward the rear of the property from McLaren Grove. It is noted that the vehicular access point via McLaren Grove is not paved (refer to Figures 4 and 5).



Figure 4: Street view of subject site depicting vehicular access from Bennett Road. Source: Google Street view 2021.



Figure 5: Street view of subject site depicting vehicular access from McLaren Grove. Source: Google Street view 2021.

Existing development surrounding the site is comprised predominantly of single and two (2) storey detached residential development (refer to Figures 6 and 7).



Figure 6: Existing development upon Bennett Road facing west of subject site. Source: L. Gibson January 2021.



Figure 7: Existing development upon Bennett Road facing south-east of subject site. Source: L. Gibson January 2021.

Located approximately 500m north of the subject site is the St Clair Shopping Centre and Leisure Centre. There are a number of businesses located in the surrounding streetscape along Bennett Road (a more in-depth analysis of these businesses is provided in the suitability section of this document). It is also noted that the medical practice currently operated by the applicant is located at 168 Bennett Road, St Clair approximately 400m north of the subject site.

3. Permissibility

The land is situated within the R2 – Low Density zone. Development for the purposes of *health consulting rooms* is prohibited under the *Penrith Council Local Environmental Plan 2010*. Notwithstanding this, the site is identified as a prescribed zone under the provisions of the *Infrastructure SEPP 2007* for the purposes of health services facilities:

“Division 10 Health services facilities

56 Definitions

In this Division—

health services facility has the same meaning as in the Standard Instrument.

prescribed zone means any of the following land use zones or a land use zone that is equivalent to any of those zones—

(a) *RU4 Primary Production Small Lots,*

(b) *RU5 Village,*

(c) *RU6 Transition,*

(d) *R1 General Residential,*

(d1) R2 Low Density Residential,

(e) *R3 Medium Density Residential,*

(f) *R4 High Density Residential,*

(g) *R5 Large Lot Residential,*

(g1) *B1 Neighbourhood Centre,*

(h) *B2 Local Centre,*

(i) *B3 Commercial Core,*

(j) *B4 Mixed Use,*

(k) *B5 Business Development,*

(l) *B6 Enterprise Corridor,*

(m) *B7 Business Park,*

(m1) *B8 Metropolitan Centre,*

(n) *SP1 Special Activities,*

(o) *SP2 Infrastructure.*

57 Development permitted with consent

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

(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.*

A health services facility is defined under the Penrith LEP 2010 as:

“... a building or place used as a facility 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 the following:

(a) day surgeries and medical centres,

(b) community health service facilities,

(c) health consulting rooms,

(d) facilities for the transport of patients, including helipads and ambulance facilities,

(e) hospitals.”

As per the Penrith Council LEP 2010, a medical centre is defined as a:

“...business premises 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, and may include the ancillary provision of other health services.”

As per clause 57(1) of Division 10 of the *Infrastructure SEPP 2007*, development for the purposes of a *medical centre*, may be carried out with consent on the subject site and is therefore a permissible use for the site is permitted on the subject site.

To be clear, the land will no longer occupy any residential use. The site will be purely utilised for business uses only.

4. The Proposal

The proposal seeks approval for the fit out and use of an existing residential dwelling to a medical centre comprised of two (2) consulting rooms under the provisions of the Infrastructure SEPP 2007.

Internal fit out works

The proposal involves internal fit-out works to accommodate a change of use from a dwelling to a medical centre. These works involve:

- Fit out works to provide:
 - Two (2) doctor's consulting rooms;
 - One (1) treatment room;
 - A reception desk with open waiting room; and
 - Two (2) bathrooms (a staff toilet and accessible bathroom)

- Demolition works involving:
 - Removal of fixed glass panels and replacement of existing front entrance door to accommodate expansion of entrance for equitable access;
 - Removal of bedroom wardrobe and hallway cupboard to provide wider internal walkway for equitable access;
 - Demolition of internal nib walls to expand proposed reception/waiting room;
 - Demolition of internal bathroom walls to create an accessible bathroom and a separate staff only toilet (accessible via treatment room);
 - Demolition of rear veranda and brick columns including paving;
 - Demolition of detached rear pergola and shed structures to accommodate new landscaping;
 - Demolition of side gate from Bennett Road frontage to accommodate equitable access; and
 - Partial demolition of side boundary wall to accommodate suitable vehicular access from McLaren Grove.

- New Construction work including:
 - Bricking up garage window to north-western elevation (to match existing) to comply with BCA requirements;
 - Construction of driveway layback at McLaren Grove and expansion of existing driveway layback at Bennett Road; and
 - Replacement of flooring throughout to achieve compliance with accessibility requirements.

External works

- Construction of new ramp to front entrance of Bennett Road to achieve equitable access;
- Paving and associated drainage works to rear yard to accommodate new car park; and
- New landscaping works throughout the site incorporating a range of trees and low-lying shrub plantings.

Hours of operation

The proposed hours of operation are as follows:

- 8am-6pm Monday to Friday (more specifically 8am – 12pm for the morning session and 2:30pm – 6pm for the afternoon session)
- 8am-12pm Saturdays, Sundays and Public Holidays.

Consultations are by appointment only. Typical patient appointment times vary between 10-30 minutes each. The proposal will result in no change to the current hours of operation of the business which is currently located at 168 Bennett Road, St Clair.

Staff

A total of three (3) staff are proposed for the new use. A maximum of two (2) medical practitioners will operate at any given time with one (1) administration/support staff.

Parking

The proposal seeks to provide eight (8) off-street parking spaces on the site. Included herein, an accessible parking space with three (3) spaces allocated to staff and five (5) allocated to patrons. The proposal also provides for an ambulance loading bay adjacent the rear entrance of the facility on the rare occasion it may be required. Parking for staff will be accessed via Bennett Road. Patron parking will be provided in the rear carpark accessed via McLaren Grove.

Signage

Three (3) separate signs are proposed for the site.

- Doctor's surgery illuminated red light box
- 2x Business identification signs both 610mm x 910mm. These signs will sit flush with the façade wall and will be located either side of the front entrance. The signage will provide details of the business name, address, contact number, hours of operation and doctor's names (refer to Figure 8 for reference).

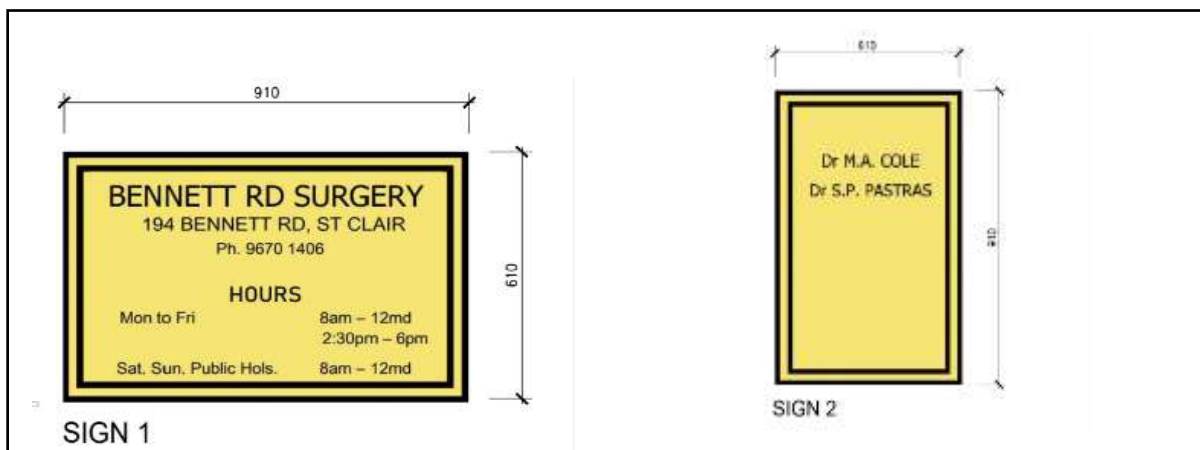


Figure 8: Proposed signage. Source: Proposed Floor Plan, Street Elevation & Signage Plan A2.2 Revision E, prepared by BDAA Accredited Building Designer, 30 March 2021.

Waste Management

General waste will be disposed of using the residential waste and recycling bins. Clinical waste (including sharps and contaminated waste) will be disposed of (as needed) via private waste contractors.

5. Legislation Relevant to the Proposal

State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 wildlife buffer zone wind turbine buffer zone

The site is located within 30km of the wind turbine buffer zone and within 13km of the wildlife buffer zone as per the *Western Sydney Aerotropolis SEPP 2020*. Notwithstanding this, the site is zoned R2 – Low Density Residential and is seeking the fit out and use of the existing premises as a medical centre. Accordingly, the proposal is satisfactory in this regard.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The proposal has addressed the requirements of the *Vegetation SEPP* through preparation and submission of an Arboricultural Impact Assessment prepared by an appropriately certified Arborist. The Assessment has identified 2 trees on the site which are of good health and vigour and are therefore marked for retention and protection. The assessment identifies that the proposed works will have minimal impact on the trees subject to appropriate tree protection measures during the construction phase of the development.

The proposal therefore has adequately addressed the requirements of the SEPP through retaining these trees and utilising appropriate tree protection measures where possible.

Penrith Local Environmental Plan

The proposal is consistent with the aims of the *Penrith Local Environmental Plan 2010* as it seeks to accommodate the population of Penrith through providing an essential service to the community.

The use will positively encourage the health and wellbeing of the community without adversely impacting upon the environmental and built form characteristics of the area. The prevailing bulk, height and scale of the building will remain relatively unchanged.

The proposal adheres to the principles of sustainable development through re-use of an existing building (as opposed to complete demolition and construction) with minimal works proposed. The presentation of the building as viewed from Bennett Road will remain relatively unchanged so as not to impact upon the prevailing setting, views and character of the immediate streetscape.

Development Control Plan

Penrith Council DCP Principles

The proposal adheres to the DCP sustainable development principles in that it proposes the re-use of an existing structure to accommodate the business. The proposal has taken into consideration the unique characteristics of the site and has been designed accordingly. The proposed changes have been undertaken with respect to surrounding lands and to minimise adverse impacts if and where possible.

C1. Site Planning & Design Principles

Internal and external modifications are proposed to the existing building to enable the site to be accessible for all members of the community. The proposal will not result in any substantial material change to the building as viewed from the street and thus the scale and character of the building (in terms of its built form) will remain compatible with the prevailing streetscape.

The proposal adheres to the objectives of Section 1.2 of the DCP in that the Crime Prevention Through Environmental Design (CPTED) principles of surveillance, access control, territorial management and

space management into its design. Natural surveillance is achieved through the retention of the multiple windows and openings provided along the site's elevations. Landscaping within the front setback will remain relatively unchanged so as not to obstruct views to the street. The carpark to the rear of the site will also be easily viewed from the building through retention of windows and openings and incorporation of low-lying landscaping.

The proposal has comprehensively considered the design with respect to achieving equitable access through the site. Design changes including increasing widths of corridors/walkways, providing an accessible toilet and car space and improvements to floor surfaces are examples of some changes proposed to achieve ease of access for all.

C2. Vegetation Management

The proposal was accompanied by an Arboricultural Impact Assessment which included a Tree Protection Plan. The proposal does not involve any tree removal and includes Tree Protection measures for Trees 1 and 2 on the site which are marked for retention.

C3. Water Management

The proposal was accompanied by a Stormwater Plan which includes a Sediment and Erosion Control Management Plan. Due to the new construction works to the rear of the site, a bio-retention swale is proposed along with a new 12,000L water tank. The proposal will also require new connections to guttering to feed into the water tank. The rainwater tank will be installed in accordance with the relevant guidelines and will not increase beyond 3m above NGL.

C5. Waste Management

A Waste Management Plan accompanies the proposed application. Construction waste will be temporarily stored on site and removed via waste contractors. General waste will be disposed of using the residential waste and recycling bins. Clinical waste (including sharps and contaminated waste) will be disposed of (as needed) via private waste contractors.

C6. Landscaping Design

The proposal includes embellishment of the site with a mixture of low-lying shrubs and new tree plantings. The proposal has optimised opportunities for deep soil zone through removal of the rear pergola/spa area and replacement with new soft soil area. Overall, the proposal is considered a substantial improvement to the existing landscaping through the site which has mostly been left unkept and overgrown.

C9. Advertising and Signage DCP

The proposal seeks to install a Doctor's illuminated surgery light box along with two (2) business identification signs each no greater than 3m². The business identification signs (as depicted previously in Figure 8) will display the name of the practice and opening times of the premises. The wall signs will not be illuminated.

The signage is appropriate in terms of its style and size and thus is unlikely to detract from the presentation of the building from the street.

C10. Transport Access and Parking

As per Section 10.5 of Part C10 of the DCP, the proposal requires 3 off-street parking spaces to be provided per health consulting room and one (1) additional space for support staff. Accordingly, the proposal has sought to provide eight (8) off-street parking spaces for the site.

The staff parking will be accessed off Bennett Road. One (1) space will be provided within the existing garage with two (2) tandem car spaces provided in the front setback of the site upon the concrete driveway. Therefore, a total of three (3) staff spaces will be provided from Bennett Road.

The rear carpark will accommodate five (5) off-street parking spaces. These spaces will be made available to patrons. Of these five (5) parking spaces, an accessible parking bay has been provided. This bay is located closest to the footpath to enable equitable access to the site (refer to Figure 9).



Figure 9: Proposed Site Plan including new rear carpark with bicycle parking. Source: Proposed Site Plan & Landscape Concept Plan, A1.2, prepared by BDAA Accredited Building Designer, 30 March 2021.

Bicycle parking is also provided in the rear carpark along the rear elevation wall. Cyclists can enter and exit the site via the McLaren Grove entrance.

Further discussion regarding the proposal's compliance with the relevant standards and vehicle swept paths are provided in the attached *Car Parking Impact Assessment* prepared by EB Traffic Solutions.

As depicted in Figure 9 above, the proposal has also provided a temporary ambulance bay adjacent the rear portion of the building. In the rare occasion that this space may be required, the ambulance will be able to enter and exit the site via the McLaren Grove entrance and make use of the rear 'staff only exit' to enter and exit the building.

D5 Other Uses

5.3 Health Consulting Rooms

The proposal is technically defined as a medical centre rather than Health Consulting Rooms in accordance with the Penrith Council Local Environmental Plan 2010. Notwithstanding, whilst the proposal is located within a residential area and operates similarly to health consulting rooms, an assessment against the controls of the DCP in relation to Health Consulting Rooms is provided in the table below:

C. Controls	Comments	Complies
<p>1) <i>Location</i></p> <p>a) <i>Health consulting rooms in residential areas shall not include procedures such as Xrays, ultrasounds, cat-scans, radiography, pathology tests or the like. These services are to be separated from residential activities and only located either in or immediately adjacent to commercial centres or precincts established specifically for other non-residential activities.</i></p>	<p>These activities are not proposed as part of the subject application.</p>	Yes
<p>b) <i>Health consulting rooms shall not be located on sites where they are likely to have a significant impact on adjoining and surrounding residences, including but not limited to traffic and noise impacts.</i></p>	<p>The site is benefitted by its corner-shaped allotment having only two (2) adjoining residential neighbours. The proposal will comprise of only two (2) health consulting rooms with only one (1) additional support staff. The acoustics generated by the carrying out of this activity is therefore considered to be minimal.</p> <p>The proposal ensures that all patrons will enter the site via the Bennett Road entrance. The rear carpark will be utilised by patrons only with staff parking provided in the front setback via Bennett Road.</p> <p>Further, the new landscaping proposed around the peripheries of the site will create an improved visual buffer between neighbours to further soften impacts.</p>	Yes
<p>c) <i>Health consulting rooms should not be located in a cul-de-sac or on a no through road, or in a location where additional vehicles may create traffic conflict or an adverse impact on the amenity of the area.</i></p>	<p>The site is identified at 194 Bennett Road with its frontage to Bennett Road. The site is not located in a cul-de-sac.</p>	Yes

<p><i>d) The site is to have a minimum effective lot width of 18m to provide sufficient area for parking and access, as well as achieve an appropriate separation between the development and adjoining properties.</i></p>	<p>The site provides a frontage width of 25.7m to Bennett Road and a rear boundary width of 30.645m. The property can comfortably provide sufficient off-street parking to accommodate the needs of the site. Further, the site can adequately provide for safe and equitable access both in and around the site which further demonstrates the site's suitability for the proposed use.</p> <p>As previously discussed, all staff parking will be accessed via Bennett Road and the carpark accessible to patrons only. The carpark is suitably separated by an abundance of deep soil planting around the peripheries of the site. The proposal is an improvement to the landscaping currently provided on the site. The proposal has achieved what we believe to be an appropriate level of visual separation between neighbours.</p>	<p>Yes</p>
<p><i>2) Access and Parking</i></p> <p><i>a) Parking areas shall be easily accessible from the street and suitably screened by landscaping. Vehicular access into the car parking area is to include a landscaped area, which will act as a noise and visual buffer to adjoining properties. Parking areas, where possible, are to be located to the rear of sites where they do not impact on streetscape character.</i></p>	<p>There are many examples of tandem parking arrangements in the front setback of the site along Bennett Road. These are evident in both residential and commercial uses existing along Bennett Road. The proposed tandem carparking arrangement in the front portion of the site is therefore consistent with that of the prevailing streetscape.</p> <p>The proposal makes use of the existing vehicular entrance via McLaren Grove to enable sufficient parking for patrons to be provided on the site. The carpark will have no undue impact upon the streetscape as it will be contained to the rear of the site.</p>	<p>Yes</p>
<p><i>b) Parking for a health consulting room shall be provided at the rate specified in the Transport, Access and Parking section of this Plan.</i></p>	<p>As previously mentioned and supported in the Car Parking Impact Assessment, the proposal adequately provides for 8 off-street parking spaces on the site. Three (3) spaces are provided for staff and are accessed via Bennett Road. Five (5) parking spaces are provided in the rear setback including one (1) accessible parking bay.</p>	<p>Yes</p>
<p><i>c) In instances where one practitioner is operating as a home business, the parking arrangements will be assessed on merit.</i></p>	<p>N/A</p>	<p>N/A</p>

6. Likely Impacts

Acoustic Impacts

The proposed hours of operation are considered sensible in that they will be limited to within 8am – 6pm. The proposal will comprise of two (2) health consulting rooms only with a maximum of three (3) staff operating at any given time (2 doctors and 1 support staff) which demonstrates that this is a relatively small business and suitable to the immediate streetscape. The business of health consulting in itself does not give rise to any undue acoustic impact.

The greatest acoustic impact generated by the ongoing use of the site is that of the sound of vehicles entering and existing the site via McLaren Grove. It is noted that the adjoining property at 192 Bennett Road will unlikely be affected by vehicle noises as their garage immediately abuts the boundary. The rooms which are more sensitive to noise are located on the opposite side of the home and thus unlikely to be adversely impacted by the proposed use with regard to noise.

As previously mentioned, the rear carpark is for patron use only as staff will be entering and existing the site via the Bennett Road entrance. The peripheries of the site will be embellished by landscaping to improve the visual buffer between adjoining properties.

Once parked, patrons will only be able to enter and exit the building via the Bennett Road entrance. The rear exit will only be made available to staff or ambulance staff where required. This will further minimise any noise generated in the rear of the site so to minimise impacts on the adjoining property to the rear.

Visual Impact

The proposal is for the fit out and re-use of an existing structure with minimal impact to the overall presentation of the structure from the street. The building will still present as a dwelling in terms of its type and form with no change made to its prevailing bulk, height or scale.

Minimal external works from Bennett Road are proposed namely to achieve compliance with the relevant disability planning requirements. Whilst the proposal includes construction of a carpark to the rear, these works will not be readily visible from the street. Overall, the proposal is considered to be compatible with the streetscape.

The proposal does not result in any additional openings along the rear western elevation. In fact, the proposal results in the deletion of the northern oriented garage window so to comply with BCA requirements.

Overall, opportunities for overlooking are further reduced as a result of the proposal.

Environmental Impact

As previously discussed, the proposal seeks to construct new carpark to the rear of the site. In order to minimise runoff impacts as well as the amount of hard paving through the site, the proposal has maximised opportunities for new landscaped areas. This includes demolition of the detached pergola/shed structure and re-instatement of new landscaped area including new tree plantings.

The provision of the 12,000L rainwater tank along with the bio-retention swale will further improve the site's opportunities to re-use water where possible and minimise water wastage.

The proposed landscaped areas are a considerable improvement to the prevailing landscaping on the site and is deemed suitable to the type and scale of the development.

It is further recognised that the proposal is unlikely to result in any significant impact to the existing trees on the site and that appropriate tree protection measures are in place to ensure these trees are protected during the construction and ongoing use of the site.

Accessibility

The proposal is accompanied by an Access Report to consider the proposal's deemed compliance with the requirements of the Disability (Access to Premises – Buildings) Standards 2020. The proposal involves a number of modifications to the existing building including a new pedestrian access path via Bennett Road footpath which meanders around the southern side building elevation the rear carpark.

A number of internal modifications are further required to provide improved circulation space throughout the hallway, all rooms including bathrooms as well as a new ramp and front entrance. These proposed modifications will achieve equitable access both in and around the site in accordance with the relevant requirement.

BCA Compliance

The proposal is accompanied by a Design Compliance Assessment which considers the proposal's deemed suitability with the BCA. The assessment demonstrates that the proposal is capable of achieving deemed compliance with the relevant BCA requirements.

7. Site Suitability

The site is located approximately 500m south of the St Clair Shopping Centre (zoned B2) and is located upon a relatively busy local road being Bennett Road. Whilst the proposal will require paving works to accommodate a carpark and enable equitable access through the site, the proposal has also sought the provision of new high-quality landscaping to soften the built form. No construction is proposed to result in any change to the prevailing front, side and rear setbacks of the site. Therefore, appropriate separation from neighbouring properties will continue to be achieved.

The proposal will not result in any significant material change to the property as viewed from the street however requires some internal and external fit out works to accommodate the new use. Overall, the proposal will remain compatible with the streetscape in terms of its height, bulk, scale and form.

A number of businesses operate along Bennett Road within the R2 – Low Density Residential zone. Details of these businesses (including the hours of operation are as follows):

Address	Business name/use	Hours of Operation
162 Bennett Road, St Clair	St Clair Mediclinic & Dental Surgery	Monday 8am–5pm Tuesday 8am–5pm Wednesday 8am–5pm Thursday 8am–5pm Friday 8am–5pm Saturday 8am–1pm Sunday Closed
163 Bennett Road, St Clair	Connect Physio	Mon-Tue 8am–6:30pm Wed-Thu 8:30am–7pm Fri 8am–5:30pm Sat 8am–12pm Sun Closed
177 Bennett Road, St Clair	Cosmetic Beauty and Laser	Monday 9am–7pm Tuesday 9am–7pm Wednesday 9am–8pm Thursday 9am–7pm Friday 9am–6pm Saturday 8am–3pm Sunday Closed
179 Bennett Road, St Clair	St Clair Physiotherapy & Sports Injury Clinic	Monday 9am–7pm Tuesday 9am–7pm Wednesday 9am–7pm Thursday 10am–7pm Friday 9am–7pm Saturday Closed Sunday Closed
191 Bennett Road, St Clair	Kids Learning Academy	Monday 7am–6pm Tuesday 7am–6pm Wednesday 7am–6pm Thursday 7am–6pm Friday 7am–6pm Saturday Closed Sunday Closed

It is further acknowledged that there are three (3) medical practices operating in the immediate vicinity. Details of these businesses are provided as follows:

Address	Business name/use	Hours of Operation
Shop 2, St Clair Shopping Centre. 155 Bennett Rd, St Clair	St Clair Medical Practice	Monday 8am–7pm Tuesday 8am–7pm Wednesday 8am–7pm Thursday 8am–7pm Friday 8am–7pm Saturday 8:30am–3pm Sunday 9am–3pm
Shop 21, St Clair Shopping Centre. 155 Bennett Rd, St Clair	Provincial Medical Centre	Monday 8am–9pm Tuesday 8am–9pm Wednesday 8am–9pm Thursday 8am–9pm Friday 8am–9pm Saturday 8:30am–7pm Sunday 8:30am–1pm
168 Bennett Road, St Clair (the location of the existing business)	Dr Cole & Pastras's Surgery	<ul style="list-style-type: none"> • Monday:8am - midday2:30pm - 6pm • Tuesday:8am - midday2:30pm - 6pm • Wednesday:8am - midday2:30pm - 6pm • Thursday:8am - midday2:30pm - 6pm • Friday:8am - midday2:30pm - 6pm • Saturday:8am - midday • Sunday:8am – midday • Public Holidays: 8am-12pm

As previously mentioned, the business (Dr Cole & Pastras’s Surgery) currently operates at 168 Bennett Road, St Clair. The proposal is seeking to accommodate the relocation of the business from 168 Bennett Road to 194 Bennett Road, St Clair.

The new site is deemed a more appropriate and economically viable location for the clients. The existing internal and external configuration of the site and dwelling will enable a more appropriate layout which will be better suited to the needs of the clients (staff and patrons included). The proposed hours of operation will remain unchanged to that which is approved under the original consent at 168 Bennett Road, St Clair. It is noted that the proposal does not seek approval for/or involve any expansion of the existing business. The proposal is simply to relocate the business from one site to another.

Existing businesses on Bennett Road operate between the hours of 8am-7pm Monday – Friday and 8am – 3pm Saturday and are closed on Sunday. Whilst the businesses operating within the R2 – Low Density Residential zone do not operate on Sundays or Public Holidays, as noted above, the existing medical practices (albeit located within the shopping centre) operate 7 days a week from as early as 8am to as

late as 3:30pm. The hours of operation proposed under the subject application (as is currently applied for 168 Bennett Road), will align with the hours of operation of the medical centres in the immediate vicinity. The business is a relatively small business and the client does not wish to expand. As previously mentioned, the maximum capacity of doctor's on the site at any given time will be 2.

8. Public Interest

The proposal is for the change of use of an existing dwelling for the purposes of a medical centre. The proposal will provide a direct public benefit offering medical services to the local community. The impacts as a result of the proposal have been heavily considered and it is of our opinion that the proposal is acceptable in this regard.

9. Conclusion

The aspects of the proposal have been heavily considered in order to mitigate impacts where possible and present a positive outcome for the site. The proposal for the fit-out and use of an existing residential dwelling to health consulting rooms for a Doctor's medical practice will provide a direct public benefit and is recommended for Council's consideration.