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STATEMENT OF ENVIRONMENTAL EFFECTS

CONVERSION OF AN EXISTING DWELLING TO A HEALTH SERVICES FACILITY

LOT 15B DP 344265

77 LETHBRIDGE STREET, PENRITH

August, 2015

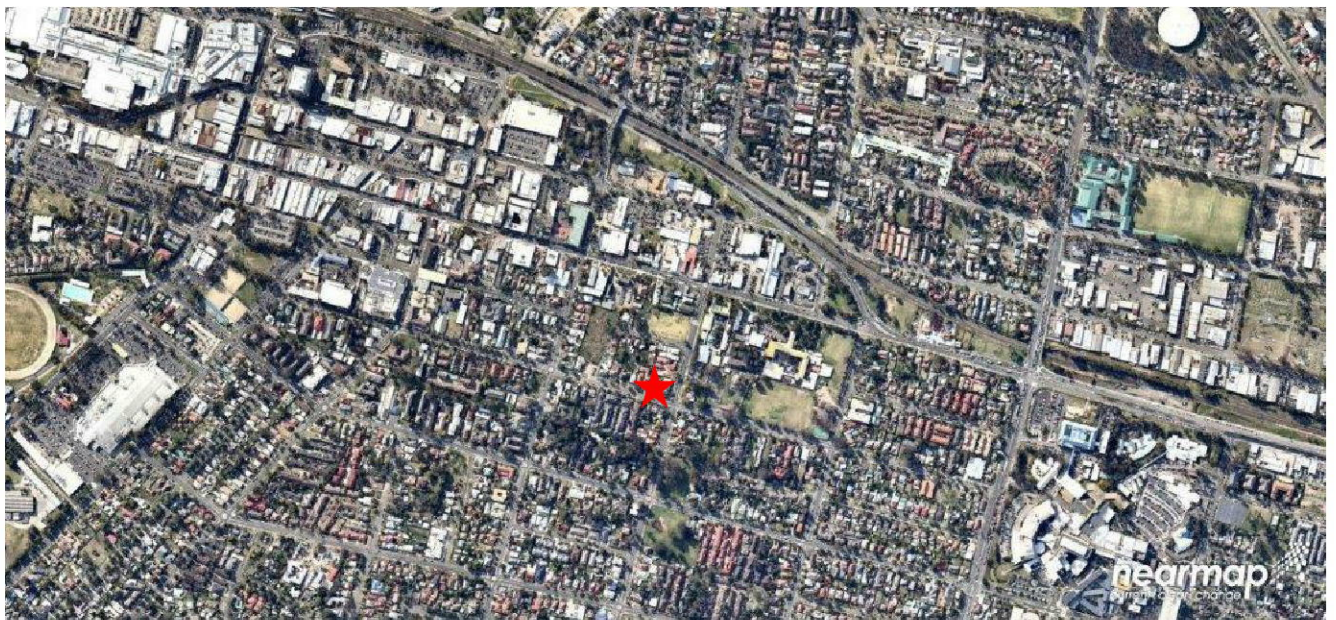
This Statement of Environmental Effects has been prepared by Richard Hogan & Co Pty Ltd as a document to accompany a development application to Penrith City Council for health consulting rooms at 77 Lethbridge Street, Penrith. It must not be used for any other purpose without the prior consent of Richard Hogan & Co. Any alterations to the statement by persons other than those employed by Richard Hogan & Co Pty Ltd is unauthorised.

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Site Description

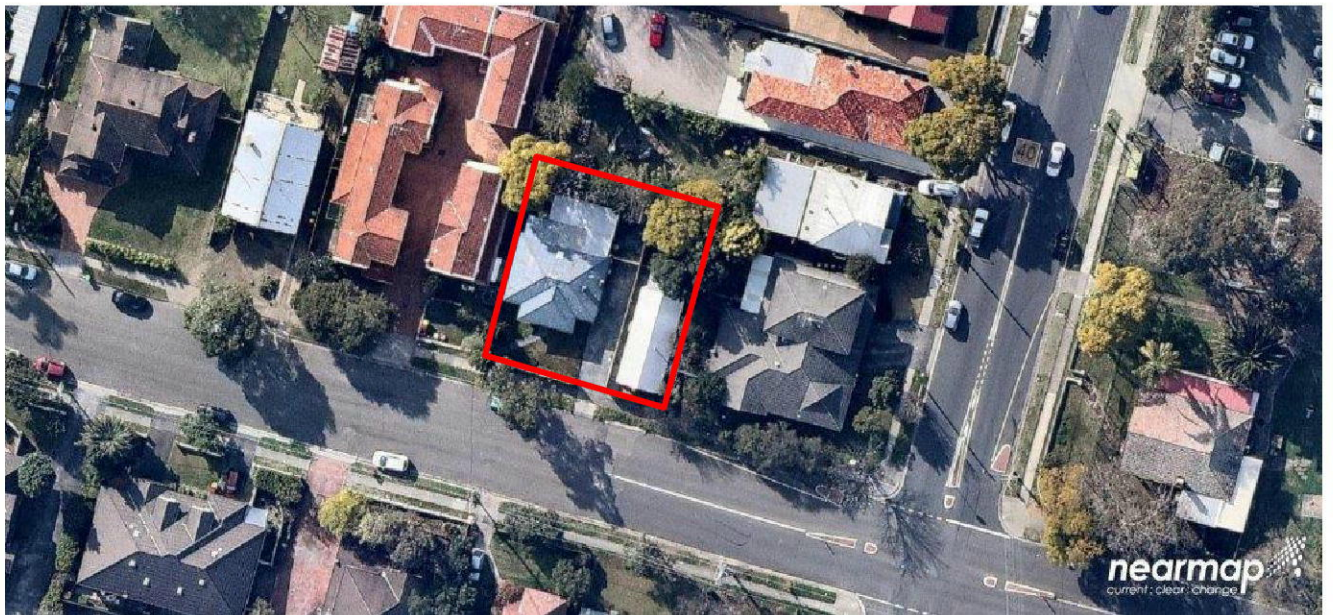
Approval is sought for the conversion of an existing dwelling to a health services facility at 77 Lethbridge Street, Penrith (Lot 15B DP 344265). The site has an area of approximately 558m². The site is of regular proportions with a frontage of 23.164m to Lethbridge Street and a depth of 24.079m. An existing dwelling, that which is to be converted, is located on the site together with a detached garage/granny flat which is proposed to be removed as part of this application. Existing garden trees are located along the rear boundary of the site.

The site is located on the northern side of Lethbridge Street and is approximately 30m from the intersection of Lethbridge Street with Doonmore Street. The site is surrounded by a mixture of low to medium density residential development and is in close proximity to the Penrith city centre.



Aerial view of the site location showing the location of the site relative to the Penrith city centre. The site location is shown with a red star.

Source: NearMap. Date: 28 July 2015.



Closer aerial view of the subject site as shown with a red border.

Source: NearMap. Date: 28 July 2015.

The Proposal

This application seeks approval to convert the existing internal layout of the dwelling for the purposes of a health services facility. The proposal is permissible in accordance with the provisions of State Environmental Planning Policy (Infrastructure) 2007.

The proposal will result in in one consulting room, one surgery room, an office, reception/waiting area, staff room and filing room in addition to three toilet rooms. Only one medical practitioner will work from the premises at any one time.

The proposed hours of operation for the development are:

Monday to Friday 8:00am to 5:00pm

Saturday 8:00am to 12:00pm

The existing garage/granny flat will be demolished and this area will be made available for the purposes of car parking. The existing driveway is to be retained and a total of five car parking spaces will be provided on site including one accessible car parking space. Minor alterations to site levels will be required to accommodate the new car parking area and the car park and driveway will be designed to ensure that stormwater can be disposed of via Council's stormwater system. An appropriately graded ramp will be provided from the carpark area to the entrance of the rooms.

Aside from the access ramp and the removal of the existing chimney, all amendments to the building area internal. No additions will be made to the floor area of the building.

The existing courtyard located in the north-eastern corner of the site is to be retained. Complementary landscaping will be provided at the front of the site.

The development has been designed with regard to relevant disability standards, the BCA and AS1428.1-2009.

Supporting Documentation

This Statement of Environmental Effects has been prepared in conjunction with the following additional documentation supporting the application:

- Site plans, floor plans and elevations prepared by Bio-Building Design Architects Pty Ltd, drawing numbers 01 to 10, Amendment A dated 29 June 2015.
- Stormwater Drainage Details prepared by Kneebone, Beretta & Hall, drawing number 102236-1 dated 25 August 2015.
- Landscape plans prepared by Bio Engineered Solutions, plan number 1614LAN1, issue A dated 19 August 2015.
- Waste Management Plan prepared by Benchmark Building Certifiers dated September 2015.

Section 79C Assessment

The development application is required to be assessed in accordance with the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979 (EP&A Act). The following is a summary of a Section 79C assessment for this proposal.

S79C(1)(a) – Relevant Planning Documents

State Environmental Planning Policy (Infrastructure) 2007 (SEPP 2007)

The proposal is permissible as *health services facility* under the provisions Clause 57 of SEPP 2007. SEPP 2007 defines health services facilities as follows:

health services facility means a facility used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes 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.*

The site is zoned R4 High Density Residential which is a prescribed zone for the purposes of this clause.

Penrith Local Environmental Plan 2010 (LEP 2010)

Clause 2.3 - The site is zoned R4 High Density Residential under the provisions of LEP 2010. The proposed development is permissible under the provisions SEPP 20047. The development is consistent with the objectives of the zone, particularly:

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

Clause 4.3 – The nominated building height is 18m. The development complies with this requirement.

Clause 4.4 – No FSR is nominated.

Penrith Development Control Plan 2014 (DCP 2014)

C3 Water Management

A stormwater drainage plan, prepared by Kneebone, Beretta & Hall, accompanies this application.

C5 Waste Management

A waste management plan, prepared by Benchmark Building Certifiers, accompanies this application.

C6 Landscape Design

A landscape plan, prepared by Bio Engineered Solutions, accompanies this application.

C10 Transport, Access & Parking

The development has been provided with a total of five car parking spaces, including one accessible space, accessed via a driveway off Lethbridge Street. DCP 2014 requires 3 spaces per health care professional practising at any one time plus 1 space per receptionist/support staff. Only one health care professional will be operating from the premises at any one time with a support staff. The driveway is 5.5m wide and all car parking spaces are a minimum of 2.6m wide to provide for adequate manoeuvring room so that vehicles can enter and leave the site in a forward direction.

C13 Infrastructure and Services

Consultation will occur with the relevant service authorities as part of this development process.

D5 Other Land Uses – Section 5.3 Health Consulting Rooms

Location

- a) No services are provided that are unsuitable for the residential area.
- b) The development will not adversely impact on the amenity of nearby residential development. The development will not create undue noise impacts inconsistent with the background noise level.
- c) Traffic generation from the development can be accommodated by the capacity of the road system in the locality. The proposed driveway location is existing and will not create the potential for traffic conflict.
- d) The site has a frontage of 23.164m and provides sufficient area for the parking of vehicles, landscaping, and appropriate separation between developments.

Access & Parking

- a) Parking areas are easily accessible from the street and suitably screened with landscaping. A landscape buffer is provided along the boundary. The car park will not adversely impact on the streetscape.
- b) Parking has been provided consistent with the requirements of Part C10 of DCP 2014.
- c) Not applicable.

Visual and Noise Impact

- a) Landscaping will screen the development and will be established and maintained in as required.
- b) The development is compatible with the existing streetscape. This is most notable due to the fact that, essentially, the external appearance of the existing building remains the same.
- c) The scale and character remains consistent with the residential character of the area.
- d) Fencing will remain as existing.
- e) Business signs will be located and designed to be compatible with surrounding development.
- f) A “cube” may be provided as per Council’s requirements.

S79C(1)(b) - Likely Impacts of the Development

Visual Impacts

The development will not result in any adverse visual impacts. No significant external works are proposed to the existing dwelling and the development remains compatible with the character of the streetscape. The existing garage/granny flat on site will be removed to accommodate the car park area. Landscaping is proposed to complement the development and reduce the visual impact of the car park area. This will result in a positive contribution to the streetscape.

Social & Economic Impacts

The development provides a service to meet the needs of residents in the area and will not result in any adverse social or economic impacts.

Stormwater

Stormwater generation from the development can be adequately disposed of to Council's stormwater system as demonstrated on the stormwater drainage plans submitted with the application.

Noise

Noise generation from the development will be limited to vehicle noise, however, this will not be significant given the existing background noise levels and the limited number of traffic movements given that the site has one medical practitioner at a time.

Access & Parking

The development has been provided with a total of five car parking spaces, including one accessible space, accessed via a driveway off Lethbridge Street. Car parking numbers and design are in accordance with Council's requirements. Traffic generation from the development is capable of being accommodated by the capacity of the road system in the locality.

S79C(1)(c) – Site Suitability

In light of the above commentary, the site is suitable for the proposed development. The development provides a service that meets the needs of residents in the area. The proposal satisfies relevant statutory controls and there will be no adverse impacts resulting from the proposal.

S79C(1)(d) & S79C(1)(e) – Submissions & Public Interest

The application complies with relevant statutory requirements. The development does not result in any adverse impacts and the site is suitable for the development. The development provides a service that meets the needs of residents in the area and the development will provide a positive contribution to streetscape. The development is therefore considered to be in the public interest.