



Statement of Environmental Effects

HEALTH CONSULTING ROOMS

26-30 HOPE STREET, PENRITH

14 SEPTEMBER 2021



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QUALITY ASSURANCE

PROJECT: Statement of Environmental Effects – Health Consulting Rooms

ADDRESS: 26-30 Hope St, Penrith

COUNCIL: Penrith City Council

AUTHOR: Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
September 2021	Draft Issue	Draft	JW	JW
September 2021	DA Lodgement Issue	Final	JW	JW

<i>Integrated Development (under S.4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?</i>	
<i>Coal Mine Subsidence Compensation Act 2017</i>	<i>No</i>
<i>Fisheries Management Act 1994</i>	<i>No</i>
<i>Heritage Act 1977</i>	<i>No</i>
<i>Mining Act 1992</i>	<i>No</i>
<i>National Parks and Wildlife Act 1974</i>	<i>No</i>
<i>Petroleum (Onshore) Act 1991</i>	<i>No</i>
<i>Protection of the Environment Operations Act 1997</i>	<i>No</i>
<i>Roads Act 1993</i>	<i>No</i>
<i>Rural Fires Act 1997</i>	<i>No</i>
<i>Water Management Act 2000</i>	<i>No</i>
<i>Concurrence</i>	
<i>SEPP 64- Advertising and Signage</i>	<i>No</i>
<i>SEPP Coastal Management 2018</i>	<i>No</i>
<i>SEPP (Infrastructure) 2007</i>	<i>No</i>
<i>SEPP (Major Development) 2005</i>	<i>No</i>
<i>SREP (Sydney Harbour Catchment) 2005</i>	<i>No</i>

EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application for the fit-out and use of part of an approved residential flat building as a medical suite.

This relates to an approved residential flat building at 26-30 Hope Street and the proposal seeks to use the south-eastern corner of that building at the ground floor for a medical suite that will feature:

- 2 x consulting rooms with 2 doctors;
- Waiting room
- 1 support staff
- 7 dedicated parking spaces in the upper basement level.
- The facility will operate 830am- 5:30pm Mon, Wed, Fri and 8:30am- 7:00pm on Thursday as well as 8:30am- 1pm on Saturdays.

The small scale medical element is a good use of this part of the site and can operate concurrently with the RFB use noting there are no immediately adjoining units and access control measures can occur with swipe cards and intercom from the main lobby. There is also sufficient dedicated parking in the basement.

This application is submitted for the fit-out and use of this part of the approved building noting a concurrent application for modification of the approved residential flat building is submitted showing the physical changes to the building.

The site is zoned R4 High Density Residential and the proposal is permissible by virtue of Division 10 Health service facilities within the State Environmental Planning Policy (Infrastructure) 2007. The State Environmental Planning Policy (Infrastructure) 2007 permits 'Health Service Facilities' which includes day surgeries, community health service facilities, health consulting rooms and hospitals within prescribed zones including R4 Medium Density Residential.

The development seeks to utilise the land in accordance with the zoning and will deliver medical services to the local community which is of benefit to the area.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts. As detailed further in this statement the development concept is consistent with the planning principles and controls applying to the site and represents an efficient use of well-located land.

Therefore, having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well-located land that will contribute towards providing valuable specialised medical services, the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

SITE AND LOCALITY DESCRIPTION

The subject site is legally described as Lots 34, 35 and 36 DP 31239, known as 26-30 Hope Street, Penrith. Located within proximity to Nepean Hospital, a large regional hospital servicing Western Sydney, the subject site resides along the southern side of Hope Street, approximately 200m west of the intersection of the Northern Road and Hope Street. Nestled between Penrith CBD to the north west, Kingswood Train Station and commercial strip to the north east, the site is also within walking distance to a small neighbourhood shop, medical centres, Penrith High School and local parks. Bus stops with services between Penrith and Mt Druitt (774, 775 & 776) is within a 250m radius of the development site.

The site comprises of 3 separate allotments and once consolidated will result in creating a regular shaped land parcel with a frontage of 47m to Hope Street, a site depth of 40m, resulting in a with a total site area of 1894.4m² with a dwelling currently located on each lot. The site falls from the rear south east corner (RL 47.63) towards the north western corner of Hope Street (RL 44.23), with a cross-fall of 3.4m. Located within an established residential area, the subject site currently accommodates 3 older style residential dwellings and associated structures that are to be demolished as part of the parent development application for the residential units. An aerial photograph of the site is provided below.



Broader Locality Analysis

As illustrated by an aerial map below, the development site is also within close proximity to essential services within Penrith City Centre and the Hospital Precinct.

Figure 1: Aerial Map of Broader Locality (Source: Google Maps)



The development seeks to utilise the land in accordance with the zoning and will deliver medical services to the local community.

DESCRIPTION OF PROPOSAL

This Development Application seeks consent for the fit-out and use of part of an approved residential flat building as a medical suite.

This relates to an approved residential flat building at 26-30 Hope Street and the proposal seeks to use the south-eastern corner of that building at the ground floor for a medical suite that will feature:

- 2 x consulting rooms with 2 doctors;
- Waiting room
- 1 support staff
- 7 dedicated parking spaces in the upper basement level, noting a separate boom gate is now provided in the upper basement to prevent use of resident and resident visitor spaces within the basement.
- The facility will operate 8:30am- 5:30pm Mon, Wed, Fri and 8:30am- 7:00pm on Thursday as well as 8:30am- 1pm on Saturdays.

The small scale medical element is a good use of this part of the site and can operate concurrently with the RFB use noting there are no immediately adjoining units and access control measures can occur with swipe cards and intercom from the main lobby. There is also sufficient dedicated parking in the basement.

This application is submitted for the fit-out and use of this part of the approved building noting a concurrent application for modification of the approved residential flat building is submitted showing the physical changes to the building.

An extract of the floor plan is provided over the page.



Operational Elements

The facility is to generally operate between 830am- 5:30pm Monday to Friday with extended hours to 7pm on a Thursday. There will also be an 8:30am-1pm period on Saturdays. The operation will have 2 doctors and 1 receptionist for a total of 3 staff.

Parking

The development proposal a total of 7 car parking spaces in the upper basement level that connects to the ground floor via a lift. A swipe card or fob access will be provided so that they can access the lift to the ground floor foyer.

Proposed Fit out Works

The proposed fit out works include the following:

- Provision of 2 defined consulting rooms
- Creation of reception and waiting area.

Signage:

No signage is proposed as part of the application.

Waste Removal

Appropriate waste bin storage area is to be provided within the facility with medical waste to be removed by a private contractor and general waste to use the Councils general waste facility with use of the common recycling and residual waste.

KEY PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Statutory Planning Controls include: -

- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy – (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No.64 – Advertising & Signage
- Penrith Local Environmental Plan 2010

POLICY CONTROLS

The applicable policy control documents are: -

- Penrith Development Control Plan 2014

CONSIDERATION OF PLANNING CONTROLS

A summary of the compliance of the proposal with the relevant planning controls is provided below.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – CONTAMINATED LAND

The site was previously used for urban purposes. The land is not known to have been used for any purposes that may give rise to the likelihood of contamination. This was considered as part of the prior DA for the site.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Division 10 Health Service Facilities Clause 56 defines ‘health service facility’ as:

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 of 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.

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,
- (e) R3 Medium Density Residential,
- (f) R4 High Density Residential**
- (g) R5 Large Lot Residential,
- (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

Division 10 Health Service Facilities Clause 57 (1) states the following:

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

Proposal is to develop in pursuant to Division 10 Clause 57(1) as the development is to undertake the construction of a health services facility within the R4 Zone.

The development site is not located on a classified road and as a result it is not necessary to consider the provisions of Clause 102, and 104 of the SEPP.

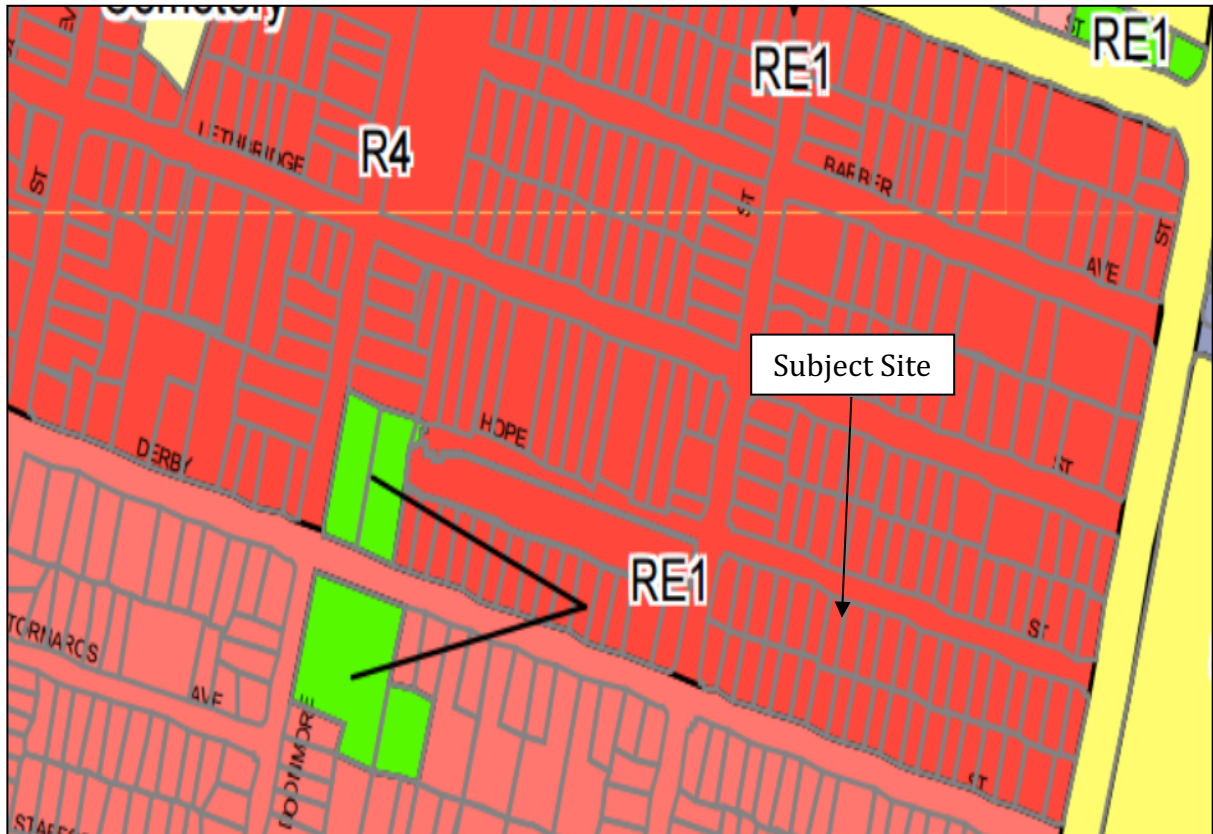
Clause 104 identifies several types of development that require concurrence from Roads and Maritime Services where development is identified as 'traffic generating development'. The current proposal is not identified as traffic generating development as the site does not trigger the threshold requirements.

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO. 20 – HAWKESBURY NEPEAN RIVER

No change to the existing stormwater scheme as approved for the development.

PENRITH LOCAL ENVIRONMENTAL PLAN 2010

The subject site is zoned R4 High Density Residential under the provisions of the Penrith LEP 2010 as indicated on the zoning extract map below.



'Health Services Facilities' are not listed as permissible within the R4 – High Density Residential zone. However, as discussed previously within this statement, the proposal is seeking to undertake a development of a health consulting room pursuant to Division 10 Clause 57(1) of the State Environmental Planning Policy (Infrastructure) 2007 which stipulates that 'development for the purpose of health facilities may be carried out by any person with consent on land in a prescribed zone'.

The proposal is consistent with the definition of health services facility definition contained within the SEPP (Infrastructure) 2017 overleaf, noting that Clause 57(1) also permits day surgeries and medical centres, community health service facilities, health consulting rooms and facilities for the transportation of patients, including helipads and ambulance facilities.

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 development proposal is also consistent with the prescribed zone objectives and the development seeks to utilise the land in accordance with the zoning and will deliver medical services to the local community.

The table below provides details on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Penrith Local Environmental Plan 2010 – Compliance Table			
Clause	Controls	Comments	Complies
Zoning	R4 – High Density Residential	<p>The proposal is undertaking a development to construct a hospital in pursuant to Clause 57(1) of the State Environmental Planning Policy (Infrastructure) 2007 which stipulates that ‘development for the purpose of health facilities may be carried out by any person with consent on land in a prescribed zone’, noting health consulting rooms is a type of Health Service Facility.</p> <p>R4 is one of these zones and the development is therefore compliant.</p>	Yes – SEPP (Infrastructure) 2007
Part 2 Permitted or Prohibited Development			
2.3	Zone objectives and land use table	The proposal is consistent with the zone objectives of the R4 – Medium Density Residential Zone and will provide specialised medical services to the local community.	Yes
2.6	Subdivision	No subdivision is proposed.	N/A
2.7	Demolition requires consent	N/A	N/A
Part 4 Principal Development Standards			
4.3	Height of building – 18m	No Change to existing approved building.	N/A

Clause	Controls	Comments	Complies
4.4	Floor space ratio	No FSR control applies to the subject site. Not relevant.	N/A
Part 5 Miscellaneous Provision			
5.10	Heritage conservation	Subject site is not identified as a heritage item, nor is not located within a heritage conservation area, however existing local heritage items are sufficiently separated with existing built form and road networks providing adequate buffer between the development site and the local heritage listed items. As such no further heritage studies is considered necessary noting that the development site is not burdened by any heritage restrictions.	N/A
Part 7 Additional Local Provisions			
7.1	Earthworks	No Change to existing approved building.	N/A
7.2	Flood Planning	No Change to existing approved building.	N/A
7.3	Development on Natural Resources Sensitive Land	No Change to existing approved building.	N/A
7.5	Protection of Scenic Character and Landscape Values	No Change to existing approved building.	N/A
7.6	Salinity	No Change to existing approved building.	N/A
7.7	Servicing	No Change to existing approved building.	N/A

PENRITH DEVELOPMENT CONTROL PLAN 2014 PART C – CITY-WIDE CONTROLS

All relevant Council controls have been identified and considered in the following compliance table, however given the nature of the proposal many of the provisions of the DCP have limited relevance to the scheme. Further the fact the proposal sits in a residential flat building means that the majority of the site attributes are existing.

Penrith Development Control Plan Part C – City-Wide Controls Compliance Table			
Clause	Controls	Comment	Complies
C5 Waste Management			
		<p>A Waste Management Plan is attached as part of this application. Notwithstanding it is noted that waste is to be appropriately managed during the demolition and construction stages of the development.</p> <p>Appropriate waste bin storage area is provided with medical waste to be collected by a private contractor.</p>	Yes
C10 Transport, Access, and Parking			
10.2	Traffic Management and Safety	<p>It is considered that the vehicular access and exit points are clearly defined and provide for the safe and efficient movement of vehicular traffic on site and entering and exiting the site.</p> <p>The proposed parking area and ancillary driveway will not contribute to the creation of traffic hazards.</p> <p>The proposal provides for the safe and efficient movement of pedestrian and vehicular traffic within the site and both entering and exiting the site.</p> <p>Vehicle and pedestrian routes are clearly indicated and accessible.</p>	Yes
10.3	Key Transport Corridors	The subject site is not located within a key transport corridor.	N/A

10.5	Parking, Access, and Driveways	<p>The proposed dimensions for car parking spaces are consistent with Council control. See architectural plans for detail and the traffic report noting the traffic report details the configuration.</p>	Yes
	<p>Parking Rates:</p> <p>1 space per 1 or 2 br unit (33 spaces required) 2 spaces per 3 br unit (10 spaces required) Resident: 43 spaces required. Visitor: 1 space for every 5 dwellings: 8</p> <p>Total: 43 resident and 8 visitor.</p> <p>1 space per 40 units for car washing =1</p> <p>3 spaces per health care professional practicing at any one time plus 1 space per receptionist/support staff</p> <p>Total – 7 spaces</p>	<p>Proposed dimensions for car parking spaces are consistent with Council control. See plan for detail.</p> <p>Utilising the DCP rates, the development requires: Resident Spaces: 43 Visitor Spaces: 8 Carwash bays: 1 Service bay: 1</p> <p>Total: 53 (including car wash bay)</p> <p>The proposal provides a total of 61 spaces composed of:</p> <ul style="list-style-type: none"> - 45 residential spaces - 8 visitor space - including 1 visitor/wash bay. - 1 service bay. - 7 x medical spaces (for concurrent DA) <p>Therefore the proposal complies and in relation to the medical application the 2 consulting rooms and 1 support staff generate the need for 7 spaces which is accommodated noting a separate roller door is introduced in the upper basement to prevent unauthorised access to the resident visitor and residential parking areas.</p>	
C11 Subdivision		<p>Strata subdivision is not proposed as part of this application.</p>	N/A

PENRITH DEVELOPMENT CONTROL PLAN 2014 PART D5 – LAND USE CONTROLS

All relevant Council controls have been identified and considered in the following compliance table. It is noted that the fact the facility is within an RFB means that there is a series of control of limited relevance to the scheme.

Penrith Development Control Plan Part D – Land Use Controls: D5 Other Land Uses Compliance Table			
Clause	Controls	Comment	Complies
5.3 Health Consulting Rooms			
1	Locations	a) The health consulting rooms is to provide medical services noting procedures such as X-rays, ultrasounds, cat-scans, radiography, pathology test or the like is not proposed to be undertaken within the subject site.	Yes
		b) The proposed health consulting rooms is of a small-scale: with only 2 health care professional practising.	Yes
		The operation of the health is not considered to significantly impact on adjoining and surrounding residences.	
		c) The development site is not located in a cul-de-sac or on a no through road noting that Castlereagh Street has the capacity to accommodate the traffic generated by the current proposal. As such the development will not result in adverse impact on the amenity of the area, in terms of traffic impacts. See traffic report for further detail.	Yes
2	Access and Parking	d) The development site has a site width >18m, noting that the existing vehicular cross-over is to be utilised to provide vehicle access and parking.	Yes
		a) The existing vehicle cross-over and driveway will provide easy access from the street. Parking is also within the basement.	Yes
		b) Parking for the proposed health consulting rooms has been provided in accordance with Council parking requirements. Refer to discussion against Part C of the DCP for more detail.	

3	Visual and Noise Impacts	<p>a) No change to landscaping.</p> <p>b) The proposal is within an existing building hence character is maintained.</p> <p>c) No change to the scale, form and height of the existing approved apartment building.</p> <p>d) No change to the existing fencing arrangements.</p> <p>e) No signage is currently proposed.</p>	Yes
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CONCLUSION

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent.

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.