

Statement of Environmental Effects

Proposed Change of Use from a Residential Dwelling to a Health Services Facility –
Health Consulting Rooms (Podiatry Clinic)

49 Burwood Rd, Belfield NSW 2191
Lot 1 DP 18089

Prepared by:
Princeton Piper

Rev: 1 – 27th December 2023

Introduction

This Statement of Environmental Effects (SEE) has been prepared on behalf of Mrs. Mary Shina for a proposed Change of Use from a residential dwelling to a Health Services Facility – Health Consulting Rooms (Podiatry Clinic) at 49 Burwood Rd, Belfield.

Mrs. Shina is the current owner and Director of Belfield Podiatry, currently located at Shop 4/37-39 Burwood Rd, Belfield. Belfield Podiatry is a well-established clinic with a large, consistent client base. Mrs Shina proposes to move the existing Belfield Podiatry clinic from Shop 4/37-39 Burwood Rd, Belfield to 49 Burwood Rd, Belfield.

The proposed Change of Use is not technically permissible within the prescribed R3 Zone in Canterbury-Bankstown Local Environmental Plan 2023 and seeks permissibility through the State Environmental Planning Policy (Transport and Infrastructure) 2021 where Health Services Facility is permitted within a *prescribed zone – R3 Medium Density*.

This Statement of Environmental Effects will explain why a proposed Health Consulting Facility – Health Consulting Rooms (Podiatry Clinic) should be approved at No. 49 Burwood Rd, Belfield.



Figure 01: Aerial Image showing existing Belfield Podiatry at 4/37-39 Burwood Rd, Belfield and Proposed Belfield Podiatry at 49 Burwood Rd, Belfield.

Site Description and Existing Use

Number 49 Burwood Rd, Belfield – Lot 1 DP 18089 currently has a 3-bedroom, single storey brick dwelling with a driveway to the side leading to a garage to the rear.

The site is south-west facing to Burwood Road and north-east facing to the rear. The neighbouring properties are also single storey residential dwellings.



Figure 02: Photo from front perspective showing the existing home and driveway to the garage.

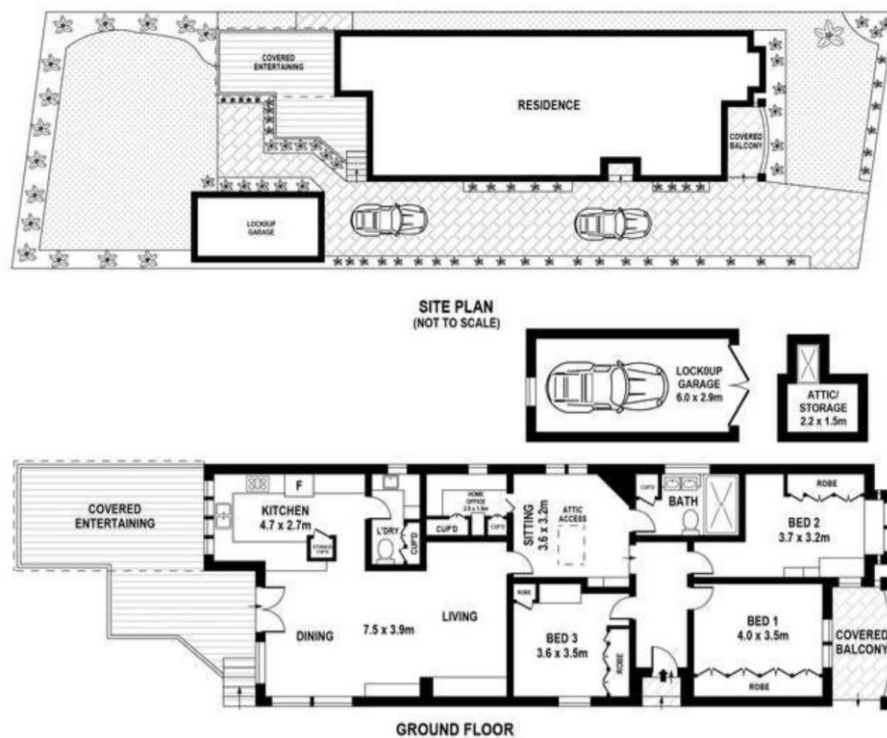


Figure 03: Site Plan and Ground Floor Plan of existing dwelling.

Planning Controls

Lot 1 DP18089

LGA: City of Canterbury-Bankstown Council

Zone: R3 – Medium Density Residential

Max Height: 8.5m

FSR: 0.5:1

Permissibility - Canterbury-Bankstown Local Environmental Plan 2023

The subject Lot is zoned R3 – Medium Density Residential. Below are the zone objectives as per Canterbury-Bankstown Local Environmental Plan 2023

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.
- To ensure suitable landscaping in the medium density residential environment.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

As shown above, health consulting rooms are not permitted within R3 – Medium Density Residential within Canterbury-Bankstown Local Environmental Plan 2023. Hence the proposal seeks permissibility through the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Whilst the use is not permitted within the zone, the objectives of the zone are not impeded by permitting a Health Service Facility, rather the proposed use supports the objectives, in particular, the two clauses highlighted above.

Moreover, as shown in the zoning map below, the subject site is less than 100m to the Belfield Local Centre – zoned B2. Within this zone there are other Health Consulting Rooms including:

- Belfield Podiatry (existing) – Shop 4/37-39 Burwood Rd, Belfield.
- Dr James Lahood GP – 30 Burwood Rd, Belfield.

With such close proximity to the B2 Local Centre, the subject site/proposal is within character of the local surroundings.

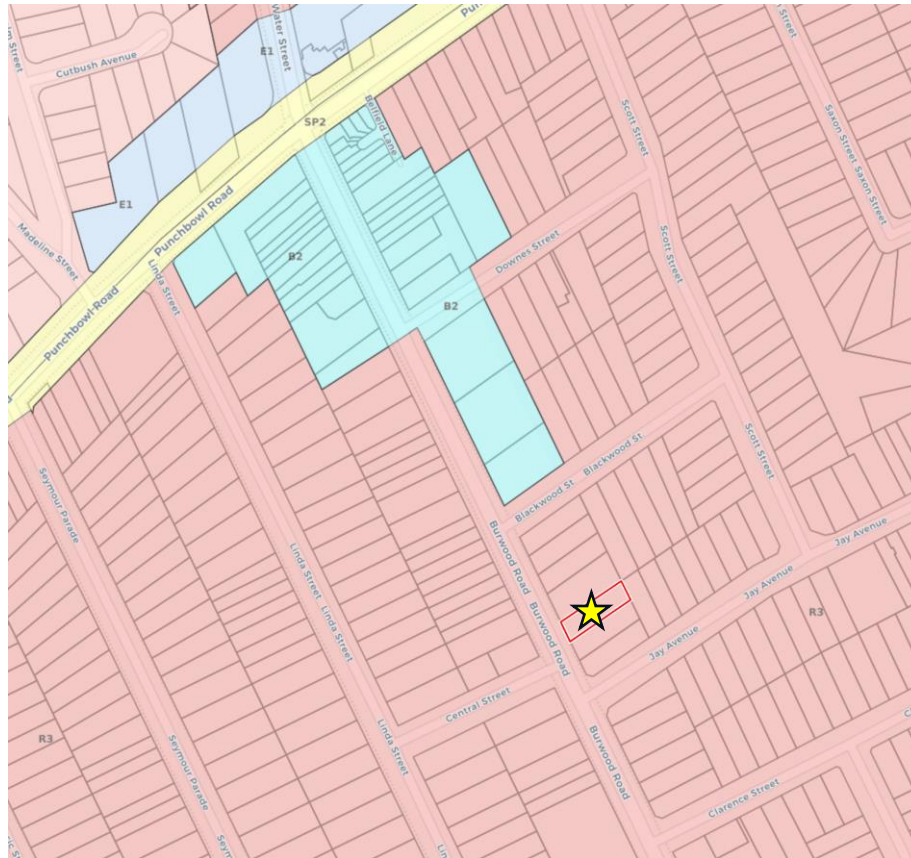


Figure 04: Zoning Map CBLP2023 – R3 Medium Density

Permissibility - State Environmental Planning Policy (Transport and Infrastructure) 2021

The State Environmental Planning Policy (Transport and Infrastructure) 2021 addresses the requirement for additional flexibility to facilitate necessary infrastructure across NSW. Below outlines the aims of the SEPP.

The aim of this Chapter is to facilitate the effective delivery of infrastructure across the State by—

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

The below extract from the SEPP (Transport and Infrastructure) 2021 outlines the permissibility pathway for Health Consulting Rooms at 49 Burwood Rd, Belfield.

Division 10 Health services facilities**2.59 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...

(f) R3 Medium Density Residential,

2.60 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.

Definition of Health Services Facility as per the Standard Instrument—Principal Local Environmental Plan (2006 EPI 155a)

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,**
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

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

As shown above, a Health Services Facility - Health Consulting Rooms is permissible at 49 Burwood Rd, Belfield as per the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Proposed Works

The proposed works includes the change of use of a residential dwelling into a podiatry clinic. The internal structural configuration will remain unchanged and the use of the rooms will be as per the plan below. The bedrooms will be used as three health consulting rooms. The central living will be used as a reception/waiting room and the rear living will be used as a back of house/staff lunchroom.

Parking

The proposed parking includes 2 staff parking in tandem with 1 parking space allocated for patients. The parking requirement as per Canterbury Council DCP 2023 Chapter 3.2 – Parking:

Health consulting rooms	3 car spaces for the consulting rooms; and 2 car spaces for the associated dwelling	1 space per 2 staff
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As shown above, the staff parking requirement is satisfied as there will only be 3-4 staff members at any one time and 2 car spaces are provided for staff parking.

The associated dwelling will not be used for residential purposes and hence will not require parking.

There is a shortfall of 2 car spaces for the consulting rooms as only 1 of the 3 can be provided onsite.

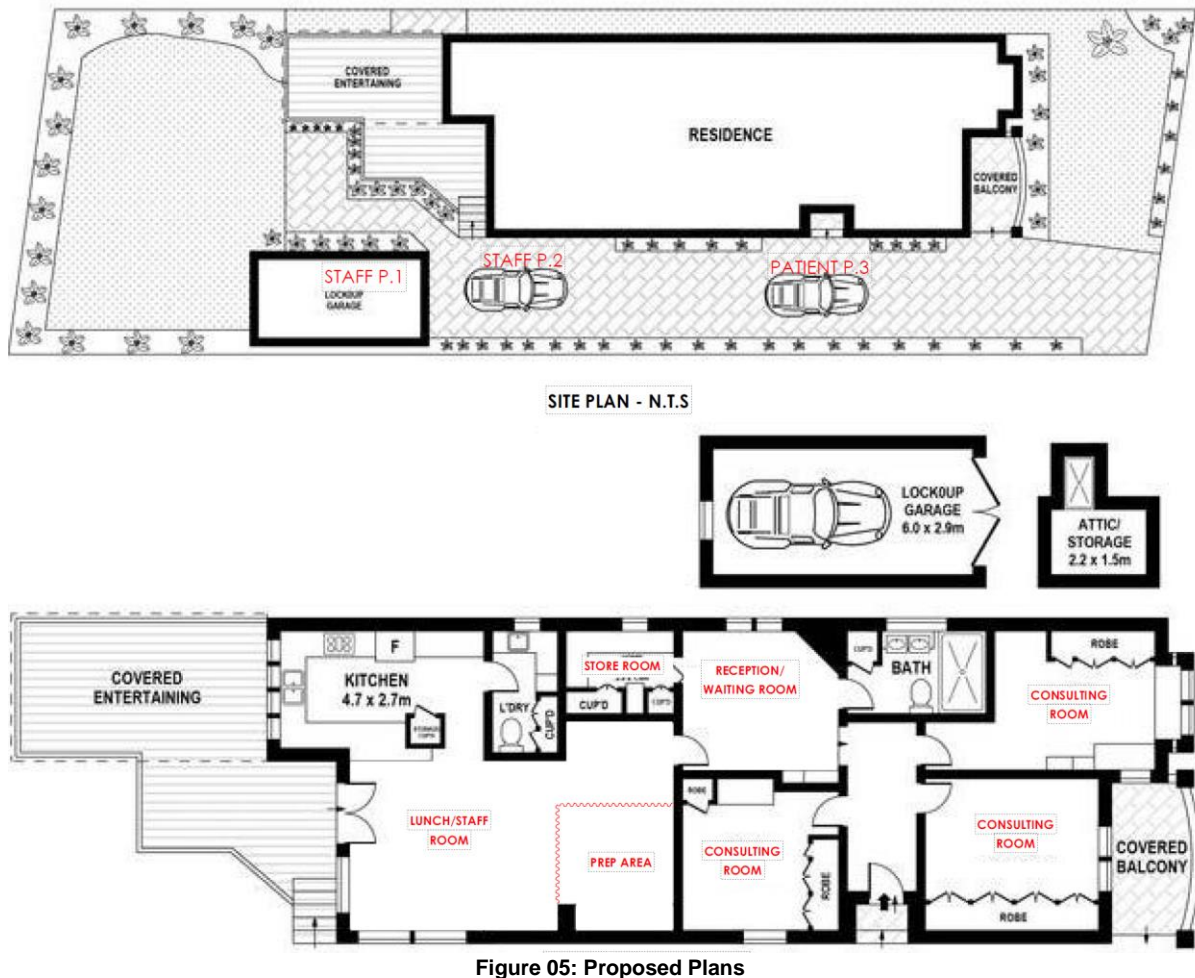


Figure 05: Proposed Plans

Justification for Parking Non-Compliance

The proposal has a 2-car shortfall in accordance with the parking requirements in Canterbury Council DCP 2023 Chapter 3.2 – Parking. This shortfall is justified and supported for the following reasons:

1. **Ample street parking** – The proposed clinic is surrounded by ample street parking on Burwood Road, Blackwood Street, Jay Ave, and Central Street.
2. **Hours of Operation** – The Proposed hours of operation are:

Monday – 9am–4pm
 Tuesday – 8am–6pm
 Wednesday – 8am–6pm
 Thursday – 8am–6pm
 Friday – 9am–4pm
 Saturday – 8:30am–12:30pm

As shown above, the hours of operation are mostly during ordinary business hours when local residents are least likely to be impacted by the additional 2 on-street car spaces as they will assumably be at work. Moreover, there will be no parking required outside business hours for the associated residential dwelling, allowing for more on-street parking when needed the most – after, business hours.

3. **Relocation of existing Podiatry Clinic** - As previously mentioned in this statement, the existing Belfield Podiatry Clinic is located at 4/37-39 Burwood Rd, Belfield and Proposed Belfield which is less than 100m away from the subject site. The current clinic offers no parking for patients and less parking for staff than that proposed in this Change of Use DA.

4. Precedents

As mentioned above, the existing Belfield Podiatry along with Dr James Lahood are examples of nearby health consulting rooms with no or less parking than proposed in this Change of Use DA. Moreover, these precedents are further into the B2 Local Centre where street parking is significantly less available than 49 Burwood Road, Belfield



Figure 05: Aerial Image showing existing Belfield Podiatry at 4/37-39 Burwood Rd, Belfield and Proposed Belfield Podiatry at 49 Burwood Rd, Belfield.

Hours of Operation

The proposed Hours of Operation for the proposal are:

Monday – 9am–4pm
 Tuesday – 8am–6pm
 Wednesday – 8am–6pm
 Thursday – 8am–6pm
 Friday – 9am–4pm
 Saturday – 8:30am–12:30pm

Acoustic Impacts

There will be no greater acoustic impacts to neighboring properties. All noise levels will be within normal residential levels.

Waste

The expected waste produced from this use will be less or equal to residential waste production. The existing council waste service provides 1 x 240L General Waste, 1 x 240L Recyclable and 1 x 240L Green bins and these will be sufficient for the intended use.

Conclusion

This Statement of Environmental Effects outlines the extent of works and environmental impacts for a proposed Change of Use from a residential dwelling to a Health Services Facility – Health Consulting Rooms (Podiatry Clinic) at 49 Burwood Rd, Belfield.

The proposal is seeking approval via the State Environmental Planning Policy (Transport and Infrastructure) 2021. This Statement of Environmental Effects has outlined permissibility, compliance and potential impacts for this Change of Use Development Application.

Additionally, the proposed Health Consulting Rooms relocates an existing, well established and regarded Podiatry Clinic in close proximity without any adverse impacts to immediate and surrounding neighbours.

The applicant kindly seeks approval accordingly.

Should you have any further queries, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Yasseen', with a stylized flourish at the end.

Sam Yasseen
0426 411 111