

**Pittwater Road, Narrabeen**

**Proposed Land Use Rezoning –**

**Economic Impact Assessment**

**Prepared for Highgate Management Pty Ltd**

**19<sup>th</sup> November 2018**



## TABLE OF CONTENTS

INTRODUCTION.....	1
EXECUTIVE SUMMARY .....	2
1 LOCATION AND PROPOSED DEVELOPMENT .....	8
1.1 Regional and Local Context .....	8
1.2 Existing Site Characteristics.....	12
1.3 Proposed Development .....	15
1.4 Narrabeen Town Centre Floorspace Survey .....	18
2 TRADE AREA ANALYSIS .....	20
2.1 Trade Area Definition .....	20
2.2 Trade Area Population .....	22
2.3 Socio-economic Profile.....	26
2.4 Local Resident and Worker Profile.....	28
3 OTHER MEDICAL FACILITIES .....	31
3.1 Within Trade Area .....	31
3.2 Beyond Trade Area.....	33
3.3 Provision of Doctors within Trade Area .....	34
3.4 Summary .....	35
4 COMMERCIAL FACILITIES.....	36
4.1 Commercial Floorspace.....	36
4.2 Attributes Important to an Office Location .....	38
4.3 Location within a Town Centre .....	38
5 ECONOMIC IMPACT ASSESSMENT .....	40
5.1 Loss of Residential Land .....	40
5.2 Non-Residential Uses (Other than Medical) .....	40
5.3 Impact on Other Medical Facilities .....	40
5.4 Impact on Other Commercial Facilities.....	41
5.5 Impact on Surrounding Uses .....	41
5.6 Employment Impacts .....	45
6 NEED FOR DEVELOPMENT.....	47
6.1 Demand for Development.....	47
6.2 Suitability of Site .....	49
6.3 Review of Other Possible Sites.....	50
6.4 Impact of Development .....	51
6.5 Conclusions.....	52

APPENDIX 1 .....53

APPENDIX 2 .....50

APPENDIX 3 .....52

APPENDIX 4 .....55

APPENDIX 5 .....57

## INTRODUCTION

This report presents an independent assessment of the likely economic implications from the rezoning of land at 1300 Pittwater Road, adjoining the Narrabeen Town Centre. The subject site is proposed to be rezoned from Residential 3 (8.5m) to Residential 3 (11m) with a Schedule 1 listing of non-residential uses.

This report has been prepared in accordance with instructions received from Highgate Management Pty Ltd and is structured and presented in **five (5) sections** as follows:

- **Section 1** reviews the regional and local context of the site and provides outlines of the existing site uses and proposed development scheme. An overview of the provision of facilities currently provided within the Narrabeen Town Centre is also outlined.
- **Section 2** details the trade area that would be served by medical and commercial facilities at the site, including current and projected population and retail spending levels over the period to 2031. A review of the socio-economic profile of the trade area population by sector is also provided.
- **Sections 3** reviews the other medical and commercial precincts provided within the area surrounding the site.
- **Section 4** provides an assessment of the range of economic impacts, both positive and negative, that may result from increasing the provision of medical and commercial facilities at the subject site.
- **Section 5** outlines the conclusions of this report, including an assessment of the need for the proposal.



## EXECUTIVE SUMMARY

The key points to note from this report regarding the economic implications of rezoning the 1300 Pittwater Road to allow for medical and commercial uses to be accommodated include the following:

- i. Narrabeen is located on the Northern Beaches of Sydney, approximately 8 km north of Brookvale and 24 km north-east of the Sydney Central Business District (CBD). The subject site is located at 1294 - 1300 Pittwater Road and 2 - 4 Albert Street and adjoins the existing Narrabeen Town Centre to the south.
- ii. Existing uses on the site include four residential dwellings, a two-storey commercial building and a medical centre. The site is currently zoned *R3 Medium Density Residential*, however, 1300 Pittwater Road and 4 Albert Street are not being used for residential purposes and have not been for many years.
- iii. The owners of the site are seeking to rezone part of the Pittwater Road site to allow for medical and commercial uses to be accommodated, including a two-level medical/commercial precinct on the corner of Pittwater Road and Albert Street on the site currently identified as 1300 Pittwater Road. The remaining sites along Pittwater Road and Albert Street will be redeveloped to accommodate multi-level residential. Consequently, the majority of the residential zoned site will be redeveloped into multi-dwelling residential floorspace, as allowed for in the *R3-Medium Density Residential* zoning.
- iv. A review of floorspace provided within the Narrabeen Town Centre indicates the mix is typical of a convenience based retail precinct anchored by a supermarket. Medical and commercial facilities form a vital component of convenience based precincts, allowing other medical related tenants, and retailers more generally, to feed off their customer base.
- v. The trade area likely to be served by expanded medical and commercial facilities at the Pittwater Road site has been defined to include the area within a 3 km radius of

the site. The population within the trade area is currently around 38,760 persons and projected to increase to 41,560 by 2031.

- vi. The trade area includes a mix of families and retirees. Some 42.5% of residents are aged either under 14 years or 60 years and over, with these two age brackets typically requiring medical facilities more often than the general population.
- vii. There is a strong need to rezone the Pittwater Road site to allow for medical uses, based on the following:

#### **Demand for Medical**

- There are currently 5.2 general practitioners provided per 10,000 persons within the trade area, which is significantly lower than both the Sydney metropolitan and Australian averages of 11.1 and 11.4. The provision throughout the entire Warringah SA3 is also lower than average at 10.3 general practitioners per 10,000 persons.
- The provision of general practitioners within the trade area, and throughout the Warringah SA3 more generally, is currently low. Additionally, a number of trade area doctors are aged over 60 years and likely to be close to retirement, which will further impact on the overall provision.
- The area contains a higher than average proportion of persons aged 14 years or younger and 60 years and older. Persons within these age brackets typically require medical related facilities more regularly than the general population.
- A review of the medical facilities provided within and immediately beyond the trade area revealed the following:
  - There are currently no large format medical centres (10 or more doctors) provided in the trade area, with the nearest provision located at Mona Vale to the north and Dee Why to the south.

- Each of the medium to large medical centres are provided as part of a retail strip and co-located with other convenience based retail tenants such as a pharmacy, highlighting the importance of co-locating medical centres with convenience retail.
  - All convenience based retail precincts in the surrounding area, namely Narrabeen, Elanora Heights, Collaroy Plateau, Mona Vale and Dee Why include a medical practice.
- A large format medical centre (i.e. 10 or more doctors) is currently not provided within the trade area, with residents having to travel to Mona Vale and Dee Why to access medical centres with the wide range of services and choice of doctors these large format facilities are able to provide.
  - Discussions with the owner of the existing medical centre at Narrabeen indicates the practice is currently very busy and in need of an expansion to better serve the local community.

#### **Demand for Commercial**

- Commercial tenants such as solicitors, funeral parlours, wealth consultants, accountants and the like form part of convenience retail precincts serving the immediate populations within those areas.
- These types of tenants typically do not occupy high profile locations, but locate on the edges of the retail precincts or on upper levels, given customers typically visit them less regularly as compared with traditional retail facilities.
- A review of the trade area indicated that there is a high proportion of educated professionals who are travelling some distance to their place of work.
- Changes in work habits including working from home are resulting in greater demand for commercial floorspace in and around convenience precincts close to a range of facilities typically expected by workers.

- The subject site provides the opportunity for small commercial offices located close to residents homes, as well as the ability to continue to provide a range of commercial tenants typically associated with convenience shopping strips to serve the needs of a growing elderly population within the region.
- Many of the existing buildings within the area are not purpose built for commercial facilities including requirements typical of tenants such as car parking, high speed internet access, larger floorplates and the like that are provided by shopfronts within the Town Centre, or as second storey sites within the Town Centre. A purpose built commercial facility would provide for the modern needs of businesses within Narrabeen.

### **Suitability of Site**

- The site is provided along the major Pittwater Road making it easy to access for the local population.
- The site allows for at-grade car parking facilities to be provided, with at-grade car parking important for medical centres to enable less mobile patients to access the facility easily.
- The site adjoins existing retail and commercial floorspace within the Narrabeen Town Centre. Medical and commercial facilities form a vital component of convenience based Town Centres, enabling other tenants to feed off the regular activity generated.
- Narrabeen Family Medical Practice has a strong relationship with the local Amcal pharmacy, with the owner indicating his business would be negatively impacted if the practice was to move outside the Narrabeen Town Centre.
- The site is located within close proximity to a number of aged care providers, allowing Narrabeen Family Medical Practice to provide on-site care to residents of these facilities.

- The site has already proven popular with commercial tenants being located on the edge of the commercial precinct to attract a range of facilities such as financial services, accountants and the like who would benefit from the co-location with other facilities in the Town Centre.

#### **Review of Other Possible Sites**

- A review of the vacant tenancies within close proximity to the Narrabeen Town Centre indicates there are currently no appropriately zoned vacant sites that could accommodate the proposed development. The majority of existing vacant sites have been recently leased, with sites still for lease too small to accommodate the proposed development.

#### **Impact of Development**

- The proposed development will result in the loss of one block of *R3 - Medium Density Residential* zoned land. However, the remainder remaining sites along Pittwater Road and Albert Street will be redeveloped to accommodate multi-level residential. Consequently, the majority of the residential zoned site will be redeveloped into multi-dwelling residential floorspace, as allowed for in the *R3-Medium Density Residential* zoning.
- Given the low provision of general practitioners not only within the trade area but throughout the Warringah SA3 more generally it is highly unlikely that relocating and expanding the existing Narrabeen Family Medical Practice will significantly impact on the business for other general practitioners throughout and immediately beyond the trade area. Conversely the proposed development will add much needed general practitioners to the Narrabeen area, where a low provision of general practitioners are provided.
- There will be limited negative net impacts from relocating Narrabeen Family Medical Practice to the site, with the site already being used for commercial purposes.

- However, there are likely to be negative impacts if the medical practice had to relocate outside the Narrabeen Town Centre in order to accommodate the much needed expansion, with a range of retailers and community providers within and within close proximity to the Town Centre benefiting from the existing location of the facility.
  - The facility would provide a modern office environment for local businesses looking to service the local trade area population for the immediate population including accountants, wealth creation and the like, as well as provide the opportunity for local residents looking to work close to home from offices in the immediate precinct.
  - The construction of the development is expected to create some 417 employment opportunities. There will also be ongoing, operational employment, including at least four additional general practitioners and further service and support staff.
- viii. It is clear from the analysis outlined in this report that there is a strong need and demand to accommodate an expanded medical and commercial facility within close proximity to the Narrabeen Town Centre.
- ix. Limited, if any, negative impacts are anticipated from the proposed development and these are more than offset by the positive impacts that will occur from the development, including increasing the provision of general practitioners in an area where there is currently a low provision, and providing a modern commercial building for businesses in the Town Centre.

## 1 LOCATION AND PROPOSED DEVELOPMENT

This section of the report reviews the regional and local context of the proposed Pittwater Road site. An overview of the existing site uses and the proposed development scheme is also provided.

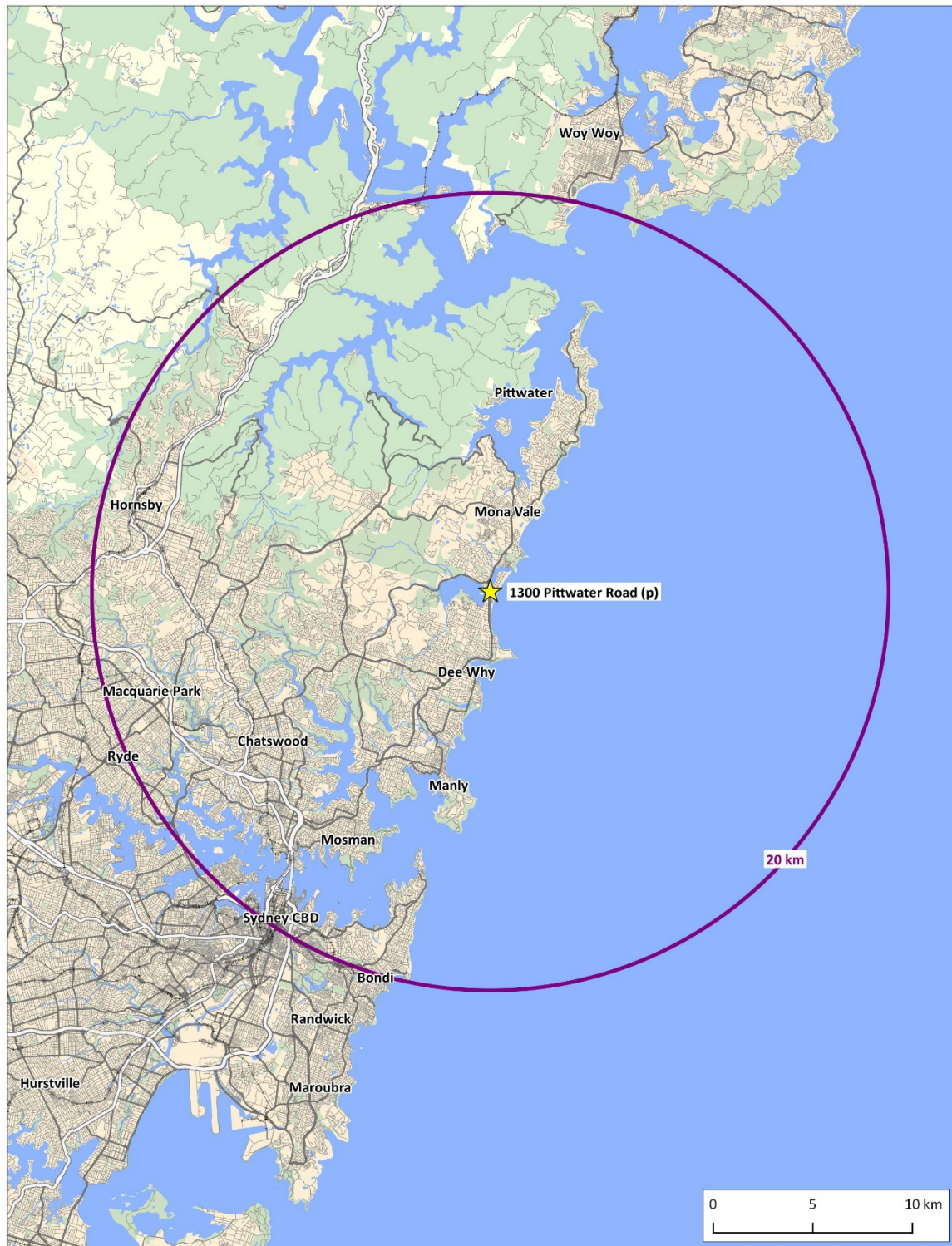
### 1.1 Regional and Local Context

- i. Narrabeen is located on the Northern Beaches of Sydney, approximately 8 km north of Brookvale and 24 km north-east of the Sydney Central Business District (CBD) (refer Map 1.1). The suburb primarily contains residential lands and also includes a provision of strip retailing along and within close proximity to Pittwater Road.
- ii. Narrabeen is centrally located within the Northern Beaches area, which stretches from Palm Beach in the north to Manly in the south. The Narrabeen Lagoon is provided directly north of the suburb, with Collaroy Beach situated directly east.
- iii. Pittwater Road is the major arterial road serving Narrabeen, connecting residents to Mona Vale in the north and Manly and The Spit Bridge in the south (via Condamine Street).
- iv. Retailing within Narrabeen is focused along Pittwater Road, currently extending from Wellington Street in the north to Albert Street in the south. The largest retail tenant provided within the Narrabeen Town Centre is a Woolworths supermarket of 2,400 sq.m.
- v. The subject site is located at 1294 - 1300 Pittwater Road and 2 - 4 Albert Street and adjoins the existing Narrabeen Town Centre to the south. Map 1.2 illustrates the local context of the Pittwater Road site. Key points to note include:
  - A new B line bus service is now operating with new northbound and southbound bus stops installed at both sides of Pittwater Road within 50metres of the site. A newly enlarged carpark with an additional 40 car spaces in the Berry Reserve has been completed with two pedestrian crossings from the carpark connecting to the corner of Albert Street and Pittwater Road in front of the site.

- The Narrabeen ambulance station and Northern Beaches Council community centre is situated to the south of the new B-Line development.
- Lagoon Street carpark is situated less than 100 metres to the north of the site. The car park provides 55 spaces.
- St Joseph's Primary School and Catholic Church are provided 200 metres to the north-east of the site.
- A number of multi-dwellings residential developments are situated along Lagoon Street and Ocean Street.



**MAP 1.1 – PITTWATER ROAD NARRABEEN REGIONAL CONTEXT**



LOCATIONIQ

Map produced by Location IQ using  
QGIS 2.14 and related data sets.



## MAP 1.2 – PITTWATER ROAD LOCAL CONTEXT



## 1.2 Existing Site Characteristics

- i. The subject site totals approximately 4,700 sq.m and consists of six parcels of land (shown on Map 1.3), with the current usages as follows:
  - 1294 Pittwater Road – Single storey residential dwelling
  - 1296 Pittwater Road – Single storey residential dwelling
  - 1298 Pittwater Road – Single storey residential dwelling
  - 1300 Pittwater Road – Two storey commercial premises, currently occupied by W & D Financial Services.
  - 2 Albert Street – Single storey residential building with heritage significance.
  - 4 Albert Street – Single storey medical centre, currently tenanted by Narrabeen Family Medical Practice and Gateway Dental Care and Waves Dental. A total of 6 car parks are currently provided at 4 Albert Street to serve the medical and dental practices.
- ii. The site has frontage to both Pittwater Road and Albert Street.
- iii. Map 1.4 illustrates the land zoning of Narrabeen and surrounding suburbs, including the proposed site. As shown, the site is currently zoned *R3 Medium Density Residential* but adjoins *B2 – Local Centre* zoned land to the north.
- iv. It is important to note that 1300 Pittwater Road and 4 Albert Street are currently zoned *R3 Medium Density Residential* but are not being used for residential purposes and never have been residential. The site at 1300 Pittwater Road was previously a Commonwealth Bank branch and, as indicated above, is now being used as commercial offices. Over time, a medical clinic has operated on various parts of the site and has been situated at 4 Albert Street for many years.

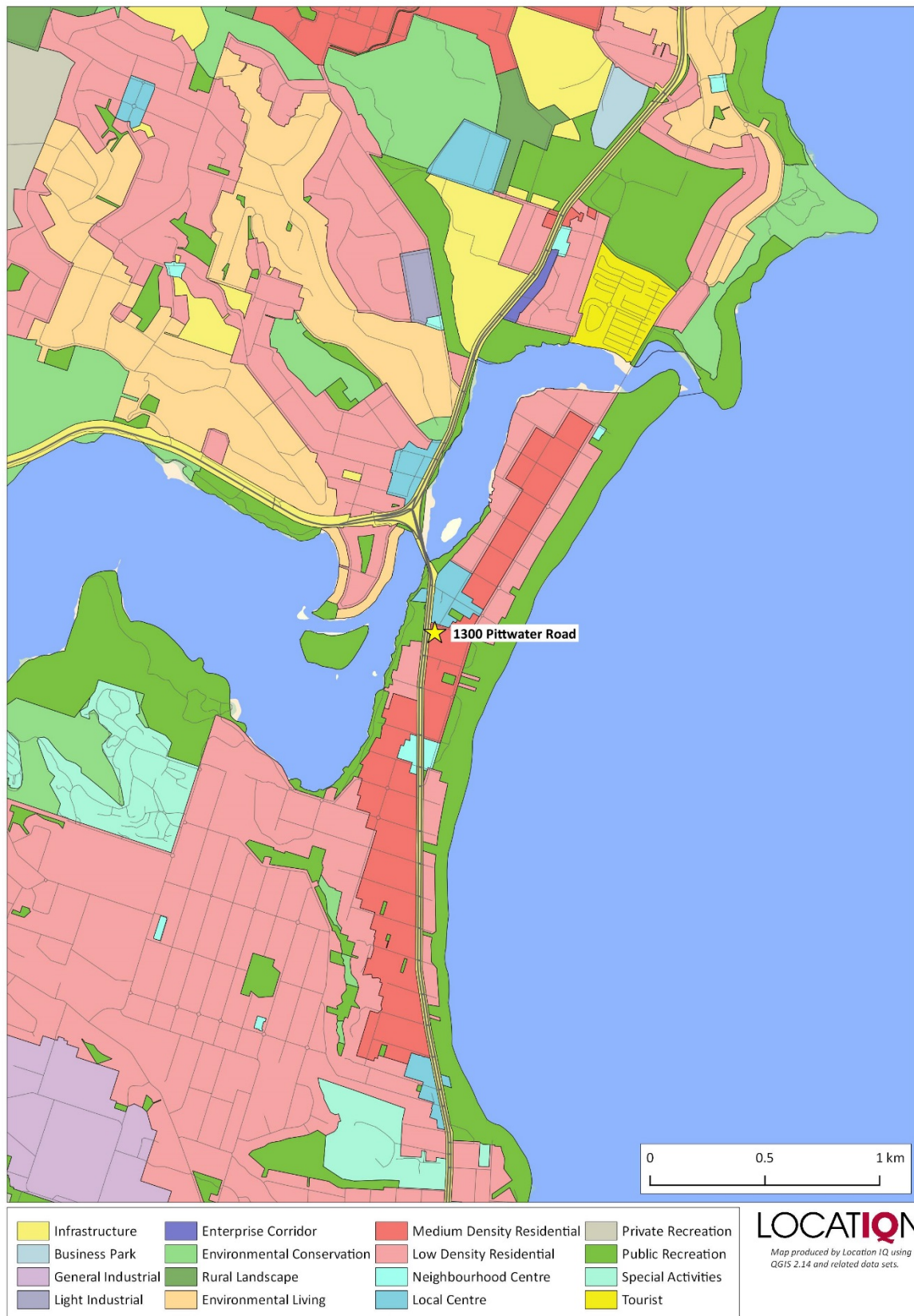


## MAP 1.3 – PITTWATER ROAD NARRABEEN SITE





**MAP 1.4 – PITTWATER ROAD NARRABEEN LAND ZONING**



### 1.3 Proposed Development

- i. The owners of the site are seeking to rezone part of the Pittwater Road site to allow for medical and commercial uses to be accommodated. The remainder of the sites along Pittwater Road will be developed into multi-dwellings housing.
- ii. Figure 1.1 illustrates the high level master plans for the site.
- iii. The 1300 Pittwater Road site (currently accommodating commercial floorspace) will be redeveloped into a building that will include the relocation of the current medical facilities at 4 Albert Street into a medical precinct on the corner of Albert Street and Pittwater Road around the site of the 1300 Pittwater Road lot currently.
- iv. The current commercial uses will continue to operate at the 1300 Pittwater Road site in conjunction with the medical facilities and may possibly be expanded in a small way to include other reasonable uses, such as a café.
- v. The remaining sites along Pittwater Road (1294 – 1298 Pittwater Road as well as 4 Albert Street) will be redeveloped to accommodate multi-level residential housing. 2 Albert Street will continue to contain the existing cottage which is of heritage significance.
- vi. Consequently, the majority of the residential zoned site will be redeveloped into multi-dwelling residential floorspace, as allowed for in the *R3-Medium Density Residential* zoning. Whilst 1300 Pittwater Road will only partly be used for residential purposes, the site is already being used for commercial floorspace. Redeveloping the site for medical and commercial uses will allow for a larger provision of medical facilities to be provided within the Narrabeen Town Centre, with the new facility planned to accommodate in-excess of 10 doctors (as compared to the six doctors currently practicing at the existing Narrabeen Family Medical Practice) as well as provide a modern commercial building appropriate for the needs of users within the area.

**FIGURE 1.1 – PITTWATER ROAD NARRABEEN PLANS (GROUND LEVEL)**



18068 - PP - NARRABEEN 1300 PITTWATER ROAD  
**INDICATIVE LAYOUT PLAN - GROUND FLOOR**  
Prepared for: The Jetosa, Nassabee and Shafanel Trust

DWG-03  
Revision: A by GG  
Status: Indicative plans for discussion only  
Date: 22 / 10 / 2018

SCALE: 1:300 @ A3  
0 3 6 9 12 15m



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**FIGURE 1.2 – PITTWATER ROAD NARRABEEN PLANS (LEVEL 1)**

18068 - PP - NARRABEEN 1300 PITTWATER ROAD

**INDICATIVE LAYOUT PLAN - LEVEL 1**

Prepared for: The Jetosa, Nassabee and Shafanel Trust

DWG-04

Revision: A by GG

Status: Indicative plans for discussion only

Date: 22 / 10 / 2018

SCALE: 1:300 @ A3

0 3 6 9 12 15m



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## 1.4 Narrabeen Town Centre Floorspace Survey

- i. Table 1.1 details the existing uses provided within the Narrabeen Town Centre. This information is based on a detailed floorspace survey conducted by this office in October 2017.
- ii. The key points to note in relation to the floorspace survey are as follows:
  - There are currently 73 tenants provided in the Narrabeen Town Centre.
  - One major tenant is provided, namely a Woolworths supermarket.
  - The largest retail categories are food catering and retail services, with 16 tenants provided within each category.
  - There is also a relatively large provision of non-retail tenants provided including facilities such as banks, real estate agents, accountants, financial services, solicitors, Australia Post, funeral services and offices for small businesses.
  - As at October 2017, there were five vacant tenants, including:
    - 6 Lagoon Street – a development application has been lodged at the site to allow for shop-top housing.
    - 1342 Pittwater Road – the tenancy has been recently leased to Novka.
    - 1344 Pittwater Road – formerly leased by Westpac. Recently leased by CBRE. New tenant unknown.
    - 1358 Pittwater Road – currently being leased by Your Complete Property Service. The tenancy is well suited to a café or restaurant and totals 197 sq.m of open retail space.
    - 1427 Pittwater Road – the building size for the site is 220 sq.m. There is no evidence the shopfront is actively being marketed for lease. A previous 2015 development application for the site for use as a restaurant has been withdrawn.

- iii. There are currently a number of tenants provided in the Narrabeen Town Centre that actively co-locate with medical centres, including:
- Amcal Pharmacy
  - Narrabeen Dental Health
  - Pacific Podiatry
  - Narrabeen Physiotherapy and Exercise Clinic
- iv. In general, the retail mix provided in the Narrabeen Town Centre is typical of a convenience retail precinct anchored by a supermarket. Medical and commercial facilities form a vital component of these convenience based precincts, allowing other medical and commercial related tenants, and retailers more generally, to feed off their customer base.

**TABLE 1.1 – NARRABEEN TOWN CENTRE TENANTS**

Categories	Narrabeen Town Centre	
	No. of Tenant	% of Total
Supermarket	1	1.4%
<u>Retail Specialty Stores</u>		
Food & Liquor	1	1.4%
Food Catering	17	23.3%
Apparel	1	1.4%
Household Goods	2	2.7%
Leisure	2	2.7%
General Retail	4	5.5%
Retail Services	16	21.9%
Medical & Medical Related	6	8.2%
Non-Retail	16	21.9%
Gym	2	2.7%
Vacancy	5	6.8%
<b>Total</b>	<b>73</b>	<b>100.0%</b>
* Includes ground floor shopfronts only Source: Based on site inspection, October 2017		LOCATION

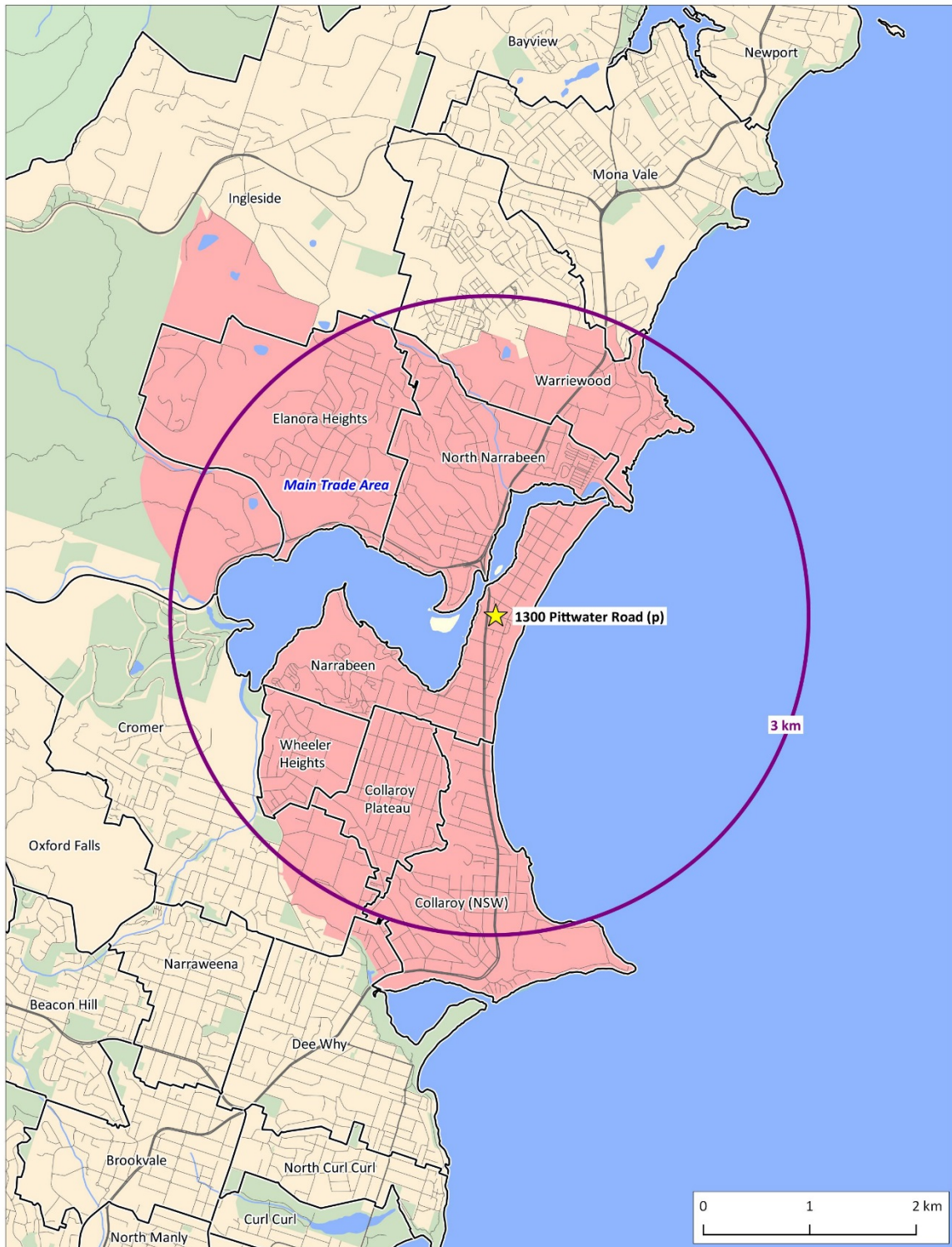
## 2 TRADE AREA ANALYSIS

This section provides an assessment of the trade area that would be served by medical and commercial facilities at the site, including current and projected population levels. A summary of the socio-economic profile of the trade area population is also provided.

### 2.1 Trade Area Definition

- i. The trade area likely to be served by medical and commercial facilities at the Pittwater Road site has been defined taking into consideration the following key factors:
  - Information provided by Narrabeen Family Medical Practice on the suburbs where their existing patient base resides.
  - The provision of other medical and commercial facilities throughout the surrounding area.
  - Regional and local accessibility.
  - The pattern of urban development throughout the region.
  - Significant physical barriers.
- ii. Map 2.1 illustrates the defined trade area likely to be served by medical and commercial facilities at the Pittwater Road site. The trade area encompasses the area within a 3 km radius of the site, including suburbs of Narrabeen, North Narrabeen, Warriewood, Elanora Heights, Collaroy, Collaroy Plateau and Wheeler Heights. The extent of the trade area is generally limited the provision of large format medical facilities (i.e. 10 or more doctors) and other commercial facilities at Mona Vale to the north and Dee Why to the south.
- iii. The trade area is referred to as the Narrabeen trade area throughout the remainder of this report.

## MAP 2.1 – NARRABEEN TRADE AREA



LOCATIONIQ

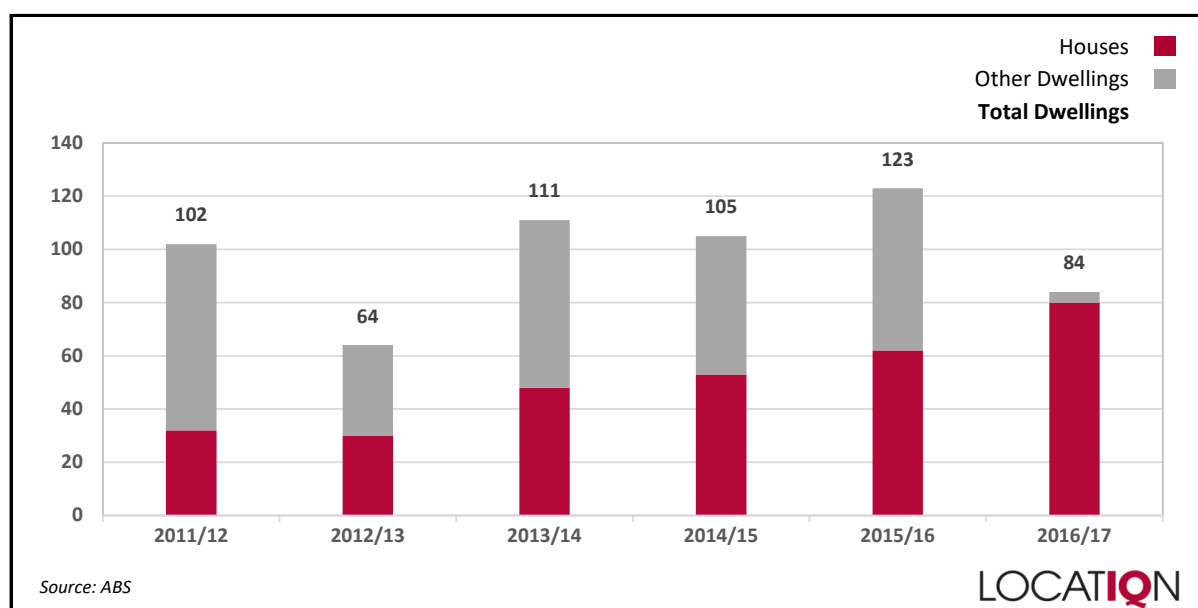
Map produced by Location IQ using QGIS 2.14 and related data sets.

## 2.2 Trade Area Population

- i. Table 2.1 details the current and projected trade area population levels. This information is sourced from the following:
  - The 2011 and 2016 Census of Population and Housing undertaken by the Australian Bureau of Statistics (ABS).
  - Population projections prepared at the Small Area Forecast Information (SAFi) level by Forecast .id.
  - New dwelling approvals statistics sourced from the ABS over the period from 2011/12 to 2016/17 (refer Chart 2.1).
  - Investigations by this office into new residential developments in the region.
- ii. The population within the Narrabeen trade area is currently around 38,760. The population is projected to increase to 41,560 by 2031, representing a growth rate of 0.5% over the forecast period.
- iii. Tables 2.2 outlines the residential developments under constructed or planned within the trade area, with each of these illustrated on Map 2.2. In total, there are currently 20 units under construction and a further 82 units approved or development application submitted throughout the area.

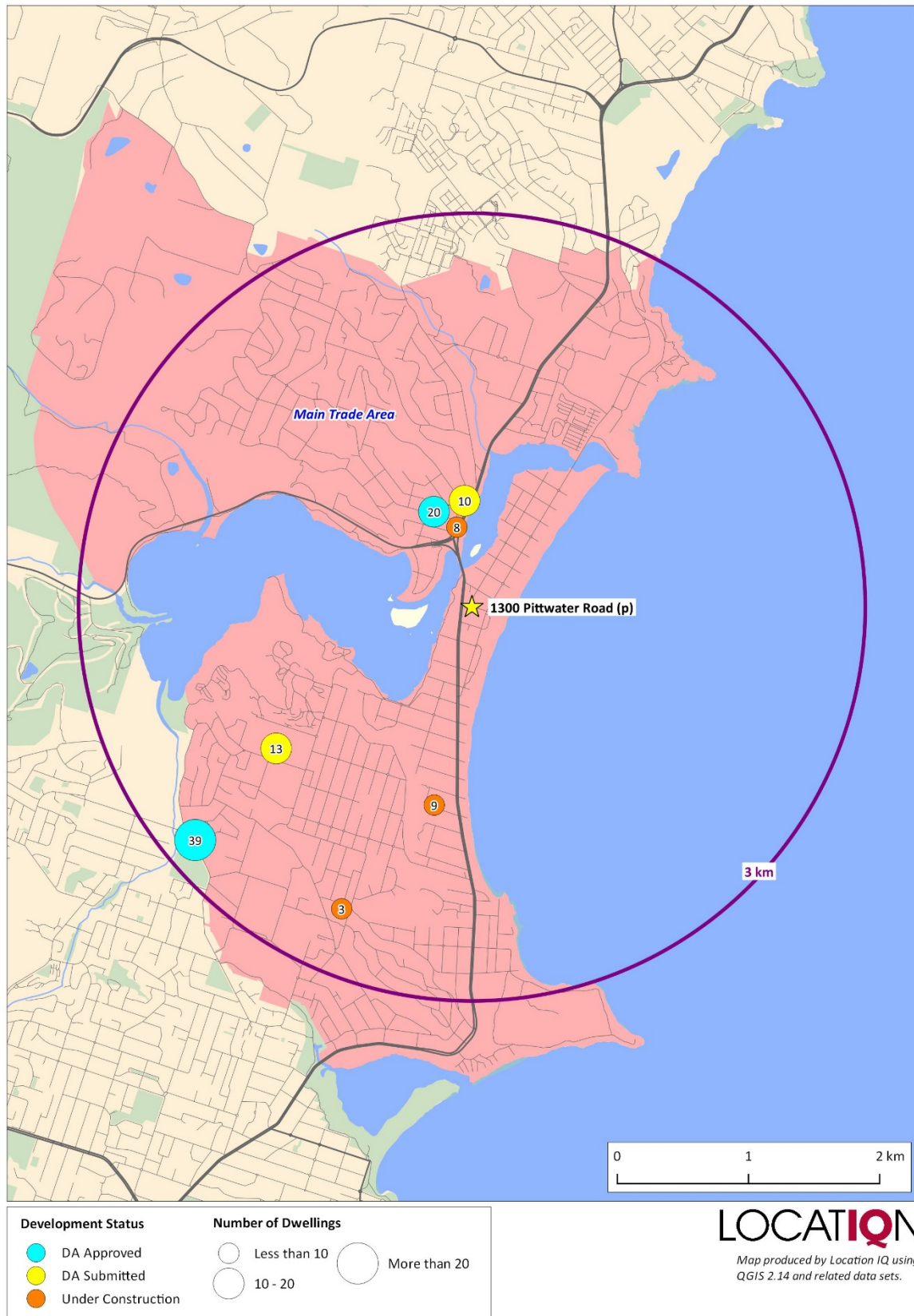
**TABLE 2.1 – NARRABEEN TRADE AREA POPULATION, 2011 – 2031**

Trade Area Sector	Actual			Forecast		
	2011	2016	2017	2021	2026	2031
Main Trade Area	35,660	38,560	38,760	39,560	40,560	41,560
Average Annual Change (No.)						
	Actual 2011-2016		2017-2021		Forecast 2021-2026	2026-2031
Main Trade Area	580		200		200	200
Average Annual Change (%)						
	Actual 2011-2016		2017-2021		Forecast 2021-2026	2026-2031
Main Trade Area	1.6%		0.5%		0.5%	0.5%
All figures as at June and based on 2016 SA1 boundary definition. Sources : ABS; forecast .id					LOCATION	

**CHART 2.1 – NARRABEEN TRADE AREA NEW DWELLING APPROVALS, 2011/12 - 2016/17**



## MAP 2.2 – NARRABEEN TRADE AREA RESIDENTIAL DEVELOPMENT



**TABLE 2.2 – NARRABEEN MAIN TRADE AREA RESIDENTIAL DEVELOPMENT**

Map No.	Residential Development	Housing Type	Address	Suburb	Status	Estimated Completion	No. of Dwellings
1	19A Frazer St	Units	19A Frazer St	Collaroy	Under Construction	2018	9
2	1473 Pittwater Rd	Shop Top Units	1473 Pittwater Rd	North Narrabeen	Under Construction	2018	8
3	136 Anzac Ave	Dwelling	136 Anzac Ave	Collaroy Plateau	Under Construction	2018	3
4	Livistona	Shop Top Units	180 South Creek Rd	Wheeler Heights	DA Approved	2020	39
5	2-8 Rickard Rd	Shop Top Units	2-8 Rickard Rd	North Narrabeen	DA Approved	2020	20
6	44 Rose Ave	Residential Aged Care	44 Rose Ave	Wheeler Heights	DA Submitted	2020	13
7	1 Gondola Rd	Shop Top Units	1 Gondola Rd	North Narrabeen	DA Submitted	2020	10
Under Construction							<b>20</b>
DA Approved							<b>59</b>
DA Submitted							<b><u>23</u></b>
<b>Total Dwellings</b>							<b>102</b>
LOCATION							



## 2.3 Socio-economic Profile

- i. Table 2.3 summarises the socio-economic characteristics of the Narrabeen trade area population, compared with the Sydney metropolitan benchmarks. This information is based on the latest 2016 Census of Population and Housing.
- ii. Key characteristics to note regarding the socio-economic profile of the Narrabeen population include:
  - Incomes are higher than the Sydney metropolitan average on both a per capita and per household basis.
  - Residents are older than the Sydney metropolitan average, with an average age of 40.1 years as compared with the average of 37.5 years.
  - The trade area comprises a higher than average proportion of residents aged 0-14 years and 60 years and older. These age brackets typically require medical facilities more often than the general population.
  - Home ownership levels are higher than average.
  - The area contains a higher than average proportion of Australian born residents. The proportion of European born residents is also higher than the benchmark.
  - The area generally contains a mix of families and retirees.
- iii. Overall, the Narrabeen trade area includes a mix of families and retirees. Some 42.5% of residents are aged either under 14 years or 60 years and over, with these two age brackets typically requiring medical facilities more often than the general population.
- iv. Table 2.4 outlines the key changes within the Narrabeen trade area between the 2011 and 2016 Census periods. As shown, the population is aging at a faster rate than the Sydney metropolitan area as a whole.

**TABLE 2.3 – NARRABEEN TRADE AREA SOCIO-ECONOMIC PROFILE, 2016 CENSUS**

Characteristics	Narrabeen TA	Syd Metro Average	Aust Average
<b>Income Levels</b>			
Average Per Capita Income	\$50,146	\$42,033	\$38,497
Per Capita Income Variation	19.3%	n.a.	n.a.
Average Household Income	\$131,752	\$115,054	\$98,478
Household Income Variation	14.5%	n.a.	n.a.
Average Household Size	2.6	2.7	2.6
<b>Age Distribution (% of Pop'n)</b>			
Aged 0-14	19.5%	18.8%	18.8%
Aged 15-19	5.6%	6.0%	6.1%
Aged 20-29	10.3%	15.0%	13.8%
Aged 30-39	13.3%	15.5%	14.0%
Aged 40-49	15.3%	13.7%	13.5%
Aged 50-59	12.9%	12.2%	12.7%
Aged 60+	22.9%	18.8%	21.1%
Average Age	40.1	37.5	38.5
<b>Housing Status (% of H'holds)</b>			
Owner/Purchaser	74.2%	64.8%	68.0%
Renter	25.8%	35.2%	32.0%
<b>Birthplace (% of Pop'n)</b>			
Australian Born	77.7%	61.9%	72.9%
Overseas Born	22.3%	38.1%	27.1%
• Asia	2.6%	18.6%	10.7%
• Europe	11.3%	7.7%	8.0%
• Other	8.4%	11.8%	8.4%
<b>Family Type (% of Pop'n)</b>			
Couple with dep't children	50.8%	48.8%	45.2%
Couple with non-dep't child.	8.7%	9.2%	7.8%
Couple without children	21.6%	20.2%	23.0%
Single with dep't child.	5.7%	8.0%	8.9%
Single with non-dep't child.	3.4%	4.1%	3.7%
Other family	0.7%	1.2%	1.1%
Lone person	9.0%	8.5%	10.2%
Sources: ABS Census of Population and Housing 2016			

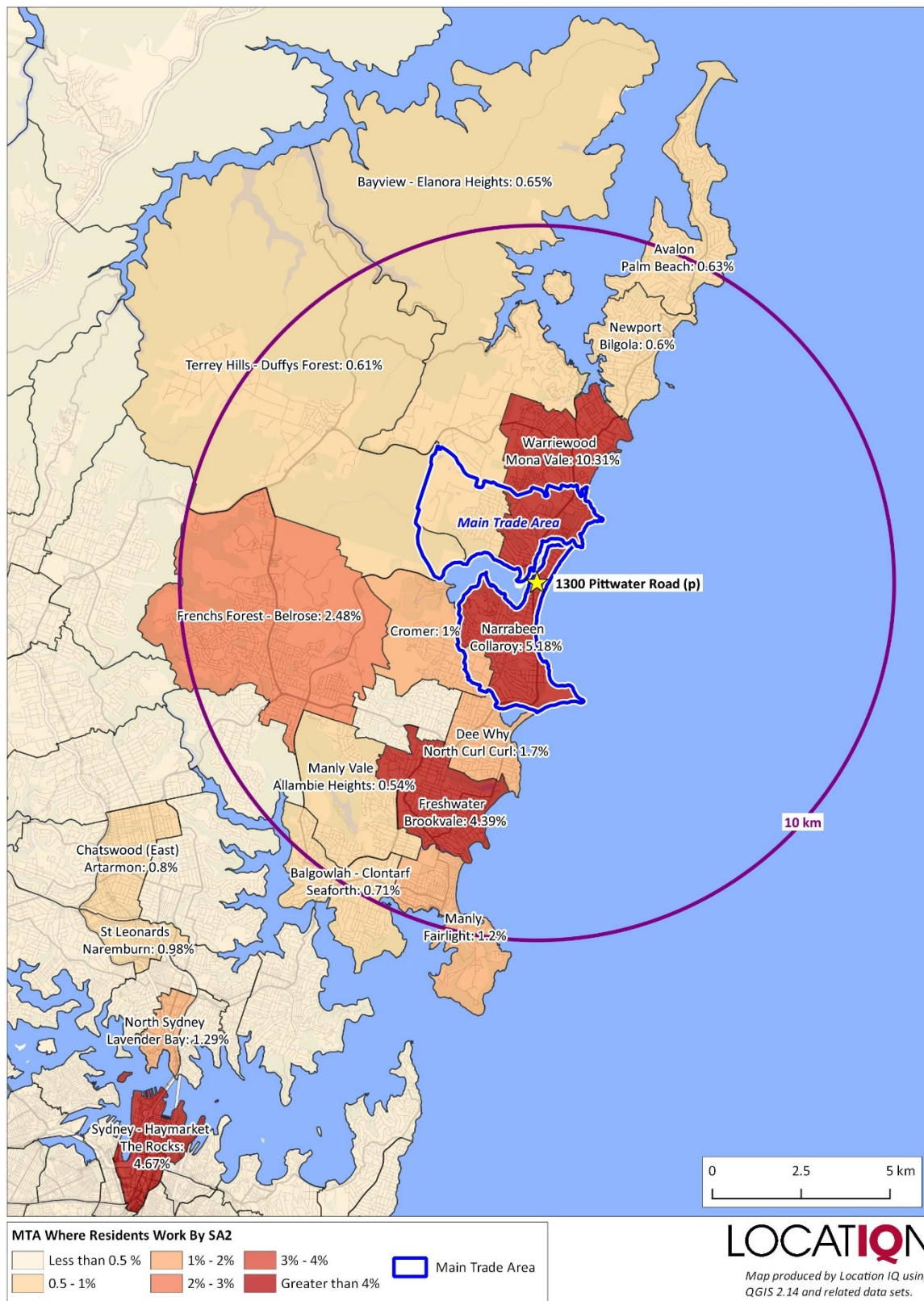
**TABLE 2.4 – SOCIO-ECONOMIC PROFILE COMPARISON, 2011 – 2016**

Characteristics	Narrabeen Trade Area			Syd Metro Benchmark		
	2011	2016	Change (%)	2011	2016	Change (%)
<b>Income Levels</b>						
Average Per Capita Income	\$42,842	\$50,146	17.0%	\$36,941	\$42,033	13.8%
Average Household Income	\$109,435	\$131,752	20.4%	\$99,586	\$115,054	15.5%
<b>Age</b>						
Average Age	39.5	40.1	1.3%	37.2	37.5	0.8%
<b>Birthplace (% of Pop'n)</b>						
Australian Born	77.2%	77.7%	0.5%	63.7%	61.9%	-1.7%
Overseas Born	22.8%	22.3%	-0.5%	36.3%	38.1%	1.7%
<b>Household Size &amp; Structure</b>						
Average Household Size	2.6	2.6	2.9%	2.7	2.7	1.5%
Couple with dep't children	49.8%	50.8%	0.9%	48.2%	48.8%	0.6%
<b>Housing Status (% of H'holds)</b>						
Owner/Purchaser	73.3%	74.2%	0.9%	67.4%	64.8%	-2.6%
Renter	26.7%	25.8%	-0.9%	32.6%	35.2%	2.6%
Sources: ABS Census of Population and Housing 2011 & 2016						LOCATION

## 2.4 Local Resident and Worker Profile

- i. Map 2.3 illustrates where local residents are travelling to work, indicating the vast majority are not working within the trade area, but are travelling extended distances outside the region for employment.
- ii. Table 2.5 then details the profile of people working within the trade area, indicating a low proportion of professional workers. This is typical of the area not including modern commercial facilities.

**MAP 2.3 – WHERE TRADE AREA RESIDENTS WORK BY SA2, 2016 CENSUS**



**TABLE 2.5 – WORKERS IN TRADE AREA SOCIO ECONOMIC PROFILE, 2016**

Characteristics	Worker TA	Sydney Metro Average
<b>Worker Population</b>		
2016 Population	<b>10,830</b>	<b>2,209,136</b>
Male (%)	50.1%	52.2%
Female (%)	49.9%	47.8%
<b>Age Distribution (% of Pop'n)</b>		
Aged 15-19	7.4%	4.2%
Aged 20-29	17.9%	21.6%
Aged 30-49	42.3%	47.0%
Aged 50-64	26.5%	23.4%
Aged 65+	5.9%	3.8%
Average Age	41.3	40.4
<b>Weekly Income (\$)</b>		
Nil-\$499	21.3%	15.4%
\$500-\$999	31.8%	27.9%
\$1,000-\$1,249	12.0%	13.1%
\$1,250-\$1,499	9.2%	9.6%
\$1,500-\$1,749	7.5%	8.5%
\$1,750-\$1,999	5.3%	6.3%
\$2,000-\$2,999	7.1%	10.3%
\$3,000 or more	4.4%	7.4%
Not stated	1.7%	1.5%
Average Income	1,104	1,290
<b>Occupation</b>		
Managers	14.4%	14.0%
Professionals	19.6%	27.0%
Technicians and Trades Workers	16.2%	10.7%
Community and Personal Service Workers	13.7%	9.6%
Clerical and Administrative Workers	12.3%	15.0%
Sales Workers	10.2%	9.2%
Machinery Operators and Drivers	4.0%	5.5%
Labourers	8.3%	7.0%
Inadequately Described	0.8%	1.1%
Not stated	0.6%	0.8%
<b>Transport</b>		
<u>One Method</u>		
• Train	0.2%	11.2%
• Bus	4.5%	5.6%
• Car, as driver	61.6%	52.3%
• Car, as passenger	4.8%	3.8%
• <u>Other One Method</u>	<u>6.9%</u>	<u>7.4%</u>
Total One Method	78.0%	80.3%
Total Two Methods	1.7%	5.7%
Total Three Methods	0.2%	0.7%
Worked at home - Did not go to work	19.1%	12.3%
Method of travel not stated	1.0%	0.9%
Sources : ABS Census of Population and Housing 2016		LOCATION

### 3 OTHER MEDICAL FACILITIES

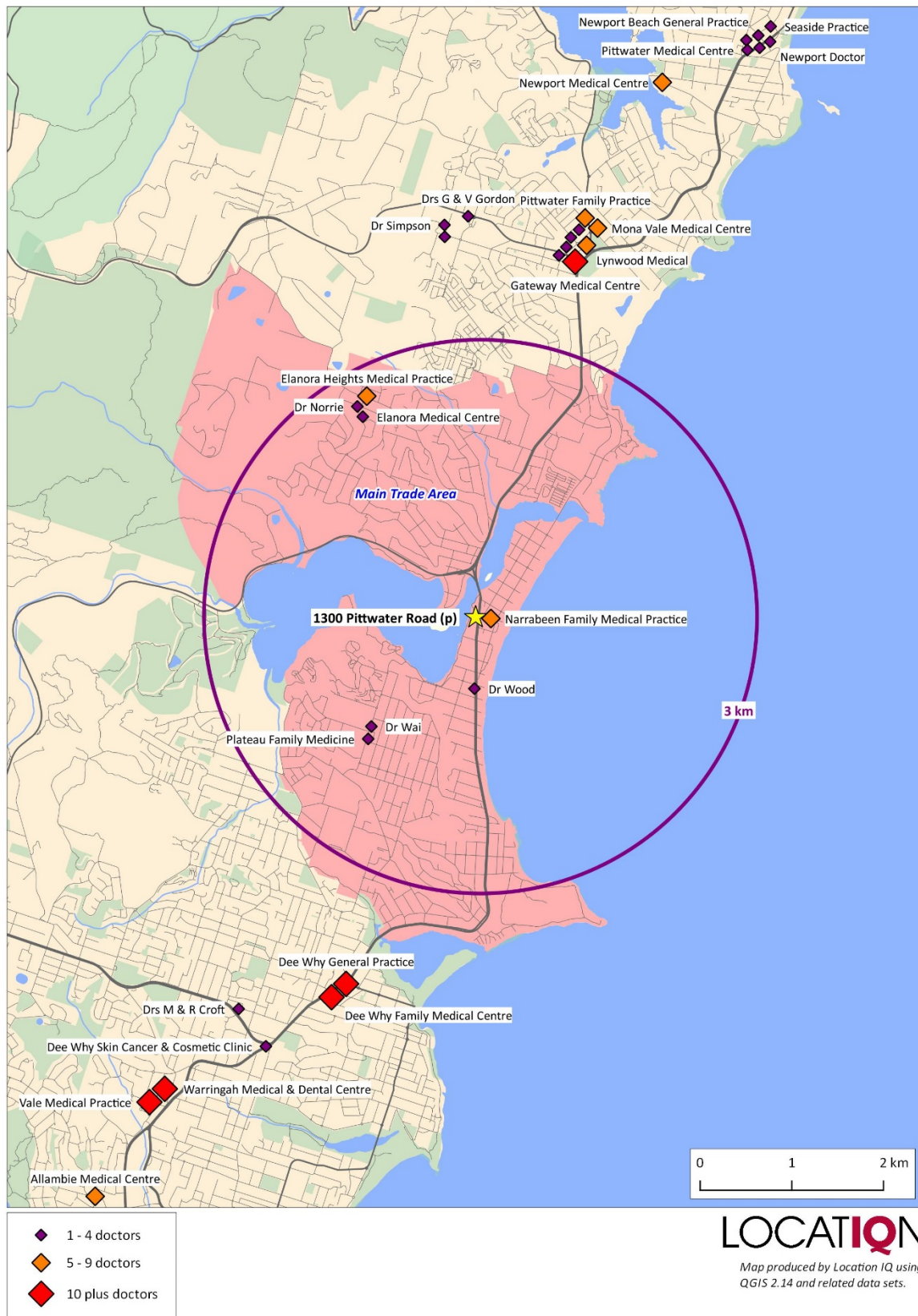
This section of the report reviews the other medical facilities provided within and immediately beyond the trade area.

#### 3.1 Within Trade Area

- i. Map 3.1 illustrates the surrounding provision of medical facilities provided within the Narrabeen trade area.
- ii. There are currently two medium sized (i.e. 5 – 9 doctors) medical practices provided with the trade area, namely:
  - **Narrabeen Family Medical Practice** – located at the proposed site (i.e. 4 Albert Street) adjoining the Narrabeen Town Centre and planned to be expanded and relocated to 1300 Pittwater Road. The practice currently contains six doctors, with services provided including physiotherapy, a dental clinic and a Douglass Hanly Moir pathology.
  - **Elanora Heights Medical Practice** – provided as part of the Kalang Road retail strip, which is anchored by an IGA supermarket and also includes a pharmacy. The practice provides six general practitioners, a psychologist and a paediatrician, as well as a range of services including psychology, nutrition, a skin clinic, asthma clinic, lactation and early childhood clinic and pathology.
- iii. There are also five smaller medical practices provided within the trade area including:
  - 1289 Pittwater Road in Narrabeen, where Dr Richard and Suzanne Wood practice.
  - Two medical centres as part of the Collaroy Plateau retail strip (i.e. Veterans Parade), including Plateau Family Medicine (Dr Zeleny and Dr Parker) and Dr Wai's clinic. The convenience strip also provides a small IGA supermarket and a Wellbeing Pharmacy.



**MAP 3.1 – NARRABEEN TRADE AREA SURROUNDING MEDICAL FACILITIES**



- Two further medical practices are provided as part of the Elanora Heights retail precinct, including Elanora Medical Centre (Dr Shabbir and Louisa Ahmed) and Dr Norrie’s practice at 50 Kalang Road. Including the larger Elanora Heights Medical Practice, in total nine doctors serve the community of Elanora Heights.

### 3.2 Beyond Trade Area

- Beyond the trade area the largest provision of medical facilities are provided at Mona Vale, 6.5 km to the north and Dee Why, 5.5 km to the south.

#### **Mona Vale**

- In total, eight medical centres are provided in Mona Vale, with a total of 40 doctors practicing in the suburb.
- The largest medical centre is Gateway Medical Centre, which is located along Mona Vale Road. The centre contains 13 doctors and provides a range of services including physiotherapy, audiology, radiology and pathology. A pharmacy is also associated with the centre.
- Three medium sized centres (i.e. 5-9 doctors) are also provided, namely Mona Vale Medical Centre, Pittwater Family Practice and Lynwood Medical, and three small format centres (i.e. less than 5 doctors).

#### **Dee Why**

- There are currently two large format (i.e. 10 or more doctors) medical centres provided in Dee Why.
- Dee Why General Practice is an IPN medical clinic that is located as part of the Dee Grand shopping centre (Coles anchored centre) along Pittwater Road. In excess of 20 doctors practice at the medical centre, which is co-located with a pharmacy.



- Dee Why Family Medical Centre is also located at Dee Why Grand. The practice has 15 general practitioners, in addition to a dietician, psychologist, mental health care social worker and podiatrist.

### 3.3 Provision of Doctors within Trade Area

- i. In total, there 20 doctors practicing within the trade area. Table 3.1 outlines the provision of general practitioners practising within the trade area per 10,000 persons. The trade area provision is compared with the Warringah Statistical Area 3 (SA3), the Sydney metropolitan area and Australian averages.
- ii. There are currently 5.2 general practitioners provided per 10,000 persons within the trade area. This is significantly lower than both the Sydney metropolitan and Australian averages of 11.1 and 11.4. The provision throughout the entire Warringah SA3 is also lower than average at 10.3 general practitioners per 10,000 persons.
- iii. This indicates there is currently under provision of general practitioners provided not only in the trade area but also throughout the Warringah SA3 more generally.
- iv. It is important to note based on information provided by the owners of the existing medical clinic that the majority of trade area doctors are in the later stages of their career and aged over 60 years. As such, a number are likely to be close to retirement which may further lower the provision of doctors within the trade area and the Warringah SA3 more generally.
- v. The closing of a number of single doctor medical clinics is in-line with recent trends, with greater demand for larger style clinics with 10 or more doctors. This enables greater certainty of medical care for residents throughout an area, and also provides opportunities for doctors to consult in a new area without the need for an existing customer base. The increase in the number of larger medical clinics has been occurring throughout Australia over the past 10 – 15 year period, with major national operators such as IPN and Healthscope operating such facilities.

**TABLE 3.1 – NARRABEEN TRADE AREA PROVISION OF GENERAL PRACTITIONERS**

Trade Area Sector	No. of Doctors*	2017 Population	General Practitioners 10,000 persons
Narrabeen Trade Area	20	38,760	5.2
<i>Warringah SA3</i>			<i>10.3</i>
<i>Sydney Metro Average</i>			<i>11.1</i>
<i>Australian Average</i>			<i>11.4</i>
* General practitioners Source: AIHW			LOCATIONIQ

### 3.4 Summary

- i. The key points to note regarding the surrounding provision of medical facilities includes:
  - There are currently no large format medical centres (10 or more doctors) provided in the trade area, with the nearest provision located at Mona Vale to the north and Dee Why to the south.
  - Each of the medium to large medical centres are provided as part of a retail strip and co-located with other convenience based retail tenants such as a pharmacy, highlighting the importance of co-locating medical centres with convenience retail.
  - All convenience based retail precincts in the surrounding area, namely Narrabeen, Elanora Heights, Collaroy Plateau, Mona Vale and Dee Why include a medical practice.
  - The provision of general practitioners within the trade area is significantly lower than average. The provision throughout the entire Warringah SA3 is also lower than the Sydney metropolitan average. This indicates there is currently under provision of general practitioners provided not only in the trade area but also throughout the Warringah SA3 more generally.

## 4 COMMERCIAL FACILITIES

This section of the report reviews the trends in commercial facilities provided in convenience based precincts such as Narrabeen, as well as an overview of other commercial precincts more broadly throughout the Northern Beaches.

### 4.1 Commercial Floorspace

- i. The provision of commercial floorspace generally throughout the Northern Beaches takes a number of forms, including:
  - The Frenchs Forest commercial precinct near the intersection of Wakehurst Parkway and Warringah Road. This business park precinct includes destinational offices typically over 3 – 4 levels incorporating multinational tenants who attract a workforce from a broad region.
  - A mixture of commercial and industrial units in traditional industrial locations such as Warriewood, where commercial facilities are attached to warehouses.
  - Commercial facilities as part of Town Centres, usually on upper levels of older style buildings with retail/active frontages on lower levels.
- ii. Map 4.1 illustrates the location of such facilities more broadly.
- iii. The typical facilities that locate as part of Town Centres are focused on serving the resident population rather than other businesses. These facilities include:
  - Funeral services.
  - Accountants/financial advisers.
  - Solicitors.
  - Real estate agents/property services.
  - Architects/building consultants.
  - More traditional lower ground floor facilities such as banks, Australia Post, travel agents and the like.

## MAP 4.1 – COMMERCIAL PRECINCTS, NORTHERN BEACHES



LOCATIONIQ

Map produced by Location IQ using QGIS 2.14 and related data sets.

## 4.2 Attributes Important to an Office Location

- i. There are a number of attributes generally considered important to office locations besides serving customer bases but that appeal to workers. These include:
  - Proximity to cafes/shopping centres.
  - Views and environmental amenity.
  - Located close to home.
  - Availability of parking/public transport.
  - Somewhere with atmosphere and ambience.
  - Proximity to recreation and fitness.
  - Fits with professional image of the firm.
  - Access to amenities such as childcare.
- ii. Retail/Town Centre locations such as Narrabeen, therefore, offer important services for workers at commercial office buildings within their local precincts. The availability of parking together with access to cafes and restaurants is important to the workforce in these professional services businesses.

## 4.3 Location within a Town Centre

- i. Typically, commercial facilities within a Town Centre locate on upper levels on the periphery of the Town Centre, reflective of the following:
  - These businesses typically are destinational and do not feed off the flows of major tenants such as supermarkets and therefore do not need to locate close to those facilities.
  - These professional services are visited less often than other retail facilities and therefore do not need to be immediately co-located with other facilities but within the general proximity of such facilities.

- Affordable rents for such tenancies are lower than those provided within high profile retail strips.
- ii. The key issue with many of the tenancies for commercial tenants is that they are not typically purpose built or designed for commercial tenants, with tenants having to locate in older style buildings on upper levels or in floorspace not suited for commercial purposes.
- iii. Ideally, modern commercial floorspace should include high speed internet access, natural light throughout the building for office workers, modern floorplate allowing for open plan facilities and car parking/immediate access for workers.
- iv. The subject proposal would provide a modern environment for commercial tenancies in a building co-located with medical facilities offering all of the typical amenities expected for commercial tenancies.

## 5 ECONOMIC IMPACT ASSESSMENT

This section of the report provides an assessment of the range of economic impacts, both positive and negative, that may result from consolidating the non-residential uses to the north-west corner of the site.

### 5.1 Loss of Residential Land

- i. The site is zoned for residential uses. However, the site is currently used for commercial purposes and has been since the 1960's, with former tenants of the site including Commonwealth Bank (1960s – 1980s), Infomedia (1990's – 2003), DIB Financial Services (2004 – 2012) and Wealth Definition Financial Services (current tenant). As such, no existing residential dwelling(s) will be lost due to the development of medical and commercial facilities on the site.
- ii. Additionally, the adjoining sites, 1294 – 1298 Pittwater Road and 2 Albert Street, will be redeveloped from four detached houses into multi-dwellings residential. Consequently, there will be a considerable net gain in residential housing from the overall development.
- iii. 4 Albert Street will be redeveloped from medical uses to multi-dwelling residential.

### 5.2 Non-Residential Uses (Other than Medical)

- i. The proposed rezoning will maintain the current floorspace of non-residential uses that exist on 1300 Pittwater Road.
- ii. Additional proposed uses will include a small coffee shop and an expansion of the medical facilities.

### 5.3 Impact on Other Medical Facilities

- i. Development of the Pittwater Road site will enable a larger provision of medical facilities to be provided within Narrabeen.

- ii. The provision of general practitioners practising within the trade area is currently low, at less than half the typical provision provided throughout Sydney. This indicates medical centres within the trade area are likely to be busy, with trade area residents likely to be regularly travelling beyond the trade area to Dee Why and Mona Vale to access the larger medical centres provided in these markets. The trade area provision is likely to be further impacted over the next five years, with a number of trade area doctors are aged over 60 years and close to retirement.
- iii. Given this low provision of general practitioners not only within the trade area but throughout the Warringah SA3 more generally it is highly unlikely that relocating and expanding the existing Narrabeen Family Medical Practice from six doctors to 10 - 15 doctors will significantly impact on the business for other general practitioners throughout and immediately beyond the trade area.
- iv. Conversely the proposed development will add much needed general practitioners to the Narrabeen area, where a low provision of general practitioners are provided.

#### **5.4 Impact on Other Commercial Facilities**

- i. The proposed development would provide a modern commercial building enabling business to be retained within the local area rather than locating outside the area. This will improve convenience for workers and consumers within the area with greater access to such facilities.

#### **5.5 Impact on Surrounding Uses**

- i. Maps 1.2 and 1.4 previously illustrated the area surrounding the 1300 Pittwater Road site. Key points to note regarding the surrounding environment include:
  - The existing retail and commercial facilities in the Narrabeen Town Centre adjoin the site to the north.
  - A single dwelling residential property adjoins the site to the east at 2 Albert Street.



- The proposed multi-dwelling residential development at 1294 – 1298 Pittwater Road and 4 Albert Street adjoins the site to the south and to the east.
- ii. The proposed development will result in the demolition of the existing building on the site and construction of a new three-level proposed built building that will be occupied by medical and commercial uses. It is important to note that a two-level building accommodating commercial floorspace already occupies the site. As such, the additional impact of the proposed development is likely to be minimum.
- iii. On the other hand, a medical centre is a vital component to the creation of a vibrant Town Centre, which is evident throughout the Northern Beaches area with the majority of Town Centres including at least one medical centre. A medical centre positively impacts on a range of surrounding uses, with other Town Centre tenants feeding off the activity generated by the regular visitation to the local medical centre.
- iv. Of particular note are pharmacies, with medical centres establishing a strong relationship with the local pharmacy to provide better care for their patients. Appendix 1 provides an article titled *Collaboration between Doctors and Pharmacists in the Community* which outlines the importance of doctors and pharmacists establishing a strong relationship, which is better encouraged through the co-location of two facilities.
- v. The importance of the relationship between Narrabeen Family Medical Practice and the Amcal pharmacy in Narrabeen is illustrated in Appendix 2, which provides a letter from Simon Reinhard, owner of Amcal Narrabeen, outlining the importance of Narrabeen Family Medical Practice to the operation and success of his pharmacy.
- vi. Also of note is the importance of the medical centre to the surrounding provision of aged care providers. Map 5.1 illustrates the location of aged care providers within close proximity to the site. As shown, the centre is located within close proximity to a number of aged care providers, including RSL ANZAC Village, Furlough House Retirement Village and Wesley Taylor residential care facility.

- vii. The close location of the medical centre to these facilities allows Narrabeen Family Medical Practice to provide on-site care to residents, with practitioners currently making regular visits to Furlough House and RSL ANZAC Village. Providing this care would be more difficult if the medical centre was moved a further distance from the Narrabeen Town Centre.
- viii. The importance of Narrabeen Family Medical Practice to RSL ANZAC Village is outlined in Appendix 3, which provides a letter from Anne Kauffman, Executive General Manager – Residential Care at RSL ANZAC Village. The letter illustrates the important role the practice plays in providing 24-hour care to residents of the village. Additionally, the close location allows elderly patients to visit the practice independently via electric scooter.

TABLE 5.1 – NARRABEEN TRADE AREA SURROUNDING AGED CARE PROVIDERS



- ix. Other businesses positively impacted by the location of the Narrabeen Family Medical Practice in the Narrabeen Town Centre include:
  - Bodyworks Physiotherapy – letter of support from Natalie Perkins, Principal at Bodyworks Physiotherapy, provided in Appendix 4.
  - Pacific Podiatry - letter of support from Andrea Downs, Director at Pacific Podiatry, provided in Appendix 5.
- x. Consequently, whilst there will be limited negative net impacts from relocating Narrabeen Family Medical Practice to the site, there are a number of positive impacts that will result from keeping the practice within close proximity to the Narrabeen Town Centre. If Narrabeen Family Medical Practice had to relocate outside the Town Centre in order to accommodate the much needed expansion, a range of retailers and community providers within and within close proximity to the Narrabeen Town Centre are likely be negatively impacted.
- xi. Also as discussed previously, commercial facilities are also of vital importance to a Town Centre providing local services for residents and also the opportunity for local residents to be employed close to their homes. The proposed development would provide a modern facility enabling all the typical facilities expected of modern commercial environments in close proximity to the existing Narrabeen Town Centre.

## 5.6 Employment Impacts

- i. In addition to fulfilling demand for general practitioners throughout the trade area and the Warringah SA3 more generally, the overall development as outlined in Sub-section 1.3 will create a number of additional jobs both during the construction and operational phase of the business.
- ii. Table 5.1 provides the estimated number of jobs that are likely to be created from the development, both directly and indirectly. The estimated total capital costs for the construction of the development are \$30 million. By using the appropriate ABS Input/Output Multipliers, it is estimated that the construction period the overall

Pittwater Road development (i.e. medical and residential components) would create some 160 jobs.

- iii. The additional construction jobs (160), will result in a further 43 jobs in the broader community based on ABS Input/Output Multipliers. In total 257 employment opportunities will be created from the redevelopment of the Pittwater Road site.
- iv. There will also be ongoing, operational employment on the 1300 Pittwater Road site with maintenance of the existing non-residential uses, along with the expanded Narrabeen Family Medical Practice enabling the practice to employ at least four additional general practitioners and provide a range of additional services. Additional support staff are also likely to be employed to support the larger facility. Commercial facilities at the site will also employ workers on an ongoing basis.

**TABLE 5.1 – ESTIMATED CONSTRUCTION EMPLOYMENT IMPACTS**

Original Stimulus	Estimated Capital Costs (\$M) <sup>1</sup>	Direct Employment	Supplier Employment Multiplier Effects	Total	
Construction of Project	22.9	160	257	417	Job Years <sup>2</sup>
<p><i>* Employment totals include both full-time and part-time work</i></p> <p><i>1. Adjusted by inflation and productivity to 1996/97 Dollars</i></p> <p><i>2. Indicates the estimated number of jobs over the life of the construction project plus ongoing multiplier effects, for the equivalent of one year</i></p> <p><i>Source : Australian National Accounts: Input-Output Tables 1996-97</i></p>					



## 6 NEED FOR DEVELOPMENT

This section of this report summarises the key conclusions of the likely economic implications from the rezoning the Pittwater Road site to allow for medical uses to be accommodated.

‘Need’ or ‘Community Need’ in a planning sense is a relative concept that relates to the overall wellbeing of a community. A use is needed, for example, if it would, on balance, improve the services and facilities available in a locality. The reasonable demands and expectations of a community are important, therefore, in assessing need.

A number of important factors that relate to need, particularly economic need, include:

1. Demand for Development
2. Suitability of Site
3. Review of Other Possible Sites
4. Impacts of Development

### 6.1 Demand for Development

- i. There are a number of factors which indicate there is an underlying demand for further medical facilities within the Narrabeen trade area, including:
  - The provision of general practitioners within the trade area, and throughout the Warringah SA3 more generally, is currently low. Additionally, a number of trade area doctors are aged over 60 years and likely to be close to retirement, which will further impact on the overall provision.
  - The area contains a higher than average proportion of persons aged 14 years or younger and 60 years and older, with a combined 42.5% of the trade area population falling into these age brackets. Persons within these age brackets typically require medical related facilities more regularly than the general population.

- Medical centres at Mona Vale and Dee Why provide a significantly larger number of general practitioners. A large format medical centre (i.e. 10 or more doctors) is currently not provided within the trade area, with residents having to travel to Mona Vale and Dee Why to access medical centres with the wide range of services and choice of doctors these large format facilities are able to provide.
  - Discussions with the owner of the existing medical centre at Narrabeen (i.e. Narrabeen Family Medical Practice) indicates the practice is currently very busy and in need of an expansion to better serve the local community.
- ii. All of the above indicates there is strong demand for further medical facilities to be provided within the trade area. The relocated Narrabeen Family Medical Practice will provide in-excess of 10 general practitioners, allowing Narrabeen residents to be served by a large format medical centre locally.
- iii. In relation to commercial facilities, there is ongoing underlying demand for commercial facilities reflecting:
- Commercial facilities typically form part of Town Centres for services for local residents.
  - Typically such facilities locate on upper levels or other sites which are not purpose built for commercial facilities. Changes in work arrangements and with access to technology/internet means that purpose built modern facilities are important for such commercial users.
  - The existing site has been used for commercial facilities over an extended period of time, highlighting the demand for such facilities.
  - Commercial workers benefit from the co-location with a Town Centre providing cafes and restaurants and other facilities in close proximity to their place of work.

## 6.2 Suitability of Site

- i. The proposed 1300 Pittwater Road site currently adjoins existing retail and commercial facilities in the Narrabeen Town Centre. There are a number of aspects of the site which make it the ideal location for a large format medical centre and commercial facilities including:
  - The site is provided along the major Pittwater Road making it easy to access for the local resident and worker population. The new B-line service, currently under construction in front of the proposed site, will make the centre easy to access by public transport.
  - The site allows for at-grade car parking facilities to be provided. At-grade car parking is important for medical centres to enable less mobile patients to access the facility easily and for workers as part of commercial facilities.
  - The site adjoins existing retail and commercial floorspace within the Narrabeen Town Centre. Medical and commercial facilities form a vital component of convenience based Town Centres, enabling other tenants to feed off the regular activity generated.
  - Narrabeen Family Medical Practice has a strong relationship with the local Amcal pharmacy, with the owner indicating his business would be negatively impacted if the practice was to move outside the Narrabeen Town Centre.
  - The site is located within close proximity to a number of aged care providers, allowing Narrabeen Family Medical Practice to provide on-site care to residents of these facilities.
  - The site has a long history of being used for commercial facilities.
- ii. Consequently, the proposed site is the ideal location to accommodate an expanded Narrabeen Family Medical Practice and further commercial facilities. If the proposed medical and commercial facilities had to relocate outside the Town Centre in order

to accommodate the much needed expansion, a range of retailers and community providers within and within close proximity to the Narrabeen Town Centre are likely be negatively impacted.

### 6.3 Review of Other Possible Sites

- i. Sub-section 1.4 outlined the tenants provided within the Narrabeen Town Centre. As shown, there are currently five appropriately zoned vacant shopfronts located within the Town Centre.
- ii. A review of each of the sites revealed the following:
  - One tenancy has a development application lodged for a development.
  - Two tenancies have been recently leased.
  - A 197 sq.m tenant is vacant and a 220 sq.m tenant could possibly be vacant (but is not being actively advertised for lease). Both are better suited to a café or restaurant tenant. More relevantly, both tenants are too small to accommodate the expanded medical facilities and do not have direct access to sufficient at-grade car parking facilities.
- iii. Additionally, there is a vacant tenancy of 276 sq.m on the corner of Pittwater Road and Rickard Road in North Narrabeen (former Buy 4 Baby), some 700 metres north of the proposed site. The building would require significant fitout to allow the tenancy to accommodate a medical centre, with the space better suited to accommodate a showroom type tenant. Additionally, the size of the building, at 276 sq.m, is significantly small than the 600 sq.m needed to accommodate the expanded Narrabeen Family Medical Practice.
- iv. Consequently, there are currently no appropriately zoned vacant sites within close proximity to the Narrabeen Town Centre that could accommodate the proposed development.

## 6.4 Impact of Development

- i. Key points to note regarding impact of the proposed development include:
  - The site retains its current *R3 – Medium Density Residential* zoning.
  - The proposed development will result in the part of one lot being used for non-residential purposes. However, the remainder of remaining lots along Pittwater Road and 4 Albert Street will be redeveloped to accommodate multi-level residential, where two of these lots are currently used for non-residential purposes. Consequently, the majority of the residential zoned site will be redeveloped into multi-dwelling residential floorspace, as allowed for in the *R3-Medium Density Residential* zoning.
  - Given the low provision of general practitioners not only within the trade area but throughout the Warringah SA3 more generally it is highly unlikely that relocating and expanding the existing Narrabeen Family Medical Practice will significantly impact on the business for other general practitioners throughout and immediately beyond the trade area. Conversely the proposed development will add much needed general practitioners to the Narrabeen area, where a low provision of general practitioners are provided.
  - There will be limited negative net impacts from relocating Narrabeen Family Medical Practice to the site, with the site already being used for commercial purposes. However, there are likely to be negative impacts if the medical practice and commercial facilities had to relocate outside the Narrabeen Town Centre in order to accommodate the much needed expansion, with a range of retailers and community providers within and within close proximity to the Town Centre benefiting from the existing location of the facility.
  - The proposal will retain jobs within the local area providing modern commercial office floorspace for local businesses. The retention of jobs locally will add to the vitality of the Town Centre.



- The construction of the development is expected to create some 417 employment opportunities, including 160 direct employment opportunities and 257 jobs in the broader community. There will also be ongoing, operational employment, including at least four additional general practitioners and further service and support staff, together with jobs created in the commercial floorspace.

## 6.5 Conclusions

- i. It is clear from the analysis outlined in this report that there is a strong need and demand to accommodate an expanded medical and commercial facility within close proximity to the Narrabeen Town Centre.
- ii. Limited, if any, negative impacts are anticipated from the proposed development and these are more than offset by the positive impacts that will occur from the development, including increasing the provision of general practitioners in an area where there is currently a low provision, and adding modern commercial floorspace.
- iii. Additionally, it is important for Narrabeen Family Medical Practice to remain within close proximity to the Narrabeen Town Centre, with the medical centre a vital component of the precinct. Consequently, the proposed site represents the ideal location to accommodate the expanded medical practice, given the limited appropriately zoned vacant sites available in the Narrabeen Town Centre.
- iv. Further, the site has been used for commercial purposes for many years and would appropriately continue to be used for such purposes but in a modern, purpose built facility.

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## APPENDIX 1

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# Collaboration between doctors and pharmacists in the community

*Debbie Rigby, Consultant Clinical Pharmacist, DR Pharmacy Consulting, Camp Hill, Queensland*

## Summary

**The role of pharmacists is expanding in primary care. There is evidence that greater collaboration between general practitioners and pharmacists can improve patient care. Medication reviews are an example of how pharmacists can assist general practitioners. Joint training and co-location of practices should encourage increased collaboration between the professions.**

Key words: drug utilisation, medication reviews.

*(Aust Prescr 2010;33:191–3)*

## Introduction

Teamwork, communication and collaboration between health professionals are important for the safe and effective delivery of health care.<sup>1</sup> Australia's ageing population and the increasing burden of chronic disease present opportunities and imperatives for health professionals to practise collaboratively.

A literature review by the National Prescribing Service has identified significant problems associated with medication misadventure. Approximately 6% of hospital admissions are associated with adverse drug events and high error rates during transfer of care. Poor communication was the most important common factor contributing to medication errors.<sup>2</sup> Increased interprofessional collaboration between doctors and pharmacists could therefore reduce the considerable medication-related morbidity and mortality.

## Role of pharmacists

Pharmacy practice in Australia now involves patient-centred care including counselling, providing drug information, monitoring drug therapy and patient adherence, as well as the supply of medicines. Over the last decade, the role of pharmacists in the community has expanded with the provision of many professional services including medication reviews, diabetes and asthma management programs, and patient medication profiles.

It is in the additional role of managing medication therapy, in collaboration with prescribers, that pharmacists can now make a vital contribution to patient care. To do so, the role of the pharmacist needs to be redefined and reorientated. The traditional relationship between the doctor as prescriber, and

pharmacist as dispenser, is no longer appropriate to ensure safety, effectiveness and adherence to therapy. Pharmacists need to pay more attention to patient-centred, outcomes-focused care to optimise the safe and effective use of medicines. Dispensing is, and must remain, a responsibility of the pharmacy profession, but prescribing and dispensing should not be done by the same person. By taking direct responsibility for individual patients' medication-related needs, pharmacists can make a unique contribution to the outcome of medication therapy and to their patients' quality of life.<sup>3</sup>

## Collaborative practice

Australian and international studies have shown the benefits pharmacists can make to direct patient care and better medication management.<sup>4,5</sup> In the UK and New Zealand, reviews of medicine use have contributed to professional integration and patient care.<sup>6,7</sup> In Canada, early concerns about collaborative practice have been resolved as general practitioners discovered the benefits of working with pharmacists.<sup>8,9</sup> General practitioners are more likely to accept a pharmacist's recommendations if they have personal contact in case conferences than they are if they are sent written recommendations.<sup>10</sup> General practitioners may be reluctant to use a service led by a pharmacist who they do not personally know.<sup>11</sup>

The TEAMCare coordinated care trial demonstrated that pharmacists and general practitioners can work together in a primary care environment, although a greater degree of trust and collaboration is required.<sup>12</sup> Trust appears to grow over time. When pharmacists are co-located with general practitioners there is a greater opportunity for trust to develop.<sup>13</sup> However, the full effect of pharmacist integration may take longer than one year to perceive clearly.<sup>14</sup>

Studies that have integrated pharmacists into primary care practices have shown improved patient outcomes.<sup>15</sup> Collaborative models have improved the treatment of hypertension.<sup>16</sup> Pharmacists have the potential to optimise drug therapy by identifying medication-therapy problems and recommending solutions.<sup>17</sup> Prescribers are receptive to such recommendations.<sup>18</sup> Pharmacist-patient consultations in relation to medication management within general practitioners' surgeries and in patients' homes have high acceptability to patients.<sup>19</sup>

A role for a pharmacist within a general practice has been proposed to provide multiple risk management strategies

to improve medication safety. The role would focus on interventions to high-risk patient groups and disease states, and would use practice information technology systems to detect potential safety problems.<sup>20</sup>

Interdisciplinary teaching of pharmacotherapeutics provides health professionals with greater insight into their respective roles. This could improve the quality use of medicines and reduce medication errors.<sup>21</sup>

## Medication reviews

Medication reviews show the benefits of cooperation. Government remuneration for medication reviews by pharmacists began in 1997 in residential aged care facilities and in 2001 for community patients. Collaborative medication reviews are included in many general practitioner and pharmacist practices, clinical practice guidelines and decision support tools. Several randomised trials have shown improvements in prescribing, and reduced healthcare use and medication costs following medication reviews in patients with hypertension, hyperlipidaemia and diabetes.<sup>22–24</sup>

The evidence supporting the benefits of home medicines reviews continues to expand. They can be effective in delaying the time to next hospitalisation for heart failure,<sup>25</sup> identifying drug-related problems among people receiving treatment for mental illnesses,<sup>26</sup> and assisting in the resolution of medication-related problems.<sup>27</sup> Medication reviews after discharge from hospital have reduced morbidity and mortality in patients with heart failure.<sup>28</sup>

Despite this evidence and considerable support by the Pharmacy Guild and Divisions of General Practice, home medicine reviews are still underused. For example, they are not used enough in the detection and prevention of medication-related problems in cardiovascular disease.<sup>29</sup>

## Challenges to collaboration

The dichotomous nature of community pharmacy practice is a critical dilemma for the profession. The role of community pharmacists has been traditionally characterised by dispensing prescription medicines, selling over-the-counter medication and offering healthcare advice. Community pharmacists are often not viewed as a core part of the primary healthcare team. Perceptions around being a retailer and healthcare provider create uncertainty in the minds of the medical profession, funders and consumers. Pharmacy is the only health profession that is reimbursed for its sale of a product rather than provision of a service.

Currently community pharmacists have limited opportunity to see patients in a primary care setting as part of a multidisciplinary team. Direct contact between community pharmacists and general practitioners is often brief and can be perceived as adversarial.

In many cases geographical isolation and separate premises are barriers to the integration of community pharmacists into the primary healthcare team. Electronic health records will potentially overcome some of the barriers with shared access to

medication profiles and secure transfer of information. Lack of a private consultation area in a community pharmacy is also a barrier. In addition, the attitudes of doctors towards pharmacists and their contribution to better medication management is another barrier to overcome.<sup>13</sup>

Some medical organisations have been critical of an expanded role for pharmacists in primary health care, opposing pharmacy as the first point of call for treating minor ailments, pharmacist prescribing, disease state management, immunisation and sick notes. However, pharmacists already play a valuable role in triaging minor conditions in the community. People will continue to consult pharmacists for minor health problems as they are a trusted and accessible source of information and advice.

## Conclusion

The roles of the doctor and pharmacist are complementary. Good working relationships between all healthcare professionals are essential to the delivery of personalised and effective patient services. All health professions must show greater responsiveness to changing patient needs.

Pharmacists have the skills and knowledge to contribute to the quality use of medicines, to minimise medication misadventure and to help consumers better manage their medicines. Interdisciplinary clinical teaching, communication and relationships are the keys to improving collaboration to achieve optimal medication management. Interprofessional collaboration between general practitioners and pharmacists must continue to evolve to meet the medication management and healthcare needs of the community now and in the future.

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The full list of references is available online at [www.australianprescriber.com](http://www.australianprescriber.com) with this article in Vol 33 No 6.

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*Conflict of interest: none declared*

## New drugs

Some of the views expressed in the following notes on newly approved products should be regarded as tentative, as there may be limited published data and little experience in Australia of their safety or efficacy. However, the Editorial Executive Committee believes that comments made in good faith at an early stage may still be of value. As a result of fuller experience, initial comments may need to be modified. The Committee is prepared to do this. Before new drugs are prescribed, the Committee believes it is important that full information is obtained either from the manufacturer's approved product information, a drug information centre or some other appropriate source.

### Degarelix

Firmagon (Ferring)

vials containing 80 mg and 120 mg as powder for reconstitution

Approved indication: prostate cancer

Australian Medicines Handbook section 14.3

Androgen deprivation is one approach to the treatment of prostate cancer. This can be achieved by using agonists of gonadotrophin releasing hormone such as goserelin and leuporelin. Although these drugs cause an initial surge in testosterone, long-term use leads to decreased production.

Degarelix reduces testosterone production by antagonising gonadotrophin releasing hormone. By blocking the pituitary receptors, degarelix cuts testosterone concentrations within a few days, without the surge seen with gonadotrophin releasing hormone agonists.

In a dose-ranging study, 127 patients were randomised to take a starting dose of degarelix followed by monthly maintenance doses. Within three days the testosterone concentration had fallen into the target range in 89% of the men. Low levels were maintained in most of the 87 men who completed the one-year study. Prostate specific antigen was also reduced.<sup>1</sup>

Degarelix has to be given by subcutaneous injection into the abdomen. A depot is thought to form at the injection site so that the drug is slowly released. The half-life of the maintenance dose is estimated to be 28 days. Most of the dose is metabolised by hydrolysis and excreted in the faeces. The dose does not have to be adjusted in patients with mild to moderate renal or hepatic impairment.

Degarelix has been compared with intramuscular leuporelin in a 12-month study. The 610 men in the study had prostate cancers ranging from localised to metastatic. Those who were randomised to take degarelix were given 240 mg followed by monthly maintenance doses of 80 mg or 160 mg. The desired testosterone concentration was achieved by 97–98% of the degarelix groups and 96% of the leuporelin group.

The reduction in testosterone was more rapid in the degarelix groups. A similar pattern was seen with the reduction in prostate specific antigen.<sup>2</sup>

Adverse effects are common with degarelix. In the comparative study, 40% of patients had injection-site reactions with degarelix. Less than 1% of the leuporelin group had injection-site reactions. Other adverse effects reported in the trial included flushing, weight gain and altered liver function. Adverse events resulted in approximately 7–9% of the degarelix group and 6% of the leuporelin group discontinuing treatment.<sup>2</sup> During treatment with degarelix the QTc interval on the ECG can be prolonged and some patients will develop anaemia. Some patients develop antibodies to degarelix although it is yet unclear whether this affects long-term efficacy. Although androgen deprivation has metabolic effects, lipids other than cholesterol, and glucose were not studied. Hypercholesterolaemia occurred in 5% of patients given degarelix.<sup>2</sup>

It appears that an antagonist of gonadotrophin releasing hormone is as effective as an agonist in reducing testosterone concentrations. While at first the reduction is more rapid than with leuporelin, after about a month there is no significant difference between treatments. Further study will be needed to see the effect of degarelix on survival and whether it has any role in patients who have not responded to a gonadotrophin releasing hormone agonist.

**T T T** manufacturer provided clinical evaluation

### References \*†A

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## APPENDIX 2

Narrabeen Pharmacy  
67-69 Waterloo Street  
Narrabeen NSW 2101  
ph 0299137171 fax 0299707482

18<sup>th</sup> October 2017

Mr David Hume  
Director  
Highgate Management Pty Ltd  
Level 6  
52 Phillip Street  
Sydney NSW 2000

**PROPOSED DEVELOPMENT – 1294-1300 PITTWATER ROAD & 4 ALBERT STREET,  
NARRABEEN**

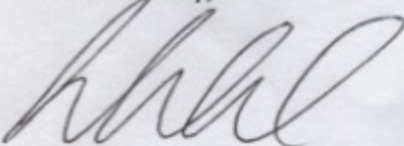
To whom it may concern;

I am the owner of the Narrabeen Pharmacy at 67-69 Waterloo Street Narrabeen and have operated my business for 13 years in its current location.

I understand an existing medical centre operates at 4 Albert Street Narrabeen and has been there for many years. The operation of a medical facility together with adjoining uses, such as dental and pathology, are vitally important to the ongoing success of my business. This includes referrals and prescriptions from the medical clinic.

I understand that a redevelopment of the sites along Pittwater Road and Albert Street are now proposed, including commercial development on the former Commonwealth Bank site now occupied by Wealth Definition Financial Services for medical and related uses. I support the ongoing provision of such facilities in the Narrabeen Town Centre as an integral component of the facilities in the centre and to support the viability of my business.

Yours Sincerely,



Simon Reinhard B.Pharm

Pharmacist

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## APPENDIX 3

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RSL  
**LifeCare**

Adding Life  
to years  
and years  
to life.

13<sup>th</sup> November 2017

Mr David Hume  
Director  
Highgate Management Pty Ltd  
Level 6  
52 Phillip Street  
Sydney NSW 2000

**PROPOSED DEVELOPMENT – 1294-1300 PITTWATER ROAD & 4 ALBERT STREET, NARRABEEN**

To whom it may concern,

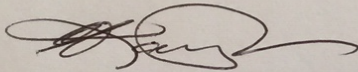
I understand an existing medical centre operates at 4 Albert Street Narrabeen and has been there for many years. The operation of a medical facility together with adjoining uses, such as dental and pathology, are vitally important to the ongoing success of RSL ANZAC Village in the provision of medical services to our elderly population. RSL ANZAC Village is located on the Narrabeen escarpment and is home to over 1300 people, with 500 living in nursing home care. The Doctors from this practice provide 24 hours/7 days a week medical support and local clinical services from the Albert Street practice that would otherwise require extensive travel or attendance at the Emergency Departments of Mona Vale Hospital or the New Northern Beaches Hospital, when it opens in 2018.

There is no public transport from RSL ANZAC village to either of these locations and therefore the provision of medical and dental services in this location are integral to the social fabric and amenity of the community.

Many of these elderly people are able to attend the Albert Street practice on their electric scooters, reducing local traffic and enabling their ongoing independence. The location of this practice, within 5 minutes via car, facilitates timely home visitation and medical treatment that assists in avoiding long waits in Emergency Departments for our frail and elderly population.

I understand that redevelopment of the sites along Pittwater Road and Albert Street is now proposed, including commercial development on the former Commonwealth Bank site now occupied by Wealth Definition Financial Services for medical and related uses. I strongly support the ongoing provision of such facilities at this location in the Narrabeen town centre as an integral service component to support the viability of the commercial activities in the Narrabeen service precinct and to provide essential medical services to the RSL ANZAC Village population. Increasing housing density in Narrabeen and the provision of a B-Line transport hub directly opposite the proposed development, necessitates the retention or indeed addition of essential, accessible medical services such as currently provided at 4 Albert Street, Narrabeen.

Yours Sincerely,



**ANNE KAUFFMANN**

*Executive General Manager - Residential Care*

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## APPENDIX 4

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# Bodyworks Physiotherapy

**Natalie Perkins**  
Director  
Principal Physiotherapist

**Tessa Eastoe**  
Physiotherapist

**Natalie Bruce**  
Exercise physiologist

**Louise Armstrong**  
Physiotherapist  
Exercise Scientist

**Natalie Frizzell**  
Physiotherapist

**Noriko Miyake**  
Massage Therapist

12 November 2017

Mr David Hume  
Director  
Highgate Management Pty Ltd  
Level 6  
52 Phillip Street  
Sydney NSW 2000

## DEVELOPMENT PROPOSAL: 1294-1300 PITTWATER ROAD & 4 ALBERT STREET, NARRABEEN

To whom it may concern;

I am writing in support of the proposed redevelopment of the sites along Pittwater Road and Albert Street to provide the local community with medical and dental facilities. It is my understanding that the plans include additional parking and level access, features which are vital to our elderly and physically incapacitated members of the community.

I have been a physiotherapist in the area for just over 20 years and very much appreciate the need for such a facility for members of the community and I also rely on referrals to my business from this centre.

To my knowledge this is the only multi-medical service on the beaches strip and as such offers important services to local residents. Improving accessibility to such services can only be of benefit to patients and thus both I and my staff fully support the proposed plan.

Yours Sincerely,

**Natalie Perkins (Principal)**  
BSc (Anat. & Ex. Physiol), BAppSc (PHTY)

Bodyworks Physiotherapy

Head Office: 12/3 Vuko Place, Warriewood

Phone: 9970 6595

Clinic Locations: Belrose, Terrey Hills, Warriewood, Glenaeon Retirement Village & Belrose Country Club

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## APPENDIX 5

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Mr David Hume  
Director  
Highgate Management Pty Ltd  
Level 6  
52 Phillip Street  
Sydney NSW 2000

**PROPOSED DEVELOPMENT – 1294-1300 PITTWATER ROAD & 4 ALBERT STREET,  
NARRABEEN**

To whom it may concern;

I am Andrea Downs the owner of Pacific Podiatry in the Narrabeen Town Centre. I have operated my business for 10 and half years in its current location.

I understand an existing medical centre operates at 4 Albert Street Narrabeen and has been there for many years. The operation of a medical facility together with adjoining uses, such as dental and pathology, are vitally important to the ongoing success of my business. This includes referrals from the medical clinic for a range of patient services such as ongoing general foot care, diabetic assessment and treatment, Biomechanical assessment, DVA support and home visits.

I understand that a redevelopment of the sites along Pittwater Road and Albert Street are now proposed, including commercial development on the former Commonwealth Bank site now occupied by Wealth Definition Financial Services for medical and related uses. I support the ongoing provision of such facilities in the Narrabeen Town Centre as an integral component of the facilities in the centre and to support the viability of my business.

Yours Sincerely,



Andrea Downs  
M.A. Pod. A.  
Director

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