



Statement of Environmental Effects

Health Consulting Rooms (Physiotherapy) and Storage Shed

Lot 9 Section 52 DP 758476

9 Gallipoli Street, Griffith

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APPENDIX 1 - Development Control Variation Request

1 Introduction

This Statement of Environmental Effects has been prepared in support of a development application for the proposed change of use of an existing dwelling at 9 Gallipoli Street Griffith to be used as a physiotherapy clinic.

The subject site is legally known as Lot 9 Section 52 DP 758476 and has a site area of approximately 1175m². Existing development at the site includes a single-story dwelling to be retained and fitted out as a physiotherapy clinic, a carport and shed, both of which have been approved for removal by way of separate CDC application.

The proposal includes the construction of a storage shed (49.5m²) and construction of a formalised car parking area at the front of the site. The physiotherapy clinic, to be known as the Physio House would be attended by only one physiotherapist at any given time and therefore only one treatment room is proposed with a recovery gym. The reception area would be staffed by the physiotherapist and during busier times by an administrative staff. A bedroom is proposed to be retained to be used occasionally by the owners of the house who live on a farm outside of town. Accessibility has been prioritised in the proposal and internal alterations including door widening, reconfiguration of a bathroom to an accessible facility and the augmentation of an existing ramp to be compliant with *Australian Standards 1428 – Design for Access and Mobility*. An accessible path of travel from the proposed accessible parking space through the dwelling to all public rooms has been provided.

The hours of operation would be 9 am to 5 pm Monday to Friday to limit the impact on the amenity of the residential area. Screen plantings around the carpark area would reduce the visual impact of this area when viewed from the street.

The new hardstand areas have been designed to meet *Australian Standard 2890 – Parking Facilities* to ensure a light vehicle can enter and exit in a forward direction. As a sufficient aisle width has been proposed, turning path diagrams are not considered necessary. Stormwater from the new hardstand area and the new shed would be discharged to the street through a pit and pipe network and a single additional kerb outlet.

All essential services are presently connected to the site and adequate to cater for the proposed use. The proposed use is suited to the locality, being in close proximity to the Hospital Precinct and CBD. The proposed use is compatible within the locality in which it is proposed and can operate with minimal impact to the amenity of Gallipoli Street and surrounds.

2 The Site

2.1 Site Description

The site is situated at 9 Gallipoli Street and is located approximately 110 metres from the intersection of Gallipoli Street and Cutler Avenue to the west, and 100m from the intersection of Palla Street to the east. The subject site and surrounding area is zoned R1 and is located less than 1 kilometre from the CBD of Griffith.



Figure 1: Site Location

The site has an area of approximately 1175m² with existing development including a single dwelling, carport and shed. The existing dwelling is setback approximately 12 m from the front property boundary and the road reserve is approximately 10m wide. An existing concrete driveway connects to Gallipoli Street.



Figure 2: View of Existing Dwelling from Street

2.2 Surrounding Land Uses

The locality is zoned R1 General Residential and surrounding land uses in the immediate Gallipoli Street area include single dwellings with a few dual occupancies. To the east (350 metres) is Griffith Base Hospital and St Vincent's Private Community Hospital. To the west (200m) is Jubilee Oval. Griffiths CBD is located less than 1 kilometre from the subject site.



Figure 3: Subject site and surrounding land uses.

3 Proposed Development

3.1 Overview

The proposed development is for the change of use of the existing dwelling at 9 Gallipoli Street Griffith to be used for health consulting, specifically a physiotherapy practice. The proposal includes the construction of a storage shed (49.5m²) for storage of equipment and domestic storage for the owners of the house, formalised carparking at the front of the site, and minor building alterations. The proposed building works include the installation of an access ramp to the rear of the building, internal widening of doorway widths to meet AS1428, construction of a partition wall to the reception area and fitout of the existing bathroom to comply with accessible unisex standards. Construction also includes a hardstand parking area at the front of the property for three car spaces, including one space to be constructed to accessible standards.

The existing lounge room is proposed to be used as a recovery gym and the front bedroom will be utilised as a treatment room. The existing rear bedroom will continue to be used as accommodation for the owners of the dwelling (who will operate the physiotherapy clinic) on occasion as they live on a farm some way out of town. The second existing bedroom will be utilised as an office for administration purposes. The remainder of the dwelling will continue to be used for the original purposes by staff (kitchen and laundry).

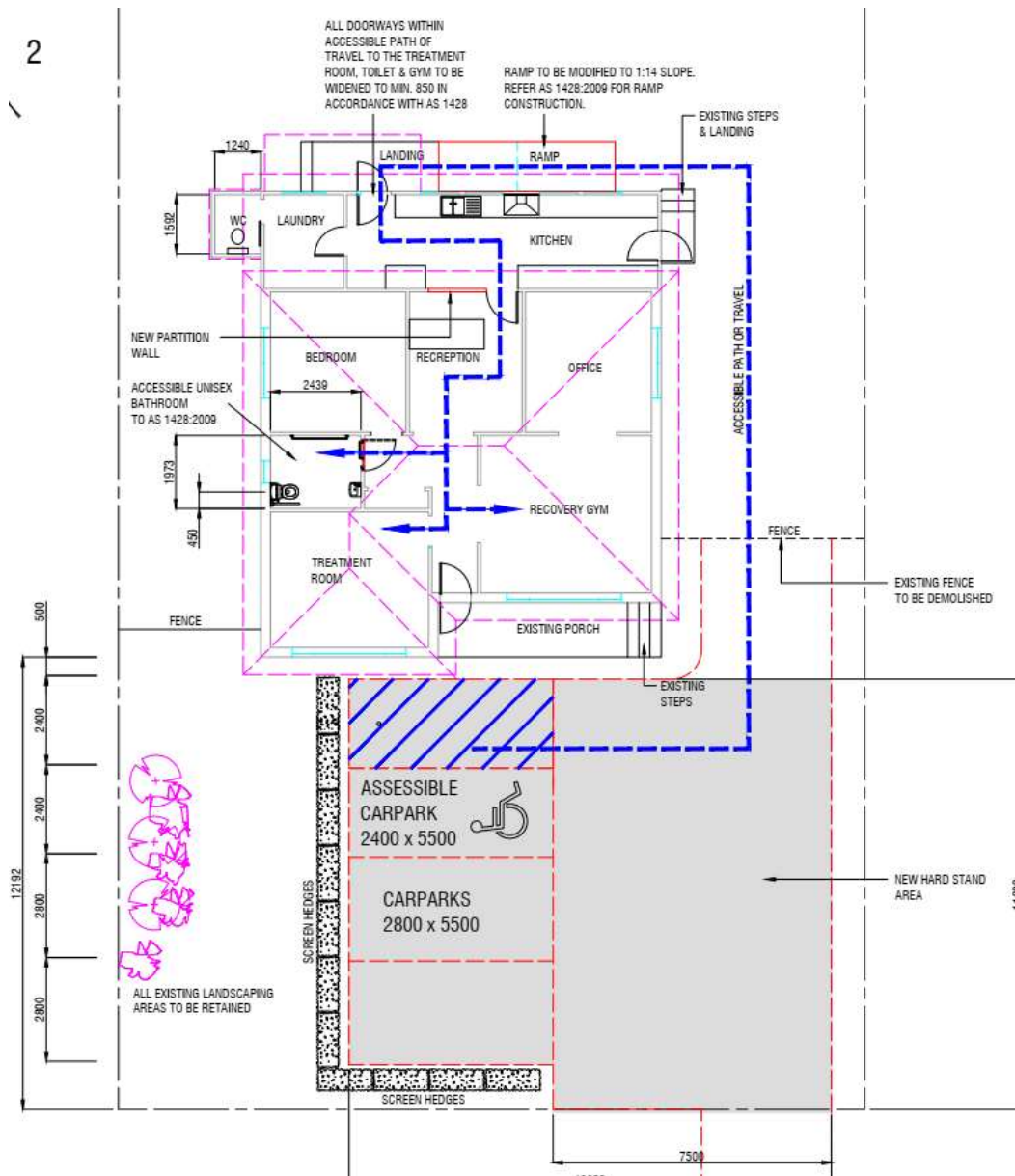


Figure 4: Proposed Floor Plan

3.2 Proposed Use

The clinic will offer physiotherapy services to patients including assessment and diagnosis, treatment and rehabilitation to improve movement, reduce pain, manage chronic diseases, sports injuries, accelerate healing, and increase the quality of life to patients. The clinic will operate from Monday to Friday (9 am – 5 pm) and will be staffed by two accredited physiotherapists each working part-time and by appointment only. Only one physiotherapist would be onsite at any given time. There is considered to be a significant need in Griffith for additional physiotherapist practices to support the existing and growing population.

Treatment Room & Recovery Gym

The clinic proposes to operate one treatment room and ancillary recovery gym. Patients will be assessed, diagnosed and treated initially in the treatment room. Treatments include massage, joint manipulation, electrotherapy, and stretching. Patients may require the use of the gym for specific exercises depending on their needs. Only one patient would be seen at any given time. The physiotherapist want to offer an intimate and thorough practice which focuses on individual patient needs. This provides a point of difference for the practice as other clinics in Griffith often have multiple patients being seen by one physiotherapist at any given time.

3.3 Hours of operation & staff

The facility proposes to operate Monday to Friday between the hours of 9 am – 5 pm depending on appointment requests. No operations are proposed on weekends. Staff include two part-time physiotherapists working by appointment only on an alternating basis, undertaking client assessment and administration tasks. Only one physiotherapist will be working at any one time. One casual administration employee is proposed to work from the premises only during busier days or as needed for business activity statement (BAS) and invoicing purposes.

3.4 Construction

Construction includes a new storage shed (49.5m²) to be located in the rear yard. The shed will be 4.5m x 11m, a height of 4.43 m and will be setback 900mm from the eastern side boundary and 7.5m from the rear boundary. Works also include:

- construction of 3 carparking spaces at the front of the site and manouvering area (concrete)
- external rear access ramp
- widening of doorway widths in the accessible path of travel to 850mm in accordance with AS1428
- fitout of the bathroom to meet accessible unisex standards
- a new partition wall to reception
- two additional stormwater lines and outlets

3.5 Traffic & Parking

Parking

A hardstand car parking area is to be constructed within the front setback. This carpark will provide onsite parking for 3 vehicles, one constructed to meet accessibility requirements. Adequate additional parking is available on the street.

Traffic Generation

Staff operating from the premises at any one time is will be one physiotherapist. Occasionally an administration assistant will work from the premises during busy days. Client appointments

vary in duration from 30 minutes to 1.5 hours, depending on patient requirements. An expected total maximum of 1.5 appointments per hour over an 8-hour day would result in up to 12 clients accessing the site per day. Not all clients will access the site by private vehicle, some will be transported by family or community transport and collected at the end of their appointment.

3.6 Stormwater

Existing stormwater arrangements for the site presently discharge informally on the site and to the Gallipoli Street system. A new stormwater pit and pipe network and a kerb outlet are proposed to cater for the new shed and hardstand parking area.

3.7 Waste

The proposed facility will not generate large amounts of waste on an ongoing basis, nor any hazardous waste. Waste will generally be limited to:

- Construction materials waste during construction and fit out stage
- Packaging during setup phase (cardboard, plastic packaging)
- General office waste (paper, cardboard, plastic packaging)
- Kitchen waste (food and packaging)
- Clinic consumables: packaging, bandages, strapping tape, hand towel, gloves and the like.

3.8 Lighting and Signage

External lighting proposed includes night time security sensor lighting. Signage will be limited to an exempt business identification sign indicating the business name and address. The sign will be erected on the wall of the existing dwelling facing the road with an area of around 1.2 m² identifying the business as “The Physio House”.

4 Legislative Context

This section provides an assessment of the proposal against the relevant planning legislation as prescribed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Environmental Planning and Assessment Act 1979 (EP&A Act)

Section 1.3 – Objects of the Act

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

Commentary: The proposal is not contrary to the objectives of the EP&A Act.

4.2 Griffith Local Environmental Plan 2014 (GLEP)

A thorough review of the GLEP 2014 has been undertaken. An assessment of the proposal for compliance with the requirements of the relevant parts of the LEP has been provided below.

The subject land is zoned R1 General Residential under the provisions of the GLEP2014.

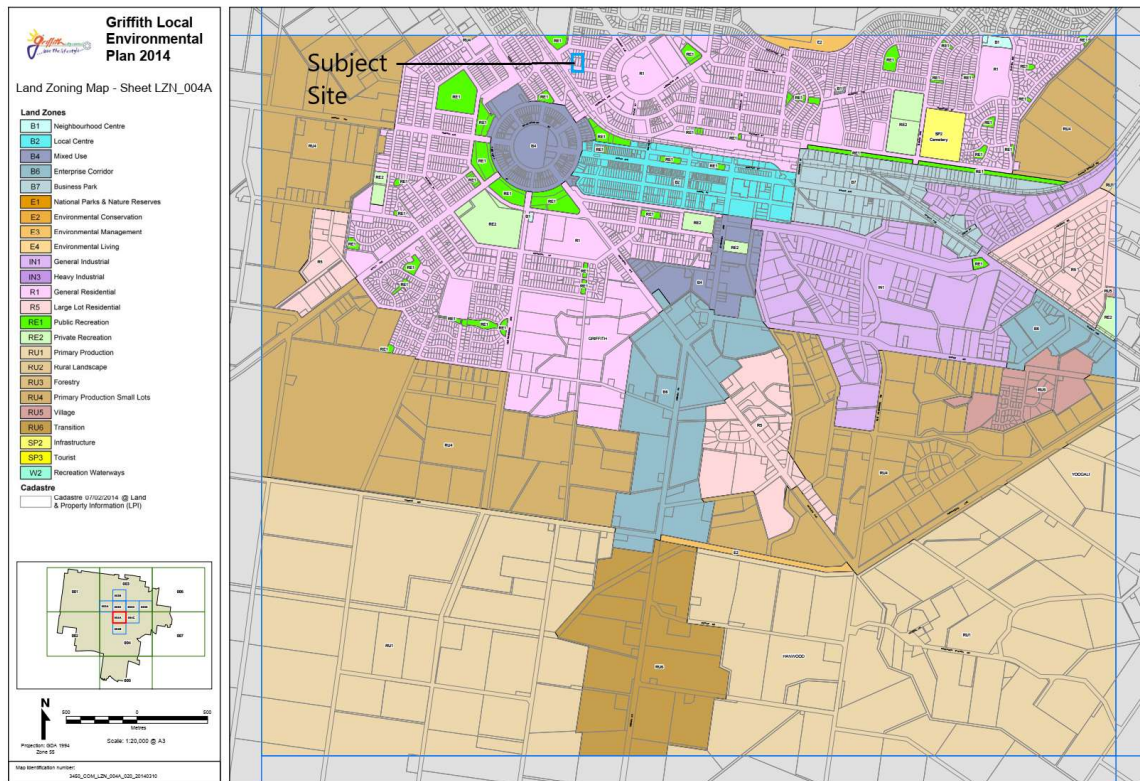


Figure 4: GLEP2014 Zoning Map showing the Subject Site.

Objectives

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To facilitate development of social and community infrastructure to meet the needs of future residents.
- To allow people to carry out a reasonable range of activities from their homes, if such activities do not adversely affect the living environment of neighbours.

Commentary: The proposal is not inconsistent with the zone objectives. The proposed development would provide an alternative land use, a health service to residents, specifically physiotherapy which would meet the day to day needs of residents in the locality.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Group homes; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Funeral homes; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Commentary: The proposal is considered to be a *health services facility*, specifically, *health consulting rooms*, of which are not prohibited in the zone. The proposed clinic intends to utilise two rooms of the existing dwelling house by one healthcare professional at any one time for the purpose of providing services which improve health and treat injury.

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.

Clause 1.2 – Aims of the Plan

(1) This Plan aims to make local environmental planning provisions for land in Griffith in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

- (a) to prevent unnecessary urban sprawl by promoting business, industrial, rural and residential uses within and adjacent to existing precincts related to those uses,*
- (b) to minimise land use conflict in general by creating areas of transition between different and potentially conflicting land uses,*
- (c) to provide a variety of development options to meet the needs of the community with regard to housing, employment and services,*
- (d) to manage and protect areas of environmental significance,*
- (e) to recognise the historical development of the area and to preserve heritage items associated with it.*

Commentary: The proposal is not contradictory to the aims of the GLEP2014.

5.10 Heritage Conservation

Commentary: The site is not listed as a heritage item or in a conservation area.

Clause 7.1 – Earthworks

- (1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*
- (2) Development consent is required for earthworks unless—*
 - (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or*
 - (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.*
- (3) In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—*
 - (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,*
 - (b) the effect of the development on the likely future use or redevelopment of the land,*
 - (c) the quality of the fill or the soil to be excavated, or both,*
 - (d) the effect of the development on the existing and likely amenity of adjoining properties,*
 - (e) the source of any fill material and the destination of any excavated material,*
 - (f) the likelihood of disturbing relics,*
 - (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,*
 - (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

Commentary: Minor ancillary earthworks for the preparation of the site for the construction of the shed and carparking area are proposed, and consent is not required for these.

Clause 7.2 – Flood Planning

- (1) The objectives of this clause are as follows—*
 - (a) to minimise the flood risk to life and property associated with the use of land,*

- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
 - (c) to avoid significant adverse impacts on flood behaviour and the environment.
- (2) This clause applies to land at or below the flood planning level.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—
- (a) is compatible with the flood hazard of the land, and
 - (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
 - (c) incorporates appropriate measures to manage risk to life from flood, and
 - (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
 - (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- (4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.
- (5) In this clause—
flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

Commentary: It does not appear that the site is flood prone land after reviewing mapping included in the *Griffith Main Drain J Catchment Flood Study 2015*.

Clause 7.10 – Essential Services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access.

Commentary:

Water: Council's water supply service is available to the site presently, located in the Gallipoli Street road reserve. It is noted that additional water meters will be not required for this development.

Electricity: Essential Energy's electrical network is presently available to the site and is located at Gallipoli Street and a power pole is also located in the subject allotment in the yard on the western boundary. An overhead electrical line runs parallel to the back fence. The shed has been located to avoid proximity to this overhead line. No referral is necessary to Essential Energy.

Sewer: Council's reticulated sewer network services the site and a sewer main and manhole is located along the rear boundary of the subject site.

Stormwater: Stormwater is presently directed to the street collection system at Gallipoli Street. It is noted that the site is located within an area which requires onsite detention under Council's Onsite Detention Policy (CS-CP-404). The following discussion provides calculations of additional hardstand areas proposed and credits for roofed areas removed.

Existing Driveway (Credit):	23.69 m ² – the replacement of the driveway with a new concrete surface is considered exempt development.
Carport to be removed under a CDC (credit):	47.34 m ²
Shed to be removed under a CDC (credit):	42.05 m ²
TOTAL Credits	113.08 m²
New Concrete Hardstand Area:	150.8 m ²
New Shed	49.5 m ²
TOTAL New impervious surfaces	200.3 m²
- Credit	87.22 m²

As the resultant difference between the credits and new impervious surfaces is below 100 m² the Onsite Detention Policy exempts the development from the provision of detention.

Vehicle access: The existing single vehicle accessway to Gallipoli Street will continue to be used. This accessway will be upgraded as per Council's engineering requirements.

4.3 State Environmental Planning Policies (SEPP's)

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Some minor alterations to the premises will be undertaken pursuant to *SEPP (Exempt & Complying Development Codes) 2008* such as construction of the rear access ramp via *Subdivision 1 Access ramps* and *Subdivision 26 Minor building alterations (internal)* for minor internal renovation of the bathroom, and replacement flooring.

A construction certificate is to be sought for non-exempt building works (door width alterations).

State Environmental Planning Policy (Infrastructure) 2007

Part 3 Development Controls

Division 5 Electricity transmission or distribution

Subdivision 2 Development likely to affect an electricity transmission or distribution network

The proposal is not considered to be development which requires notice to Essential Energy as all works are located further than 5 m from the infrastructure.

4.4 Griffith Local Strategic Planning Statement

The Griffith LSPS outlines the land use planning vision for the growth and development of Griffith over the next 25 years and identifies the strategic framework to achieve the goals and assist in decision making and direction. The proposed development is in line with *Planning Priority 8 - A Regional Centre for Health and Educational Services & Strategy 8.1 Establish a Health Precinct*. Specifically, the proposal would contribute towards creation of a health precinct by providing a supportive service in close proximity to developing and existing major health services such as Griffith Base Hospital and St Vincent's Private Community Hospital and existing health consulting services nearby in the locality.

4.5 Griffith Community Participation Plan

The Griffith Community Participation Plan requires written notification to surrounding landowners and occupiers for fourteen days for health services facilities, and allows discretion for broadened and published notification. It is requested that this application is not require broadened or published due to the negligible impact of the proposed use. It is also requested that neighbours only be notified by letter as per the policy and the development is NOT exhibited on Council's website. The CPP deems the development to be only possibly have an impact on neighbours and thus provides them with an avenue to comment or relay concerns. The owners would like to avoid their proposal being exhibited to the general public on Council's website under which has been the case of late contrary to the provisions of the CPP.

4.6 Development Control Plans (DCP)

Griffith Residential Development Control Plan 2020

The Griffith Residential Development Control Plan 2020 applies to this proposal. An assessment of the proposed development and the objectives, aims and applicable requirements of the GRDCP2020 are as follows:

Control Type	Clause	Control	Proposal	Compliance?
Floor Ratio	Space n/a	Has an FSR calculation been provided for the site in accordance with section 5.3? Does the FSR meet the maximum allowed in the precinct statement?	An FSR of 0.5:1 is permitted in the Precinct. The development will not increase the existing FSR.	Yes
Precinct Statement	n/a	Has the Applicant provided justification the development achieves the outcomes in the Precinct Statement, if applicable?	The subject site is located within the Jubilee Precinct. The proposal, although not for residential development, is not inconsistent with the desired future character for the Jubilee Precinct. GRDCP encourages compatible non-residential development in suitable locations.	Yes
Site plan	analysis 4.2	Has a Site Analysis Plan been submitted with the DA?	In designing the proposal, a site analysis has been undertaken of the site and surrounds and determined that the site and building is favourable to operate as a health consulting facility. The submitted plans address the surrounds and adjoining properties.	Yes

Outbuildings, garages and carports	4.17	To ensure dwellings and ancillary structures are sited and designed to positively contribute to the streetscape.	The proposal includes the construction of one outbuilding (shed).	Yes
Outbuildings	4.17d	<ul style="list-style-type: none"> • Outbuildings must be generally setback a minimum of 900 mm from side and rear boundaries • Outbuildings must not be more than 60 m² in area or 10% of the lot area, whichever is greater • Outbuildings must not be more than 4.2 m in height to the ridge or 3.2 m to the eaves • The finishes, materials and colours of the outbuilding are to complement the principal dwelling • Outbuildings must be located behind the building line and screened from view from the street by fencing, landscaping or the dwelling. 	<p>The proposed shed complies with setback, area, location, but does not comply with the height control requirements. A variation request has provided at Appendix 1.</p> <p>Final external finishes, materials and colours will be selected to be complementary to the site and surrounds.</p>	No
Stormwater	4.18	<p>a) To be designed in accordance with Council <i>Engineering Standards: Subdivision and Development</i></p> <p>b) Onsite detention must be provided for those lots captured by and in accordance with Council's Onsite Detention Policy (CS-CP-404)</p>	The subject site is situated in the Ortella St sub-catchment of Council's OSD Policy. The stormwater system can be designed to meet the requirements of the engineering guidelines, however as discussed in section 4.2 above, the proposal, due to existing credits of structures to be removed and the existing driveway, OSD is not required.	Yes
Essential Services	4.20	To ensure the provision of necessary essential services.	All essential services are available to service the subject development.	Yes

Bushfire Risk	4.21	To ensure dwellings are sited, designed and constructed to standards specified by RFS.	The site is not bushfire prone land.	n/a
Frost Control Fans	4.22	For development proposed within close proximity to frost control fans.	There are no frost control fans within 1000 m of the site.	n/a
Non-Residential Development	9.0	Objectives: To provide controls for non-residential development and ensure compatibility with the amenity and character the Precinct is maintained.	The proposal complies with all applicable controls and is considered compatible within the Gallipoli Street locality and Jubilee Precinct.	Yes
Health services facilities	9.2	The Hospital Precinct is located within the R1 – General Residential zone. Locating Health Services Facilities (HSF) in or within close proximity to the Hospital Precinct should be promoted. Health Service Facilities includes health consulting rooms.	The subject site is located just outside of the current Hospital Precinct. The operation of the proposed physio clinic from the subject site is promoting the objective of increased health services operating within close proximity to the current hospital precinct and likely location of future expansion of the precinct.	Yes
	9.2	a) To ensure HSF do not interfere unreasonably with the amenity of adjoining properties. b) To ensure the appearance of HSF are consistent with the existing streetscape of the locality	The proposed HSF will not be operated in a way which would unreasonably impact on the amenity of adjoining properties. Hours of operation, services offered and traffic generation is suitable for the residential locality. As the proposal is for a change of use of an existing dwelling, the appearance will not be altered significantly to the present appearance at Gallipoli Street, apart from a parking area at the front of the site.	Yes
General controls	9.2b	Development must be in accordance with the controls in Section 4.	The proposal complies with the applicable controls of Part 4 previously assessed.	Yes

Building Appearance and Layout	9.2 c - f	The roof design must be compatible with surrounding properties with respect to height, pitch, building materials and colour. The building must be designed so that it is in character with the surrounding residential areas in terms of bulk, scale, size and height. All fencing must comply with Section 4.16.	The proposal is for a change of use of an existing dwelling and the appearance of the building will not be altered significantly. No fencing is proposed.	Yes
Car Parking and Accessways	9.2g	Car parking and accessways must be designed and sited in accordance with Council's Parking Code and <i>Council's Engineering Guidelines: Subdivision and Development Standards</i> .	The proposed carpark design and access upgrade will be in accordance with the requirements of Council's <i>Engineering Guidelines: Subdivision and Development Standards</i> and the relevant Australian Standards.	Yes
Amenity and Environmental Impact	9.2h	The Statement of Environmental Effects for a Health Service Facility must consider potential impacts for visual impacts, hours of operation, deliveries and loading and unloading, traffic generation, pedestrian and vehicular access arrangements, waste removal, lighting, and signage.	This has been addressed within this SEE.	Yes
Waste Management	9.2 j	Adequate waste disposal facilities must be provided for the development.	Previously addressed in the SEE, the clinic will not generate large amounts of waste, nor any waste which could cause a health or environmental hazard. Standard waste bins and weekly collection service is adequate for the needs of the clinic.	Yes
Griffith Parking Code	Appendix 1	Health consulting rooms 3 spaces per surgery, consultation room or treatment room + 1 space per staff doctor + 1	The clinic proposes one consulting room & associated recovery gym and one physiotherapist on site at anyone one time. This would require 4 spaces to be provided on site. Given that one	Yes

space per staff member on duty at any one time.

physiotherapist will work with one patient at a time, 3 formalised onsite parking spaces located at the front of the site is considered adequate. Staff may choose to park a vehicle within the storage shed or in the rear yard.

Parking Design	3.0	3.2.1 Access		
Minimum Standards for all other developments		<p>a) The design of access points and internal circulation should be such that all vehicles can enter and leave the site in a forward direction.</p> <p>b) Access to or from a site must be located where it causes the least interference to vehicular and pedestrian traffic on a public road.</p> <p>c) Access to loading facilities must be provided directly from a public road or lane that will not interfere with public convenience and that will permit orderly and safe movements of trucks.</p> <p>d) The number of access points from a site to any one street frontage must be limited to 1 entrance and 1 exit.</p> <p>e) Access from a road other than a major road.</p> <p>f) Reduce potential for on-street queuing by the provision of sufficient standing area for vehicles entering the carpark and loading areas.</p> <p>g) Intersection sight distance – signalised access.</p> <p>h) Driveway exits to be located and constructed so that there is adequate intersection sight distance to traffic & pedestrians</p> <p>i) Sight distance to pedestrians.</p> <p>j) Access for vehicles in Precinct 1 of the CBD.</p> <p>k) Accessways must be designed and constructed in accordance with <i>Council's Engineering Standards</i></p>	<p>A. Complies</p> <p>B. Complies</p> <p>C. Not loading facilities proposed or required.</p> <p>D. Complies. Single entry/exit point proposed.</p> <p>E. Not applicable</p> <p>F. Complies</p> <p>G. Not required</p> <p>H. Complies</p> <p>I. Complies</p> <p>J. Not applicable</p> <p>K. Complies</p>	Yes

3.2.2 Parking area design, dimensions & driveway widths a) The parking areas of all developments must adhere to the requirements of Australian Standard 2890 (as amended) (AS 2890). i. Notwithstanding, the provisions of AS 2890 to the contrary, all parking spaces must have minimum dimensions of 2.6 m x 5.5 m; and ii. Notwithstanding, the provisions of AS 2890 to the contrary, all parking areas with 90 degree parking must have minimum aisle width of 6.2m.	The proposed parking spaces exceed the minimum parking space dimensions and aisle widths specified.	Yes
3.2.4 Manoeuvrability a) The minimum turning path for vehicles must be in accordance with AS2890.	The proposed carpark has been designed in accordance with AS2890.	Yes
3.2.3 Vehicle Stacking (Tandem Parking)	Not proposed	n/a
3.2.5 Parking for People with Disabilities All parking for people with disabilities must be provided according to the classification and requirements of the National Construction Code (NCC) and AS2890.	The proposed carpark has been designed to achieve compliance in accordance with AS2890 and NCC.	Yes
3.2.6 Loading Bays and Service Areas	Not proposed.	n/a
3.2.7 Bus and Coach Parking	Not proposed.	n/a
3.2.8 Bicycle and Motorcycle Parking	Not required.	

Parking Construction	4.0	4.1 Gradients	The driveway, parking and access for pedestrians will achieve a suitable gradient and cross-fall. The site is relatively flat and slopes to the road where stormwater would be discharged.	Yes
	4.2	Materials and standards for construction a) All areas used for standing and manoeuvring of vehicles must be designed in accordance with <i>Council's Engineering Standards: Subdivision and Development (as amended)</i> . b) Parking, access and manoeuvring areas must be constructed in accordance with GRDCP2020 requirements or alternative construction standard permitted under Council's <i>Sealing of Parking and Manoeuvring Areas Policy (CS-CP-405)</i> .	a. Complies b. Complies. The carparking & manoeuvring area will be a hardstand finish of concrete.	Yes
		4.3 Landscaping and Vegetation	Existing landscaped areas are to be retained on site, with the removal of lawn to make way for the driveway and parking area. Additional landscaping is proposed at the site and will be finalised prior to occupation.	Yes
		4.4 lighting & signage Night time lighting Parking signage	No obtrusive external lighting will be displayed at night. Painted parking bay delineation and directional arrows will be marked on the pavement in accordance with AS2890	Yes

4.7 Council Policies

Sealing of Parking & Manoeuvring Areas – CS-CP-405

All vehicle parking, maneuvering and driveway areas are to be constructed of a hardstand surface, specifically concrete, which exceeds the minimum surface treatment required by this policy (bitumen).

Onsite Detention – CS-CP-404

Stormwater is presently directed to the street collection system at Gallipoli Street. It is noted that the site is located within an area which requires onsite detention under Council's Onsite Detention Policy (CS-CP-404). The following discussion provides calculations of additional hardstand areas proposed and credits for roofed areas removed.

Existing Driveway (Credit):	23.69 m ²	– the replacement of the driveway with a new concrete surface is considered exempt development.
Carport to be removed under a CDC (credit):	47.34 m ²	
Shed to be removed under a CDC (credit):	42.05 m ²	
TOTAL Credits	113.08 m ²	
New Concrete Hardstand Area:	150.8 m ²	
New Shed	49.5 m ²	
TOTAL New impervious surfaces	200.3 m ²	

As the resultant difference between the credits and new impervious surfaces is below 100 m² the Onsite Detention Policy exempts the development from the provision of detention.

5 Impact Assessment

This section provides an assessment of the potential impact arising from the proposal. The impact assessment is based on the matters for consideration listed in Section 4.15 of the EP&A Act.

5.1 Context and Setting

The subject site is situated within a predominantly residential area with surrounding immediate land uses consisting of mainly single dwellings. Existing land uses in the wider locality include a number of smaller health facilities (Your Health - GPs, Therapy on Palla - massage, Riverina Smiles - Dentist), major health services (Griffith Base and St Vincent's Hospital's), a child care centre, backpacker hostel, and recreation areas (Jubilee Oval). The proposed use is not likely to create unreasonable levels of noise or traffic generation, and will operate within reasonable trading hours. The proposal is considered to be compatible with the existing locality and unlikely to have a detrimental impact on the amenity of the neighbourhood.

5.2 Traffic and Parking

Site access

The access to the site is presently from a single vehicle point from Gallipoli Street. This proposed access will be upgraded and continued to be utilised for the proposal. The access is located in a suitable position and provides clear sight distance and vision entering and existing the site.

Traffic generation

The proposed clinic will be open Monday to Friday with hours of operation from 7:00am to 7:00pm depending on client appointment numbers. Staff operating from the premises at any one time is proposed to be one staff, occasionally two (one physiotherapist and one occasional administration assistant). Client appointments vary in duration from 30 minutes to 1.5 hours depending on patient requirements. An expected total of 1.5 appointments per hour over an 8-hour day would result in up to 12 clients accessing the site each weekday provided that each day is booked fully with patient consultations. It is expected that clients will travel to the site by private vehicle or delivered by family or community transport and collected at the end of their appointment. The expected traffic to be generated by the proposal is not likely to detrimentally impact on the amenity of the neighbourhood. The existing road condition and network is adequate for the proposal.

Parking

Sufficient onsite parking is proposed, three formalised parking spaces at the front of the site and staff parking within the proposed shed, which is expected to adequately cater for the needs of the proposed clinic.

5.3 Heritage

The site is not listed as a local or state heritage item.

5.4 Noise Impacts

The development will generate some noise during the construction phase, however this will be limited to the regulated hours specified by Council and will not be a long-term project.

Once occupied, the noise generated at the site is expected to remain at a similar level to present levels, if not less than a dwelling house as the clinic will close by 7:00 pm each week night and will not operate on weekends.

5.5 Visual Impacts

Adequate landscaping in the form of a screen hedge has been proposed to reduce the visual impact of the parking area when viewed from neighbouring sites and the street. A similar hardstand area exists at 15 Gallipoli Street. The physio clinic would retain the appearance of the dwelling to blend in with other development in the street.

The proposed shed would be only somewhat visible from the street and would be visible from neighbouring lots, but would not disrupt any significant views or cause any overshadowing impacts on principle private open space areas.

5.6 Suitability of the Site

The subject site is considered suitable for this development for the following reasons:

- The proposed use will operate with minimal impact on the existing neighborhood.
- The proposal will provide an additional health service to residents of Griffith and the broader area.
- The proposal contributes to achieving the objectives of the Local Strategic Planning Statement – *Planning Priority 8 – A Regional Centre for Health, Education & Services*.
- The site contains all the required services required to support the development.
- The proposal is permissible in the R1 zone and is consistent with the aims and objectives of the GLEP2014.

- The proposal meets all pertinent requirements of applicable Council policies, including sufficient onsite parking.
- The proposal is unlikely to have an unreasonable impact on the environment.

6 Contributions

6.1 Section 7.12 Contributions

The cost of the development is estimated at \$55,000, therefore no contribution is payable.

6.2 Section 64 Contributions

It is requested that additional water and sewer contributions are not levied against this application. The proposed clinic would likely use less water than a typical residential dwelling, of which the site presently has a credit. The Water Directorate estimates that a dwelling on a standard residential lot would utilise 1ET of water and 1ET of sewer, and estimates that medical centres use 0.4 ET of water and generate 0.63 ET sewerage discharge per medical consultation room. Physiotherapy services are likely to use less water and discharge less sewerage than a medical centre based on the difference in treatment procedures. Further, the premises proposes to operate one consulting room. For these reasons, S64 Contributions should not be required.

Appendix 1 – Request for a variation to a development control

A minor variation to a development control contained within the Griffith Residential Development Control Plan 2020 is sought, that being the height of a proposed shed to be used for storage.

1. What is the development control to be varied?

- Outbuildings must not be more than 4.2 m in height to the ridge or 3.2 m to the eaves

2. Provide details of the extent of variation

- The proposed shed is 4.437 m in height which is 23.7 cm higher than the development control. A variation of 5.6% of the development control is requested

3. Provide details of the specific circumstances of the variation and why its being requested

The shed is proposed to be utilized by the owner of the site ancillary to the clinic for storage and to the retained dwelling / bedroom for the storage of a boat. The owners live on a farm outside of town and are unable to store the boat at their primary residence due to the condition of the roads being unsealed. On weekends the owners would collect the boat and transport it to the river utilizing the retained bedroom on occasion. The height is required to house the boat.

4. Are the controls considered unnecessary or unreasonable in the circumstances of the proposal?

In the instance of this development, it is not considered that strict enforcement of the 4.2 m shed height is unreasonable. The following summarised reasons outline why flexibility should be applied to the circumstance of this development:

- The variation is minor: The concession sought is minor, 0.237 m or a 5% variation;
- The shed is located at the rear of the site and has been located and setback from neighbouring lots to avoid impact on private open space areas. The setbacks meet the requirements of the DCP.
- There are similar sized sheds in the locality including at 8 and 10 Hillston Street at the rear.
- The floor area of the shed is relatively small at under 50 m² which reduces the overall bulk of the shed when viewed from neighbouring sites.

5. If there are objectives of the control, how does the variation achieve them?

The proposal is considered to achieve the objectives of the setback controls which are: *To ensure that a dwelling's ancillary structures are sited and designed to positively contribute to the streetscape and do not detract from the character of the area.*

The proposal is considered to:

- Not detract from the streetscape as it is located well setback and only partially visible from the street

- The overall bulk of the shed is consistent with other surrounding built form and has been sited to ensure private open spaces of neighbouring properties are not impacted.

6. *Provide a justification as to why the development will not have additional adverse impacts as a result of the variation*

The proposal is not likely to have any adverse impacts as a result of the minor increase in height of the shed for the following reasons:

- The shed has been adequately setback from the rear and side boundaries and no concession to the required setbacks is sought.
- The shed replaces an existing shed which has a height of 3.9 m to the peak.
- The shed is of a similar size to other sheds on surrounding lots.
- The shed would only be used for storage and no other uses are proposed which would increase amenity impacts in the locality.
- The height of the shed would not disrupt any significant views or overshadowing and principle private open space areas.