

21 July 2017

Mr David Gibson
Team Leader
Social Infrastructure Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear David

Statement of Environmental Effects to support a Section 96 (1A) to amend SSD 6980 to extend the approved awning to Pittwater Road at the Brookvale Community Health Centre

On 28 April 2016, approval was granted for the construction the Brookvale Community Health Centre (BCHC). Since that time, detailed design has been undertaken and a minor amendment is proposed to extend the awnings of the BCHC to provide continuous weather protection for pedestrians and commuters, across the entire Pittwater Road street frontage.

Proposed Modification

The approved awning to the Pittwater Road frontage of the BCHC was included in the design to reduce the impact of the scale of the building at street level, as well as to provide pedestrian and commuter amenity (the awning provides protection to bus stops located on Pittwater Road along the frontage of the BCHC). The approved awning is in two sections – attached to the façade of the southern wing and northern wing of the BCHC. A breezeway located on the Lower Ground Floor of the BCHC building, between the northern and southern wings of the building, connects the bus interchange (opposite the site on the western side of Pittwater Road) with the BCHC car park. As approved, there is no awning across the central breezeway (refer to Figure 1).

It is proposed to extend both the southern wing awning, and the northern wing awning, across the central breezeway section of the building. The design results in the awnings overlapping at the breezeway, to provide continuous protection to pedestrians and commuters across the entire Pittwater Road street frontage (refer to Figures 2, 3 and 4). The proposal will result in improved amenity for pedestrians and commuters.

No change is proposed to the colour or materials used for the construction of the awnings as per the current approval.

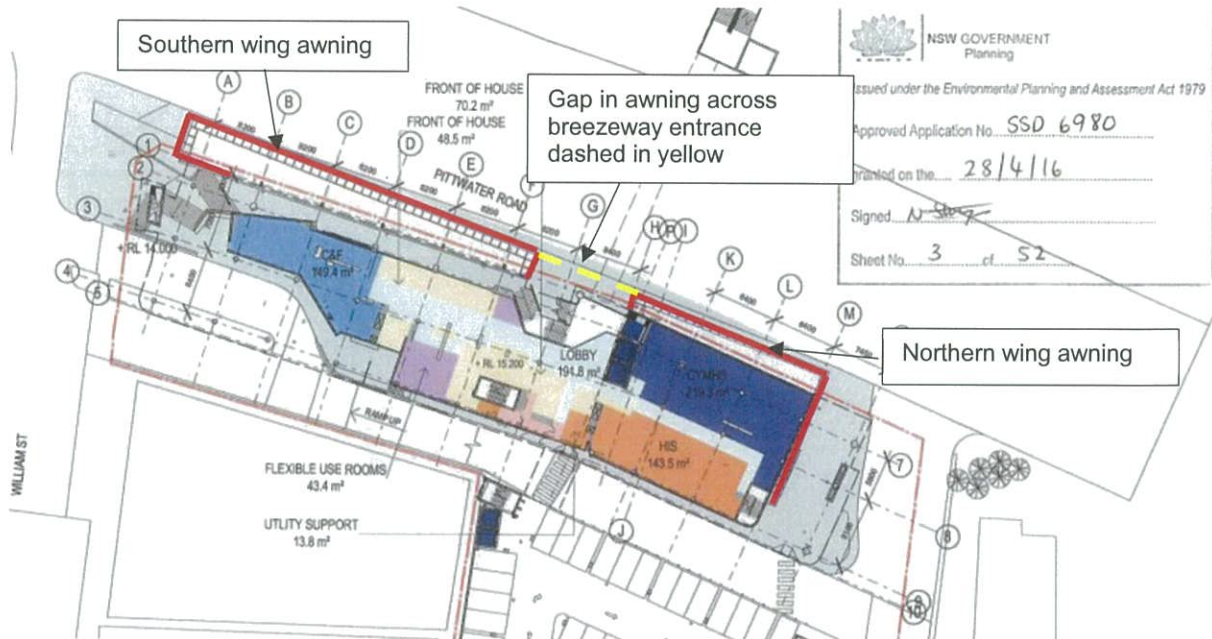


Figure 1: Extent of approved awnings under consent for SSD 6980 outlined in red
 Source: MSJ Architects – Ground Floor Area Plan (Drawing No CHC-BV-AR-SSD-111, Rev 14, dated 16/10/2015)

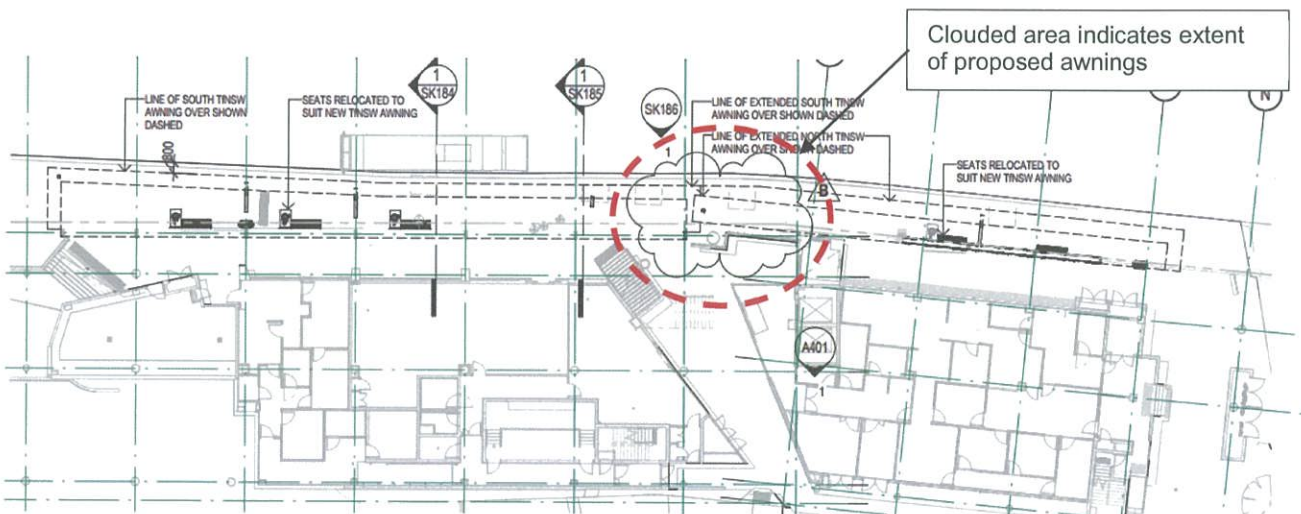


Figure 2: Proposed awning extension
 Source: dwp suters architects – Level 1 Awning Plan (Drawing No. SK183 Issue B, dated 11/07/2017)

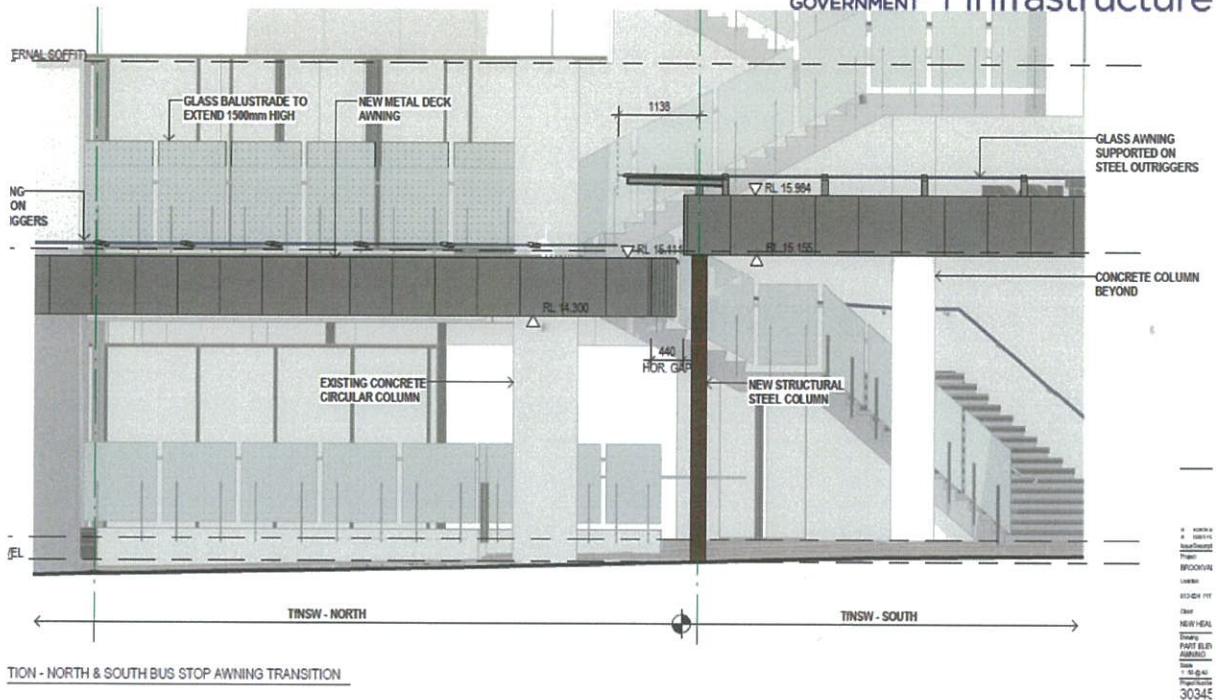


Figure 3: Proposed extension of North and South TfNSW Awning across breezeway
 Source: dwp architects – Part Elevation – North & South TfNSW Awning (Drawing No. SK186 Issue B, dated 11/07/2017)

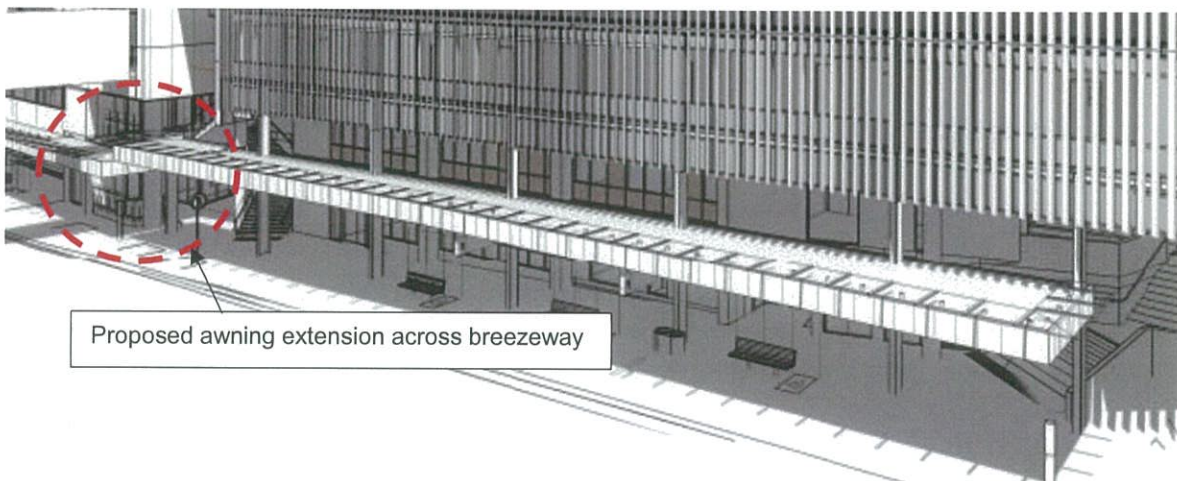


Figure 4: Perspective drawing of proposed awning extension as viewed from Pittwater Road looking north east
 Source: dwp architects – Perspective views TfNSW Awning (Drawing No. SK181 Issue B, dated 11/07/2017)

Amendments Required to Conditions

In order to effect these changes, condition A2 in the approval needs to be amended to include the drawings submitted with this S96 (1A) application as outlined below:

Architectural Drawings Prepare by dwp			
Drawing No	Revision	Name of Plan	Date
SK181	B	PERSEPCTIVE VIEWS TfNSW AWNING SHADOW DIAGRAM - SOUTH	11/07/2017
SK182	B	PERSEPCTIVE VIEWS TfNSW AWNING SHADOW DIAGRAM - NORTH	11/07/2017
SK183	B	TfNSW AWNING PLANS - OVERALL	11/07/2017
SK186	B	PART ELEVATION – NORTH & SOUTH TfNSW AWNING	11/07/2017
SK184	B	SECTIONS - TfNSW AWNING	11/07/2017
SK185	B	SECTIONS - TfNSW AWNING	11/07/2017

Substantially the Same

The proposed modifications will have a minimal environmental impact and the proposed development will remain “substantially the same” development for which SSD Consent No 6980 was granted. The development retains the key elements of the original consent, with the description, use, nature, bulk and scale, and intensity of the development remaining unchanged.

Section 79C Considerations

(a) The provisions of:	
<ul style="list-style-type: none"> any environmental planning instrument 	No change from original assessment
<ul style="list-style-type: none"> the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approve 	No change from original assessment
<ul style="list-style-type: none"> the provisions of any development control plan 	No change from original assessment
<ul style="list-style-type: none"> the provisions of any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F 	No change from original assessment
<ul style="list-style-type: none"> the provisions of the regulations (to the extent that they prescribe matters for the purposes of this paragraph) 	No change from original assessment

<ul style="list-style-type: none"> the provisions of any coastal zone management plan (within the meaning of the <i>Coastal Protection Act 1979</i>) that apply to the land to which the development application relates 	NA
(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	<p>The proposal will have a positive environmental impact, providing continuous weather protection along the Pittwater Road street frontage to pedestrians and commuters at bus stops at the front of the BCHC.</p> <p>The use of two (2) awnings, overlapping across the breezeway, will provide visual interest and assist to reduce the scale of the building, compared to if a single awning spanning the entire frontage of the building was proposed.</p>
(c) The suitability of the site for the development,	No change
(d) Any submissions made in accordance with this Act or the regulations	NA
(e) The public interest	No change

Health Infrastructure (HI) is of the view that the consent that was granted remains substantially the same development and that the proposed modification is minor and will have minimal environmental impact on the receiving environment. The proposed amendments will result in an improved amenity outcome for pedestrians and commuters. Extending the approved northern wing and southern wing awnings and therefore retaining two (2) separate design elements across the front of the building, compared to the installation of one long awning across the frontage, will ensure visual interest is maintained as viewed from the public domain, assisting to reduce the scale of the building.

On that basis, HI look forward to the Department's consideration and determination of this application. If you have any questions or wish to discuss any element of the Application, please contact Rachel Mitchell on 0438 220 252.

Yours sincerely
Health Infrastructure



Sam Sangster
Chief Executive

Att:

A Proposed Modification Plans