

ASSESSMENT REPORT

Brookvale Community Health Centre SSD 6980 MOD 1

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State Significant Development (SSD 6980) approval for a Community Health Centre building at 612, 620 and 624 Pittwater Road in the Northern Beaches local government area. The application has been lodged by NSW Health Infrastructure pursuant to section 96 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to extend the awnings of the Brookvale Community Health Centre to provide continuous weather protection for pedestrians and commuters, across the entire Pittwater Road frontage.

2. SUBJECT SITE

The subject site is located at Brookvale, approximately 12 kilometres northeast of the Sydney Central Business District. The site is owned by the Health Administration Corporation and has a total area of 5,551 sqm. The location of the site is shown in **Figure 1**.

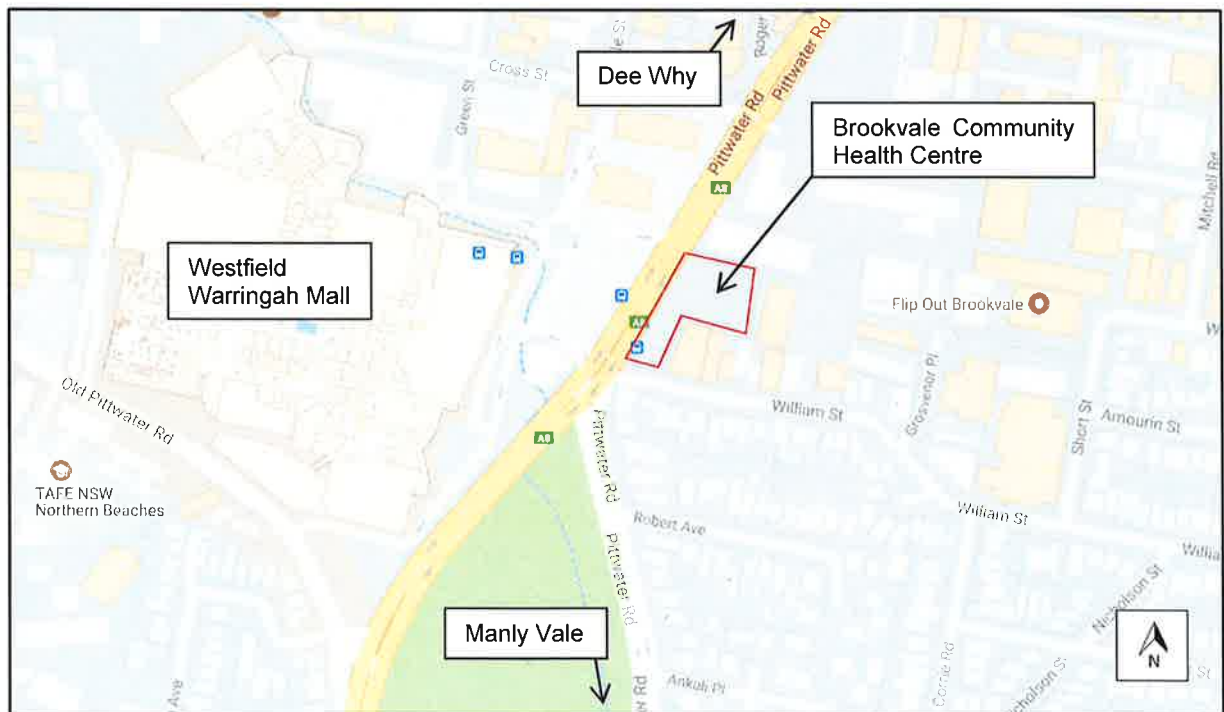


Figure 1: Site Location

3. APPROVAL HISTORY

On 28 April 2016, the Executive Director, Priority Projects Assessments granted SSD 6980 approval for Construction of a five-storey Community Health Centre building, pedestrian bridge, and a seven-level car park providing approximately 475 parking spaces.

4. PROPOSED MODIFICATION

On 27 July 2017, the Proponent lodged an application (SSD 6980 MOD 1) seeking approval to extend the north and south awnings of the Brookvale Community Health Centre. As approved, the building includes two separate awnings on the Pittwater Road frontage of the building, separated by a gap across the breezeway entrance (Figure 2 and Figure 3). The proposed extended awnings would close this gap and span the full length of the Pittwater Road frontage building, providing weather protection for pedestrians and commuters (**Figure 4 and Figure 5**).

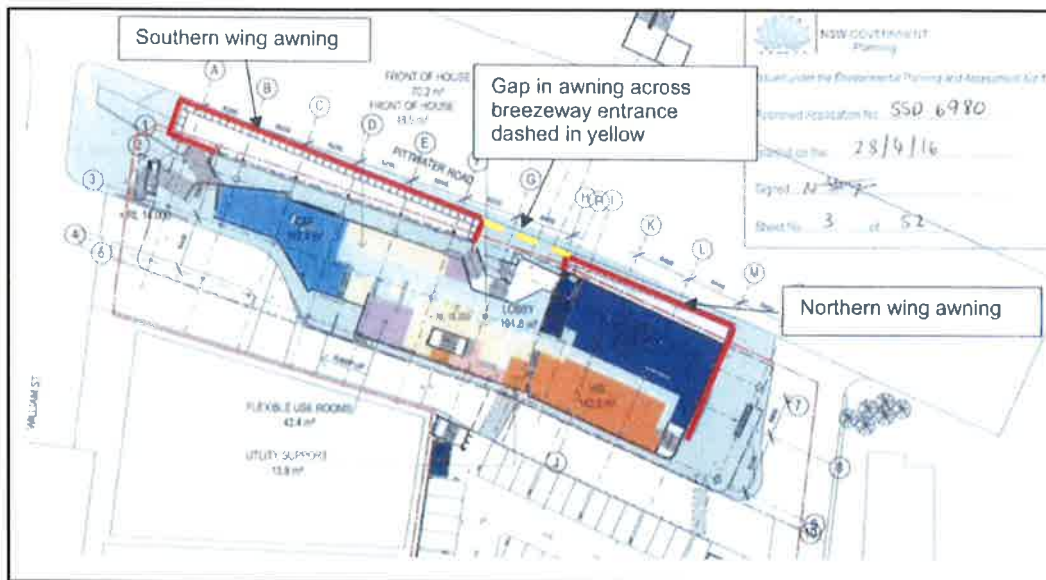


Figure 2: Approved awnings outlined in red (Proponents request).

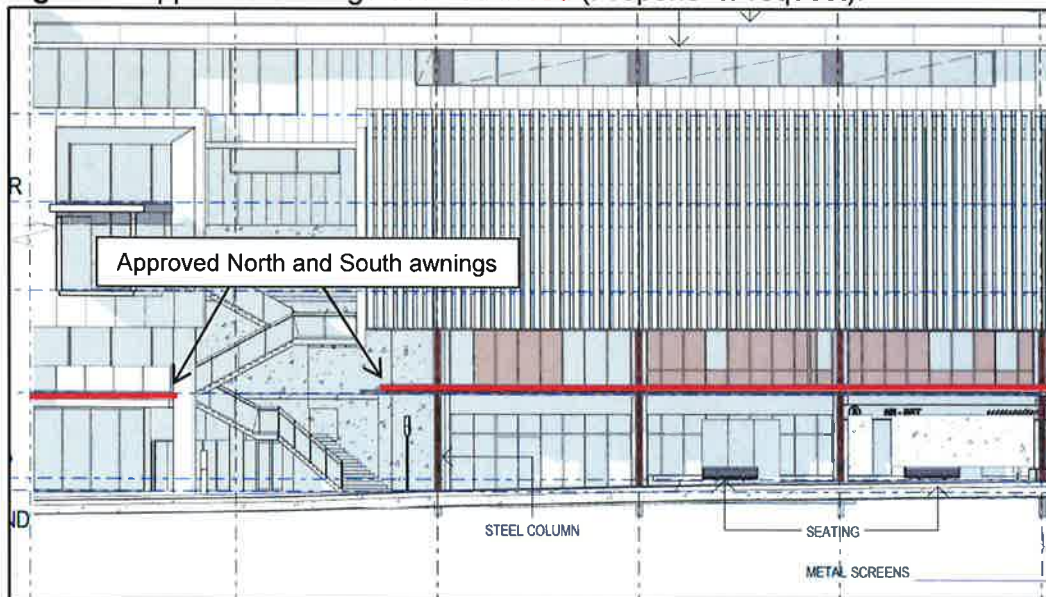


Figure 3: Approved location of north and south awnings (Proponents request).



Figure 4: Proposed awnings overlapping in front of breezeway (Proponents request).

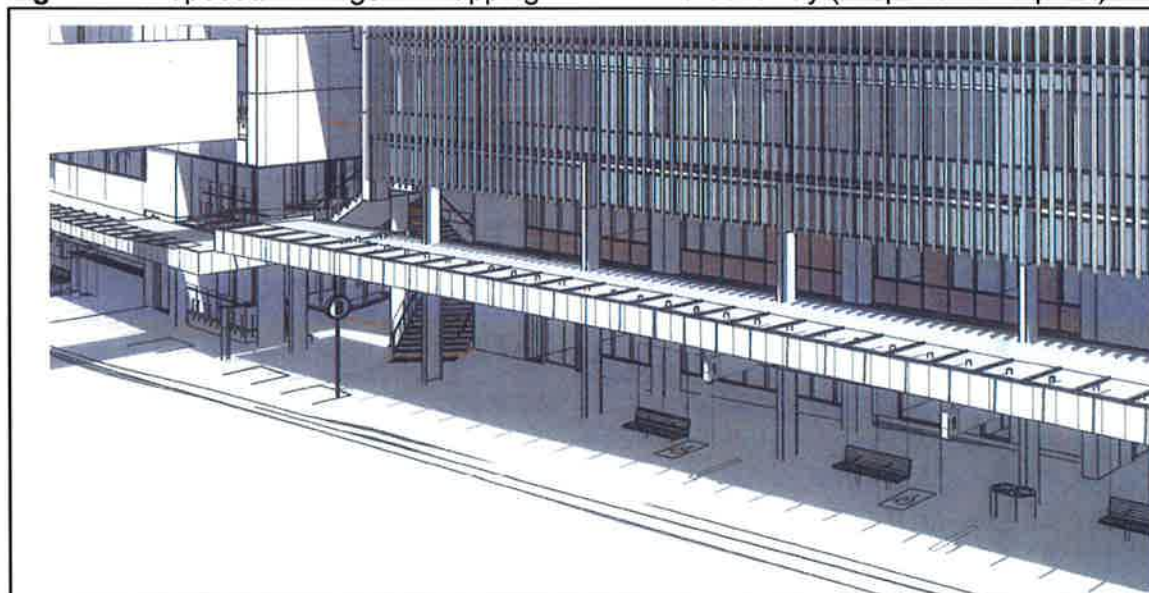


Figure 5: Perspective model of proposed awning extension (Proponents request).

STATUTORY CONSIDERATION

5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approvals:

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposed modification seeks approval for minor changes and does not result in any additional adverse impacts on the surrounding area. On this basis, the proposal would result in development that is substantially the same as the originally approved development.

The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department received two submissions on the proposal. The submissions have been considered in Section 7 of this report.

5.2 Environmental Planning Instruments

The following EPIs are relevant to the application:

- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy 64 – Advertising and Signage (SEPP 64);
- Warringah Local Environmental Plan 2011; and
- Warringah Development Control Plan 2011.

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification does not change the projects consistency with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Director, Modification Assessments, may determine the application under delegation as:

- the relevant local council has not made an objection; and
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification request was made publicly available on the Department's website and referred to Northern Beaches Council (Council) and Transport for NSW for comment. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

Council raised no objections to the proposed modification. They did however acknowledge the need for integration with RMS, Transport for NSW and Westfield to ensure a high-quality pedestrian and transport passenger environment.

TfNSW raised no concerns to the proposed modification.

No public submissions were received.

7. ASSESSMENT

The proposed modification seeks approval to extend the north and south awnings of the Brookvale Community Health Centre (BCHC) by approximately 16 m. The extended awnings will cover the area in front of the central breezeway entrance and will span the full length of the building (**Figure 2** and **Figure 3**).

The Department has considered the potential impacts associated with the proposal and is satisfied the proposal is acceptable as:

- the design of the extended awnings would match the approved awnings and be in keeping with the overall design of the Brookvale Community Health Centre;
- the extended awnings would not result in any adverse amenity impacts on adjoining properties; and

- the extended awnings would provide continuous weather protection for pedestrians and commuters utilising the bus interchange.

The Department's assessment therefore concludes the extension of the north and south awnings to the Brookvale Community Health Centre is acceptable.

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- the proposed amendment to the awnings will provide increased pedestrian and commuter amenity;
- the proposed modification does not result in any additional adverse impacts on the surrounding area; and
- the proposed awnings will not result in any adverse amenity or visual impacts.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is recommended that the Director, Modification Assessments, as delegate for the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **determines** that the application SSD 6980 MOD 1 falls within the scope of section 96(1A) of the EP&A Act;
- **modifies** the consent SSD 6980 MOD 1; and
- **signs** the attached approval of the modification (**Attachment B**).

Recommended by:



Ingrid Berzins
Student Planner
Modification Assessments

Recommended by:



Natasha Harras
Team Leader
Modification Assessments

DECISION

The recommendation is Approved by:



Anthony Witherdin
Director
Modification Assessments
as delegate of the Minister for Planning.

APPENDIX A MODIFICATION OF PROJECT APPROVAL

A copy of the notice of modification can be found on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8656

APPENDIX B SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows.

1. Modification application

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8656

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=list_submissions&job_id=8656