

Management Statement

Lot 40 (531 Chapman Rd, Sunset Beach)

The following information outline how the proposed location is appropriate for the proposed use of 531 Chapman Rd, Sunset Beach.

- (a) The site itself has relatively consistent levels making the site easily accessible for patients and staff. The existing building on site are setback a reasonable distance from the street thus reducing the impact on the streetscape and the existing building will require little modification externally thus reducing it's impact on the streetscape.
- (b) Chapman road already accommodates some commercial business's including but not limited to a fish and chip establishment located at 547 Chapman Rd and further South on Chapman road a Chemist, doctor's surgery and primary school. Our proposed clinic will accommodate people in their time of need and as such is best suited in a location amongst people and in close proximity to where people gather on a regular basis such as the school and hotel.
- (c) The site currently accommodates 9 parking spaces on site. Access to the site is via an already existing crossover which will be widened to provide better access to the site. The site is not within close proximity to an intersection or roundabout thus it will not pose any danger to other vehicles in the area.
- (d) As mentioned above the existing building on site will have only minor external modifications and thus have little to no effect on the streetscape. The current setback of the building will remain and as such there will be no effect on the streetscape.
- (e) As mentioned above the site is in close proximity to a pharmacy which is also located on Chapman road which is a complimentary service and is in close proximity to a school with is a complimentary activity.
- (f) The on-site use will be medical consulting rooms, this activity is generally renowned as a quiet practice which is conducted inside the premises and as such will have little impact on the adjacent dwellings.