

STATEMENT OF ENVIRONMENTAL EFFECTS

**METFORD MEDICAL
395 METFORD ROAD
METFORD NSW 2323**

**PROPOSED NEW BUILDING – TWO DOUBLE STOREY
MEDICAL CENTRES**



Prepared by EJE Architecture
March 2023
Ref: Metford Medical-SEE

EJE architecture

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany a development application for the proposed construction of a medical facility and associated landscaping at 395 Metford Road, Metford, NSW, 2323.

The application is being lodged by EJE Architecture pursuant to Division 4.3 of the Environmental Planning and assessment (EP&A) Act 1979.

The proposal has been prepared in accordance with the provisions of Maitland City Council Local Environmental Plan and the applicable Development Application Guide.

Careful consideration has been given in determining the location, site layout, building design and landscaping of the proposal to ensure that the needs of individuals & tenants will be met and that the development provides a high standard of medical assistance which is compatible with surrounding development and nearby area of Maitland Hospital.

2.0 SITE DESCRIPTION

2.1 Location and Property Description

The proposed development is situated at 395 Metford Road, Metford, NSW 2323. The lot details indicated are Lot 392 DP755237.



Figure 1 – Locality Map (source: NearMap 2022)

2.2 Site Characteristics

The site consists of a dual access irregular shaped lot of land. The proposed development is to be solely accessed from Metford Road into a one way lane that follows the grading of the site.

The site was previously utilised for a concrete batching plant. All buildings and structures associated with the prior usage have been demolished. Remnants of concrete slab remains.

The site has a total lot area of 5253 sqm that is expected to be totally utilised by the proposed development structure, carpark and landscaping.



Figure 2 – Site Map (source: NearMap, 2022)

2.3 Streetscape and Surrounding Development

The site is located in a B5 Business Development zone. The adjoining sites are all zoned as B5 Business Development with RU2 Rural landscape to the east of Metford Road and IN1 General Industrial zoning to the western side of Turton Street (fig.3).

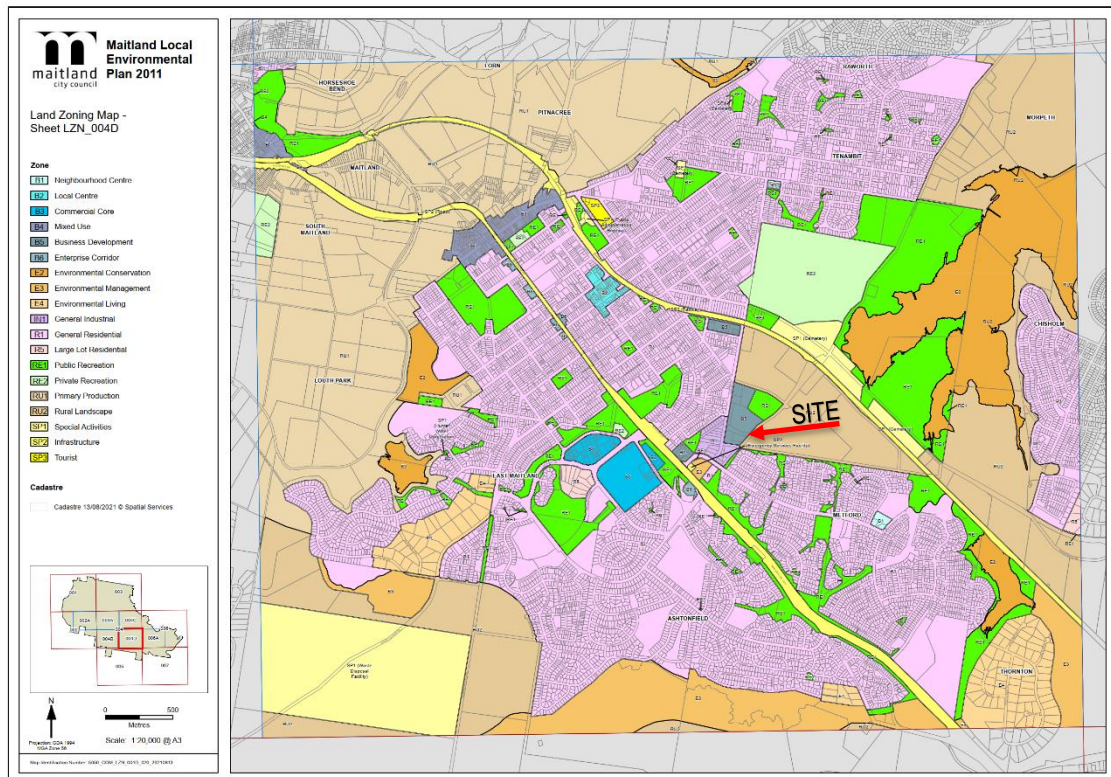


Figure 3 – Maitland City Council Land Zoning map

Directly to the west of the site are Amber Maitland and Agro Automotive, to the north of the site is Maitland City Council Depot and to the south is Hunter Imaging Group and Safe' n' Sound Self Storage. The new Maitland Hospital is located towards the east, a service that compliments the proposed medical centre for the site.



Figure 4 – Google Maps street view, Metford Road (subject site indicated with blue arrow)



Figure 5 – Google Maps street view, Metford Road (subject site indicated with blue arrow)



Figure 6 – Google Maps street view, Turton Street (subject site indicated with blue arrow)

3.0 DETAILS OF PROPOSAL

3.1 Site Planning

The proposal aims to obtain approval for the construction of a new medical facility in the business area of Metford, NSW.

The site planning for this project surrounds the layout and arrangement of the main carpark and driveway thoroughfare. The unique and skewed proportions of the site have influenced the careful planning of two separate buildings, Building A to the East and Building B to the West.

To optimize the use of the site and its grading, both buildings have been designed to incorporate two levels. Building A sitting almost level with the existing ground level, and Building B as it moves further West towards Turton Road, forms a stepped arrangement, following the natural slope of the site. This approach not only maximizes the functionality of the medical facility but also takes advantage of the topography, creating an aesthetically pleasing and harmonious integration with the surrounding landscape.

3.2 Proposal Design

The drawings that indicate the proposed development plans can be found in the appendix. The proposed design consists of the Subdivision and Construction the two Medical Centre buildings with central one way vehicle access that runs adjacent to each building.

Building A features two levels which begin from existing ground level, as you enter the site from Metford Road, carparking and landscaped zones are situated throughout. As you begin to travel through the length of the site, the central zone offers a large landscaped and seating area, with the provision of a drop-and-go zone that can be utilised for quick and easy access to either building.

Moving towards the west, from the central zone, Building B begins with the provision of carparking on either side of the road. As the site progresses towards Turton Street, a 'Lower Ground' level of Building B is revealed. Each level aims to provide differing forms of tenancy space for the combined benefit of contributing towards a Medical Centre space.

3.3 Type of Building Construction

Medical, Supply of services direct to the public, Class 6

3.4 Open Space

The central zone offers a landscaped open space in which individuals can sit and relax and staff can have lunch in the sun. Each landscaped space branches off from the central accessway before leading to the entrances of each individual building. (Landscaped area 311 sqm)

3.5 Access and On-site Parking

Access to the site is a one way entrance from Metford Road. On site parking consists of 71 spaces, 6 of which are disabled carparking. The combined on-site parking caters for both 1 space per 40sqm and two spaces per practitioner/professional for Health Consulting rooms/Medical Centre.

3.6 Fencing

There is an existing fence on the site that wraps the boundary. The provision of an upgraded fence may be necessary following works on the site and changes in levels that respond to the proposed accessway & building locations.

4.0 PLANNING CONTROLS

4.1 Zoning

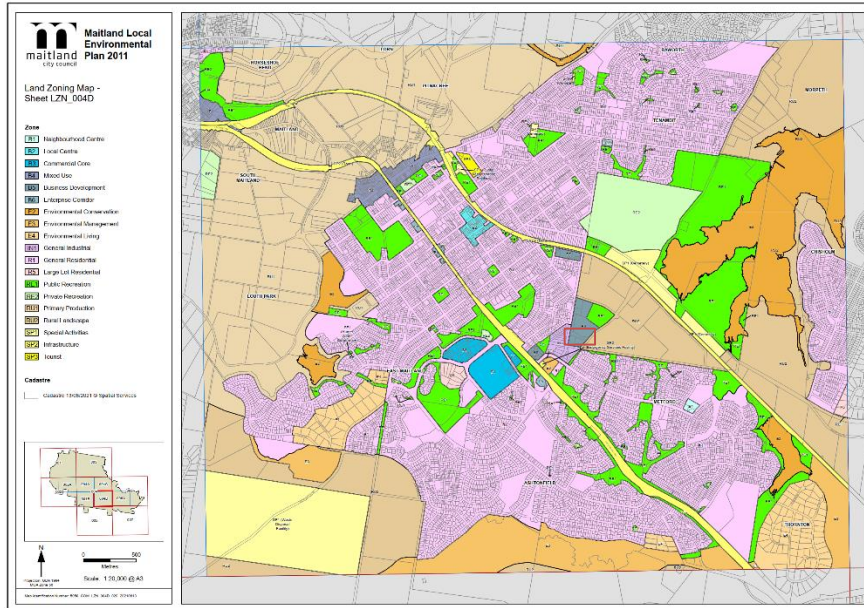


Figure 7 - Land Zoning Map (source: Maitland Local Environment Plan 2011)

The site is situated within a B5 Business district as shown in figure 7. This zone is typically used for warehouse business and bulk goods retail stores that require large floor areas to operate effectively. The proposed development for a large medical facility falls under these zoning requirements.

4.2 Heritage

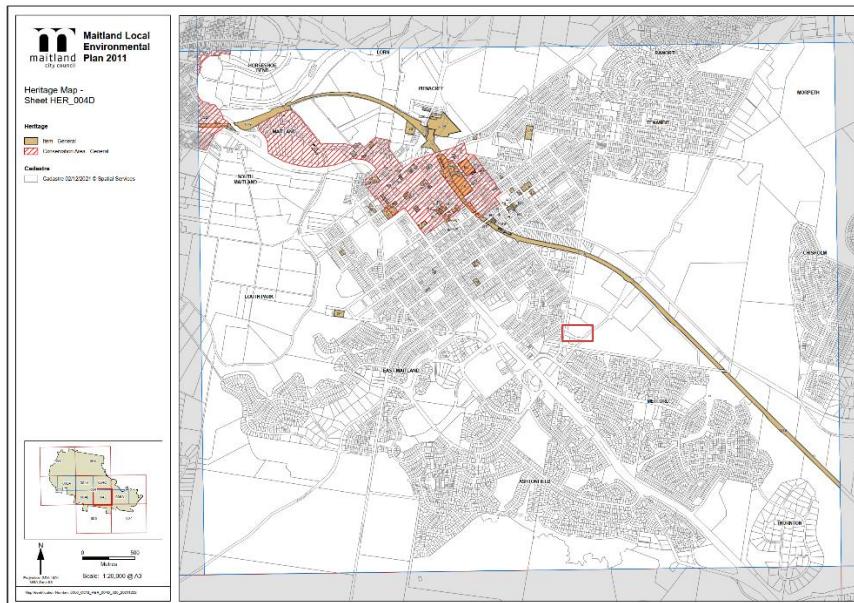


Figure 8 - Heritage Map (source: Maitland Local Environment Plan 2011)

The proposed development is not situated within local heritage conservation area.

4.3 Acid Sulphate Soils

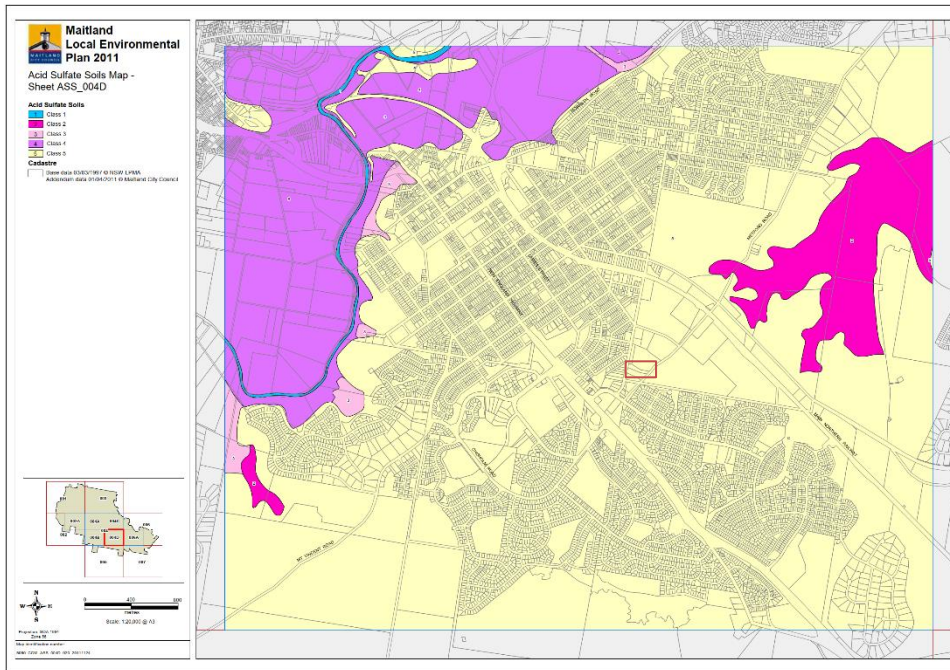


Figure 9 - Acid Sulphate Soils Map (source: Maitland Local Environment Plan 2011)

The site is located on class 5 acid sulfate soils. This indicates that acid sulfate soils are not typically found in this area and will have no impact on construction.

4.4 Flood Planning

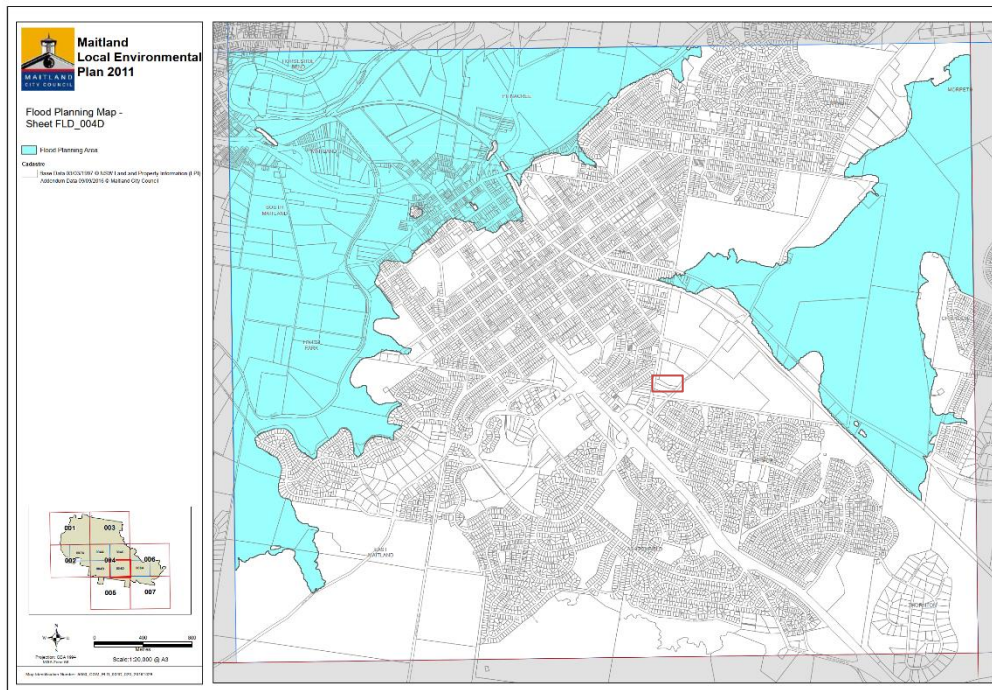


Figure 10 - Flood Planning Map (source: Maitland Local Environment Plan 2011)

The proposed development is not impacted by and flood planning areas.

4.5 Aboriginal Heritage

The Wonnarua people are the traditional land owners of the Maitland area. Mindaribba are the Local Aboriginal Land Council for the Metford, NSW.

4.6 Floor Space Ratio



Figure 11 - Floor Space Ratio Map (source: Maitland Local Environment Plan 2011)

There are no prescribed floor space ratio requirements for the site.

4.7 Maximum Building Height



Figure 12 - Height of Building Map (source: Maitland Local Environment Plan 2011)

There are no prescribed maximum building height limits for the site.

4.8 Minimum Lot Size

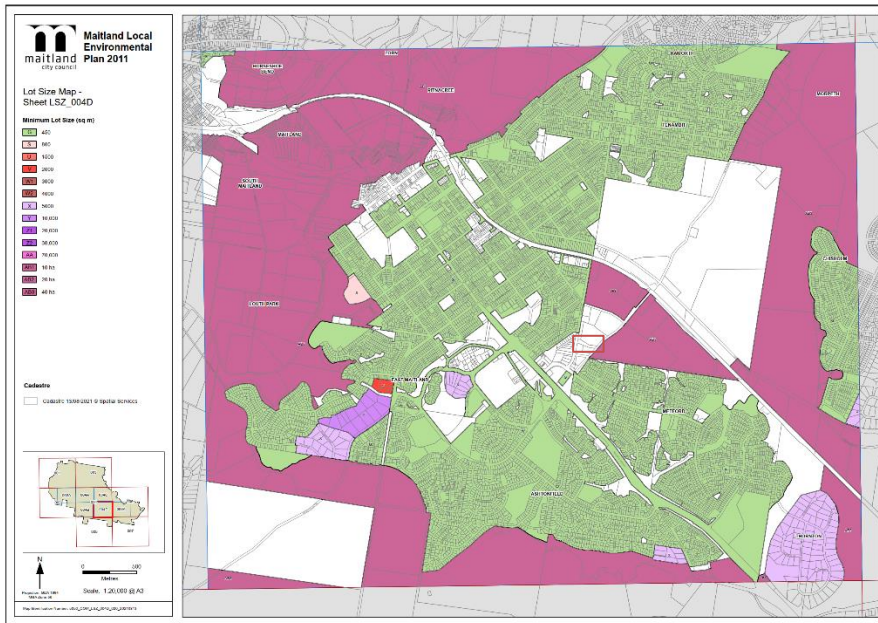


Figure 13 - Lot Size Map (source: Maitland Local Environment Plan 2011)

The proposed development does not have a minimum lot size as seen in figure *.

4.9 Bushfire Prone Land

The proposed site falls under a Vegetation Buffer bushfire zone. This poses minimal risk to the development, however, it is directly adjacent from a Vegetation Category 1 rural land area.

4.10 Watercourse

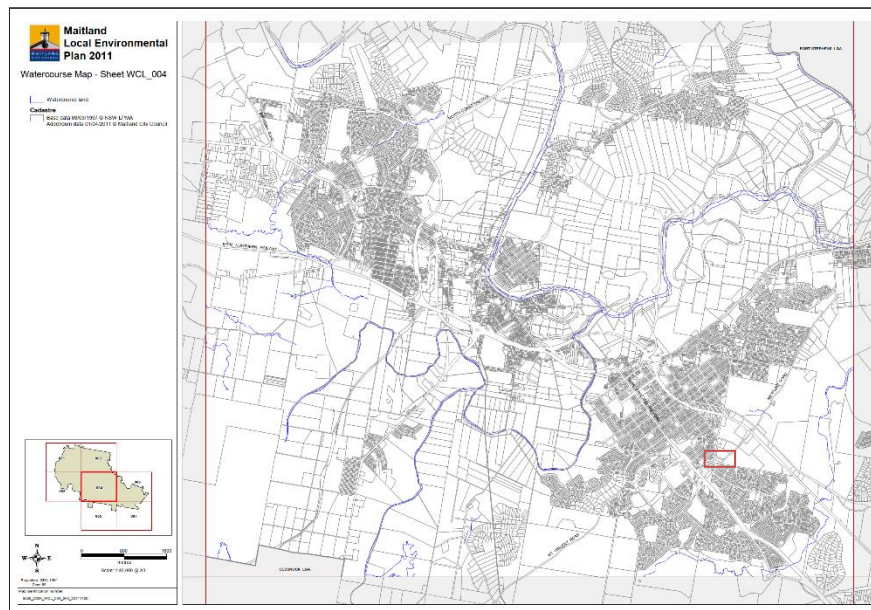


Figure 14 - Watercourse Map (source: Maitland Local Environment Plan 2011)

5.0 ENVIRONMENTAL EFFECTS

5.1 Topography

The natural ground level inside the site slopes from the East (Maitland Road) to the West (Turton Road). The initial site level at Maitland Road is relatively flat, which will accommodate the position of Building A (Two storey development). As you reach past halfway through the site towards Turton Road, the levels begin to get steeper, resulting in Building B proposing a lower ground subfloor which sits level with the proposed ground at Turton Street side.

5.2 Site Suitability

The sites general locality presents close neighbours of the Maitland Hospital, Maitland Private Hospital and Hunter Imaging Group precinct (See Appendix 1). With this in mind, the proposal of Metford Medical Centres fits suitably to the surrounding context and overall locality. The position of site and the proposal further reinforces the character of the surrounding area, aligning itself to nearby Health and Medical facilities. Given the escalating demand for healthcare services and the mounting strain on Maitland Hospital, the proposal endeavours to offer a viable solution and is compatible with Council's objectives for upgraded facilities with no economic burden upon the community

The proposed Medical Centre buildings is in line with the permissible B5 zoning for the site.

5.3 Building Form, Scale & Design

The proposed developments have been designed in a way which responds to the topography of the site, while accommodating sufficient form, scale and design suitable for Medical Centres.

The design of the two Buildings have aimed to provide sufficient access into each tenancy, while not compromising the scale and form in comparison to neighbouring properties. The overall slope of the site has provided the benefit of allowing the built form to blend seamlessly with the topography, requiring minimal disturbance of natural ground to achieve the desired outcome of Medical Centre facilities.

The buildings utilise a simple roof form that seamlessly transitions to wall cladding on the upper level of Building A, and Ground floor level of Building B. This aims to provide a smooth progression in form between roof and wall elements. The design is then firmly established through the use of concrete prefabricated panels that support the buildings structure and relate to the Ground plane of each building.

5.3.1 Privacy

Both proposals of Building A & B aim to address the immediate carpark and landscaped areas of the site, ensuring there are no impacts of privacy to surrounding neighbours. Due to the carpark, landscape and circulation spaces immediately sitting adjacent to both Building A & B, the disturbance of privacy to surrounding neighbours is negligible, moreover, none of the neighbouring properties are residential.

5.3.2 Noise

The proposal of two Medical Centre buildings requires the incorporation of a vehicular accessway and carpark. Due to this the main noise disturbance will be from periodic vehicles entering and leaving the site throughout business hours. The surrounding neighbours and B5 zoning however finds a similar arrangement of built form & carpark/vehicle accessways.

As a result, the overall proposed buildings (being of medical/health nature) will not emit any noise, where the carpark and vehicle accessway will provide similar if any disturbance of noise that is relevant to the neighbours in the surrounding development, also taking into consideration that the noise produced will be significantly less than the concrete batching plant which is currently on site.

5.3.3 Heritage Significance

No items in the proposal will affect any heritage elements. The site holds no heritage significance.

5.4 Streetscape and Visual Impact

The overall visual impact of the proposal is minimal with regards to neighbouring properties or surrounding developments. The proposed buildings are located on a narrow, skewed site with a sloped topography. Currently, the site presents an underutilized space with limited aesthetic appeal. However, the proposed development aims to enhance the streetscape and contribute positively to the visual character of the area.

To further minimise the visual impact, the development incorporates the setbacks and variations in building height to create a visually appealing composition that respects the existing topography. The proposed buildings are strategically positioned to take advantage of the sites sloped terrain, ensuring they are seamlessly integrated into the contours of the land.

The proposed developments impact on the streetscape and visual character of the area is minimal. Through careful design considerations, strategic landscaping and thoughtful façade treatment, the proposed buildings will integrate harmoniously into the surrounding environment and play an important role in relation to the nearby Maitland Hospital.

5.5 Visual and Acoustic Privacy

The proposed development prioritizes visual and acoustic privacy through careful planning and design considerations. The orientation of the buildings, with Building A facing South and Building B facing North, minimizes direct lines of sight to neighbouring properties. Thoughtful placement of windows, balconies and other openings maintains privacy while providing natural light and views for users. Landscaping elements throughout the site also soften the visual and acoustic privacy, creating a buffer between the proposed buildings and neighbouring properties.

The project complies with regulations and guidelines, guaranteeing that privacy needs are met. Overall, the development creates a secluded, internalised environment that respects the privacy of the surrounding community.

5.6 Solar Access

Solar access within the site varies from Building A to Building B, as the orientation of the buildings is intentionally flipped to optimize site access and circulation. Building A, facing towards the South, benefits from abundant daylight, allowing for ample natural light to penetrate the interior spaces. The design of Building A incorporates larger windows and openings on the southern side, maximizing solar exposure within the building.

On the other hand, Building B, facing towards the North, receives mostly direct daylight, resulting in a harsher and more acute light within its interior spaces. While the direct solar access may be high for Building B, the design compensates by utilizing carefully placed windows and corridors to diffuse the light into the tenancies and distribute sunlight effectively. These design elements work together to create well-lit and inviting spaces, ensuring a comfortable environment for occupants.

To optimize solar access for users within the site, large open spaces have been incorporated strategically. These open spaces are intentionally designed to receive optimal daylight, enhancing the overall experience for occupants. Additionally, the site design takes into consideration the specific needs of different tenancies. For medical tenancies, where soft and more artificial lighting is crucial, a balance is struck between maximizing natural light and providing opportunities for artificial lighting solutions. This approach ensures that medical spaces have access to optimal lighting conditions, promoting a conducive environment for all users.

The proposed development acknowledges the varying solar access between Building A and Building B, taking advantage of the site's orientation to optimize natural light penetration. The design incorporates larger windows, and strategic open spaces to enhance solar access and create well-lit spaces throughout the site. The needs of different tenancies, such as medical facilities, are considered to strike a balance between natural and artificial lighting, ensuring optimal lighting conditions for specific requirements. By prioritizing solar access and thoughtful design, the development aims to provide a visually appealing, sustainable, and comfortable environment for all occupants.

5.7 Stormwater

The site consists of a general grade of 3% fall from east to west. See Appendix 2 & 4 for location of the site and its neighbouring properties, and overall contours. There is limited information on the current site drainage, however it is assumed the site currently drains onto Turton Street via gravity over overland flow. As outlined through Civil stormwater analysis, a kerb inlet pit is located along the property frontage of Turton Street with existing council pit and pipe network running under the road.

The proposed development aims to capture overland stormwater flow and utilise through an on site detention and water treatment tank with the aim to meet Maitland City Council's water treatment targets. The utilisation of drain pits that connect to underground pipework will channel stormwater to provide control over excess rainwater on site which has previously been ignored.

5.8 Landscaping

Landscaping is scattered throughout the site through garden beds that provide room for small trees, front and rear boundary landscaping to soften the visual impact of the proposal, and an overall large central landscaped zone for all users to enjoy solar access and surrounding landscaped areas.

Landscape planning and drawings are included in DA submission (also see Appendix 4), which includes careful selection of trees, shrubbery and groundcovers, in the aim to create a familiar and natural environment in which users can enjoy.

By incorporating a diverse range of native flora including *Lophostemon confertus* (Brush box), *Dietes grandiflora* (Native Iris), and *Tristaniopsis laurina* (Watergum), to name a few, the proposed development not only enhances the aesthetic appeal but also promotes the expansion of wildlife habitats in the surrounding area. These carefully selected natural and traditional trees, shrubs, and groundcovers play a vital role in creating an ecosystem that supports biodiversity, providing food, shelter, shade, and nesting opportunities for local fauna.

This transformation is particularly significant considering the site's previous use as a concrete/earthworks batching site, which lacked the ecological diversity and wildlife potential that the proposed landscape will now offer. The introduction of these plant species fosters a harmonious coexistence between the built environment and the natural ecosystem, contributing to the overall ecological health and resilience of the area.

5.9 Car Parking and Traffic Generation

The proposal offers 71 carparking spaces throughout the entirety of the site, all of which are accessed through a one-way driveway that runs from Metford Road through to Turton Street. Within these 71 spaces there are 6 accessible parking spaces that are situated on each 'level' of the site, allowing optimal access to each Building. Traffic flow and generation is expected to be minor due to on and off peak bookings with future tenancy spaces.

As outlined by SECA Solution throughout their traffic assessment, the proposed medical centre will have a minor and acceptable impact upon traffic and parking in the local area. Traffic demands for the medical centre may not coincide with the local road peak in the morning, however has been reviewed as a worst-case scenario and is assumed the afternoon traffic flows would be similar.

5.10 Noise

The proposed Medical centre will provide minimal noise pollution to the surrounding environment. Noise generated from the site will mainly come from traffic/vehicular movement when entering/exiting the site. The proposed tenancies and their uses will offer no impact to external noise pollution when compared to the existing sites use of concrete batching.

5.11 Erosion Control Measures

Erosion and sediment Controls are documented on DA plans and included in Appendix 4. This includes sediment fencing of disturbed areas, filter socks around kerb inlet pits during construction and controls around stockpile locations. Soil management will be maintained through sediment fencing constructed around the site boundary during the earthworks phase. Soil works is likely to be minimal, with most of the grading likely to be situated with Building B (Lot 1).

5.12 Setbacks

The proposed buildings complies with the required setbacks for the ground floor from both Metford Road and Turton Street boundaries. However there is a minor variation with the upper floor building projection which encroaches the front setback. The encroachment is minimal and aims to provide a break-up in form while also providing shading and passive solar benefits through a setback in the façade.

For Building A (on Metford Road), the balcony space projects over the front boundary by two metres, with the first floor façade still reduced to the 5 metre setback from the boundary. This provides users with a space in which they can sit and relax while also allowing protection from harsh sunlight from directly penetrating the buildings façade.

For Building B (on Turton Street), the façade treatment is the same, however the upper floor projection is entirely glazed with a minor setback of 500mm. This also aims to shelter harsh sun off the façade, however is less prone to the sun due to its orientation.

5.13 Storage Areas

Given the site's multifunctional nature, accommodating various tenancies for medical and office use, storage requirements are addressed individually for each tenant. Building A incorporates a sizable storage area on the ground floor, situated underneath the staircase, as well as on the first floor adjacent to the stairwell. These storage spaces are designed to efficiently cater to the storage needs of Building A and B's occupants.

Likewise, Building B has allocated dedicated spaces for future storage needs, ensuring that storage requirements for its tenants are well-considered and met.

Additionally, the proposal incorporates waste storage areas distributed throughout the site. These waste storage locations are thoughtfully placed within the open carpark and sheltered by landscaped beds, maintaining an aesthetically pleasing environment while providing ample room to accommodate waste generated by all tenancies on the site.

5.14 Advertising Signs

The advertising signage for the Medical Centre is strategically positioned primarily along Metford Road, as the site's single access and entry point is from this road, leaving Turton Street without any advertising signage. This placement ensures that the signage respects the area's amenity while providing maximum visibility and exposure for the Medical Centre.

The design of the signage prioritizes harmony with the surrounding environment. It carefully considers the scale, location, materials, and colour to complement the architectural characteristics of the proposed Building A on Metford Road. The aim is to align the signage's overall form with the building's design while maintaining a simplistic and unobtrusive nature, ensuring that the architectural features of the building remain prominent.

Given the Medical Centre's diverse tenancies, each requiring individual representation, the signage needs to be of a substantial size to accommodate their respective logos and company names. The proposed signage along the Metford Road boundary takes this into account, providing ample space for each tenancy's branding while preserving a cohesive and visually appealing appearance.

The advertising signage plan for the Medical Centre thoughtfully considers the site's access, architectural coherence, and the need to showcase multiple tenancies. By locating the signage predominantly along Metford Road and designing it to blend with the building's aesthetics, the signage aims to enhance the area's amenity while effectively representing each tenancy's identity and branding.

5.15 Compatibility

The proposed site is located approximately 100 metres from the closest residential zone, with its closest neighbours being business premises. There will be no obtrusive plant or equipment externally in view, also any services or waste locations are positioned within enclosed boxes to conceal from public view. The compatibility of the site will be in line with that of its neighbours, operating throughout hours of roughly 9-5 similar to both adjacent properties.

It is found that the proposed development will have no impact upon neighbouring dwellings in terms of compatibility.

6.0 SOCIAL AND ECONOMIC EFFECTS

The proposed Metford Medical development holds the potential for significant social and economic transformation in the surrounding community and the broader region. By introducing two new state-of-the-art medical centre buildings, the project promises to create a range of positive impacts.

From a social standpoint, the Metford Medical precinct will significantly enhance healthcare access and services for the local community. With a comprehensive array of medical facilities and range of professionals and services in one easily accessible location, individuals throughout Maitland & surrounds will experience improved convenience and reduced travel times for medical related services. The proximity of diverse medical services within the precinct will promote better health outcomes and an increased focus on preventive care, ultimately contributing to an overall enhancement of community well-being.

Economically, the Metford Medical precinct is poised to stimulate growth and prosperity in the region. The project's establishment will generate a substantial number of job opportunities for healthcare professionals, administrative staff, support personnel, and other related services. This surge in employment will not only reduce local unemployment rates but also bolster the local economy through increased spending and a higher standard of living.

In conclusion, the proposed Metford Medical precinct embodies a transformative initiative with multifaceted benefits. From improving healthcare access and fostering community integration to driving economic growth and generating employment opportunities, the project promises to have a profound and positive impact on the lives of the local community and the broader region. As a catalyst for progress and prosperity, the development stands to elevate the area's overall quality of life while serving a purpose of reducing surrounding hospital stress in the local area and improving the overall community as a whole.

7.0 CONCLUSION

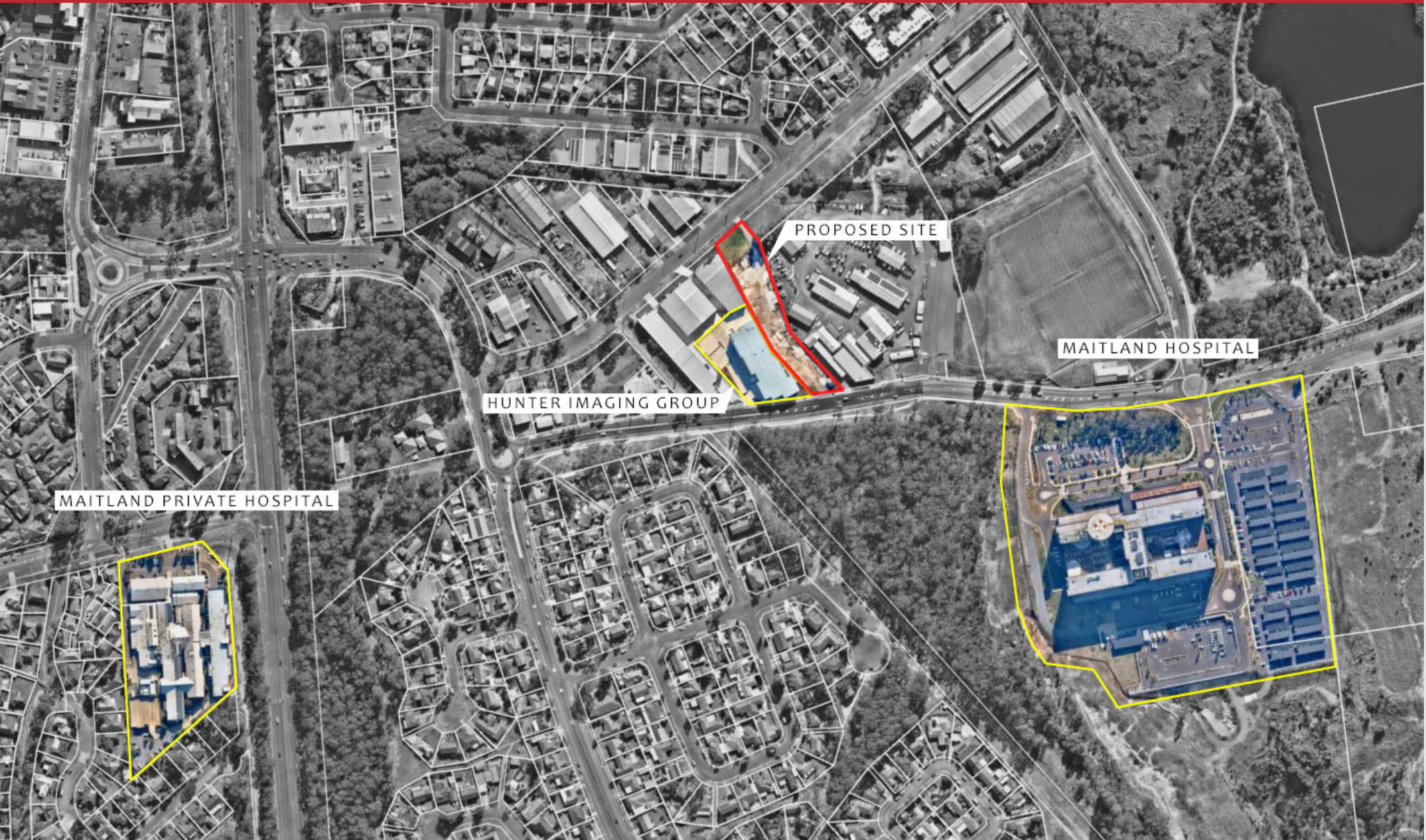
In conclusion, the development of Metford Medical represents an exceptional opportunity to establish a transformative health precinct that not only meets the needs of the public but also contributes to the social and economic well-being of the surrounding community and the broader region.

By increasing access to health services, Metford Medical will address the growing demands placed on Maitland Hospital and similar medical facilities in the area. The thoughtfully designed form, scale, and layout of the precinct embrace a modern and refreshed typology that harmonizes with the site's topography, maximizing its efficiency and functionality for delivering essential services in today's healthcare landscape.

The incorporation of multiple tenancies throughout the proposal not only expands job opportunities in the area but also fosters economic stability by attracting a diverse range of businesses. These businesses, including pharmacies, medical supply stores, and General Practitioners, among others, contribute to a vibrant and thriving medical precinct. As a result, the surrounding Maitland Hospital and Maitland Private Hospital can experience relief from some of the pressures by accommodating smaller yet crucial services within the proposed precinct.

Metford Medical signifies a commitment to enhancing the health and well-being of the community, while concurrently generating social cohesiveness and economic growth. As a catalyst for positive change, the proposed medical precinct is poised to play an integral role in advancing public healthcare and contributing to the overall prosperity of the region. With its forward-thinking approach and dedication to meeting community needs, Metford Medical promises to become an invaluable asset to the area's health infrastructure and community development for years to come.

Appendix 1 - Site Plan & Neighbouring Facilities



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Appendix 2 - Existing Site & Kerb Inlet



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Appendix 3 - Landscape Overall Site Plan

SITE PLAN | L010

Metford Medical



-  EXISTING TREES TO BE REMOVED
-  EXISTING TREES TO BE RETAINED
-  PROPOSED TURF AREA
-  MASS PLANTING
-  CONCRETE
-  COLOURED CONCRETE
-  PROPOSED STREET TREE
Lophostemon confertus
-  PROPOSED TREE
Libidibia ferrea
-  PROPOSED TREE
Glochidion ferdinandi
-  PROPOSED TREE
Tristaniaopsis laurina

R 19/2/23 FOR DA
 A 12/07/20 DRAFT FOR REVIEW
 REF: 2020-0000000000

PROJECT:
Metford Medical

SITE:
**395 Metford Road, Metford,
 2323**

CLIENT:
Metford Medical Pty Ltd

DATE: 30/06/2023 SCALE: @A3
 DRAWN: KL / KH

JOB NUMBER: 14541.5 PHASE: DWG No: DA L010 B REV:

1 Site Plan
 L010 Scale: 1:700



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