

Statement of Environmental Effects

Proposed Development: Demolition of existing building, Erection of Healthcare facility and supporting Carpark.

Property Address: 44 Christopher Road, Lochinvar 2321. *Lot 11 DP1274178*

Applicant: Lochinvar Health Hub

Date: 9/1/2025

1. Introduction

This Statement of Environmental Effects (SEE) accompanies the Development Application for a new health facility at 44 Christopher Road, Lochinvar 2321. The proposal has been designed to comply with relevant planning controls and to minimize environmental impacts.

2. Site Description

The site is located in Lochinvar, NSW. It is currently occupied by a single dwelling. The property features a single level residential house with little to no gradient.

3. Description of the Proposal

The proposed development involves:

- Demolition of the existing dwelling and preparation of the site.
- Erection of a new health facility and supporting car park

4. Planning Framework

The proposal has been assessed against the following statutory and policy documents:

- **Hunter Regional Plan 2036**
- **Maitland local Environmental plan 2011**

5. Environmental Considerations

5.1 Flora and Fauna

- The site has been assessed for ecological values, and no significant impact on native vegetation or fauna is anticipated.

5.2 Water and Drainage

- The site will incorporate appropriate stormwater management to ensure no adverse impacts on neighboring properties or the local catchment.

5.3 Traffic and Access

- Vehicle access will be provided via Christopher Road. We have had a traffic engineer advise on the plans and will continue this with any changes that are necessary.

5.4 Noise and Privacy

- The proposal includes measures to ensure compliance with noise standards and maintain privacy for surrounding properties.

5.5 Waste Management

- Waste during construction and operation will be managed in accordance with local council guidelines.

5.6 Aboriginal Heritage

- A review of available databases indicates that there are no known Aboriginal heritage items on the site.

5.7 Bushfire Risk

- The property is located in a Non-Bushfire Prone Area. If in a bushfire-prone area, the development will comply with the requirements of Planning for Bushfire Protection 2019.

5.8 Flooding

- The site is located in a not flood-prone area. Measures will be incorporated to mitigate any potential flood risk.

6. Mitigation Measures

To minimize environmental impacts, the following measures will be implemented:

- Planting of native species
- Rainwater tanks
- Photovoltaics

7. Conclusion

The proposed development has been designed to comply with relevant planning controls and minimize environmental impacts. It is considered that the proposal will contribute positively to the local community while addressing potential environmental issues.