

DCP COMPLIANCE TABLE

**CHANGE OF USE (DWELLING TO
HEALTH SERVICES FACILITY) AND
MINOR INTERNAL ALTERATIONS**

**20 PATERSON STREET, EAST MAITLAND
NSW 2323
(Lot: 101/ DP:569890)**

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Section	Requirement	Proposed	Complies
PART A – ADMINISTRATION			
A.4 – Notification	Formal notification of development applications is a requirement of the legislation. There are different requirements for different development types.	It is expected that the proposed development will require notification.	Yes
Part B – Environmental Guidelines			
B2 – Stormwater	<p>a) Ensure that compliance with BASIX objectives and requirements are achieved.</p> <p>(b) Ensure that an acceptable standard of water quality is maintained within storm water lines and rain water storage tanks.</p> <p>(c) Ensure the most suitable rainwater storage method is employed pursuant to the relevant site conditions, including health and safety aspects of the storage installation.</p> <p>(d) Ensure the method of laying storm water lines is in accordance with the relevant Australian Standard, (AS/NZS 3500.3:2003).</p> <p>(e) Ensure that storm water discharge points at kerbs and inter-allotment drainage pits are of an acceptable standard and location</p>	<p>There will be no change to the existing stormwater management collection or discharge.</p> <p>No additional roof or hardstand area is proposed by this application to which additional stormwater management controls would need to be considered.</p>	N/A
B3 – Hunter River Floodplain	a. The onus is on the proponent to provide an adequate level of information to support any	The site is not identified as flood prone land.	N/A

Section	Requirement	Proposed	Complies
	development on land below the FPL. The Council will require a Statement of Environmental Effects (or an Environmental Impact Statement if the proposal is designated development) justifying the development in its location.		
B4 – Onsite Sewage Management System	This chapter applies to all land within the Maitland City Council Local Government Area that is not capable of being connected to a reticulated sewerage system.	The subject site is connected to reticulated sewer. No additional sewerage connections are proposed by this application.	N/A
B5 – Tree Management	This section prescribes the types of trees and vegetation where development approval is required under clause 5.9 of the <i>Maitland Local Environmental Plan 2011</i> . These provisions only apply to urban land.	No trees or significant vegetation will be required to be removed for the proposed development.	N/A
B6 – Waste Minimisation & Management	This section only applies to a specific type of development.	The proposed health services facility will utilise waste management methods including double bagging of clinical waste in contaminated waste bags and stored in the laundry to be collected in the standard waste collections. A SWMMP is provided here as (Appendix 7)	Yes
B7 – Riparian Land and Waterways	This DCP chapter applies to all land within the Maitland Local Government Area (LGA) that contains riparian land and/or waterways.	The site is not identified as “Watercourse Land” on the Maitland Local Environmental Plan 2011 Watercourse Map.	N/A

Section	Requirement	Proposed	Complies
Part C – Design Guidelines			
The proposed development is a change of use application. There are no direct controls for this development type in the MDCP.			
C.1 Accessible Living	This chapter applies primarily to new buildings. However, where Council considers practicable and reasonable to do so, access to existing buildings will be required in connection with proposals for changes of use or alteration which will result in an increased level of public usage.		
2.1 Building Regulations	The building regulations give us the minimum standards for providing a desirable level of access and provisions for people with disabilities.	<p>The building has existing accessible access via Browns Lane which will be utilised for the patient access through to the clinic rooms. The premises also has existing, recently upgraded accessible amenities.</p> <p>As specified by Appendix 6, the building (BCA class 5) provides an existing unisex, accessible bathroom (recently upgraded).</p>	Yes
3.2 Enhanced Requirements	<p>Where development of the following landuse types are proposed, the enhanced standards shall apply:</p> <ul style="list-style-type: none"> - Entertainment facilities, clubs - Halls let for public hire - Large retail centres (ie. > 2500sqm) - Medical facilities - Commercial activities or facilities catering for public needs, ie. post office, government office, railway station, bus interchange, etc. 	The area of the premises proposed to be accessible to patients achieves compliance with these standards regarding the access to the clinic rooms, doorway widths, door openings and sanitary facilities.	Yes

Section	Requirement	Proposed	Complies
	<p>Where it is proposed to extend or upgrade an existing facility, every attempt should be made to meet the enhanced standard.</p> <p>The relevant enhanced Australian Standards prescribed by this control are;</p> <ol style="list-style-type: none"> 1. Walkways - 1200mm 2. Ramp gradient 1 in 14 landings every 6m or 1 in 19 landings every 14m 3. Intersection Detail included to current MCC standard 4. Handrails – 2 rails 5. Door openings - 850mm wide 6. Sanitary Facilities - <ul style="list-style-type: none"> * 1,900 x 2,300 mm * Increased Dimensions * Emergency Button * Unisex WC in Public Places 		
	<p>Car Parking</p> <p>The Building Code of Australia requires one designated disabled carparking space to be provided in commercial developments where ten or more vehicle spaces are required to be provided by Council's carparking code.</p> <p>DCP controls specify Council's enhanced carpark standards as follows;</p>	<p>The site provides for 4 off-street car parking spaces in the area adjoining the proposed clinic rooms (converted garage).</p> <p>An additional staff parking space is also provided with access from Paterson Street.</p> <p>It is considered that the development meets the parking requirement prescribed by this DCP control.</p>	Yes

Section	Requirement	Proposed	Complies
	Medical services including community health centres, etc - One space per two to five surgeries (or equivalent)		
3.3 Car Parking Design	The placement of the designated parking bay/s needs to be as close as possible to the accessible entrance.	Two accessible spaces are located in close proximity to the entrance to the clinic rooms.	Yes
3.4 Pathways	Pathways refer to any external pathway or footpath which provides access to the entrance of a home or building. It should provide a comfortable grade no steeper than 1 in 14.	Pathway/access connecting the carpark to the entrance is understood to be no steeper than 1 in 14.	Yes
3.5 Ramps	This refers to any inclined pathway with a grade steeper than 1 in 20 but not steeper than 1 in 14.	No access ramps are installed or proposed.	N/A
3.6 Intersection Details and Kerb Ramps	The design of kerb ramps and crossings at road intersections is to be in accordance with Council guidelines.	No kerb ramps or crossings are proposed.	N/A
3.7 Kerb Ramp Design Criteria	This section sets out requirements/ guidelines for the design of kerb ramps	No kerb ramps are proposed.	N/A
3.8 Handrails	The top of the handrails should be between 865 mm and 900 mm above the stair tread of floor. The clearance between the wall and the inside edge of the handrail is crucial if people are to effectively grip the handrail. It should be a	No hand rails are installed or proposed.	N/A

Section	Requirement	Proposed	Complies
	minimum of 50 mm from any wall. there should also be at least 600 mm of clearance above the top of the handrail.		
3.9 Stairways	Stairways are to be designed in accordance with these controls.	No hand rails are installed or proposed.	N/A
3.10 Entrances	Building entrances are to be made accessible and form part of a continuous accessible path of travel.	The existing access from the car park to the entrance is a level, continuous path.	Yes
3.11 Doorways	The minimum width for clear opening doorways is 760mm.	The minimum width of any existing or proposed doorways within the proposed development is 760mm.	Yes
3.12 Access to Shops	These controls apply to access to businesses in the high street.	N/A	N/A
3.13 Signs and Symbols	The International Symbol of Access should be displayed where buildings are accessible. Directional signage should also be incorporated into designs.	The provisions of this control will be adhered to in the detailed design and fit-out stage of the development.	N/A
3.14 Assistive listening devices	These controls apply to public assembly and entertainment buildings.		N/A
3.15 Planning a Bathroom	These design control apply to a new bathroom in residential dwellings.		N/A
3.16 Planning a Kitchen	These design control apply to a new kitchen in residential dwellings.		N/A

Section	Requirement	Proposed	Complies
C.11 – Vehicular Access and Car Parking	This chapter outlines Council’s policy for the provision of parking and service delivery facilities in association with development proposals		
2.2 Calculation of Parking Requirements	<p>d) Change of Use</p> <p>Where the use of an existing building is to be changed, or where an existing building is to be replaced with a new building, the following method of calculation shall apply:</p> <p>I. The parking requirements of the previous or existing premises is to be determined in accordance with Appendix A of this policy;</p> <p>II. The parking requirement of the proposed development is to be determined in accordance with Appendix A of this policy;</p> <p>III. Subtract the number of spaces determined in (a) above from the number of spaces calculated in (b) above;</p> <p>IV. The difference calculated in (c) above represents the total number of parking spaces to be provided in addition to the existing of-street carparking.</p>	<p>Appendix A does not contain car parking rates specifically for a medical centre development type.</p> <p>The site provides for 4 off-street car parking spaces in the area adjoining the proposed clinic rooms (converted garage).</p> <p>An additional staff parking space is also provided with access from Paterson Street.</p> <p>It is considered that the development meets the parking requirement prescribed by this DCP control.</p>	Yes
3. Guidelines for The Design, Layout and Construction of Access and Parking Areas	This part of the DCP also provides general design principles that apply to off street parking	<p>External works to provide 4 car parking spaces adjoining the proposed clinic rooms (converted garage) are proposed.</p> <p>The proposed parking area is understood to be able to provide manoeuvring area to ensure vehicles can</p>	Yes

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		<p>enter and leave Browns Lane in a forward facing direction.</p> <p>Existing vehicle access is free of visual obstruction and has sufficient sight lines for oncoming traffic.</p>	
C.12 – Crime Prevention Through Environmental Design	<p>Crime Prevention through Environmental Design (CPTED) seeks to influence the design of buildings and places in ways that lessen or prevent the incidence of crime.</p>		
1.1 Development Requirements	<p>This section sets out the controls and development requirements for development proposals.</p> <p>A medical centre is not listed as a development type requiring the completion of a CPTED Report.</p>	<p>There will not be any medication or money kept on the premises. The proposed change of use is not considered to increase or compromise the safety or security of the site or immediate area.</p> <p>General crime prevention controls such as security lighting, alarm or surveillance systems and staff procedures will be implemented through the life of the development in order to maintain the security of the premises and safety of staff and visitors.</p>	<p>Yes</p>