



# **Statement of Environmental Effects Change of Use 17 Young Street East Maitland**

Prepared by Barr Planning

for Louise Holmes

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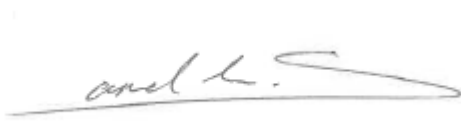
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## 1 Introduction

This Statement of Environmental Effects (Statement) has been prepared by Barr Planning on behalf of Louise Holmes. It accompanies a Development Application lodged to Maitland City Council pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 (the EP&A Act) for the proposed change of use from a residential dwelling to a medical centre.

### 1.1 Ownership

The site located at Lot 4, DP1170751 otherwise known as 17 Young Street, East Maitland is owned by Louise Holmes. Landowner's consent is provided with this application.

### 1.2 Consent Authority

Pursuant to Clause 4.5 of the EP&A Act, the consent authority is the Maitland City Council.

### 1.3 Supporting Documentation

This Statement is supported by the following documentation:

Document	Author	Date
Architectural Drawings	Shaddock Architects	19/07/2022
Survey Plan	Daly Smith	08/03/2022
Site Plan	Daly Smith	03/08/2022
Vehicle Movement Plan	Daly Smith	03/08/2022
Stormwater Management Plan	Daly Smith	03/08/2022
Erosion and Sediment Control Plan	Daly Smith	03/08/2022
Access Report	Lindsay Perry Access	20/07/2022
Landowner's Consent	Louise Holmes	26/07/2022
Waste Management Plan	Barr Planning	18/07/2022
Hunter Water Stamped Plans	Hunter Water	04/08/2022
Hunter Water Section 50 Assessment	Hunter Water	04/08/2022

These documents are provided as separate attachments and uploaded separately to the NSW Planning Portal.

## 2 Site and Context

### 2.1 Site Description

The subject site is located at Lot 4, DP 1170751, otherwise known as 17 Young Street, East Maitland. The site is zoned R1 General Residential, is rectangular in shape and has an area of approximately 1,100m<sup>2</sup>. The site contains a Federation style double storey detached residential dwelling and ancillary detached structures including a double garage located on the southern elevation of the allotment and a rainwater collection tank located on the eastern elevation of the site.



Figure 1 Zoning Map. Source: NSW ePlanning Spatial Viewer

The site is located opposite B5 Business Development zoned land which includes a variety of businesses including a dance centre, a hardware store and other light industrial uses.

The site is located within walking distance of Victoria Street Station which is located 800 metres to the northwest of the site. The site is also located within 1 km of the new Maitland Hospital which opened in early 2022. The \$470 million new Maitland Hospital will meet the growing health service needs of Maitland and the surrounding Hunter Valley communities now and into the future.





Figure 2 Site Locality Map. Source: Near Maps (February 2022)



Figure 3 Site Street Image: Source: Google Street View (dated May 2021)

## 2.2 Background

The site has been subject of previous development consents including the demolition of an existing garage and erection of a new garage under DA07/1558 and the removal of a tree under DA08/1790.

A pre-lodgement discussion with the council's duty planner, Stuart Reid, was undertaken via phone call on 1 June 2022 where the documentation requirements to support the proposed change of use were confirmed to comprise the following:

- Architectural plans
- Carpark plan
- Stormwater drainage plan
- Access report
- Waste management plan

## 3 Proposed Development

### 3.1 Summary

The proposed development is for a change of use from an existing detached residential dwelling to a medical centre on the subject site. The proposed development will provide health services by healthcare professionals for the purposes of out-patient care including preventative care, diagnosis and medical treatment.

The medical centre will comprise the following:

- New external carpark comprising 7 new parking spaces including 1 accessible park. It is noted that in addition to the new carparking, there are two existing carparks available on site located within the existing double garage which will be used by staff.
- Ground floor areas:
  - Reception
  - Three (3) ground floor consultation rooms
  - Staff room
  - Accessible WC
  - Storeroom
- First floor areas:
  - Four (4) consultation rooms

The internal layout of the existing residential dwelling will remain largely unchanged apart from a minor reconfiguration to the existing ground floor bathroom which will be reconfigured to become an accessible WC. A summary of the GFA for the proposed development is noted below:



Table 1 Proposed Development GFA Breakdown

Use	Area (m <sup>2</sup> )
Reception	18.1
Medical Consult Room 1	20.9
Medical Consult Room 2	21.0
Medical Consult Room 3	20.9
Ground Floor WC	13.0
Staff room	22.6
Store	9.7
Medical Consult Room 4	19.0
Medical Consult Room 5	16.3
Medical Consult Room 6	22.5
Medical Consult Room 7	22.2
<b>Total</b>	<b>206.2</b>

External works will comprise of the removal of the following as shown in Drawing A02 *Site Plan and Demolition Plan* prepared by Shaddock Architects:

- One (1) existing tree
- Existing chicken coop
- Existing rainwater tank
- Existing awning and fence

It is noted that the proposed development has nominated the location for a future lift on the north east elevation of the site to support with accessibility to the first floor. The installation of a lift is not proposed as part of the development and may be considered as part of a separate development application. No building works are proposed on the first floor.



## **3.2 Operations**

The proposed medical centre will provide up to 7 medical consulting rooms as part of the overall development. The operational details of the medical centre will be subject to a separate development application to be lodged to Maitland City Council by the commercial operator. This will include details of the nature of health services provided, the number of medical and administrative staff employed as well as the operational management procedures including the scheduling of appointments and the collection and disposal of specialist medical waste.

Notwithstanding the above, it is proposed that the medical centre will have opening hours from Monday to Saturday, 7am to 7pm inclusive.

## **4 Strategic Context**

### **4.1 Hunter Regional Plan**

The Hunter Regional Plan 2036 is the applicable regional plan for the site. The Regional Plan identifies East Maitland as a strategic centre in Lower Hunter area with targeted growth in employment and residential dwellings to 2036. The plan identifies opportunities for the development of a health cluster that leverages the NSW Government commitment to build a new Maitland Hospital. The strategic intent to create a health cluster around the new Maitland Hospital is relevant for the proposed development which will serve to concentrate specialist health services around existing health infrastructure.

### **4.2 Maitland Local Strategic Planning Statement**

The Maitland Local Strategic Planning Statement (LSPS) 2040+ is the applicable LSPS for the subject site. The LSPS sets out a 20 year land use vision for the Maitland Local Government Area (LGA) and outlines how this growth and change will be sustainably managed into the future.

The subject site is located in the Eastern Precinct of the LGA and is located adjacent to the planned East Maitland Health Precinct. The health precinct will facilitate modern healthcare facilities, together with the new Maitland Hospital and Maitland Private Hospital and complementary land use to meet the needs of the growing local and regional communities. The proposed development will provide a complementary land use to the health precinct and will contribute to employment growth which is compatible with the surrounding land uses.

## 5 Statutory Assessment

### 5.1 Environmental Planning and Assessment Act 1979

This report assesses the proposal against the relevant statutory requirements of the EP&A Act, and other legislation, plans and policies as applicable. Section 4.15 of the Act outlines the relevant heads of consideration that must be considered when assessing a development proposal.

The following considerations have been made under Section 4.15(1)(a):

- Environmental planning instruments, proposed instruments and development control plans that are relevant to the site or development are considered below.
- There are no known planning agreements applicable to the site.
- The Environmental Planning and Assessment Regulation 2021 (the Regulation) has been considered below.

The remaining matters for consideration under Section 4.15(1)(b), (c), (d), and (e) are considered within this Statement.

### 5.2 Objects of the Act

The objects of this Act are as follows:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*



The proposed development supports the objects of the EP&A Act, in particular objects (c) and (h).

Pursuant to object (c), the development will promote the orderly and economic development of land. The development will achieve this by allowing an existing residential dwelling to be used as a medical centre, a permitted use within the R1 General Residential zone, and a use which is complementary to the adjoining East Maitland Health Precinct identified in the Maitland LSPS.

Pursuant to object (h), the proposed development will promote the proper construction and maintenance of buildings for the health and safety of its occupants by upgrading the existing ground floor bathroom to an accessible WC in accordance with the relevant accessibility requirements.

### **5.3 Integrated Development**

The proposed development is not classified as integrated development.

### **5.4 Environmental Planning and Assessment Regulation 2021**

This application has been prepared in accordance with Part 3 of the EP&A Regulation 2021.

### **5.5 State Environmental Planning Policies**

State Environmental Planning Policies (SEPPs) are environmental planning instruments administered under the EP&A Act. SEPPs deal with issues considered to be of significance for the State and the people of NSW. In the determination of the development application, the consent authority will consider these matters pursuant to Section 4.15(a)(i) of the EP&A Act. The SEPPs relevant to the proposed development are listed below.

#### **5.5.1 State Environmental Planning Policy (Resilience and Hazards) 2021**

The State Environmental Planning Policy (Resilience and Hazards) 2021 specifies provisions related to coastal management, hazardous and offensive development and remediation of land. Chapter 4 Remediation of Land is considered in relation to the proposed development and the applicable clauses have been assessed below.

#### Chapter 4 Remediation of Land

Chapter 4 Remediation of Land of the Resilience and Hazards SEPP provides a Statewide planning approach to the remediation of contaminated land. Pursuant to Clause 4.6 of the SEPP:

- (1) *A consent authority must not consent to the carrying out of any development on land unless—*
  - (a) *it has considered whether the land is contaminated, and*
  - (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
  - (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Following review of the EP&A contaminated land register, the subject site is not identified to be significantly contaminated or be in an area having significant contamination. Having regard for the site's historic use as a residential dwelling, there is no reason to suspect that the site is subject to contamination. The site is considered suitable for the proposed use and no further consideration of Chapter 4 is deemed necessary.

## 5.6 Maitland Local Environmental Plan 2011

Maitland Local Environmental Plan 2011 (MLEP 2011) specifies provisions for the development of land within the Maitland LGA and is relevant to the proposed development. The proposed development is for a medical centre. The Maitland LEP 2011 defines a medical centre as follows:

***medical centre** means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.*

*Note—*

*Medical centres are a type of health services facility—see the definition of that term in this Dictionary.*

The proposed development will provide health services by healthcare professionals for the purposes of out-patient care including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies.

### 5.6.1 Zone Objectives and Land Use Table

The site is zoned R1 General Residential. The objectives of the zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed development is consistent with the third objective of the R1 zone as it enables the use of a medical centre to provide health services to meet the day to day needs of residents.

The proposed development is permitted with consent in the R1 General Residential zone as an innominate use which is not prohibited within the zone.

### **5.6.2 Acid Sulfate Soils**

Clause 7.1 of the MLEP 2011 specifies provisions for acid sulfate soils. The subject site is located on land identified to be Class 5 acid sulfate soils. Subject to subclause (2), development consent is required for the carrying out of works on Class 5 acid sulfate soils the following:

*Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.*

The works will not occur within 500 metres of adjacent Class 1, 2, 3 or 4 land and as such no further consideration of MLEP 2011, Clause 7.1 is required.

### **5.6.3 Earthworks**

Clause 7.2 of the MLEP 2011 specifies provisions for earthworks. Pursuant to subclause (2) and (3), the MLEP states:

- (2) *Development consent is required for earthworks unless—*
  - (a) *the work is exempt development under this Plan or another applicable environmental planning instrument, or*
  - (b) *the work is ancillary to other development for which development consent has been given.*
- (3) *Before granting development consent for earthworks, the consent authority must consider the following matters—*
  - (a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*
  - (b) *the effect of the proposed development on the likely future use or redevelopment of the land,*
  - (c) *the quality of the fill or the soil to be excavated, or both,*
  - (d) *the effect of the proposed development on the existing and likely amenity of adjoining properties,*
  - (e) *the source of any fill material and the destination of any excavated material,*

- (f) *the likelihood of disturbing relics,*
- (g) *the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*

The proposed development will entail minor earthworks for the construction of the new external carpark at the rear of the existing property. Given the predominantly flat topography, no cut and fill will be required. Given the minor scale of earthworks, no adverse impacts are expected in relation to subclause considerations (a) to (g) including drainage, environmentally sensitive areas and amenity of adjoining properties.

## 5.7 Proposed Environmental Planning Instruments

There are no known proposed planning instruments applicable to the subject site.

## 5.8 Maitland Development Control Plan 2011

The relevant development control plan is the Maitland Development Control Plan 2011 (MDCP 2011). The relevant provisions of MDCP 2011 are considered in Table 1.

Table 2 Assessment of Relevant MDCP 2011 Sections

Clause	Provision	Comment
<b>Part B Environmental Guidelines</b>		
B.2 Domestic Stormwater	<p>4.1 Performance criteria</p> <p>The objectives of this plan may be achieved by compliance with the following criteria:</p> <p>(a) Retention capacity. For each new dwelling development, the storm water retention capacity is to be in accordance with the BASIX requirements in regard to the designated roof area to be employed for catchment. This means the required roof area catchment shall be adequately served by sufficient downpipes directing flows to the tank and equally sufficient discharge via overflow lines.</p>	<p>NA – proposed development is not for new dwelling and is not BASIX development.</p>



Clause	Provision	Comment
	<p>(b) Location of feed lines. All feed storm water lines shall be of 100mm sewer grade PVC laid wherever possible in the same trench as the sewer lines, (refer fig.4). PVC pipes and components shall be handled and joined in accordance with AS/NZS 2032:2006.</p>	<p>Refer to Stormwater Drainage Plan prepared by Daly Smith included in the supporting documentation. Proposed development will utilise 100mm PVC pipes and will comply with the relevant Australian Standards.</p>
	<p>(c) Rain water tanks. On-site rainwater tanks shall be constructed of an approved material. Preference should orientate toward lighter colours for the exterior of the tank where the tank is located above ground. All exposed PVC stormwater lines shall be painted with a U.V resistant paint. The tank shall be located so as not to compromise fire separation of buildings or access to the exterior of buildings.</p>	<p>NA – the existing rainwater tank is proposed to be removed for facilitate the rear carpark as shown on the site plan.</p>
	<p>(f) Stormwater generated from hardstand areas:</p> <p>Stormwater that is generated from overland flow and hardstand areas such as driveways, shall be directed to the tank overflow line to discharge to the street, rubble drain or IAD pit as applicable. This stormwater drainage is acceptable in 90mm PVC but must not inter-connect with any line directed to the rainwater storage. This means that any overland flows intercepted by grates, spoon drains and the like</p>	<p>Refer to stormwater drainage plan included in the supporting documentation.</p>

Clause	Provision	Comment
	<p>must discharge directly through overflow lines and not be permitted to enter the tank storage. It is recommended that this line be independent of all stormwater lines interconnected to the tank feed/discharge.</p>	
<p>B.5 – Tree Management</p>	<p>Clearing of vegetation on ANY land listed in Column 1 requires a Council permit where it meets ANY of the criteria in Column 2. In other circumstances, no Council Permit is required.</p>	<p>The tree proposed to be removed is not subject of a condition of consent, not listed on the significant tree register and is not located on a lot in an urban release area or land zoned R5, E3 or E4 under MLEP 2011. As such, no permit is required for the proposed tree removal.</p>
<p>B.6 – Waste Not – Site Waste Minimisation &amp; Management</p>	<p>Submission/Application Requirements</p> <p>A SWMMP outlines measures to minimise and manage waste generated during demolition and construction processes, as well as the ongoing use of the site. The SWMMP is to nominate the following:</p> <ul style="list-style-type: none"> <li>▪ The volume and type of waste and recyclables to be generated.</li> <li>▪ The storage and treatment of waste and recyclables on site.</li> <li>▪ The disposal of residual waste and recyclables.</li> <li>▪ The operational procedures for ongoing waste management once the development is completed, including the nominated</li> </ul>	<p>Refer to Waste Management Plan included in the supporting documentation.</p>

Clause	Provision	Comment
	waste management service provider	
<b>Part C – Design Guidelines</b>		
C.1 – Accessible Living	<p>3. Design Guidelines are specified for accessible living based on the following principles:</p> <ul style="list-style-type: none"> <li>(a) To ensure all new developments are constructed to accommodate the needs of those people who may use the services that the proposed landuse may provide.</li> <li>(b) To ensure people with a disability enjoy the same level of access, both in gaining entry to and moving within, those buildings which meet a high public demand.</li> <li>(c) To ensure those landuses which provide a service which is likely to attract a larger proportion of people with a disability, adequately provide for the needs of these people.</li> <li>(d) That the provisions of continuous access path of travel to and within a building is the primary principle.</li> <li>(e) The secondary principle is the provision of car parking and other amenities.</li> <li>(f) To ensure that all existing commercial buildings in Maitland are upgraded to meet the primary principle of the Plan, over time.</li> </ul> <p>The DCP specifies development provisions based on the relevant</p>	<p>Refer to access report prepared by Lindsay Perry Access included in the supporting documentation. It is noted that the only internal building works associated with the proposed development are reconfiguration of the ground floor bathroom. The location for a future lift has been nominated on the plans, however, is not required to satisfy accessibility requirements as assessed in the access report. The proposed development has been assessed to comply with all the relevant accessibility standards and legislation.</p>

Clause	Provision	Comment
	<p>Australian Standards for the built design including carparking, carpark design, pathways, ramps, kerbs, handrails, stairways, entrance and doorways.</p>	
<p><b>C.11 – Vehicular Access &amp; Car Parking</b></p>		
<p>2.2 Calculation of Parking Requirements</p>	<p>Change of Use 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 specify parking requirements for medical centres. The DCP notes that where parking rates are not specified, parking must be provided to satisfy the peak cumulative parking requirements of the development as a whole.</p> <p>With reference to the <i>RTA Guide to Traffic Generating Developments Guideline October 2002</i>, Part 5.12.2 specifies the parking rates for medical centres based on prior survey data. The Guideline indicates a minimum parking rate of 4 spaces per 100m<sup>2</sup> of GFA. The proposed development has GFA of approximately 200m<sup>2</sup>. This corresponds to a parking requirement of 8 parking spaces.</p> <p>The proposed development provides 9 off-street parking spaces (including the existing double garage to be used by staff) which addresses the parking requirements of the development. In the unlikely event that all off-street parking spaces are taken, there is additional space for at least 3 cars along the Young Street property frontage to accommodate overflow requirements providing a total parking quantity of 12 spaces.</p>



Clause	Provision	Comment
3.1 Access to the Site	A development should be designed to provide adequate on-site manoeuvring and circulating areas to ensure that all vehicles can enter and leave the site in a forward direction.	Refer to the vehicle movement plan prepared by Daly Smith included in the supporting documentation.
3.2 Sight Distances	Consideration must be given to maintaining adequate sight distances for all access driveways. Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians. AS 2890.1 Off Street Car Parking gives minimal and desirable sight distances for a range of road frontage speeds.	The driveway access to the site will remain as per the existing arrangement which fronts Young Street on the northwest elevation. Clear sight lines to the street for vehicles entering and leaving the site will be maintained.
3.4 Location of Parking Areas	<p>Parking facilities for visitors and customers shall be provided where clearly visible from the street so their use is encouraged.</p> <p>Parking spaces for employees and for longer duration parking may be located more remotely from the street.</p> <p>Within the development site, the location of the parking area should be determined having regard to:</p> <ul style="list-style-type: none"> <li>(a) site conditions such as slope and drainage;</li> <li>(b) visual amenity of the proposed and adjacent development;</li> <li>(c) the relationship of the building to the parking area; and</li> <li>(d) the proximity of the parking area to any neighbouring residential areas.</li> </ul>	The parking of the development has been located at the rear to reduce the visual impact of parked cars to the street. The location of the proposed carpark provides direct access to the main entry to the facility which is from the rear of the building.

Clause	Provision	Comment
3.7 Landscaping	<p>Parking areas shall be appropriately landscaped to achieve a satisfactory appearance, particularly for those car parks with large areas of bitumen, to provide shade and to provide a buffer between neighbouring land uses.</p> <p>Landscaping should be used throughout the car park and on the perimeters. In general, there should be no more than 10 parking bays before a break with planting.</p>	NA – not more than 10 parking spaces proposed.
4.1 Loading/Unloading Requirements – General	On-site loading and unloading facilities must be provided for all businesses, commercial, industrial, retail and storage uses and any other where regular deliveries of goods are made to or from the site.	The proposed development will not result in a need for loading facilities.
5 Car Parking for Persons with a Disability	Special parking spaces for persons with a disability are to be made available in the provision of car parking facilities, in accordance with Australian Standard AS2890.1 – 1993. Council has adopted the ‘enhanced’ requirements for land uses where there is a higher demand for disabled facilities including medical facilities.	The proposed development provides 9 parking spaces including 1 accessible parking space which complies with relevant accessibility requirements. Refer to access report in supporting documentation for further detail.

## 5.9 Developer Contributions

The Maitland City Council Section 94 A Levy Development Contributions Plan 2006, Rev C 2013, is applicable to the proposed development on the subject site. It is understood that no contributions are applicable to the proposed development as the cost of development is less than \$100,000.

## 6 Likely Impacts of the Development

### 6.1 Environmental Impacts

This section addresses all the likely impacts of the development in the locality, including impacts arising from the development, and impacts on the development in accordance with Section 4.15(1)(b) of the EP&A Act.

#### 6.1.1 Traffic, Parking and Access

##### *Vehicle Movements*

The proposed development will provide up to 7 medical consulting rooms. This is expected to result in increased traffic generation compared to the existing residential dwelling. Noting that the operational details will be the subject of a separate DA prepared by the commercial operator, an assessment of potential traffic generation and parking impacts has been assessed for the proposed change of use.

Staff will arrive on site prior to commencement of opening hours, as is common practice with medical centres, and will generally leave the site after the conclusion of opening hours. Accounting for 70 percent utilisation of medical consulting rooms by medical staff and up to two administrative staff, this would result in 7 additional vehicle movements at the beginning of the day and the end of the day. This is considered to result in low impact on the existing road network.

The remaining traffic will be generated throughout the day and will be attributed to patients arriving at and leaving the site. The *RTA Guide to Traffic Generating Developments Guideline October 2002* indicates a mean average length of stay for patients/visitors of approximately half an hour. Accounting for 70 percent utilisation of medical consulting rooms and a travel mode share assumption of full private vehicle use, this would result in a trip generation rate of 5 vehicles per half hour, or 10 vehicles per hour. The traffic generation impact will be distributed throughout the day and the impact on the existing road network is expected to be low.

##### *Parking*

Section C.11 – Vehicular Access & Car Parking of the MDCP 2011 does not specify parking rates for medical centres. With reference to the *RTA Guide to Traffic Generating Developments Guideline October 2002*, medical centres have a parking rate of 4 spaces per 100m<sup>2</sup> of GFA. The proposed development has floor area of approximately 200m<sup>2</sup>. This results in a parking requirement of approximately 8 spaces for the development. The proposed development provides 9 off street parking spaces including the existing double garage. This adequately addresses the parking requirements for the development. In the unlikely event that all off-street parking is used, there is additional space for up to 3 vehicles on the Young Street frontage of the property providing a total of 12 parking spaces for the development.

The above parking assessment has not accounted for public transport usage for staff and patients to access the site. It is noted that there is public bus access within 400 metres of the site and public train access within 800 metres of the site and would reduce private vehicle dependence to access the medical centre.

#### **6.1.2 Noise**

The development is expected to result in increased vehicular movements associated predominantly with patient travel to and from the site. The volume of additional traffic created by the development is expected to be low, and as such, the corresponding noise is not expected to result in adverse impacts to surrounding environment. It is noted that the adjoining side of Young Street is already characterised by light industrial and warehouse uses and is well trafficked by service vehicles and other vehicles. As such, the resulting additional noise impacts of the development are not considered to be material.

Operational noise associated with the medical appointments and consultations are expected to be low, will be contained to within the building and is not expected to create adverse impacts to the locality.

#### **6.1.3 Stormwater Drainage**

A Stormwater Management Plan has been prepared by Daly Smith for the proposed development. The increase in the impervious area associated with the carpark has been addressed in the proposed stormwater drainage plan. The requirements of the MDCP 2011 have been addressed and can be satisfactorily achieved by the proposed development.

#### **6.1.4 Tree Removal**

The development will result in the clearing of one (1) tree at the rear of the site to facilitate the new carpark. No material adverse impacts to fauna or flora are expected to result from the proposed change of use.

#### **6.1.5 Waste Management**

The proposed development will generate a small amount of demolition waste comprising of removal of roof awning, metal fencing, chicken coop, existing rainwater tanks and removal of internal partition walls in the ground floor bathroom. Amount of generated waste will be low.

Minimal waste is expected during construction and where generated will be associated with the new carpark and associated pavement. Material inputs for concrete and pavement will be pre-measured and based on known quantities for the development area and will minimise generated waste. Any waste associated with residual concrete and pavement can be reused as crushed aggregate offsite.

Operational waste will continue to be managed via existing council recycling and general waste kerbside collection. The collection and disposal of specialist medical waste will be undertaken by a



private contractor with details of operational waste management to be confirmed by the commercial operator, subject of separate development application.

## **6.2 Social Impacts**

The proposed development contributes positively to the surrounding neighbourhood by providing health services facilities to meet the day to day needs of residents. The development is strategically located adjacent to the planned East Maitland Health Precinct and the new Maitland Hospital and supports complementary land use oriented around health services.

## **6.3 Economic Impacts**

The proposed development will support new employment opportunities for health professionals in the Maitland LGA. The proposed medical centre is strategically placed to leverage proximity to the East Maitland Health Precinct and new Maitland Hospital and supports agglomeration of health and medical services. The proposed development is aligned with the Hunter Regional Plan 2036 which aims to create a health cluster around the new Maitland Hospital and concentrate specialist health services around existing health infrastructure.

## **7 Suitability of the Site**

This section addresses the development in accordance with Section 4.15(1)(c) of the Act. The site is considered suitable for the development for the following reasons:

- The development is permissible in R1 General Residential zone.
- The development is consistent with the objectives of the R1 zone as it enables the use of a medical centre to provide health services to meet the day to day needs of residents.
- The development is aligned with the strategic plans, specifically the Hunter Regional Plan 2036, as it supports the planned health cluster around the new Maitland Hospital and concentrates specialist health services around existing health infrastructure.

## **8 Submissions**

This section addresses the development in accordance with Section 4.15(1)(d) of the EP&A Act. It is understood that this development application will be notified.

## **9 Public Interest**

This section addresses the development in accordance with section 4.15(1)(e) of the EP&A Act. The development is considered to be in the public interest as it is permissible with consent within the R1

zone, is consistent with the relevant R1 zone objectives and does not result in any adverse environmental, social or economic impacts.

## **10 Conclusion**

This Statement has assessed the proposed development against the requirements of Section 4.15 of the EP&A Act and concludes that the development is consistent with applicable environmental planning instruments. The proposed development will have a positive environmental, social, and economic impact on the locality and is recommended for approval.