

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED HAND AND ORTHOPAEDIC SPECIALIST CENTRE

at

144 LAWES STREET,
EAST MAITLAND 2323

for

Dr. K Thomas Thorvaldson

REVISION A

JULY 2021

HOOVER GROUP PTY LTD

DESIGN & DEVELOPMENT

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Hoover Group Pty Ltd, in support of a Development Application to Maitland Council for a proposed change of use.

The applicant is looking to implement a change of use and establish an Hand and Orthopaedic Specialist Centre in the current building at 144 Lawes Street East Maitland with alterations to the premise in relation to disability access and circulation internally. Furthermore the yard will be re-landscaped for a carpark and an additional access point to Lawes Street will be created.



Figure 1: Aerial image showing subject site highlighted blue (Source: Nearmap)

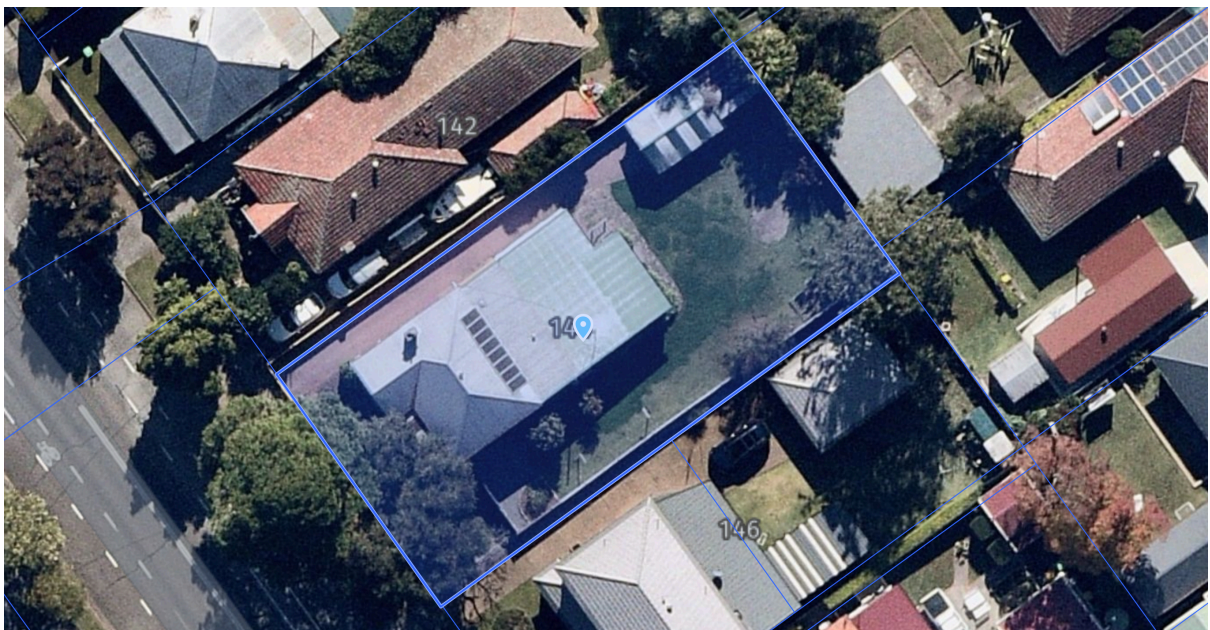


Figure 2: Zoomed Aerial map showing subject site highlighted blue (Source: Nearmap)

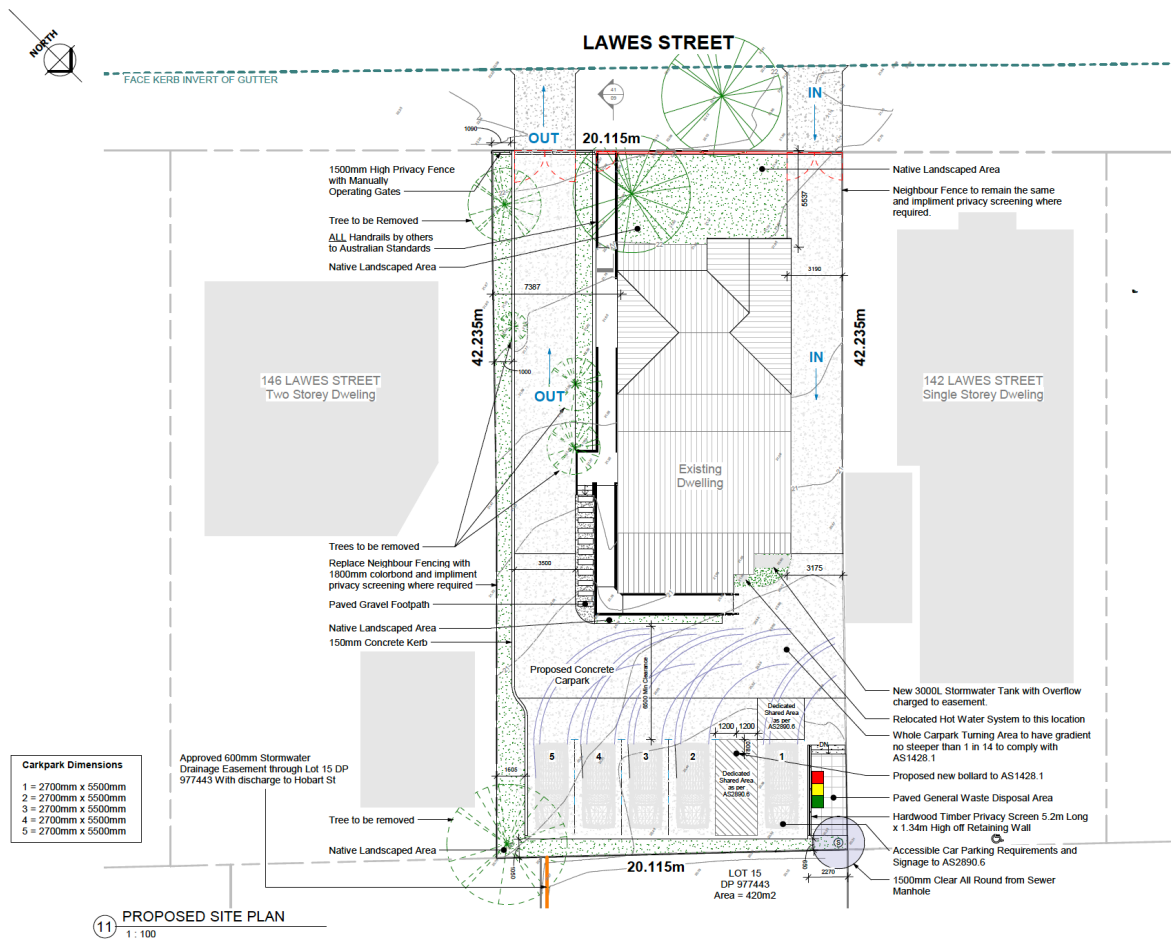


Figure 3: Site Plan of the subject site (Source: Hoover Group)

3.0 SITE ANALYSIS

COUNCIL

The subject site is located within the Maitland Council.

PLANNING CONTROLS

- Maitland DCP 2011 – as amended 21 July 2016
- Maitland Local Environmental Plan 2011
- Building Code of Australia (2019)
- AS1428.1 - 2009: Design for Access and Mobility Part 1: General Requirements for Access - New Building Work
- AS/NZS 2890.6 - 2009: Parking Facilities, Part 6: Off Street Parking for People with Disabilities

ZONING

Zone R1 – General Residential
 (Reference: NSW Government ePlanning Spatial Planning Map)

LOT & DP	Lots 21 DP 661149
SITE AREA	800 Sqm
INTERNAL FLOOR AREA	Approx 119.15 Sqm
SITE LOCATION	The Site is located in residential area in central East Maitland and is nearby to shops, services and public transport. The residential area has shops including chemists, food vendors and grocery shops 150m from the site and services such as pathology and physiotherapy centres located within 500m.
SITE DESCRIPTION	144 Lawes Street is a 800 Sqm site with a single street frontage single storey dwelling with a brick facade and a weatherboard extension on the back.
ADJACENT DEVELOPMENT	No. 142 Lawes Street is currently occupied by a single storey dwelling. No.146 LawescStreet is currently occupied by a double storey dwelling.
BCA BUILDING CLASS	9a (A Health Care Building)

4.0 PLAN OF MANAGEMENT

Operating Hours	Monday - Friday: 8:30am - 4pm Saturday & Sunday: Closed
Maximum Staff Contractors	5
Maximum Patients Being Seen	4
Maximum Patients Waiting	2-4

5.0 PROPOSED DEVELOPMENT

The proposed development is illustrated in the Architectural Plans prepared by Hoover Group Pty Ltd, identified as Drawing Set THORVALDSON-202101.

The proposed development comprises of a change of use of the building into a Hand and Orthopaedic Specialist Centre and the redevelopment of exterior and interior spaces to improve accessibility access and establish functional spaces. Furthermore, the site will be re-landscaped to incorporate a carpark in the backyard area which will include 6 car parking spaces including a disability park.

Within the building, the owner proposes to manipulate existing spaces to create areas suited for consulting clients. The back deck will be closed in to create a reception area and the back living area is to become a waiting room. Walls will be manipulated and doors will be replaced for areas which disability access is required including a new accessibility ramp. The existing bathroom and bedroom will be manipulated to create access into consult room 3, to establish a disability accessible bathroom and an office. In the existing laundry and bathroom, there will be walls removed and added to create a staff bathroom and laundry.

Externally, a disability access ramp will be added around the back and side of the building to establish the main entrance on the South-East side of the dwelling. There will also be disability access from Lawes Street by including an accessibility ramp and boardwalk around the front and South-West side to meet at the entrance. Areas around this will be landscaped to create a tidy area.

The carpark will be in the backyard of the lot and include 6 car parking spaces including one disability parking space. Driveways will be landscaped on either side of the dwelling and an additional entrance to the lot on Lawes Street in order to establish an entrance and exit.

The owner states that the facility will operate five days a week, will comprise a contract team of 5 staff and is able to treat a maximum of 4 patients at a time whilst having a maximum of 2 patients waiting. The waiting space and client space is proposed to be altered in order to account for this number of people utilising the building at any one time.

Figure 4: Existing Dwelling Floor Plan showing sizes of existing spaces.

(Source: Hoover Group)

Figure 5: Proposed Floor Plan with changes made to interior spaces shown in red.

(Source: Hoover Group)

NSW Legislation: Maitland Local Environment Plan 2011			
PRIMARY PLANNING CONTROLS	CONTROL	PROPOSED	COMMENTS
Maitland Local Environment Plan 2011			
<p>Zone R1 General Residential</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> 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. <p>2 Permitted without consent</p> <p>Home occupations</p> <p>3 Permitted with consent</p> <p>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies</p>	<p>1. Objectives of zone to make other land uses that provide facilities or services to meet the day to day needs of residents.</p> <p>Not identified as a permitted or prohibited style dwelling.</p>	<p>The building is proposed as an Hand and Orthopaedic Specialist Centre which is defined by the Maitland LEP under a Health Services Facility.</p> <p>The proposed use of the dwelling is not consistent with the land use zone under the Maitland LEP 2011.</p> <p>However, the way the building has perviously been fitted out and location to the nearby East Maitland services and access to public transport makes the premise ideal for the owners desired function.</p> <p>With adjustments to the disability access into and around the building, the BDA requirements will be fulfilled.</p>	<p>Not compliant as not identified as a permitted or prohibited use.</p> <p>Permitted with consent: Any other development not specified in item 2 or 4.</p> <p>The proposed usage outlined in the LEP dictionary as a Health Services Facility.</p>

<p>Dictionary</p>	<p>Health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—</p> <p>(a) a medical centre, (b) community health service facilities, (c) health consulting rooms, (d) patient transport facilities, including helipads and ambulance facilities, (e) hospital.</p>	<p>The facility which is proposed on the premise is a Hand and Orthopaedic Specialist Centre which comes under the Maitland LEP definition of a Health Service Facility, Medical Centre.</p> <p>This type of service is not specified as permitted or prohibited use of zone nor identified in item 2 or 4 therefore can be permitted with consent.</p>	<p>The proposed usage outlined in the LEP dictionary as a Health Services Facility.</p>
<p>Demolition</p>	<p>All Demolition requires Consent</p>	<p>Inside the dwelling, the application is looking to manipulate and add 12 walls in order to make the internal layout more accessible and functional for the change of use.</p> <ol style="list-style-type: none"> 1. Demolition only occurs internally effecting the floor plan of the dwelling. 2. Nine doors will be manipulated internally to meet accessibility requirements and to allow access to new rooms. 	<p>Compliant.</p>

Maitland City Council Development Control Plans (2011)			
PRIMARY PLANNING CONTROLS	CONTROL	PROPOSED	COMMENTS
Maitland City Council Development Control Plans (2011)			
Appendix A: Car parking requirements for specific land uses.	Business Premises and Office Premises - One space per 40m2 GFA - Provision should be made for movement	<ol style="list-style-type: none"> 1. The carpark will be at the back of the dwelling and will include 6 car parking spaces including a disability parking space. 2. The GFA of the dwelling is 119.15 sqm and therefore only requires 3 car spaces. 3. There will be 5 staff on site at most during operation hours and approximately 4-6 patients on site at any time. There is additional car parking on this street in this area and the amount of patients at one time will not cause increased inconvenience for residents within the area due to the abundance of parking both on and off site. 4. Public Transport services such as Victoria Street Train Station and Bus Stop are available close-by and provide other ways of accessing the specialist centre. 	Compliant.

AS/NZS 2890.6 - 2009			
PRIMARY PLANNING CONTROLS	CONTROL	PROPOSED	COMMENTS
Parking Facilities Part 6: Off Street Parking for People with Disabilities			
2.2 Parking Spaces	<p>2.2.1 Angle Parking Spaces</p> <p>(a) A dedicated (non-shared) space as follows:</p> <p>(i) In Australia - 2400mm wide by 5400m long.</p> <p>(ii) A shared area 2400mm long by 2400mm wide at one end of the dedicated space</p>	<p>1. Amendments made for carpark to include four parking spaces including one 2400mm x 5500mm disabled car parking space with designated shared zones to the side and rear.</p> <p>2. The car parking access is located from Lawes Street and signage is clearly seen upon entry into the carpark.</p> <p>3. At the front of the dwelling, the inclusion of ramp will allow for access to the main entrance of the building. This however does not connect to specific disability parking facilities. These changes will not effect neighbouring dwellings as it is located within existing areas of the site</p> <p>4. There is access to the site from the street via the ramp at the front gate if patients were to park on the street or come from public transport.</p>	Compliant.

AS 1428.1 - 2009

PRIMARY PLANNING CONTROLS	CONTROL	PROPOSED	COMMENTS
Design for Access and Mobility Part 1: General Requirements for Access - New Building Work (2009)			
10. Walkways, Ramps and Landings	<p>10.3 Ramps</p> <p>(a) Maximum gradient of a ramp exceeding 1900mm is required to be 1 in 14.</p>	<p>There are three proposed disability access ramps located in the specialist centre.</p> <ol style="list-style-type: none"> 1. The first is located at the back and will allow for access into the main entrance of the dwelling from the carpark. The entrance onto the ramp is direct from the disability car parking spot and wraps around to the South-East side of the dwelling. This ramp is a standard ramp constructed to AS1428.1 Standards. 2. The second ramp is located at the front entrance of the dwelling. This ramp allows access from the footpath onto the boardwalk which wraps around to the main entrance of the dwelling. This ramp is a standard ramp constructed to AS1428.1 Standards. 3. The third ramp is located internally providing access between the waiting room and the consults rooms located in the existing front area of the dwelling. This ramp will be 1.69m wide and have compliant railing and kerbs on either side of the ramp to AS1428.1 Standards. At the top of the ramp there will be a space to provide access to all areas where accessibility is required. <p>All ramps will have a maximum gradient of 1 in 14 and a handrail height between 865mm-1000mm as per the requirements of AS1428.1.</p> <p>All changes in levels will have Tactile Surface Indicators as per AS1428.1.</p>	Compliant.



Figure 6: Front Facade of 144 Lawes Street East Maitland (Source: Hoover Group)



Figure 7: Rear Facade of 144 Lawes Street East Maitland (Source: Hoover Group)



Source 8: Existing Streetscape of 144 Lawes St (Source: Hoover Group)



Source 9: Existing Streetscape of 144 Lawes St (Source: Hoover Group)



Source 10: Current Vehicle Entrance (Source: Hoover Group)



Source 11: Proposed Location of Ramp and additional Driveway (Source: Hoover Group)



Source 12: View of Backyard and Proposed Location of Carpark (Source: Hoover Group)



Source 13: Proposed Main Entrance into Specialist Centre (Source: Hoover Group)



Source 14: Existing Front Entrance Step (Source: Hoover Group)



Source 15: Existing Lawes St Pedestrian Pathway (Source: Hoover Group)

8.0 CONCLUSION

Our client is looking to implement a change of use and make changes to access to the building externally and spatial layouts inside of the 144 Lawes Street premises in order to establish an Hand and Orthopaedic Specialist Centre. The business owner is looking to manipulate walls within the dwelling in order to create a better suited space for the change of use.

Majority of the building already suits the proposed usage as a Specialist Centre however, proposed adjustments to various disability access and circulation both internally and externally will make the premise compliant with AS1428.1 as well as the re-landscaping of the yard in order to create a carpark.

A proposed access ramp coming from the backyard as well as the street frontage will allow for disability access to the main entrance of the premise. The replacement of the door at the main entrance as well as a deck landing will establish safe access for all users.

Furthermore, the applicant looks to manipulate the internal layout by adjusting and adding 12 new walls and replace doors to create compliant accessibility between the rooms. These spaces will allow for four patients being treated at a time as well as the large waiting area allows for a maximum of four patients waiting. All demolition being implemented is internally without impact on the exterior. An addition will be made to the existing back deck where walls will be included to enclose this space.

Overall, the applicant would like to change the function in order to establish a Hand and Orthopaedic Specialist Centre by improving disability access and circulation internally and externally, redesign elements of the internal floor plan and establish a carpark and two entrances. These changes would allow for the facility to be compliant with AS1428.1 and AS2890.6 and establish an ideal layout for the premise to function. The changes made to the layouts and function of the premise have been made with the consideration of neighbouring dwellings and adequate improvements have been made including the addition of privacy screening on all fences and an easement obtained with the rear property 5 Hobart Street. Due to the close proximity to shops, services and public transport in East Maitland, the Specialist Centre would greatly improve the range of services available within the East Maitland and the wider community.

With the above in mind it is recommended that council approve the development, subject to appropriate conditions of consent.

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HOOVER GROUP PTY LTD