



Piper
PLANNING

STATEMENT OF ENVIRONMENTAL EFFECTS

Additions to a Health Services Facility

A REPORT PREPARED BY PIPER PLANNING FOR:

David Cooper Building Design
25 Molly Morgan Drive East Maitland

Rev A 16/05/25



DOCUMENT NOTES

REVISION	DATE	NOTES
PRELIM	15/05/25	FOR QA REVIEW (JC)
DRAFT	16/05/25	QA (AP)
A	16/05/25	FINAL

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1. INTRODUCTION

This Statement of Environmental Effects (SEE) relates to the premises known as No. 25 Molly Morgan Drive East Maitland. The document accompanies a Development Application for additions to an existing Health Service Facility on behalf of David Cooper Building Design.

The design seeks to anchor the street corner, which is located in direct proximity to the E2 Commercial Centre and adjoins broad and substantial road verge infrastructure. As such, we submit that there is substantial contextual merit in the proposed arrangement.

This SEE and Development Application have been prepared in response to the statutory provisions applicable to the development.

2. PROPERTY DETAILS

2.1 SUMMARY

Applicant	Piper Planning
Landowner:	Hunter Respiratory and Sleep Centre
Property Address:	Lot 2, DP 505860, 8 Collinson Street, Tenambit
Zone:	R1 – General Residential
Calculations	Lot Area: 1057m ² (according to plan set) Site Coverage: 21%
Existing Improvements:	Single dwelling house currently used a Health Services Facility



2.2 SITE CONTEXT AND EXISTING IMPROVEMENTS

The subject allotment is located in an urban interface setting, adjoining the East Maitland Commercial precinct. The long axis of the site is oriented predominantly to the north-east/south-west and displays light topography, falling across the site. The site displays an existing two storey building, which is used as a health services facility.

The allotment exists within the R1 General Residential Zone. As such, the premise is ideally placed to provide services that meet the day to day needs of residents. The allotment unaffected by Mine Subsidence District, bushfire or flooding risk according to the NSW Planning Portal.

The allotment displays a corner configuration, interfacing Molly Morgan Drive to the north-east and Verdant Drive to the South-East. The site is bounded by single dwelling allotments to the north-west, west and south west. The site currently derives its primary access from the Verdant Drive boundary interface. However, a drive crossing and parking is provided from Molly Morgan Drive as well.

The road carriageway displays an irregular form/alignment, with a broad verge containing through drive access, footpath, landscaping and concrete acoustic barrier. As such, the presentation of the premise is limited to the public domain. There is limited distinction to the edge of the property that would normally occur with residential premises and as such, the site is influenced by its proximity to the urban centre.

The E2 Commercial Centre is located 44m to the west. The Green Hills Retirement Village is located approximately 400m to the west and the Maitland Private Hospital is located 230m to the south-west. The premise is well positioned with regards to public transport networks.



The surrounding locality consists of single dwelling allotments, interspersed by commercial developments. Other health service facilities (physio, hospital etc are readily apparent). The subject premise is currently used as a respiratory and sleep centre and therefore serves the needs and requirements of the residents in the surrounding locality.

Figure 1 outlines the location of the subject site amongst the local context.

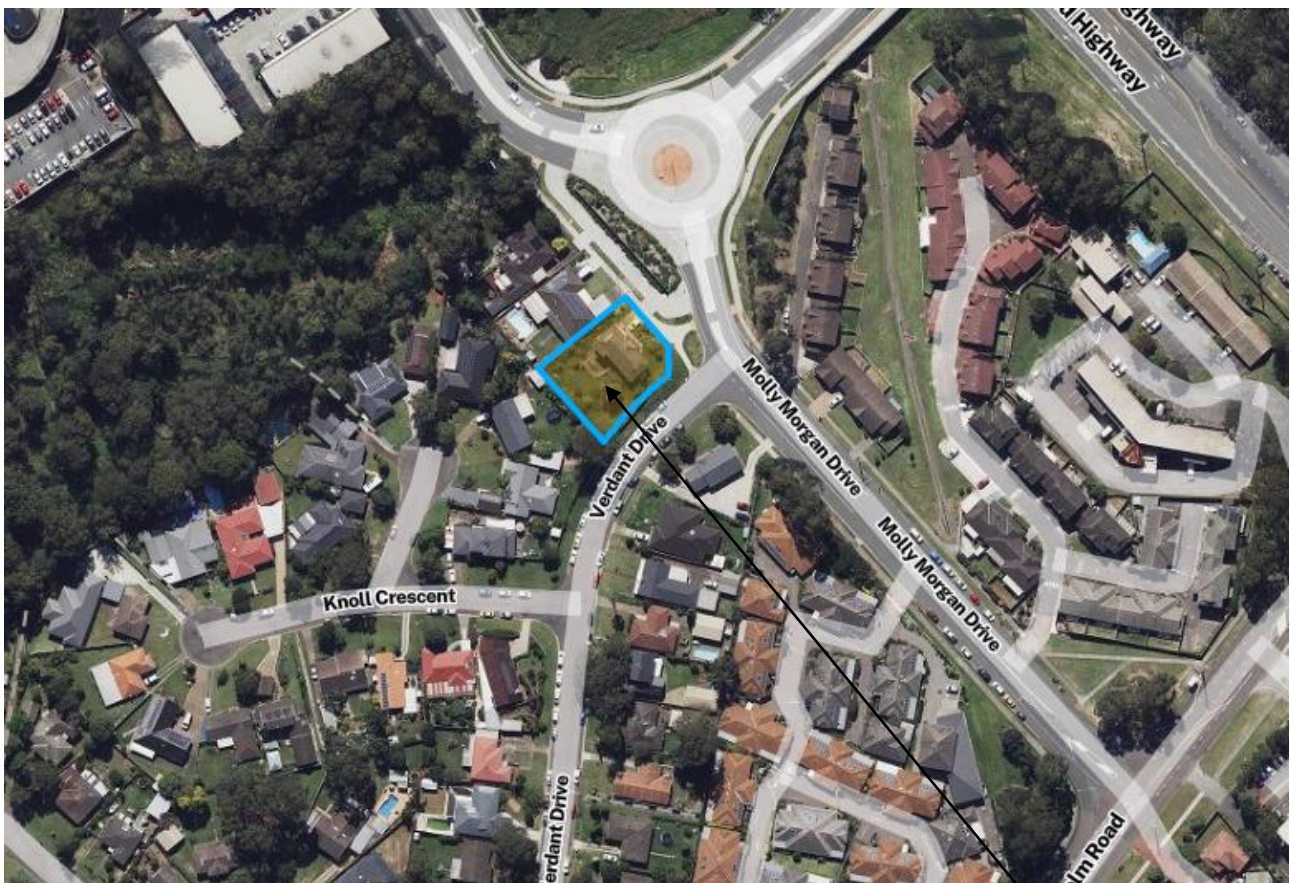


Figure 1: Subject Allotment within the surrounding context

Subject Lot



3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 ADDITIONS TO HEALTH SERVICES FACILITY

The Applicant seeks to develop the allotment through additions to an existing health services facility. The proposal seeks to provide additional meeting and storage rooms. The proposed additions relate to ground level structures. No additional consulting rooms are proposed and as such, the intensity of the operation is maintained.

We note that the additions encroach into the existing primary and secondary front setback. This, however, anchors the street corner and also provides a more articulated façade form, providing a logical street response. Given the relatively urbanised streetscape context and corner configuration, we submit that there is reasonable contextual merit in this approach. Additionally, reconfiguration of internal spaces provides efficiency for the business operation, consolidating its viability.

The scale and form of the development is considerate of DCP provisions and forms an orderly and logical addition to the existing building. The location of the development is appropriately formed in view of the established development context.

We note that the development does not seek to increase the intensity of use but merely wishes to provide additional facilities to keep up with the latest standards required for Health Service facilities. Therefore, existing car parking arrangements are maintained on site.

Hours of operation of the premise and the fundamental nature of use is to be maintained. The premise is to be serviced by existing arrangements with regards to waste management.

[illegible]

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4. ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

4.1 MAITLAND LOCAL ENVIRONMENTAL PLAN 2011

The site is located in the R1 General Residential zone under the Maitland Local Environmental Plan 2011 (LEP 2011).

According to the LEP, the objectives of the Zone are:

- *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.*

Comment:

An assessment of the proposed development against the relevant clauses of the Maitland Local Environmental Plan 2011 finds that the proposal supports the above intentions and will ultimately enhance the built environment and streetscape. The provision of respiratory and sleep study services within a premise is considered a health service facility. Additions to an existing health services facility are permissible within the zone with Council's consent by way of the use typology not being identified as prohibited in the zone.

According to the LEP, ***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—



(a) a medical centre

(b) community health services facility

(c) health consulting rooms

(d) patient transport facilities, including helipads and ambulance facilities

(e) hospital

The proposal seeks to reinforce the viability of business operation upon the lot of with minimal impact on the qualities of the existing development context. The scale and form of the development is conservative and in keeping with the character of development displayed elsewhere throughout the locality (noting the diversified and urbanised development context).

The nature of the proposal is to facilitate ongoing occupation of the premise by the existing health service facility. On this basis the proposal relates primarily to the built form outcome. Fundamentally, the development proposal consolidates a much-needed service facility that will cater to the needs of the local community.

The proposal may be undertaken without constraint to the environmental capacity of the locality subject to adequate controls being implemented during the construction process (as specified in plan detail). The subject allotment is not constrained in terms of maximum height or floor space ratio according to LEP 2011 provisions.



4.2 MAITLAND DEVELOPMENT CONTROL PLAN 2011

The following serves as analysis of the proposed development against the pertinent chapters of the DCP;

Part E: Special Precincts

Building Design and Appearance – The site is located within an urban interface locality, with immediate proximity to the commercial centre. This setting is influential in the design outcome, as there is substantial road verge infrastructure, which provides substantial separation to the premise. This accentuates the perceived setback and in part, strongly obscures the premise.

The existing structure is an adapted residential form, which is consistent with the surrounding context. The proposal seeks to provide ground level additions that project into the existing street front setback. The proposed additions are located 3m from property boundaries to Molly Morgan and Verdant Drives.





Given the unusual road infrastructure arrangements, there is little recognisable definition to the property boundary. As such, the forward projection is mitigated and has little imposition on the streetscape. The proposed additions are ground level structures, set into the landform and so their presence is further mitigated.

We also note that the site is in close proximity to larger commercial forms. In this manner the built form outcome will not be disparate from the surrounding context. The overall height of the additions proposed are conservative and result in an appropriate outcome within the locality.



Setbacks – The subject allotment is located at the street corner. The majority of the building remains consistent with the surrounding streetscape.

The proposed additions encroach Council's prescriptive front setback provisions. However, they address the street corner, providing suitable



definition to that portion of the streetscape. The proposed additions are predominantly towards the front away from the side and rear boundaries. The additions do not result in any privacy or amenity impacts on surrounding dwellings.

The massing of the addition to this portion of the premise has no impact in terms of solar access to adjoining premises. The development design adheres to the wider local context and in consideration of these factors, we submit that the development is appropriately formed and placed.

Fundamentally, we submit that the limited definition of the property boundary by way of the irregular verge formation and carriageway alignment that mitigates the perceived position and potential dominance of the structure. That, in conjunction with the urban interface setting warrant merit based consideration to the setback arrangements.

Part C: Design Guideline Maitland

Vehicle Access and Parking – The proposed development does not seek to alter the existing vehicular and car parking arrangements. The proposed additions do not seek to increase the intensity of use. The consultancy room numbers, practitioner numbers and capacity to support customers is not varied. The additions simply provide a retreat for practitioners, as well as a team meeting room. No variation to the prescribed parking demand results. The proposal is considered appropriate in this regard.

Crime Prevention through Environmental Design – The design of the proposed works enables direct casual surveillance to the public/private interface. The car parking area is provided territorial definition and has a



clearly articulated purpose. On this basis, all parts of the premise are observable and purposed. The entry to the premise is clearly defined and able to be surveilled. We would not anticipate the nature or intensity of the operation is such that a CPTED report would be necessary.



5. CLAUSE 4.15 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

5.1 OVERVIEW

In this Section, the proposed development has been assessed having regard to the relevant matters for consideration under Clause 4.15 of the Environmental Planning and Assessment Amendment Act, 1997, which a consent authority must consider in determining an application.

5.2 THE PROVISION OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

Consideration is given to Maitland LEP 2011 in Sections 4.1.

5.3 THE PROVISION OF ANY DRAFT EPI

No Draft Instrument applies to the development.

5.4 ANY DEVELOPMENT CONTROL PLAN

Consideration of the relevant Elements of the Maitland Development Control Plan is discussed in Section 4.2.

5.5 ANY MATTERS PRESCRIBED BY THE REGULATIONS

Not applicable to this application.

5.6 LIKELY IMPACTS OF THE DEVELOPMENT

5.6.1 Context and setting

The proposed additions to an existing health service facility is ideal within the local context. The site's location at the interface of residential and commercial land uses places the service ideally in proximity to the local community. The proximity to the commercial centre enables the



development of the building form to sit more appropriately within the interface to residential forms.

5.6.2 Public domain

The proposal will have no impact on the public domain. No external works are proposed.

5.6.3 Utilities

All installations will meet the requirements under the Australian Standards and the Building Code of Australia.

5.6.4 Social and Economic impact in the locality

The proposed development will provide impetus and vitality to the locality. The development preserves existing development densities and is therefore considered appropriate.

5.6.5 Site design and internal design

The site is considered ideal for the needs of the proposal. The design suitably responds to the attributes of the site.

5.6.6 Cumulative Impacts

The cumulative impact of the development on the character of the neighbourhood is expected to be negligible.

5.7 SITE SUITABILITY

The subject site is considered ideal to the requirements of the Applicant. No variation to site formation or infrastructure is required.



5.8 SUBMISSIONS

The Consent Authority will need to consider any submissions received in response to the public exhibition of the proposed development.

5.9 THE PUBLIC INTEREST

There are no known Federal or State Government policy statements and/or strategies that are relevant to this case. We are not aware of any other circumstances that are relevant to the consideration of this development application.

6. CONCLUSION

The proposal is identified as Local Development under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of Clause 4.15 of the Act, the Maitland Local Environmental Plan 2011, and the Development Control Plan 2011. It is considered that the proposal satisfies the aims and objectives of the above controls.

The proposal will provide elevation, form, and style consistent to that of development throughout the locality and in consideration of zoning objectives, the development is entirely appropriate.

As such, the proposal for additions to the existing health services facility upon Lot 104, DP592128, No. 25 Molly Morgan Drive, East Maitland is an appropriate response to context, setting and planning instruments. Approval is recommended.