

Applicant: EJE Architecture
Developer: Metford Medical PTY LTD
Proposal: Medical Centre

Brief Description:

This proposal aims to increase healthcare accessibility within the community of Maitland by establishing two medical centers situated in close proximity to existing health infrastructure.

It is envisaged that a diverse range of medical suites and health care facilities will take up space within the development to service the community and surrounding context.



Context Maps





1. Existing Site



2. Existing Site

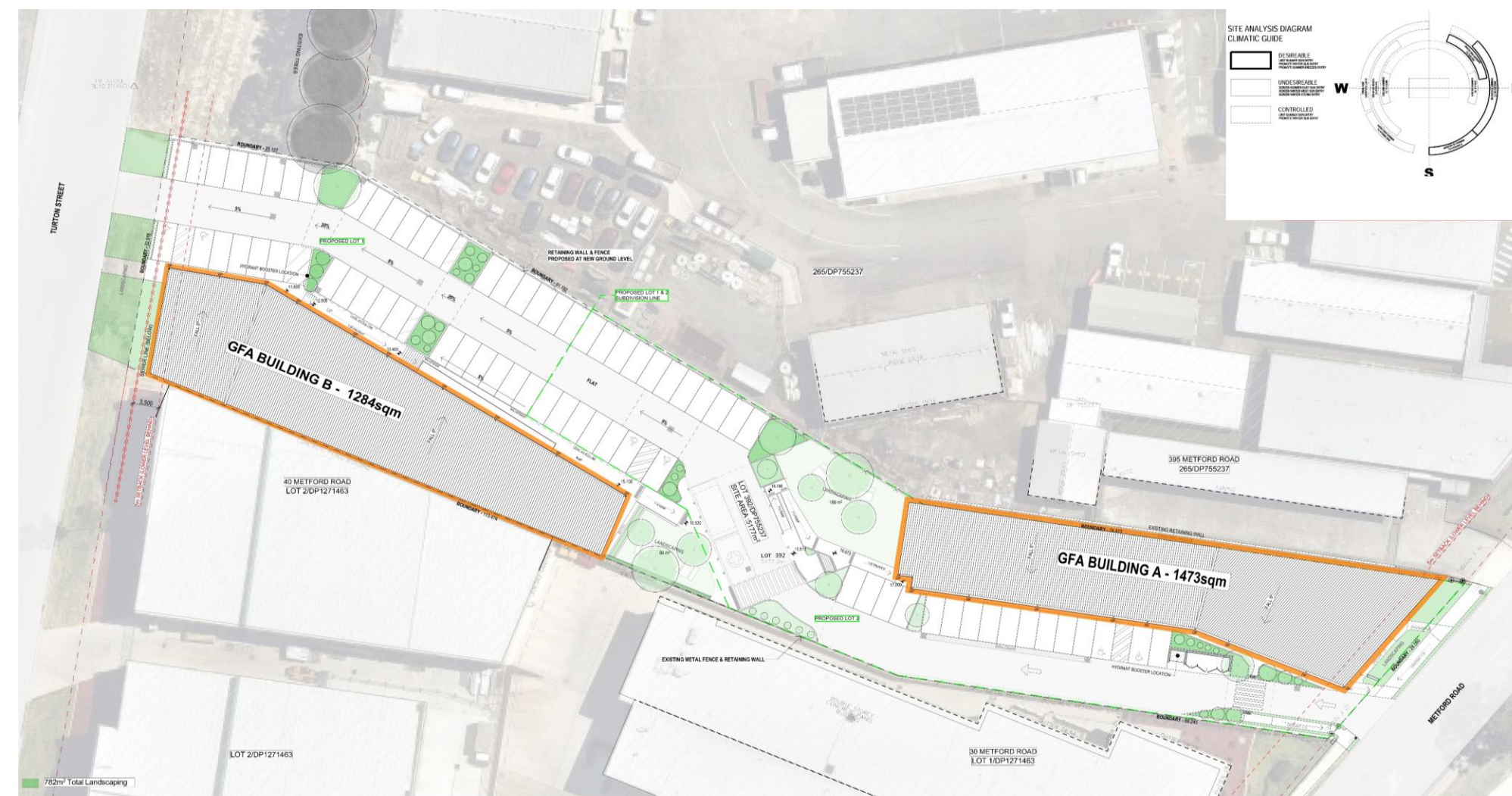


3. Existing Site

-  Site of proposed Metford Medical Centre
-  Existing Healthcare Facilities

1. Maitland Hospital
2. Maitland Private Hospital
3. Hunter Imaging Group
4. Douglas Hanley Moir Pathology – Newcastle Heart Specialist

Context Maps – Site Plan



Site Information

- Total GFA – 2757sqm
- Proposed Landscape – 782sqm
- Total Tenancies – 22 proposed
- Carparking – 71
- Ambulance – 1-2
- Loading/Drop Off – 1-2

Overall Site Plan

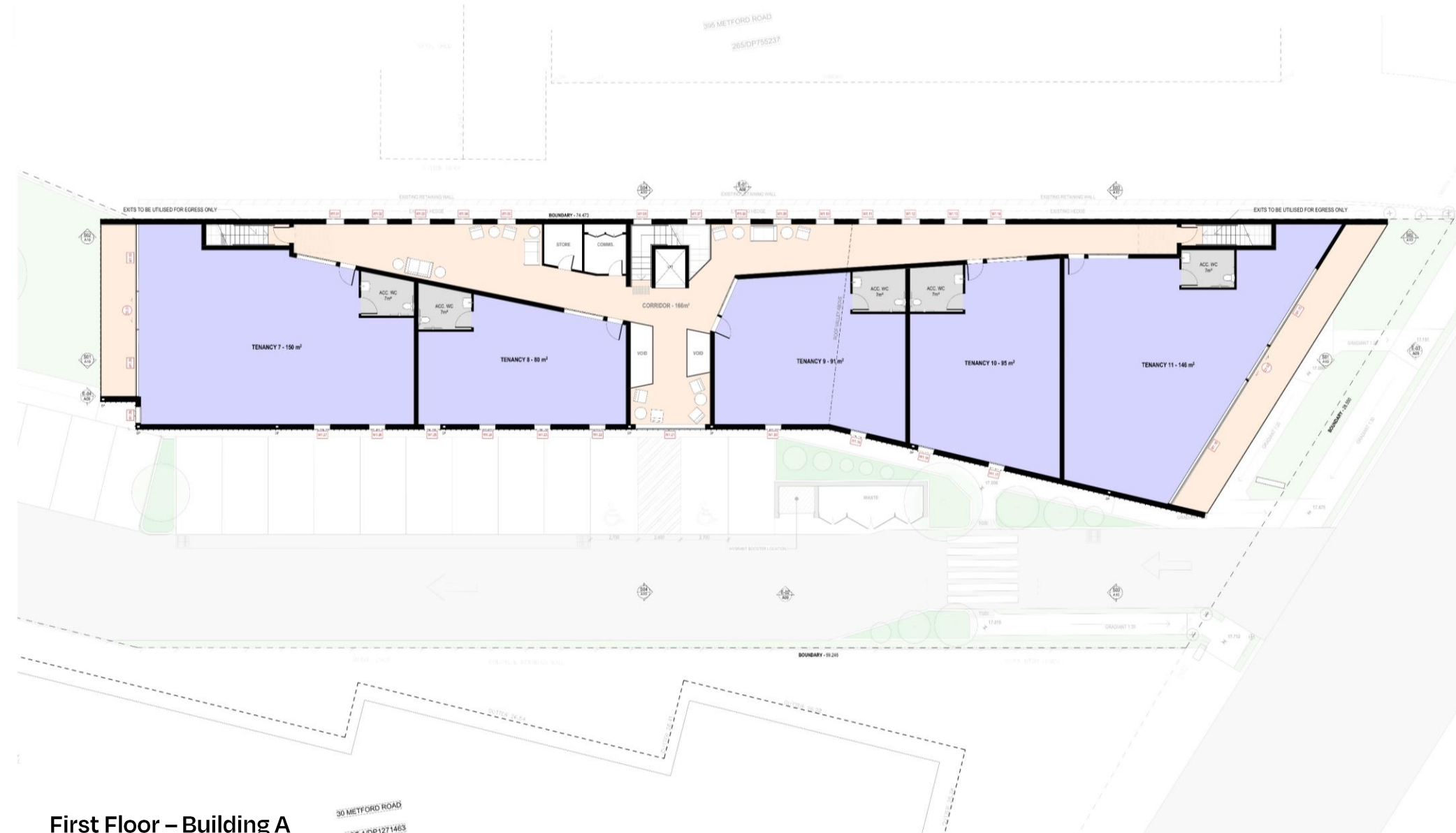
- 6 Ground floor tenancies
- Central entry foyer
- Provision for waste bins
- Accessible parking



Floor Plans - Building A

Floor Plan Information

- 5 First floor tenancies
- Shared circulation corridor
- Front & Rear balconies
- Access & Exits provided

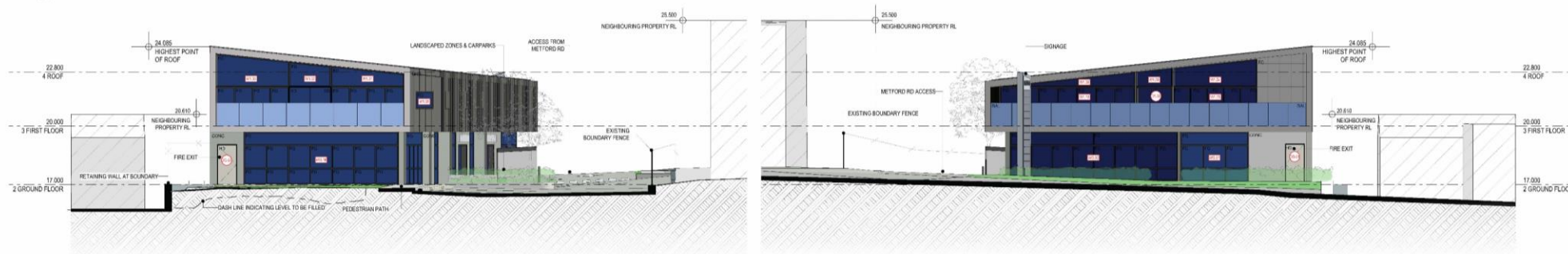


First Floor – Building A

Elevations - Building A



South Elevation – Building A



West Elevation – Building A

East Elevation – Building A



North Elevation – Building A

Floor Plans - Building B

Floor Plan Information

- 4 Tenancies
- Level Carpark Access
- Lift circulation & access



Lower Ground – Building B

Floor Plans - Building B

Floor Plan Information

- 7 Ground floor tenancies
- Level Carpark Access
- Lift circulation & access



Ground Floor – Building B

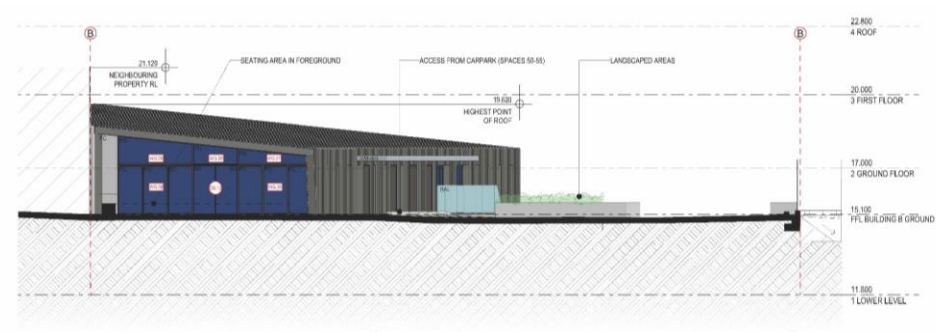
Elevations - Building B



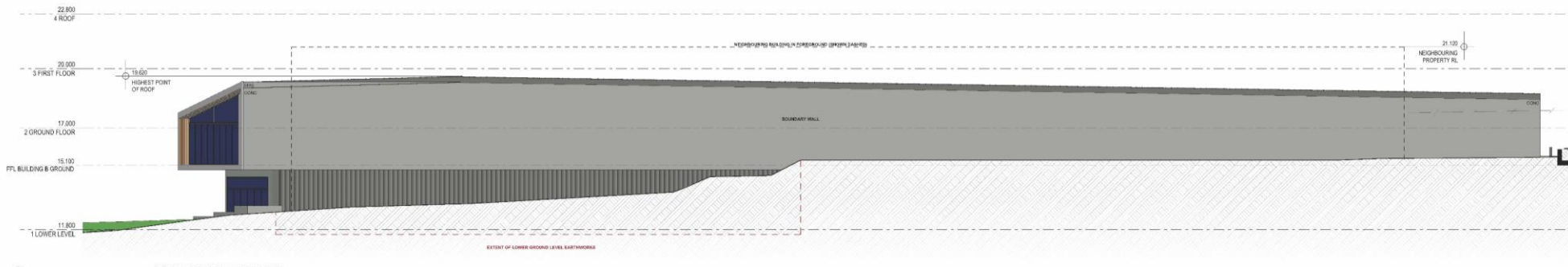
North Elevation – Building B



West Elevation – Building B



East Elevation – Building B



South Elevation – Building B

Specialist Reports and Investigations

Traffic Report – SECA Solutions



1. Metford Rd has approximately 1500 vehicles per hour
2. Turton Street are much lower with 200 vehicles per hour
3. Provision of 71 parking spaces on site could allow for up to 35 practitioners. (3 practitioners per suite)
4. The proposed access & circulation though the carpark can be provided in a manner consistent with the requirements of AS2890 taking into consideration the Council DCP.

Civil Report – BG&E



1. The site previously discharged naturally to Turton Street as uncontrolled overland flow.
2. A OSD tank is required to control discharge from site for storm events between 10% AEP & 1% AEP
3. A detention tank is provided, with 100m3 of storage; and
4. The site is expected to discharge approx. 178L/s from the site during a 1% AEP storm event

AEP – Annual Exceedance Probability

Contamination Report – Martens Consulting



1. Subsurface soil investigations were completed on 25th July 2022
2. Findings of the Soil Contamination Assessment sees low risk of soil contamination.
3. No sites were listed on the NSW contaminated site register or the NSW EPA list of contaminated sites, within 500m of the site

Landscape – Terras Landscape Architects



1. Mass planting on Metford Rd street frontage, to soften proposed building frontage
2. Raised planter beds throughout with low mass planting to maintain safe visibility to ramps and pedestrian crossings
3. Combination of low lying ground-covers and clear tree trunks to maintain safe visibility throughout proposal

Specialist Reports and Investigations

NCC – Design Confidence - BCA



1. Building Classification – Medical Centre
2. The subject development is capable of achieving compliance with the performance provisions of the BCA
3. Compliance would be achieved via a mixture of adopting a performance based approach as well as complying with the relevant deemed-to-satisfy requirements as outlined within the BCA

NCC – Design Confidence - ACCESS



1. The proposal is capable of achieving compliance with the relevant accessibility requirements of the BCA
2. Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA. As are principally contained within Part D4 Access for People with a Disability, E3D7 and E3D8 Passenger Lifts and Parts F4D5, F4D6, F4D7 Accessible Sanitary Facilities, or via a performance based approach

Section J – Evergreen Energy Consultants



1. The building has been designed to meet the requirements outlined within the Section J report.
2. The builder shall ensure that all items of plant are installed during construction to meet the requirements outlined within the Section J report, in order to ensure compliance is met.

Quantity Surveyor – Rider Levett Bucknall

Description	Cost \$	Costm2	% Cost
Site Preparation and Demolition Works	676,489	224	4%
Building Works			
Building A	5,378,467	3,300	34%
Building B	4,713,055	3,381	30%
External Works and Services	2,468,636	816	16%
ESTIMATED NET COST	13,236,647	4,377	84%
Staging Allowance	Excl.		
Locality Allowance	Excl.		
Design Phase Contingency	Excl.		
Escalation to commencement	Excl.		
Escalation during construction	Excl.		
TOTAL CONSTRUCTION COST	13,236,647	4,377	84%
Design fees	1,058,934	350	7%
Project management fees	Excl.		
LS Levy	Excl.		
Authority fees incl. Section 7.11/12 contributions	Excl.		
Planning Contingency	Excl.		
Construction Phase Contingency	Excl.		
Client Direct Costs	Excl.		
Carbon Reduction Provisions	Excl.		
Goods & Services Tax	1,429,558		
TOTAL OTHER PROJECT COSTS	2,488,492	823	16%
TOTAL ESTIMATE	15,725,139	5,200	100%

1. Total estimated project cost = \$15,725,139

Community Consultation and Exhibition

Strong Market Interest and Enthusiasm

We are pleased to share that our campaign to promote the Metford Medical Centre has yielded exceptional results. To date, we have received a total of 117 enquiries from a diverse range of potential buyers and tenants. Additionally, our online promotional efforts have been highly successful, with over 6,000 views generated online.

Confirmed Commitments

The interest we have experienced spans across various sectors of the healthcare industry, demonstrating a clear market appetite. We are pleased to report the following commitments:

1. Chiropractic Centre Sale

We have successfully negotiated terms for the sale of a space to a chiropractic centre.

2. Multi-disciplinary Allied Health Centre

We have reached favorable terms with a multi-disciplinary allied health centre.

3. Advanced Lease Proposal

We have received an advanced lease proposal from an Urgent Healthcare Centre, an imaging practice and a radiology centre. We expect this deal to be finalized within the next week.





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