
Item: 12.05

Subject: **PLANNING PROPOSAL: BUNDALEER AGED CARE CENTRE, 4-8 JOHNSTONE STREET AND 67 HIGH STREET, WAUCHOPE**

Presented by: Strategy and Growth, Jeffery Sharp

Alignment with Delivery Program

4.5.1 Carry out strategic planning to manage population growth and provide for co-ordinated urban development.

RECOMMENDATION

That Council:

1. Prepare a Planning Proposal pursuant to section 3.33 of the Environmental Planning and Assessment Act 1979 for the amendment of the provisions of Port Macquarie-Hastings Local Environmental Plan 2011 to permit development of the land for the purpose of residential care facilities to exceed the maximum height of building and maximum floor space ratio controls applying to land in Wauchope, as follows:
 - a) In respect to Lot 1 DP 603483, 4-8 Johnstone St:
 - i) maximum height of 11.5m for the area labelled "A" and 14.5m to the area labelled "B" shown in Figure 17 of this report
 - ii) maximum floor space ratio of 1.30:1,
 - b) In respect to Lot A DP 157092, being 67 High St:
 - i) maximum height of 11.5m for the area labelled "A" in Figure 17 of this report,
 - ii) maximum floor space ratio of 1.00:1.
2. Forward the Planning Proposal to the NSW Department of Planning and Environment requesting a Gateway Determination pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979.
3. Prepare a draft Development Control Plan in respect to the land, and exhibit concurrently with the Planning Proposal, incorporating the provisions described in the report.
4. Request that the Secretary of the Department of Planning & Environment issue a Written Authorisation to Council to Exercise Delegation of the plan making functions under section 3.36 of the Act in respect of the Planning Proposal.
5. Delegate authority to the General Manager to make any minor amendments to the Planning Proposal as a result of the Section 3.34 Gateway Determination, prior to public exhibition of the proposal.
6. Undertake community consultation in accordance with the Gateway Determination.

- 7. Receive a report following the public exhibition period to demonstrate compliance with the Gateway Determination and to assess any submissions received.**

Executive Summary

The purpose of this report is to consider a Planning Proposal to increase the maximum floor space ratio and maximum building height for an aged care facility on Lot 1 DP 603483 being 4-8 Johnstone Street and Lot A DP 157092 being 67 High Street, Wauchope.

The land is the subject of a request to prepare a Planning Proposal lodged by Love Project Management on behalf of Bundaleer Care Services, a not-for-profit residential care provider located in Wauchope. There is an existing nursing home on 4-8 Johnstone Street constructed c.1978, which requires complete demolition and reconstruction to satisfy current nursing home standards.

Bundaleer Care Services are seeking to provide a 140 bed aged care facility on 4-8 Johnstone St and a Sub-Acute care facility on 67 High St. Bundaleer Care Services have indicated that grant funding is being sought for the aged care facility subject to specific timeframes for the construction of the development.

The proposed Residential Care Facility is a significant development in Wauchope and it is acknowledged that there are social and economic benefits associated with the proposal. The key question is to what extent Council should vary the established building height and floor space ratio (FSR) provisions for the land on which the Residential Care Facility is proposed, having regard to the impacts on surrounding land and the character of Wauchope generally.

An independent urban design review has been completed by Architectus Pty Ltd (March 2018), on behalf of Council. The urban design review provides expert advice on appropriate maximum height and floor space ratio (FSR) controls to ensure the development does not significantly impact on adjoining properties or the character of the Wauchope Township and provides justification for an inconsistency with the North Coast Urban Design Guidelines.

The urban design review provides support for a significant increase in height and FSR above that currently permitted on the subject land, in recognition of the beneficial outcomes for the provision of additional aged care facilities in Wauchope.

The recommendations provided by Architectus do not support the full increase in height and FSR being sought by Bundaleer Care Services.

The recommendations for 4-8 Johnstone Street almost coincide with the massing diagram submitted with the request by Love Project Management.

The recommendations for 67 High St will require the proposed Sub Acute Facility to be reduced in height.

It is recommended that Council proceed with a Planning Proposal as described in this report and seek a Gateway Determination from the NSW Department of Planning and Environment pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979.

Discussion

Background

This proposal commenced as a development application proposal considered at a pre-lodgement meeting on 2 May 2017. The proposal was for:

- Four storey nursing home development on 4-8 Johnstone St, and
- Three storey sub-acute facility on 67 High St, as shown in Figure 1.

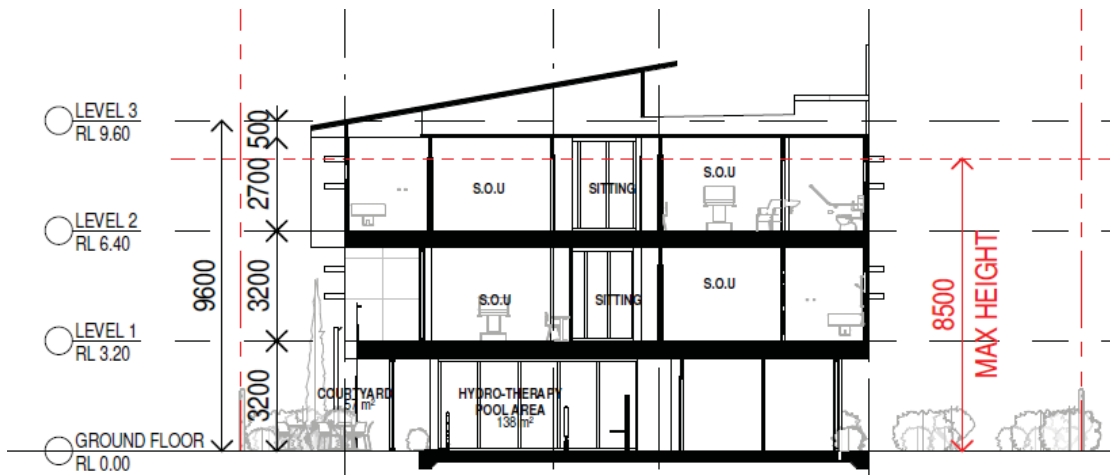


Figure 1 - Proposed Sub Acute Facility, April 2017

The applicant was advised to conform to the 8.5m maximum height limit noting that a minor variation (up to 10%) may have merit, and if a greater height limit was to be pursued, it would require Council to support a rezoning proposal to amend the height controls.

Council resolved on 16 August 2017 to include investigation of a Planning Proposal for the site in its Strategic Land Use Planning Program.

Council engaged an external contractor in October 2017 to expedite preparation of the Planning Proposal and the applicant was invited to attend a pre-lodgement meeting arranged for 14 November 2017 (Meeting notes attached as Attachment 1).

At the meeting, the applicant’s architect tabled a draft design of the sub-acute facility that sought to address the streetscape to High St through an increased street setback for two storey and then a further setback for a third storey.

The following issues were identified in the Meeting notes, for the proponent to address in the rezoning request:

- Landscape assessment of proposed height variations.
- Reference Wauchope Framework Plan and provide justification for variation to its recommendations.
- Provide visual analysis from key locations.
- Streetscape analysis of High St and Johnstone St/McKay St.
- Consider options for stepping height limits from property boundary to address potential impacts.

On 21 December 2017, a formal request was received from Love Project Management for the preparation of a Planning Proposal (Refer Attachment 2). This proposal sought an increase in height to 4-storey on 67 High St and expanded the footprint for 4 storey development on 4-8 Johnstone Street (Attachment 3 – Sheet 2. Also see Figure 4 of this report).

To assist staff in the assessment, expert advice was sought using the following brief. The brief acknowledged the social and community benefits of the proposed development and sought urban design advice:

- a. To review the information submitted by the Applicant for the Planning Proposal,
- b. To undertake an independent urban design assessment of the Planning Proposal in the context of the Wauchope Framework Plan (2009),
- c. To provide recommendations in relation to the appropriate massing and built form controls (height, floor space ratio and other development controls) for the subject site to inform Council's review and assessment of the Planning Proposal.

As an outcome, Council engaged Architectus Pty Ltd to provide expert urban design advice on 5 March 2018.

The Wauchope Framework Plan provides the strategic policy framework for planning controls that apply to development in Wauchope. The Framework Plan proposes that the highest density and tallest buildings would be located in the Wauchope Town Centre, and is subject to a maximum height limit of 11.5m (3 storeys).

A meeting was held between Architectus, the architect for Bundaleer Aged Care Services and Council officers on 12 March 2018, to enable the architect to explain the design criteria for the project.

Architectus submitted their final urban design review report on 29 March 2018, and a draft report to Council was prepared for the meeting scheduled for 18 April 2018.

The urban design review was provided to Love Project Management on 4 April 2018. Love Project Management requested a meeting with staff to discuss the project. A meeting was held on 9 April, and following that meeting, Love Project Management requested that the report to Council be deferred to the May meeting, to allow a formal response to the Architectus report to be provided.

On 20 April 2018, Love Project Management provided an additional street view of the proposed High Street building titled "High Street Elevation and Visual Analysis" prepared by ADG Architects on behalf of Bundaleer Aged Care Services.

A detailed review of the submitted "High Street Elevation and Visual Analysis" is provided below.

On 2 May 2018, Love Project Management submitted a document titled "Development and Design Statement" prepared by ADG.

The purpose of this report is to present the proposal, and the urban design review, to determine whether to proceed with a Planning Proposal and, if so, what form that Planning Proposal should take.

The Site

The site has a total area of 10,052m² and is comprised of two land parcels: Lot 1 DP 603483 being 4-8 Johnstone Street and Lot A DP 157092 being 67 High Street Wauchope. The site is within the residential area of Wauchope.

Under Port Macquarie-Hastings LEP 2011, the site is zoned R1 General Residential and is subject to a maximum height limit of 8.5m and a floor space ratio of 0.65:1.

Lot 1 DP 603483, 4-8 Johnstone Street

This lot has an area of 7,712m² with its northern boundary having a frontage of about 67m to Johnstone St. There is an existing single storey nursing home on the site, constructed c.1978.

Land adjoining to the west contains a single storey dwelling house with detached single storey structures. Land to the south contains Wauchope District Hospital, which is a single storey weatherboard and fibro building with a metal hipped roof.

Land adjoining to the north east forms part of the grounds of Wauchope Public School. Part of the eastern boundary adjoins 41 Campbell St, which is the site of the Wauchope Presbyterian Church, a locally listed heritage item.

Lot A DP 157092, 67 High Street

This lot has an area 2,340m² with its southern boundary having a frontage of about 24.8m to High St and is currently vacant.

The western boundary adjoins Wauchope District Hospital, with the rear section of the western boundary adjoining the other lot the subject of the Planning Proposal.

The eastern side boundary adjoins land containing a single storey dwelling house currently adapted for use as a dental clinic. The rear boundary adjoins the site of the Wauchope Presbyterian Church.

Figure 2 shows the location of the site in context of the Wauchope urban area. The plan at Figure 3 shows the location of the site in relation to existing zones.

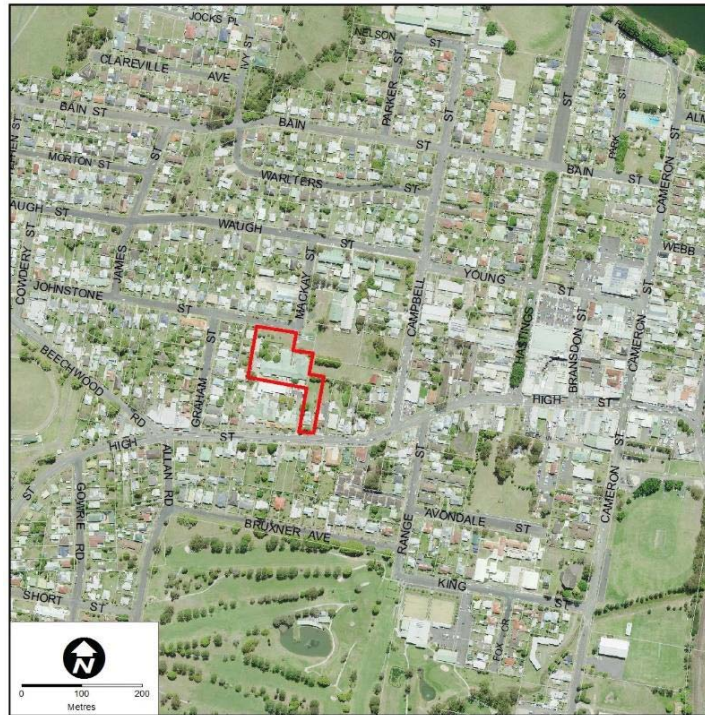


Figure 2: Locality Context

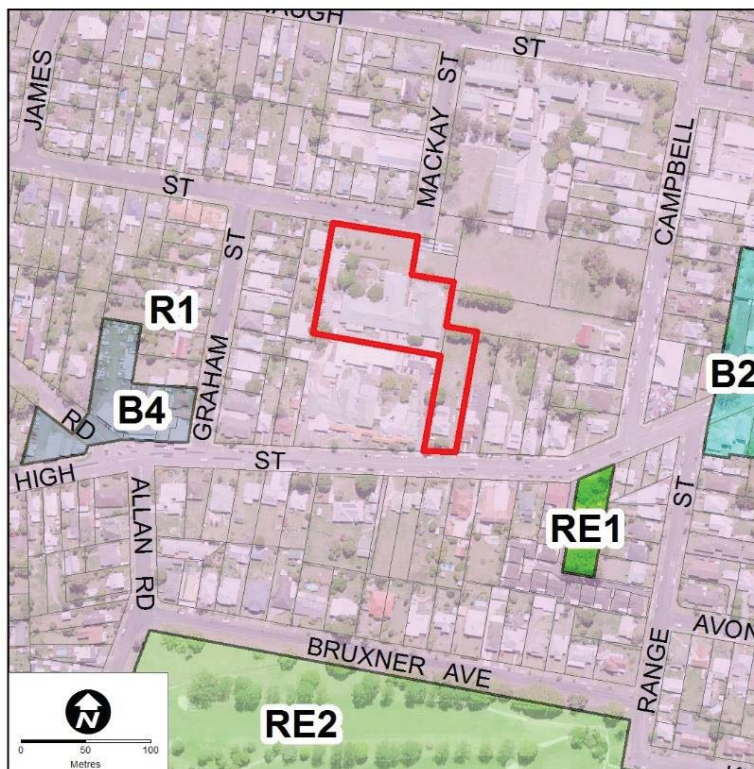


Figure 3: Site Context

Applicant’s Planning Proposal Request

Bundaleer Care Services engaged ADG Architects to prepare a concept design for redevelopment of the site, and Love Project Management have submitted the request for a Planning Proposal to be prepared.

The concept proposes a part four storey, 140 bed aged care facility to replace the existing nursing home on 4-8 Johnstone Street. The design will include single rooms and also facilities available for elderly couples, and 26 beds for higher care dementia residents.

The concept also proposes a four storey, Sub-Acute residential facility for 40 beds for rehabilitation / palliative care and therapy facilities on 67 High Street.

The Applicant has requested an increase in the maximum building height controls to 14.5m for part of each site as shown in Figure 4.

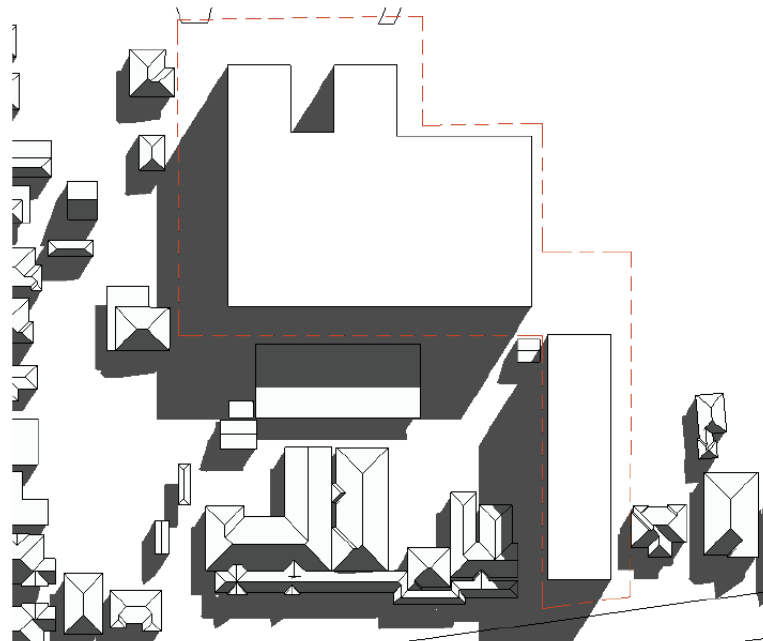
The Applicant has also requested an increase in the maximum floor space ratio from 0.65:1 to 1.4:1 for the entire site (both land parcels).



Figure 4: Applicant’s Requested Changes: Height Limits

Figures 5 and 6 provide shadow diagrams of the proposal submitted by the Applicant, however, assessment indicates that the shadow depicted for the building on 67 High St is for a three storey building, not 4 storey as proposed by the applicant.

Figures 7 and 8 provide the Applicant’s photomontages of the concept design viewed from Johnstone St and High St.



1 SHADOW DIAGRAM JUNE 22 9AM GENERIC

Figure 5: Overshadowing: Morning



3 SHADOW DIAGRAM JUNE 22 3PM GENERIC

Figure 6: Overshadowing Afternoon



Figure 7: Photomontage – Johnstone St Frontage



Figure 8: Photomontage – High St Frontage

Policy and Strategy Considerations

Port Macquarie Urban Growth Management Strategy 2011 – 2031 (UGMS)

The UGMS provides the strategic framework for residential, rural residential, retail, industrial and tourism development in the Port Macquarie-Hastings local government area.

The UGMS provides Urban Consolidation Planning Principles, including:

- To promote urban consolidation in central, well-connected locations that provides a range of services or recreation opportunities for residents.
- To provide a mix of housing types and facilitate an increased supply of affordable and adaptable housing.
- To improve the streetscape and amenity of the public domain in and around areas of urban consolidation.
- To encourage good urban design, including mixed use development.

The principles relate to improving the streetscape and amenity of the public domain and encouraging good urban design. They require careful consideration of the request for increase in height limit and floor space ratio.

The site is relatively centrally located, and will provide a supply of residential care housing. Subject to consideration of streetscape, character, amenity and good urban design, it is considered that the proposal is generally consistent with the UGMS.

Wauchope Framework Plan

Council adopted the Wauchope Framework Plan in 2009. The Plan aims to provide an urban design framework that creates a sense of community identity and unique character for the Wauchope Town Centre. The Framework Plan was prepared by GM Urban Design & Architecture, on behalf of Council, and was adopted after community consultation and review.

The focus of the Plan is principally on the character of development in and around the Wauchope Town Centre.

In relation to height of buildings, the Framework Plan adopts a Height Strategy, which is shown in Figure 9. A maximum height limit of 3 storeys applies across Wauchope Town Centre. The subject site is within a 2 storey precinct.

The Applicant's proposal for a four storey development is higher than any residential or commercial building within Wauchope, including the central business area.

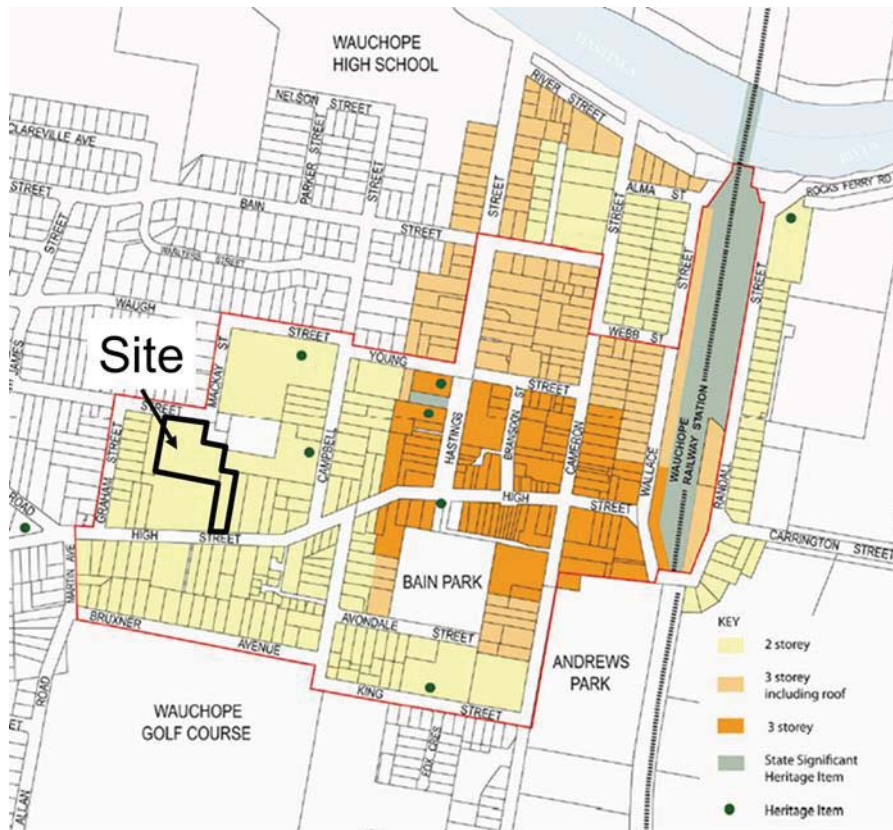


Figure 9: Height Strategy – Wauchope Framework Plan

North Coast Regional Plan 2036 (NCRP) and North Coast Urban Design Guidelines (NCUDG)

The NCRP provides a strategic framework for the North Coast Region, and contains a series of Goals, supported by Strategic Directions, and specific Actions. Planning Proposals must demonstrate consistency with the NCRP, or provide clear justification for any inconsistency.

Under the NCRP, Direction 20 Maintain the region’s distinctive built character includes the following action:

Action 20. 1 Deliver new high-quality development that protects the distinct character of the North Coast, consistent with the North Coast Urban Design Guidelines (2009).

Chapter 10 of the North Coast Urban Design Guidelines (NCUDG) provides settlement growth guidelines. Relevant principles to apply to all future development are:

- Ensure development responds sensitively to the density and scale of the existing settlement,
- Concentrate new development and increased heights and densities in town centres and in areas of greatest public amenity/services/ infrastructure that have already been influenced by urban development.

Residential and commercial development in Wauchope is predominately single storey in scale, with some two storey development in the Town Centre and a scattering of two storey residential development across the urban area.

The Wauchope Framework Plan provided justification for a three storey height limit in the Town Centre and the area immediately adjoining to the north.

Any increase in height limit outside of the Town Centre requires justification as an inconsistency with the NCUDG and NCRP.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP)

This Policy aims to encourage the provision of housing (including residential care facilities) that will:

- (a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
- (b) make efficient use of existing infrastructure and services, and
- (c) be of good design.

The Seniors SEPP sets out design principles that should be followed to achieve built form that responds to the characteristics of its site and form.

In particular, the SEPP provides:

Neighbourhood amenity and streetscape (clause 33):

The proposed development should:

- (a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and
- (b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and
- (c) maintain reasonable neighbourhood amenity and appropriate residential character by:
 - i. providing building setbacks to reduce bulk and overshadowing, and
 - ii. using building form and siting that relates to the site's land form, and
 - iii. adopting building heights at the street frontage that are compatible in scale with adjacent development, and
 - iv. considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and
- (d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line.

Clause 48 of the Seniors SEPP permits a floor space ratio up to 1:1 for residential care facilities despite the maximum permitted under Port Macquarie-Hastings LEP 2011.

The Seniors SEPP overrides some provisions of the PMHLEP 2011, but specifically does not permit heights of buildings to exceed 8.5m unless the LEP permits a greater maximum height.

Port Macquarie-Hastings LEP 2011 (LEP 2011)Existing Height Controls in Wauchope

LEP 2011 adopts two height limits within the business and residential zones of Wauchope:

- Areas coloured green and labelled “I” – height limit of 8.5m and
- Areas coloured yellow and labelled “L” – height limit of 11.5m

These areas are shown in Figure 10.

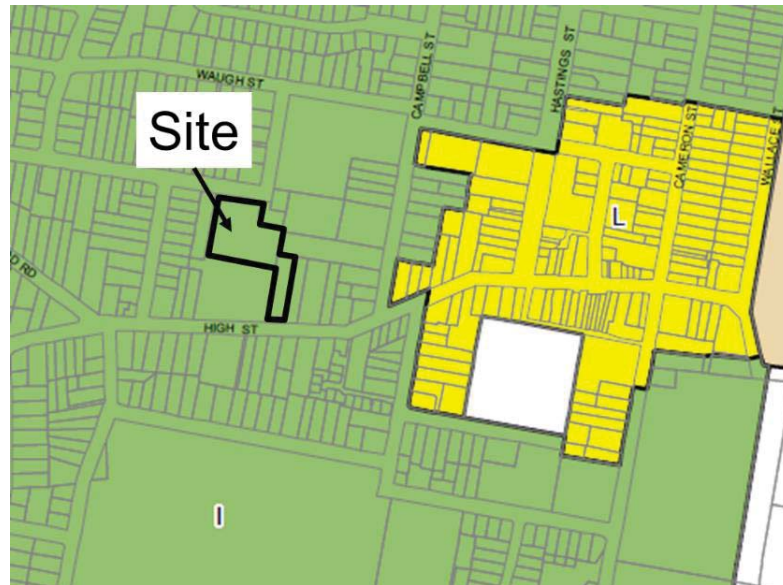


Figure 10 Existing Height Limits in Wauchope

Typical urban structure identifies the commercial centre of towns to be the location for the tallest buildings, (other than industrial areas). Residential areas are typically limited to two storey, and 8.5m height limit.

Existing Floor Space Ratio Controls in Wauchope

LEP 2011 adopts three floor space ratio limits within the business and residential zones of Wauchope as shown in Figure 11:

- Areas coloured green and labelled “G” – floor space ratio of 0.65:1,
- Areas coloured light tan and labelled “N” – floor space ratio of 1.0:1 and
- Areas coloured pink and labelled “S1” – floor space ratio of 1.5:1.

The higher floor space ratio (higher density development) is focused within the Wauchope Town Centre area. The 1.5:1 floor space ratio applies to the B2 Local Centre zone and the 1.0:1 floor space ratio applies to the B4 Mixed Use Zone to the north of the Wauchope Town Centre.

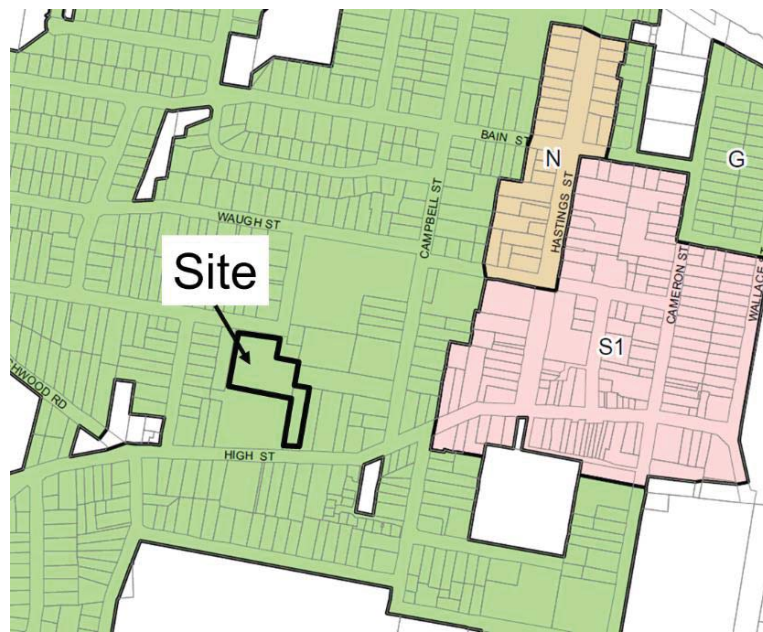


Figure 11: Existing Floor Space Ratio controls in Wauchope

Urban Design Review by Architectus

Architectus Pty Ltd was engaged by Council to undertake an urban design review of the requested increase in height limits and floor space ratios submitted by the Applicant, and provide recommendations for appropriate height limits and floor space ratios, having regard to the social and community benefits of the proposed development.

Any Planning Proposal inconsistent with the NCRP and NCUDG requires justification in order to secure a Gateway Determination to proceed. The urban design review will underpin a justification for an inconsistency with the NCRP and NCUDG.

A copy of the urban design report is attached (Attachment 4).

Architectus modelled 4 built form scenarios, including development under the existing controls (Scenario 1), the Applicant's request (Scenario 2), residential development under increased height limit controls (Scenario 3a) and "institutional" development (nursing home) under increased height limit controls (Scenario 3b).

The Applicant's request, as modelled by Architectus, is shown in Figure 12.

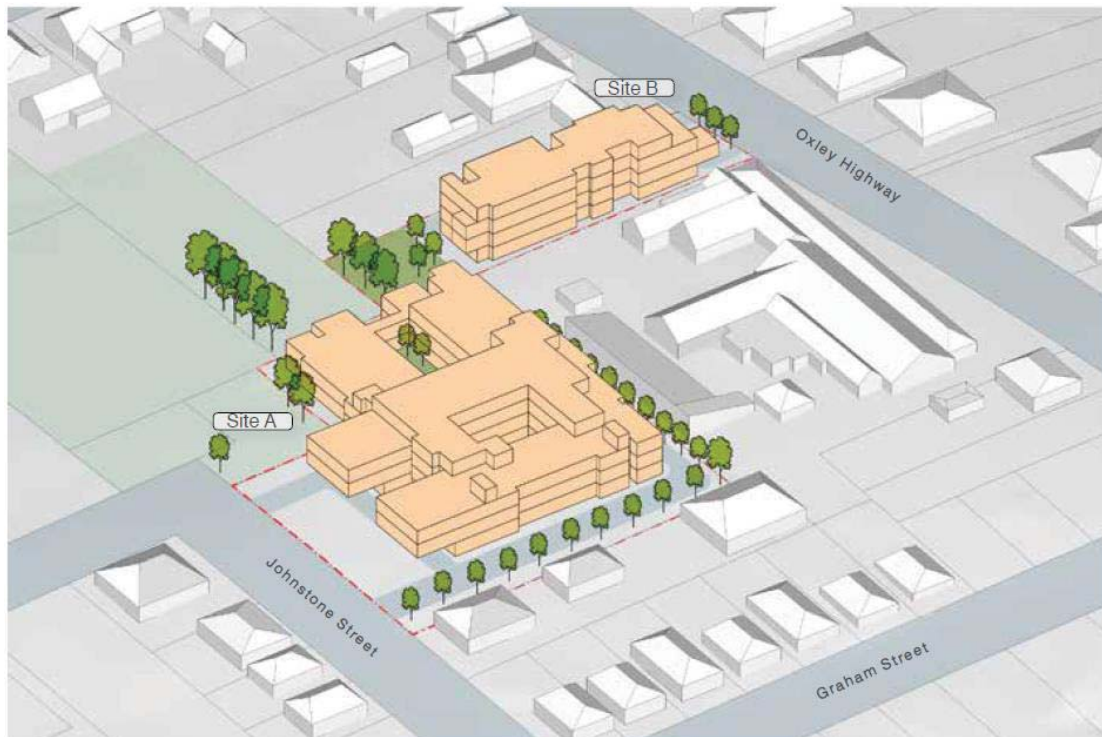


Figure 12 – Applicant's request: Built form envelope

Architectus undertook an iterative process of testing the impacts of building envelopes. This testing included considering multiple views from around the site to help determine appropriate heights and setbacks.

Architectus emphasise that their recommendations are based on the development having social benefits of the additional aged care beds and would not be supported if it was for standard residential development.

Architectus was encouraged to provide a maximum building envelope that they would be willing to recommend having regard to Council's support for the proposed aged care development of the site.

Architectus has recommended support for Scenario 3b as shown in Figure 13. The specific recommendations are less than those requested by the Applicant, but are considered to be the maximum building envelope that can be supported for the site, and able to be justified as an inconsistency with the NCRP and NCUDG.

The recommendations for 4-8 Johnstone Street almost coincide with the massing diagram submitted with the request by Love Project Management.

The recommendations for 67 High St will require the proposed Sub Acute Facility to be reduced in height.



Figure 13 – Recommended built form envelope

The recommended maximum building heights are:

- 67 High Street 11.5m,
- 4-8 Johnstone Street 11.5m, with an identified area of 14.5m conditional upon demonstration of no negative visual or amenity impacts,

The recommended maximum floor space ratios are:

- 67 High Street 1.0:1.
- 4-8 Johnstone Street 1.3:1,

The Urban Design Review also recommends the addition of a section in the relevant DCP that specifically relates to the site and includes provisions for setbacks as represented in Figure 14.

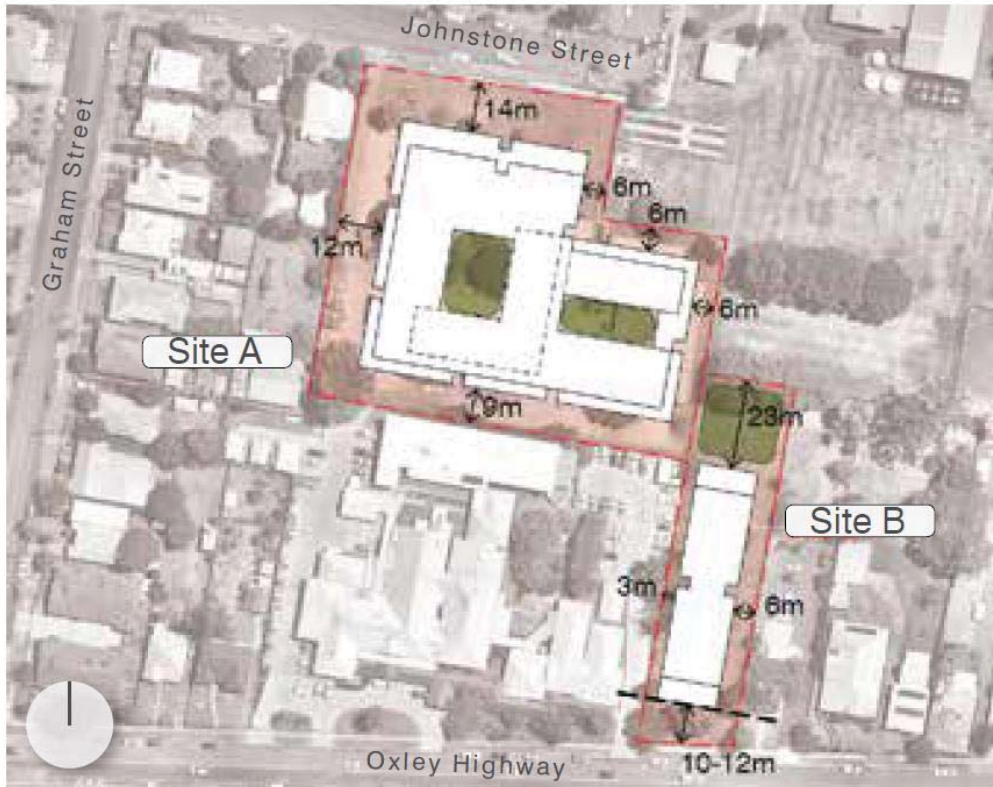


Figure 14 – Recommended setbacks

The recommended setbacks, shown on Figure 14, are set out in the following Table:

Street	Front	Side			Rear
		West	East	North	
67 High St					
First 2 storeys	10-12m	3m	6m	NA	23m
3rd storey	16-18m	3m	6m	NA	29m
4-8 Johnstone St					
First 2 storeys	14m	12m	6m	6m	9m
3rd storey	20m	15m	9m	9m	12m
4th storey	36-44m	24m	Align with extension of west side McKay St		15m

In addition, the report provides DCP control recommendations in respect to:

- Landscaping,
- Building articulation,
- Building colours, and
- Roof forms.

Further Submission from Love Project Management

The urban design review by Architectus was provided to Love Project Management, who requested the opportunity to respond to the recommendations of the review.

A document titled “*High Street Elevation & Visual Analysis*” prepared by ADG Architects (20 April 2018, Attachment 5) was submitted by Love Project

Management in support of the requested 14.5m height limit on 67 High St. An extract is provided below in Figure 15.



Figure 15 – High Street Elevation & Visual Analysis, by ADG Architects

The Visual Analysis by ADG shows the distinct difference between the existing low rise residential buildings in this section of High Street, and the proposed development.

Architectus recommends two storey development at the front of 67 High St stepping up to 3 storey, with a roof form above the two storey component resulting in the third storey behind the roof and relatively concealed.

Figure 16 provides a streetscape view prepared by Council staff generally consistent with the recommendations of the urban design review by Architectus.

It is considered that these design elements will reasonably maintain the character of the High Street streetscape.



Figure 16 – High Street based on Architectus Recommendations

The document titled “Development and Design Statement” prepared by ADG Architects (submitted 2 May 2018, Attachment 7) provides some background to the evolution of the current design over the past 2 years, including the change from 3-storey development to a 4 storey development at 67 High Street between May 2017 and December 2017.

The document also advises that Bundaleer Care Services has sought design input from a range of experts in aged care, and also expert advice in respect to their business model and the economic viability of the proposal. The document argues that there is a significant need to co-locate the redeveloped nursing home at 4-8 Johnstone St with the Sub Acute Care Facility on 67 High St.

This design information has generally been discussed with Council staff and with Architectus during the assessment of the proposal. Council staff have accepted the social and economic benefits of the proposal, as the basis for in-principle support to change the height limit and Floor space ratio on the site.

ADG Architects argue that the design of the development will be consistent with the streetscape of High St and Wauchope generally. However, this conclusion is not supported in the independent review by Architectus.

Whilst economic viability is a relevant consideration in this case, it has to be balanced in an overall assessment of the proposal. The question is, to what extent can a change in height limit and floor space ratio be justified for a Residential Care Facility having regard to expected impact on neighbours, the streetscape and character of the area.

Recommended Planning Proposal

The recommended Planning Proposal (Refer Attachment 6) is to amend the Port Macquarie-Hastings Local Environmental Plan (PMHLEP) 2011 to permit an increase in height limit and floor space ratio, generally consistent with scenario 3b in the Architectus review.

The recommended area for a 14.5m height limit on 4-8 Johnstone Street is larger than the area recommended by Architectus, and closely resembles the 4 storey footprint shown in the massing diagram submitted by the Applicant (see Figure 18).

The proposed changes to height and FSR will only be for residential care facilities, and not a general change to the height limit and floor space ratio controls for standard residential redevelopment of the site, should the Bundaleer proposal not proceed.

The recommended changes are:

- a) In respect to Lot 1 DP 603483, being 4-8 Johnstone St:
 - i. Increase the maximum height to 11.5m for the area labelled "A" and 14.5m to the area labelled "B" shown in Figure 17,
 - ii. Increase the maximum floor space ratio to 1.30:1,
(a)
- b) In respect to Lot A DP 157092, being 67 High St:
 - iii. Increase the maximum height to 11.5m for the area labelled "A" in Figure 17,
 - iv. Increase the maximum floor space ratio to 1.00:1.
(b)
- c) The flexibility provisions under clause 4.6 Exceptions to development controls, and 5.6 Architectural roof features, will not apply to the additional permitted height limits.



Figure 15 – Additional height areas

Comparison with Massing Diagram Submitted by the Applicant

The request for preparation of a Planning Proposal included the massing diagram shown in Figure 18 below. The recommended height limits for 4-8 Johnstone Street almost coincide with the massing diagram, and would require minimal changes to the 4th storey of the development to comply with the recommended height limits.

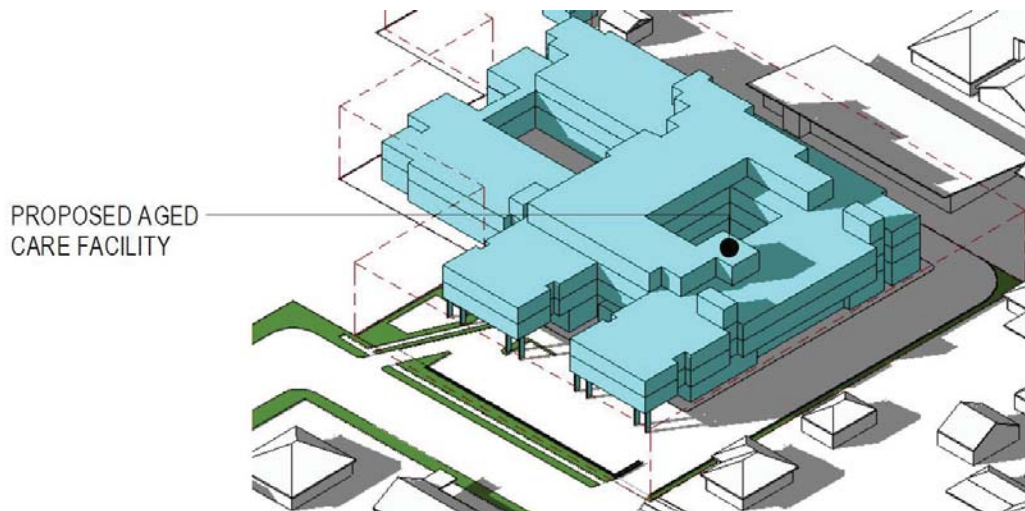


Figure 18 – Applicant’s Proposal: Massing Diagram

Preparation of Development Control Plan provisions (Amendment to DCP 2011)

To support the proposed changes to the height limit and FSR, it is proposed to prepare and exhibit development control provisions to incorporate the provisions recommended in the Urban Design Review report, described above. The exhibition of draft DCP provisions will be undertaken concurrently with exhibition of the Planning Proposal.

Options

Council's options are to:

1. Do nothing (the land would remain subject to existing height and floor space ratio limits, and would require Bundaleer Care Services to significantly reduce the scale of the concept design).
2. Resolve to prepare a Planning Proposal based on the information contained in this report and to send it to the NSW Department of Planning and Environment for a Gateway Determination. This would require Bundaleer Care Services to reduce the scale of the concept design in respect to 67 High St. However, only minor changes would be required to the design of the proposed nursing home on 4-8 Johnstone Street shown in the Applicant's submitted massing diagram.
3. Resolve to prepare a Planning Proposal supporting the Applicant's request, and send it to the NSW Department of Planning and Environment for a Gateway Determination.

Option 1 does not provide any additional scope for development of the site.

Option 2 is recommended as a reasonable increase in height and floor space ratio that can be accommodated on the site, and is able to be justified as an inconsistency with the NCRP and NCUDG. This option also requires only minimal change to the development proposal as shown in the massing diagram submitted by the Applicant in respect to the nursing home on 4-8 Johnstone Street.

Option 3 would allow the development of 67 High Street as proposed by the Applicant but is difficult to justify in terms of the inconsistency with the NCRP and NCUDG.

Community Engagement & Internal Consultation

The Department of Planning and Environment's Gateway Determination will specify consultation requirements.

Community consultation for Planning Proposals will include notification in a local newspaper, notification to adjoining landowners and on Council's website for the duration of the exhibition. In addition, the exhibition material will be available at the Council's Wauchope and Port Macquarie Customer Service Centres.

Planning & Policy Implications

The proposed increase in height limit and floor space ratio is inconsistent with Council's adopted Wauchope Framework Plan (adopted October 2009).

However, it is considered that the increases, as recommended, will reduce any impacts. These impacts are considered to be justified having regard to the merit of the proposed additional residential care accommodation that may be secured for Wauchope and the region more broadly.

Financial & Economic Implications

The preparation of the Planning Proposal is to be completed as part of Council's Strategic Land Use Planning program.

Should a Residential Care Facility proceed on the subject site there will be economic benefits in terms of health care and employment in Wauchope and the Port Macquarie-Hastings more generally.

Attachments

- 1[View](#). Pre-lodgement Meeting Notes - 14 November 2017
- 2[View](#). Planning Proposal request prepared by Love Project Management (December 2017)
- 3[View](#). Planning Proposal Plans prepared by ADG Architects (December 2017)
- 4[View](#). Architectus Urban Design Assessment (March 2018)
- 5[View](#). High Street Elevations and Visual Analysis by ADG Architects (April 2018)
- 6[View](#). Draft Planning Proposal for submission to NSW Department of Planning and Environment (April 2018)
- 7[View](#). Development and Design Statement May 2018