

From: Belinda Martin
Sent: Wednesday, 17 June 2020 9:12 AM
To: Lisa Foley
Cc: Leanne Harris; Records Inbox
Subject: RE: Morpeth aged care DA for today - PPS-2019HCC003 - DA 18-2086

Council is satisfied we have addressed the issues generally in the report overall, however a note is provided for the Panel below:

Is the site a site that would be categorised as land adjoining urban land?

The proposed Residential Aged Care Facility is located on land zoned RU2 Rural Landscape and seniors housing is not a permitted land use in this zone. A site compatibility certificate is not required for the development. Whilst the land is noted zoned urban land, the land adjoins land zoned primarily for urban purposes. In addition, the development proceeds under Clause 5.10(10) of Maitland Local Environmental Plan 2011 (MLEP 2011) – Heritage Incentives. See discussion in the Maitland Local Environmental Plan 2011 section of the report.

Clause 29 – Consent Authority to consider certain site compatibility criteria for development applications to which clause 24 does not apply – (Clause 25(5)(b)(i),(iii) and (v))

The proposed Residential Aged Care Facility is located on land zoned RU2 Rural Landscape and seniors housing is not a permitted land use in this zone. A site compatibility certificate is not required for the development. Whilst the land is noted zoned urban land, the land adjoins land zoned primarily for urban purposes. In addition, the development proceeds under Clause 5.10(10) of Maitland Local Environmental Plan 2011 – Heritage Incentives. See discussion in the Maitland Local Environmental Plan 2011 section of the report. In addition, the use is proposed in accordance with the CMP, the Masterplan and the Heritage Agreement satisfying Clause 5.10(10) of MLEP 2011.

The proposed development is compatible with the surrounding natural environment, the existing uses and approved uses in the vicinity of the proposed development. The site's natural environment does not pose significant constraints that cannot be mitigated through appropriate conditions of consent and the location of the facilities provides for a suitable separation between the existing residential development on the land and the proposed Residential Care Facility. In addition, the proposal represents one of the final stages in the development of the site as part of the approved Conservation Management Plan, Masterplan and Heritage Agreement.

The site is connected to suitable infrastructure for roads and essential services (water, sewer, electricity etc) and the site is in close proximity to public transport and a bus stop was approved under the Masterplan on the western side of the main entry road. This bus stop has been constructed under the Stage 1A civil works and is considered appropriate to service the development.

The development will include the adaptive reuse and conservation of Closebourne house, the former Laundry, Gym/Chapel buildings and Arkell House with remaining buildings to be removed a new building extension of single and double storey components included. In addition, the proposal provides for a café, gym, hair salon, provision of specialised care (including meals and catering, cleaning services, nursing care and staff), together with non care related services such as maintenance, gardening and associated services.

The development bulk and scale has been considered throughout the design process and will not significantly impact upon existing uses, approved uses and future uses on the land. In addition, the design of the proposal is considered suitable for its location by providing opportunities for significant landscape inclusions and for the development to be sympathetic to the existing heritage buildings on the site and the heritage conservation area requirements of Morpeth.

Regards

Belinda Martin

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