

DA KICK-OFF BRIEFING MEETING

PPSHCC-96
DA/1276/2021
Community Facility - Yerin
35 McPherson Road, Mardi

Applicant

Yerin Eleanor Duncan Aboriginal Health Services



PROPOSAL

The proposal will repurpose a vacant aged care facility into a community facility that will provide culturally appropriate health, social, emotional and well-being services to the Aboriginal and Torres Strait Islander community.

Key Elements

- Change of use of the existing vacant aged care facility into a community facility.
- No increase to the existing GFA or HOB.
- Setbacks to boundaries remain existing.
- The existing façade and roof form will remain unchanged.
- Internal modifications to create the floor space and rooms required for the community facility.
- New sanitary facilities including ambulant and disabled sanitary facilities.
- New external access ramp and stairs.
- New permeable car parking area at the front of the site.

Operation

- Monday to Friday - 9.00am to 5.00pm.
- 89 staff employed at the facility under a staggered roster.
- The community facility will offer in-reach and outreach programs. Not all staff will be present on site at any one time.

HISTORICAL USE

The previous use of the site was an aged care facility, “Japara Healthcare”.

Japara was a 75 bed purpose built residential aged care facility.

Operating 24/7, providing residential accommodation and care for the aged with trained staff in attendance to aid residents for over 20 years.

The site has been vacant since 2020.

Yerin purchased the site in April 2021.

SITE

An irregular shaped piece of land with a total area of 9,060m² or 0.9ha.

Located near the banks of Wyong River.

The site currently contains the vacant aged care building and informal car parking area.

The site is accessed via the existing part gravel and bitumen sealed driveway from McPherson Road.



CONTEXT

The site is surrounded by:

- Wyong River to the north, with Wyong Town Centre further afield.
- McPherson Road to the south including C3 Church, with Tuggerah Industrial area further afield.
- Public recreation land and Wyong River to the east with Pacific Highway and the Railway line further afield.
- 45 McPherson Road to the west which does not contain a dwelling house and considered vacant rural land.



View of entry into existing aged care facility building

SITE PLAN



PROPOSED FLOOR PLANS

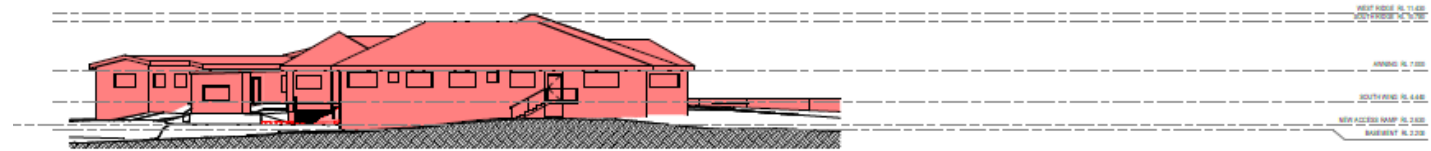


Part Ground Floor South

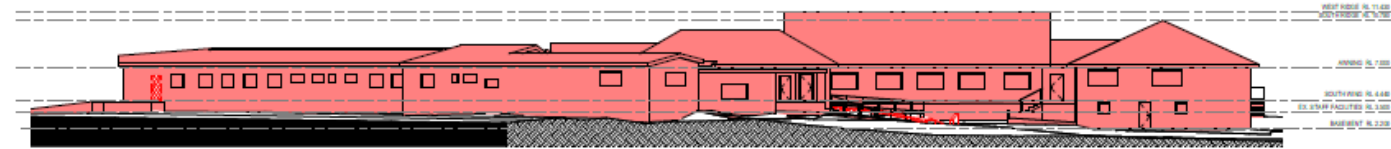


Part Ground Floor North

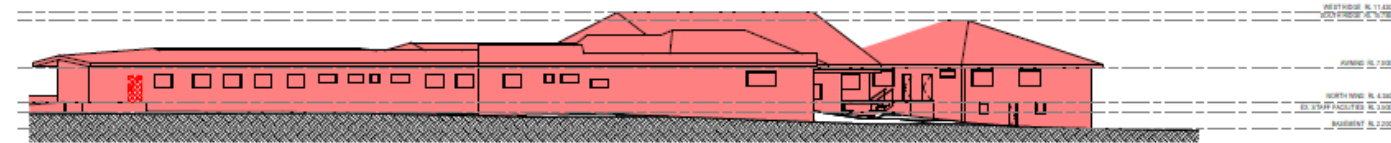
PROPOSED ELEVATIONS



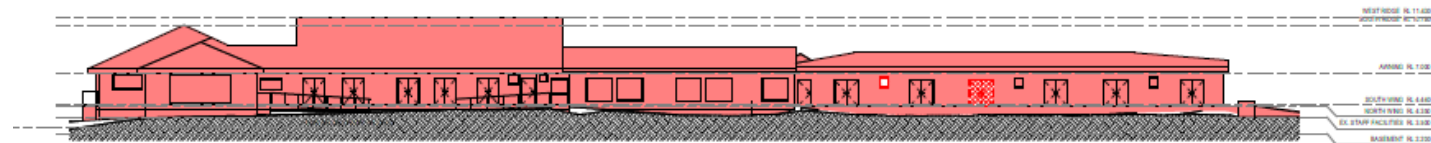
1 SOUTH ELEVATION
A201 SCALE 1:200



2 WEST ELEVATION
A201 SCALE 1:200



3 NORTH-WEST ELEVATION
A201 SCALE 1:200



4 NORTH ELEVATION
A201 SCALE 1:200

SPECIALIST REPORTS AND INVESTIGATIONS

DOCUMENT	PREPARED BY
Architectural Plans	Sherson Architects
Plan of Management	Yerin
Flood Risk Management Report	Molino Stewart
Flood Emergency Response Plan	Molino Stewart

KEY ISSUES CONSIDERED WHEN PREPARING THE APPLICATION

- Bringing 6 of Yerin's community service tenancies currently in Wyong Town Centre into 1 building.
- Flooding.
- Repurposing the existing vacant aged care facility into a use that is permissible and needed for the Aboriginal and Torres Strait Islander community.
- Minimise external changes to the building.
- Retain existing bushland setting and connection to Wyong River.
- On-site car parking.

YERIN

- For 26 years, Yerin Eleanor Duncan Aboriginal Health Service has been providing professional, culturally responsive health services to the Aboriginal and Torres Strait Islander community on the Central Coast of NSW.
- Yerin is an Aboriginal Community Controlled health facility and a not-for-profit organisation.
- Currently Yerin's health and community services are spread out over 6 different tenancies in Wyong. The proposed community facility will aim to bring those together into one place.

Yerin are now invited to speak about their proposal.

THANK YOU