



REGIS HOLLYWOOD



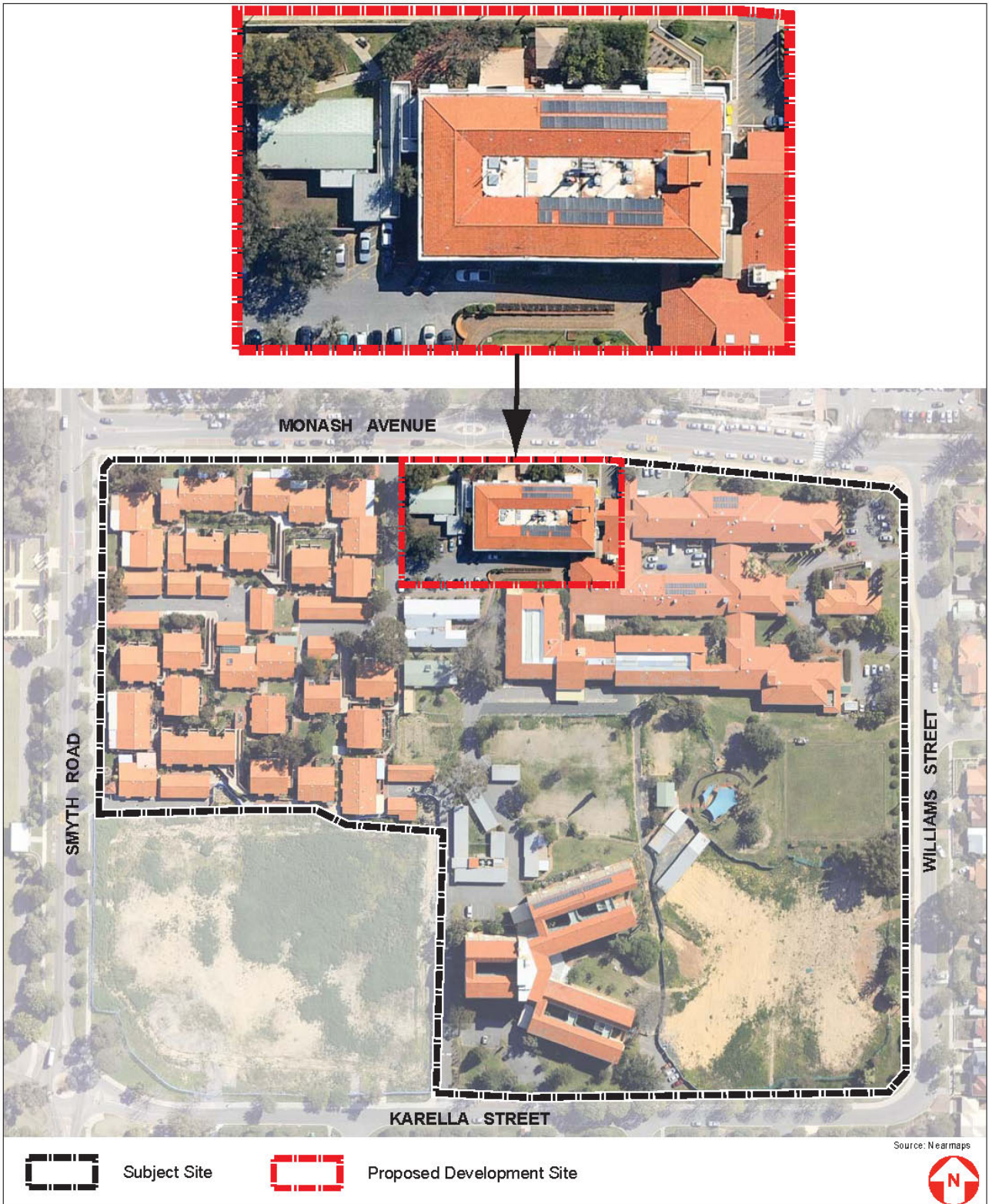


FIGURE 3 – AERIAL WITH DETAIL PLAN

BACKGROUND

The site was previously owned and operated by The Salvation Army as an aged care and accommodation facility. In 2002, The Planning Group (now TPG) prepared and gained approval on behalf of The Salvation Army for a Scheme Amendment which would facilitate the staged redevelopment of the site over a 20 year period. Amongst other provisions, the Amendment introduced a mechanism whereby uses not advocated by the Scheme could be introduced to the site via a Master Plan process rather than having to continually amend the Scheme. Whilst the Master Plan provides a guide as to how the site could be developed, it does not lock in specific uses being located in specific locations. The only matters that are locked in by the Master Plan are the building height – up to 6 storeys, the location of crossovers and the development standards guided by Tables II and III of the Scheme.

With regard to height, whilst the Master Plan allows up to 6 storeys, it is a bit vague as to where such height could be accommodated. Following the sale of the property to Retirement Care Australia (now Regis), a new Master Plan was therefore developed to reflect the intentions and needs of the new owners. The new Master Plan, which maintains the current type of facilities, was lodged with the City of Nedlands and gained consent to advertise, however was not proceeded with as the Council resolved to insert some provisions into the

Master Plan with regard to the maximum size of the Independent Living Units which were not acceptable to Retirement Care Australia and as there are no rights of appeal on a Master Plan, the applicant decided to no longer proceed. Nevertheless the draft Master Plan indicated some heights and setbacks on the plan, which were considered reasonable to Council at the time, and these have been used as a guide to what may be appropriate for the site.

In December 2009 the City of Nedlands granted approval to a 4 and 5 storey Residential Aged Care Facility on the land on the corner of Karella Street and Smyth Roads, what is now Lot 889. This facility was to be a modern 285 bed care facility that once constructed would have enabled all elderly on the site who needed aged care to relocate into this development and the remainder of the facilities on the Monash Avenue side of the property demolished to make way for new development. This development on Lot 889 was however too expensive for the available funding and did not proceed. The subject application, whereby the development proposed is smaller and can be done in stages whilst still effectively operating an aged care facility, is a more viable alternative.



PROPOSED DEVELOPMENT

The proposed development includes the demolition of the existing Village Nursing Home and part of Elloura on the development site and construction of a five storey plus basement residential aged care facility, which comprises the following elements:

- 62 car parking spaces, kitchen, laundry, bike store and storage area at basement level;
- 22 single bedroom units, administration offices, living and dining rooms, café/supermarket, day care centre and other services and facilities on the ground floor;
- 45 single bedroom units with ensuites, living, dining and activities rooms, and common use terrace or balcony on each of the first and second floors;
- 23 suites which include a private living area, and living, dining and activities rooms on the third floor; and
- A function/lifestyle precinct with cinema room, day spa, hairdresser and landscaped deck area on the fourth floor.

REFER TO APPENDIX B – PROPOSED DEVELOPMENT PLANS

Whilst the development is 5 storeys in height, the upper storey is significantly recessed so that the building will appear to be only 4 storeys when viewed from the street. The development also has a recessed 4th floor which when combined with the central three storey darker facade treatment will further reduce the

perceived building bulk and scale to Monash Avenue. The development is characterised as a contemporary built form dominated by extensive balconies which will entice residents outdoors, particularly in the winter months when the balconies will enjoy significant northern winter sunlight. These balconies soften the façade and with lighting and continual use by residents the building will have somewhat of a ‘living façade’ that changes and ensures that the development addresses and provides surveillance over the street and public areas.

The total floor area of the development including the 135 rooms and all amenities and servicing areas is 11,527m². Despite only a 4.5m setback being required by the Scheme regard has been had for the setbacks endorsed by Council as part of the draft Master Plan for the site and also the street setback line established by the existing building to be demolished and the buildings that are to remain to the west of the site. Whilst the building is set forward of the buildings to the east of the site, the property boundary actually kinks back just east of the development and the building line starts to kink back commensurate with the boundary. The proposed building generally maintains a front setback of between 6. metres (ground floor) to 8 metres (level 3), with the level 4 setback approximately 14.25 metres.

Access to the basement car parking is via the existing crossovers from Monash Avenue, which also service the existing Weston Lodge/Elloura development until this facility is redeveloped in the future also. As can be seen in the traffic

assessment, care has been taken to ensure that vehicles servicing the development can access the servicing area and exit the site in forward gear without impacting on vehicle movements in Monash Avenue. The development is serviced by 62 underground car parking bays, including five small car bays, and two disabled bays which are conveniently located nearest the lifts which then access all floors of the development.

Four sets of stairs and two lifts allow access to each floor, except the fourth floor, which is accessible by two lifts and only two sets of stairs. One of these lifts is a dedicated goods lift ensuring a high level of service from the kitchen to all dining and service areas and the separation of customer and service functions. The main pedestrian access to the building is via the front, directly from Monash Avenue. An additional pedestrian access point is provided via the basement near the loading bay for those arriving by car.

In terms of waste disposal, a bin store which provides adequate waste storage for the development is located next to the loading bay where bins can be easily transferred to the loading dock for the removal of waste. The frequency of removal will be determined by the volume of waste generated on the site.

The 112 single bed units located on the ground and first floors are comprised of a single bedroom and private bathroom, with a total floor area of 23.67m² per unit. The 23 suites with the separate living rooms have a larger floor area of 46.3m² per unit and offer a different aged care product to that typically associated with a

nursing home. The proposed development will significantly improve the amenity and quality of life currently afforded to residents on site and will increase the amount of accommodation provided.

REFER TO APPENDIX C - ARCHITECTURAL DRAWINGS

SERVICES AND FACILITIES

The proposed development will provide a range of new and significantly upgraded services and facilities, which will provide increased amenity for residents of both the proposed development and also residents of the existing village on the site, including:

New mini-mart and café on the ground floor offering convenience goods as well as a meeting place for visitors and residents;

- Physiotherapy and nurses' facilities;
- A large function and lifestyle component;
- Cinema room;
- Hairdresser and day spa;
- Common-use sitting rooms, activity rooms, terraces and balconies on each floor; and
- Top floor decked roof gardens.
- A number of landscaped gardens at ground level.
- Kitchen, laundry and carparking to service the development.

LANDSCAPING

A comprehensive Landscape Plan has been prepared for the proposed development by Plan E Landscape Architecture. The proposed landscape design philosophy is based on creating a strong landscape setting for the new development, within the context of the existing site. It is intended that the landscape addresses the proposed buildings by adopting a complementary materials palette of coloured concrete paths, with robust planting selection of exotic and natives to create a harmonious landscape.

Key elements of the plan include:

- Sensory Garden located in the central eastern portion of the site, including pavilion, bird baths, raised planters, fragrant and flowering trees, shrubs and perennials. This area will be overlooked by the two residential wings of the proposed development, as well as the terrace and balconies on levels 1, 2 and 3.
- Formal Entry garden between the pedestrian and vehicular entries on Monash Avenue, including clipped hedge, ground cover, planters and Frangipani trees.
- Significant plantings in the front setback area, including Illawarra flame trees with shrub understorey (Rosemary) and climbers on the fence (Jasmine).
- Shade trees with alfresco furniture located between the Sensory Garden and the proposed development.

- Significant landscaping immediately south of the proposed development, including citrus fruit trees, timber benches, pergola style potting bench, raised planters for vegetables, ornamental beds, formal parterre with aromatic herb beds.
- Ramped paths provided throughout.

The theme underlying the design of the landscape offer a contemporary and functional interpretation of the traditional 'therapeutic sensory' gardens. The design has also drawn inspiration from the underlying themes of sustainability with the incorporation of innovative use of space, sensitive use of water for irrigation and the creative use of native combined with hardy exotic plantings. Whilst the overall theme is the creation of strong individual spaces these are carefully designed to engender a sense of ownership, community and unique 'sense of place'.

The significant and well-designed landscaping surrounding the proposed development will afford both new residents of the proposed development, as well as existing residents of Hollywood Village and visitors to the site with significantly increased amenity, through highly attractive views and a number of areas for recreation and leisure.

REFER TO APPENDIX D – LANDSCAPE CONCEPT PLAN

SIGNAGE

External signage will be in designed in accordance with the Regis External Signage specifications. Whilst Regis's typical signage is



PLANNING ASSESSMENT

COMPLIANCE ASSESSMENT

Planning Controls		Requirement	Proposed
Use		Aged care & associated facilities	Aged care & associated facilities
Plot Ratio		0.75	0.70
Height		6 storeys	5 storeys
Setbacks	Front	4.5m	5.97m
	Side	2.5m	2.75m
Parking		34 Bays	62 Bays

ZONING AND LAND USE

The subject site is zoned 'Urban' under the Metropolitan Region Scheme. This zoning is suitable for an aged care facility.

The specific use proposed for the site is a Nursing Home, which is a Permitted use on the site and specifically advocated by the land's zoning under the Scheme. Whilst the site of the development was originally contemplated under the previous Master Plan to be for Administrative purposes, the multi-function building with an administrative offices, aged care and amenities is the most efficient use of the site especially given its relationship to Elloura and Weston which will need to be continually serviced until they to are upgraded. Given the use proposed is advocated by the Scheme, and therefore the Master Plan is not required to vary the uses permitted by the Scheme, the use of the development is deemed to comply.

DENSITY AND HEIGHT

As the site is for a Nursing Home and not for residential dwellings, there are no density provisions that are applicable to the development.

Schedule V of the City's Scheme states that height is to be in accordance with the Master Plan for the site. The approved Master Plan for the site permits a height of up to six storeys and as only five storeys is proposed the development is within the maximum height permitted by the City's planning framework.

As this approved Master Plan is over 10 years old, guidance should also be taken from the Draft Master Plan which was considered by Council in 2007 and considered by Council appropriate for advertising. This Draft Master Plan also advocated a 6 storey height limit with varying setbacks which increased as height increased. These setbacks are discussed in the setback section of this report.

The current application proposes five storeys adjacent to Monash Avenue, with the upper storey setback approximately 14.25 metres, Level 3 setback a minimum of 8 metres, and levels Ground, 1 and 2 setback a minimum of 6 metres from the boundary.

The approved Master Plan identified that a height of three storeys is desirable adjacent to site boundaries, in order to minimise any potential impact on surrounding residential development. The proposed development addresses this by the facade treatments, landscaping and providing a greater setback

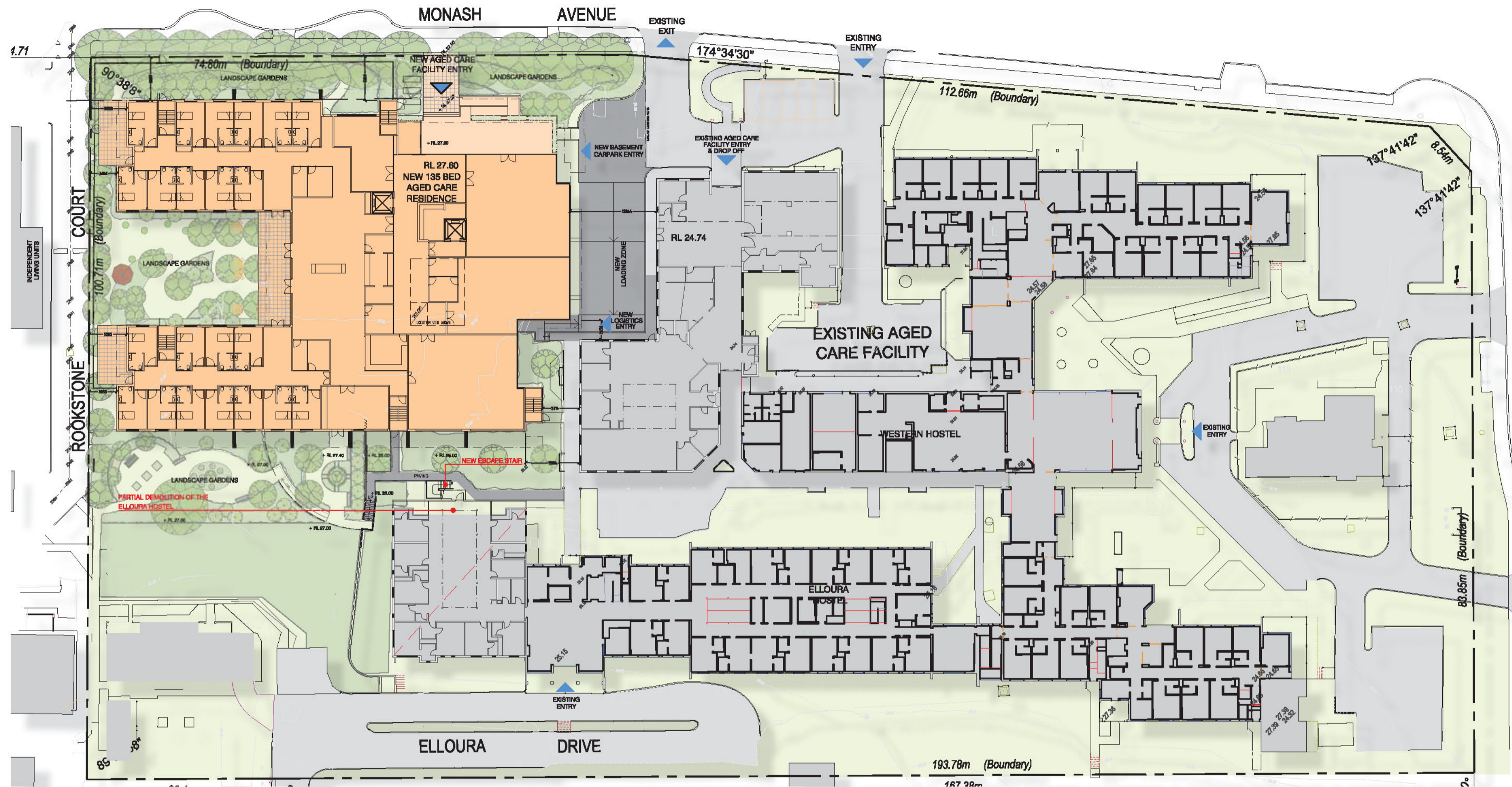












AREA SUMMARY

135 BED RESIDENCE

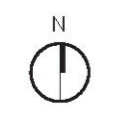
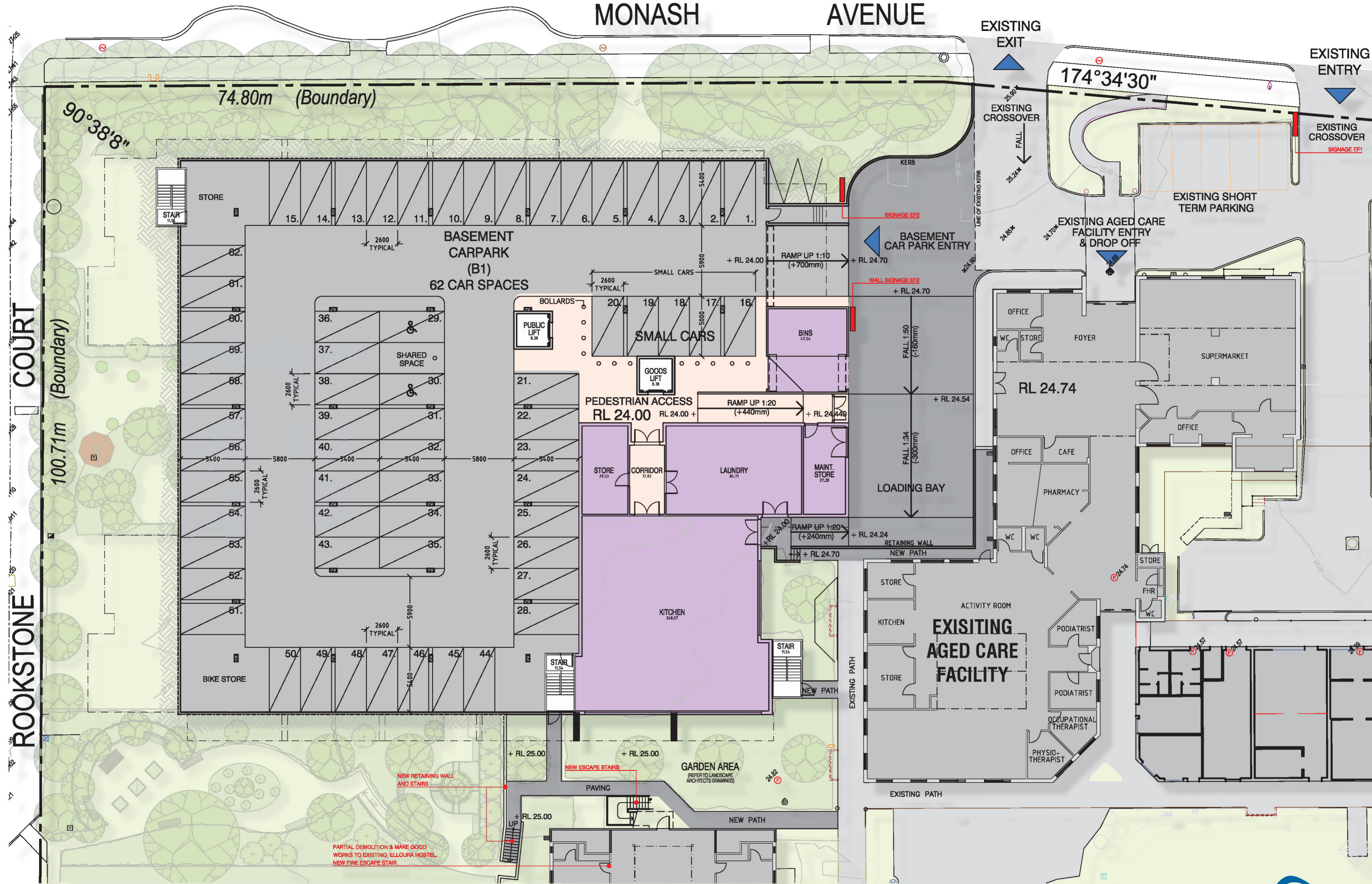
BASEMENT 62 CAR SPACES	2400m ²
GROUND FLOOR 22 BED UNITS	2180m ²
FIRST FLOOR 45 BED UNITS	2095m ²
SECOND FLOOR 45 BED UNITS	2095m ²
THIRD FLOOR 23 APARTMENTS	2025m ²
FOURTH FLOOR LIFESTYLE PRECINCT	480m ²

TOTAL NEW BUILDING FLOOR AREA	11275m ²
TOTAL EXIST BUILDING FLOOR AREA	4895m ²
SITE AREA LOT 202	1.8796 Ha

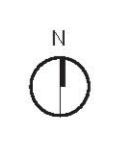
NEW 135 BED AGED CARE RESIDENCE
 EXISTING AGED CARE FACILITY



MONASH AVENUE



MONASH AVENUE



MONASH AVENUE



COURT
ROCKSTONE

EXISTING
EXIT

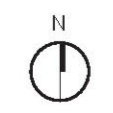
EXISTING
ENTRY

174°34'30"

LEVEL 1 RL 31.40
LEVEL 2 RL 35.20

45 Bed Unit
(L01 & L02)

EXISTING AGED
CARE FACILITY



174°34'30"

74.80m (Boundary)

90°38'8"

COURT (Boundary) 100.71m

ROCKSTONE

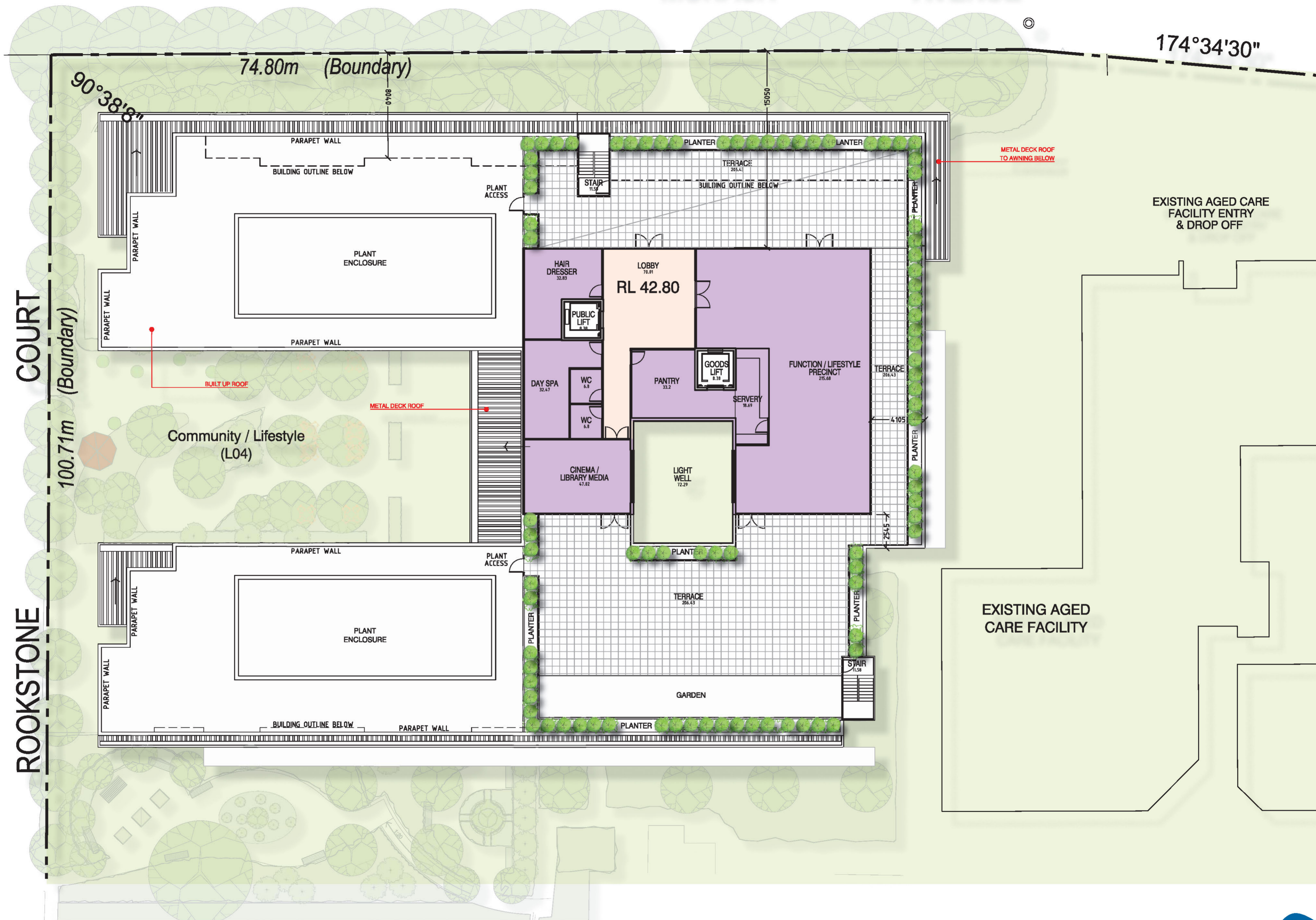
EXISTING AGED CARE FACILITY ENTRY & DROP OFF

EXISTING AGED CARE FACILITY

23 Apartments (L03)

RL 39.00





COURT
ROCKSTONE

74.80m (Boundary)

100.71m (Boundary)

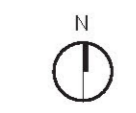
90°38'8"

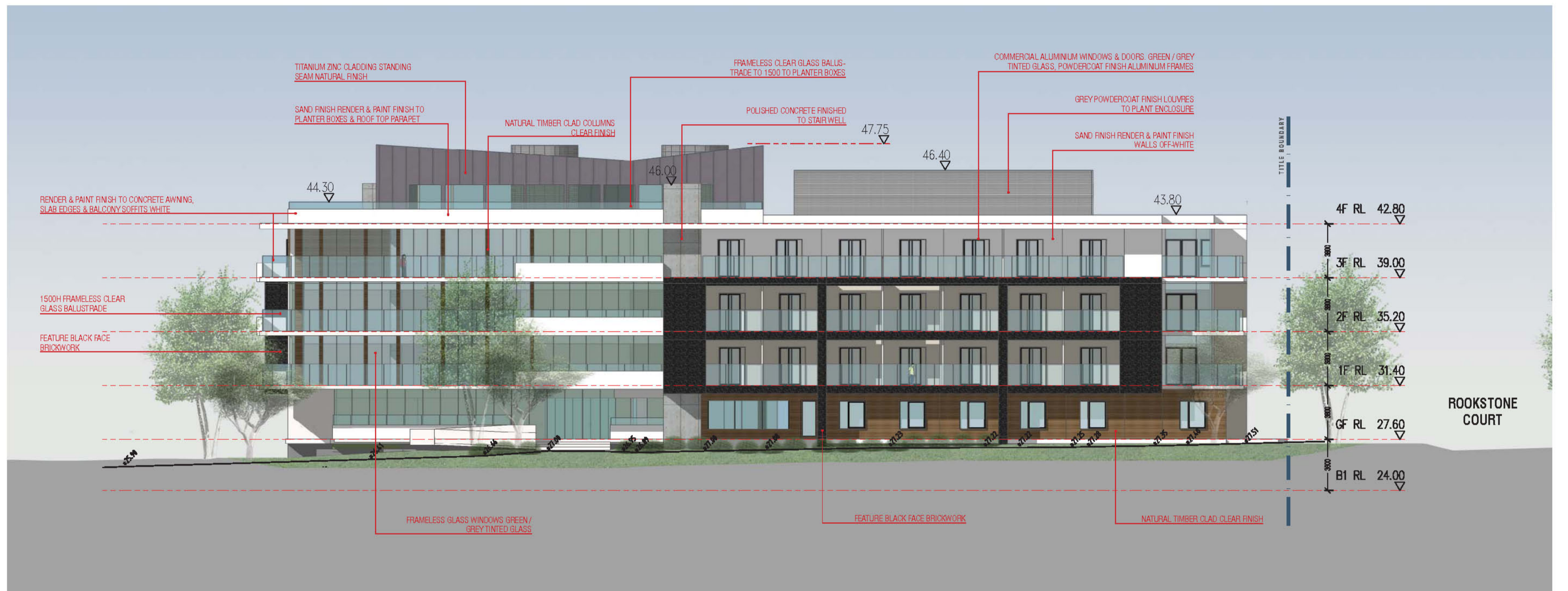
Community / Lifestyle (L04)

RL 42.80

EXISTING AGED CARE FACILITY

EXISTING AGED CARE FACILITY ENTRY & DROP OFF

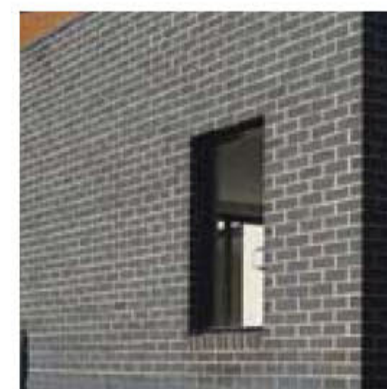




FRAMELESS CLEAR GLASS BALUSTRADE



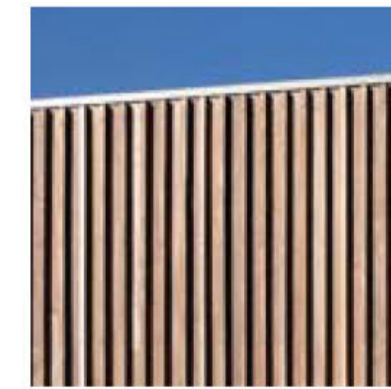
GREY POWDERCOAT FINISH LOUVRES



BLACK FACE BRICKWORK



POLISHED CONCRETE



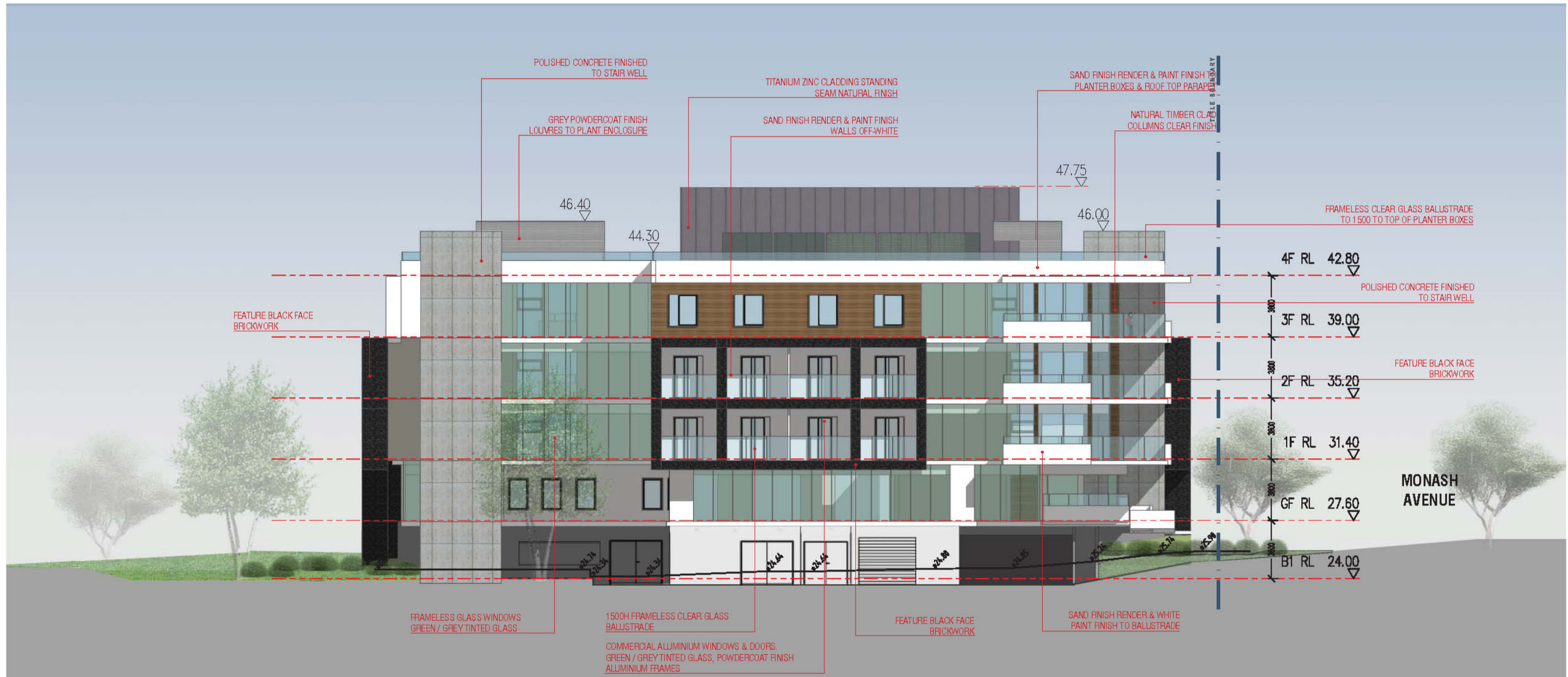
NATURAL TIMBER



TITANIUM ZINC

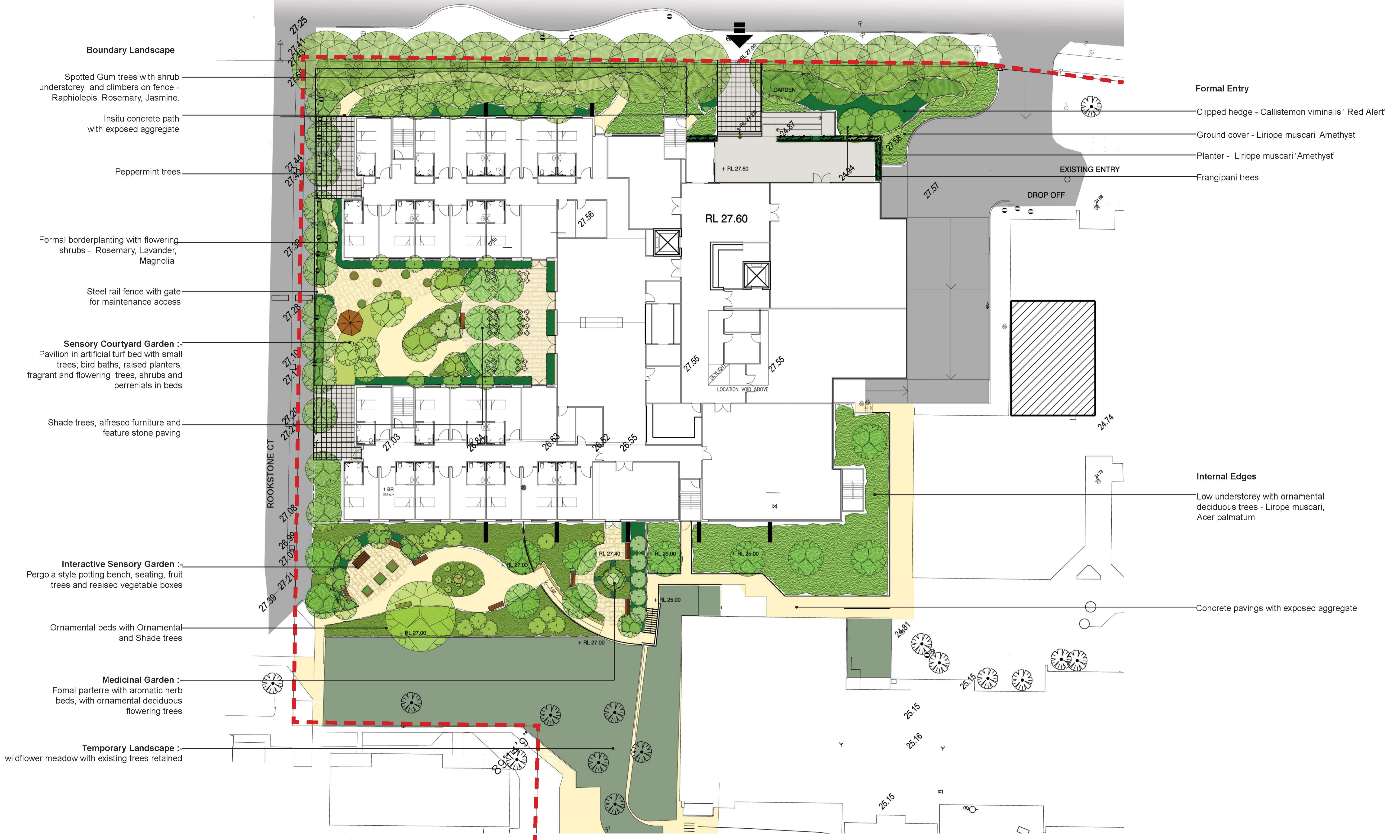








MONASH



Boundary Landscape

Spotted Gum trees with shrub understorey and climbers on fence - Raphiolepis, Rosemary, Jasmine.

In situ concrete path with exposed aggregate

Peppermint trees

Formal borderplanting with flowering shrubs - Rosemary, Lavander, Magnolia

Steel rail fence with gate for maintenance access

Sensory Courtyard Garden :-
Pavilion in artificial turf bed with small trees; bird baths, raised planters, fragrant and flowering trees, shrubs and perennials in beds

Shade trees, alfresco furniture and feature stone paving

Interactive Sensory Garden :-
Pergola style potting bench, seating, fruit trees and raised vegetable boxes

Ornamental beds with Ornamental and Shade trees

Medicinal Garden :-
Fomal parterre with aromatic herb beds, with ornamental deciduous flowering trees

Temporary Landscape :-
wildflower meadow with existing trees retained

Formal Entry

Clipped hedge - Callistemon viminalis 'Red Alert'

Ground cover - Liriope muscari 'Amethyst'

Planter - Liriope muscari 'Amethyst'

Frangipani trees

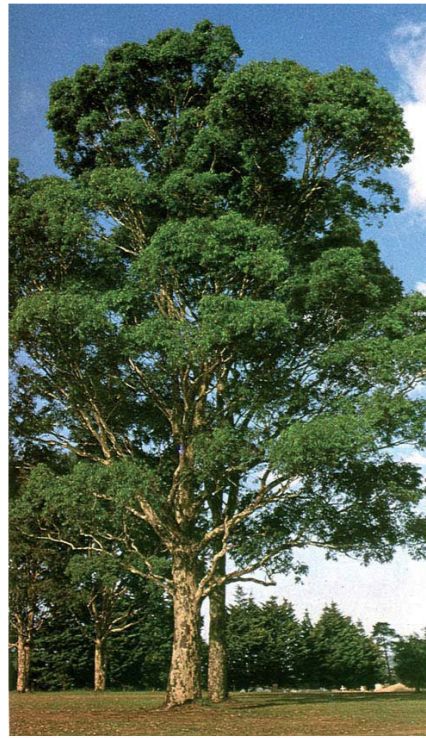
Internal Edges

Low understorey with ornamental deciduous trees - Liriope muscari, Acer palmatum

Concrete pavings with exposed aggregate



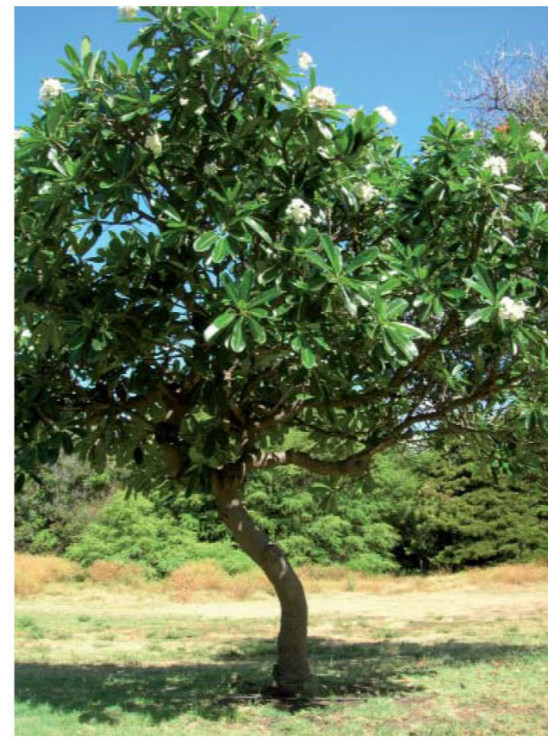
BOUNDARY EDGE



Eucalyptus maculata - Spotted Gum (20m)



Agonis flexuosa -Peppermint (6m high)



Plumeria obtusa - Frangipani (3m high)

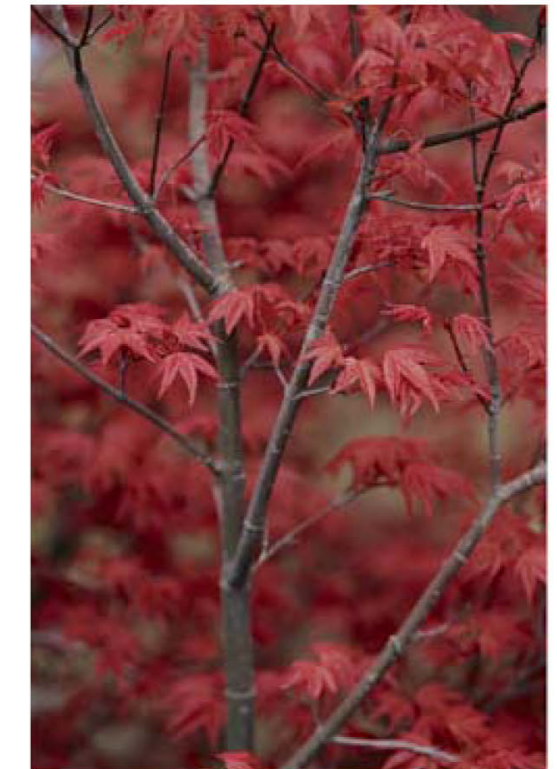


Raphiolepis indica (1.5m high)



Callistemon viminalis 'Red Alert' (1.5m high)

INTERNAL EDGES



Acer palmatum (3m)



Rosmarinus officinalis (1m high)



Liriope muscari 'Amethyst'
(0.4m high)



Jasminum polyanthum (Climber)



Lavandula angustifolia
(0.6m high)



Jasminum nitidum (Climber)

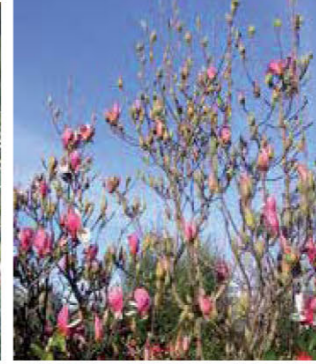


Liriope muscari 'Amethyst'
(0.4m high)



Ophiopogon japonicus (0.2m high)





Wisteria sinensis (Climber)



Pyrus Ussuriensis (6m high)

Large terracotta pots with small fruit trees and vegetable planting

In situ concrete paving with exposed aggregate

Planted beds with richly fragrant and flowering plants

Magnolia (deciduous)

Stone crazy paving

Arbour with seating and climbing Wisteria

Artificial turf with ornamental Pear and Frangipani

Flowering Climbers on fence - Jasmine

Alfresco area with shade trees (Gleditsia) in stone slab paving

Timber bench seating

Aromatic border planting - Rosemary, Lavander with flowering evergreen shrubs



Rosmarinus officinalis (1m high)



Lavandula angustifolia (0.6m high)



Michelia figo 'Lady of the Night' (2m high)



Prunus cerasifera 'nigra' (6m high)



Gleditsia tricanthos 'Sunburst' (7m high)



Lemon eureka (3m high)



Citrus Orange 'Washington Navel' (4m high)



Rosmarinus officinalis (1m high)



Thymus vulgaris (0.4m high)



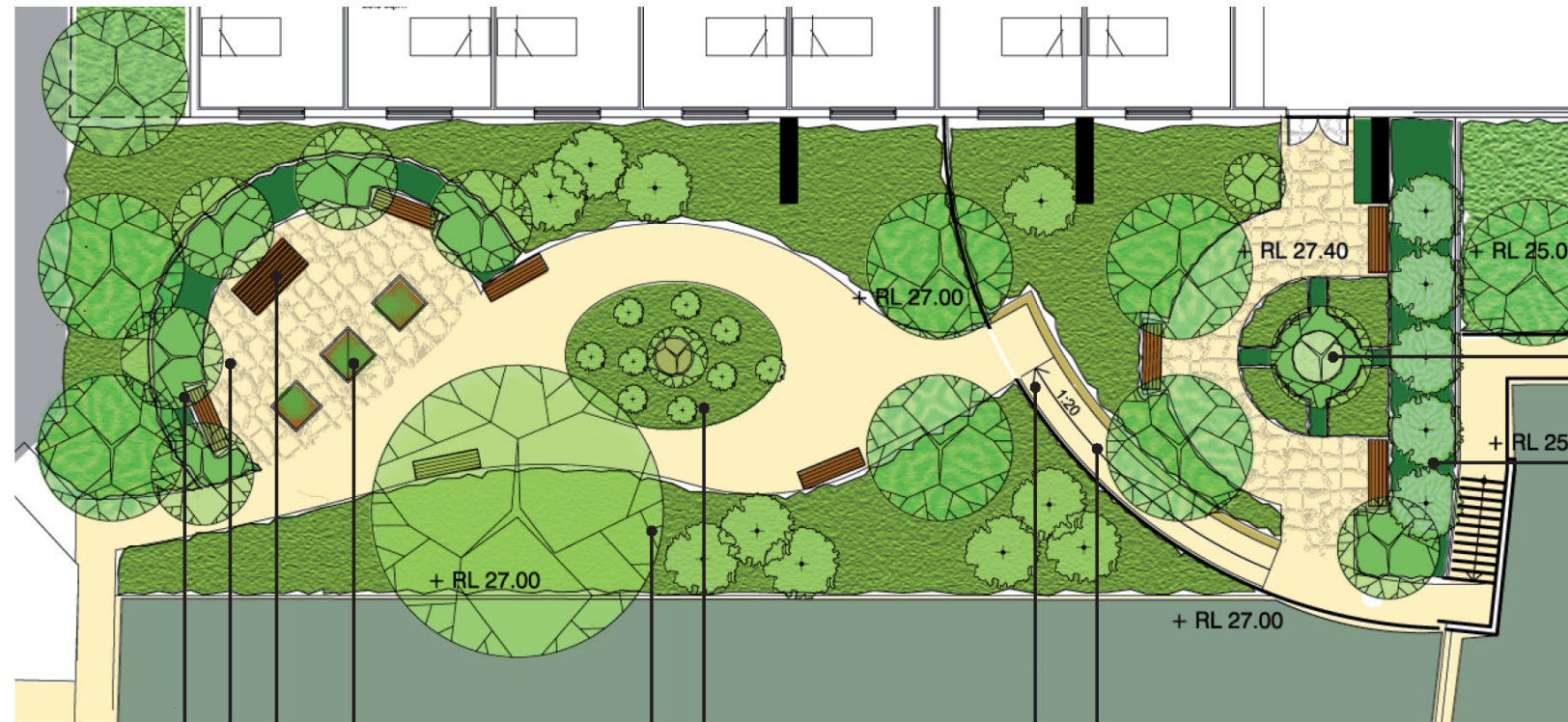
Lavandula angustifolia (0.6m high)



Salvia officinalis (0.4m high)



Origanum majorana (0.4m high)



Citrus fruit trees in rosemary hedge with seating benches

Natural stone crazy pave

Raised timber planters for vegetables

Pergola style potting bench

Feature ornamental bed
Shade trees and flowering shrubs in richly textured and fragrant border planting

Ramped path

Coloured concrete paths

Parterre with medicinal & aromatic herbs with central specimen tree;
Stone slab pavings with timber benches
Flowering shrubs behind



Michelia figo (2m high)



Liquidamber styraciflua (7m)



Magnolia (deciduous var) Geranium sp.



Pennisetum



Olive Tree