



Proposed home facade fronting Doonan Road

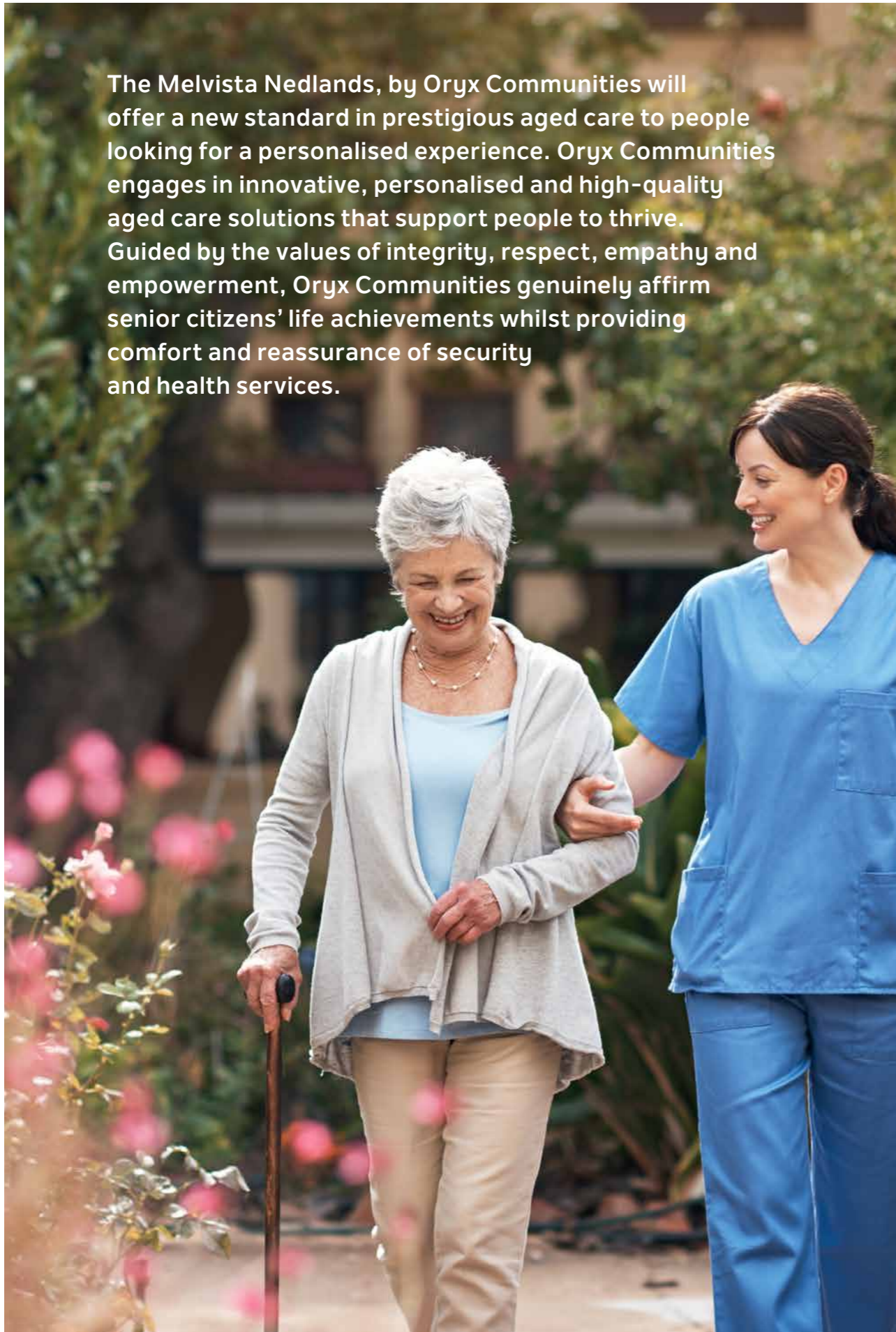
# Melvista Nedlands Proposed Plans

73 -75 Doonan Road and 16-18 Betty Street

**ORYX**  
COMMUNITIES

General Information  
and Frequently  
Asked Questions

The Melvista Nedlands, by Oryx Communities will offer a new standard in prestigious aged care to people looking for a personalised experience. Oryx Communities engages in innovative, personalised and high-quality aged care solutions that support people to thrive. Guided by the values of integrity, respect, empathy and empowerment, Oryx Communities genuinely affirm senior citizens' life achievements whilst providing comfort and reassurance of security and health services.



## Oryx Communities seeks to reinstate a state of the art residential care home in the suburb of Nedlands, where there is a high demand for aged care.

Since the closure of the now dilapidated building, formerly known as Melvista Nursing Home in 2012, locally based high care accommodation has not been available to Nedlands residents.

Stakeholder and community feedback from the initial consultation that commenced in 2015 has been used to inform the design of The Melvista Nedlands. Since initial consultation commenced five years ago, the City of Nedlands has developed a new planning framework for the local area.

The design team has ensured that the proposed design is fully compliant with the City of Nedlands Local Planning Framework.

Key areas of compliance include the following:

- ✔ **Plot Ratio**
- ✔ **Building Height**

- ✔ **Street and Boundary Setbacks**
- ✔ **Landscaping**
- ✔ **Privacy and Overlooking**
- ✔ **Parking and Access**

The design also achieves the following design outcomes:

- Basement parking and setbacks to reduce the perception of bulk and height on the surrounding properties.
- Well-articulated facade treatments incorporating planter boxes, balustrades and sympathetic materials.
- A warm, robust and tactile colour palette that enhances the character of the street.
- Extensive tree planting that will contribute to the amenity of the area.



# Proposal for the Melvista Nedlands

In the local area there is an ageing population that is underserved, forcing some locals to relocate to other areas to access the high-quality services that are needed, since the closure of Melvista Nursing Home on Betty Street in 2012. This project will see existing buildings removed and the reinstatement of a residential aged care home in the local community.



# Informing the Plans

Since 2015 we have engaged with local stakeholders and the wider community to seek input into for the design for The Melvista Nedlands, an aged care home in Nedlands. The feedback received during this engagement has helped to guide the Development Application and the proposed building designs.

Opportunities for the community and local stakeholders to provide input, and share any concerns or recommendations to inform the design have been made available through:



- Open dialogue and information sessions with Lisle Villages executive, board and residents.



- Briefing sessions with the City of Nedlands.



- One-on-one meetings with local residents and local members of state and federal parliaments.



- Letters to all Nedlands residents and Community Open Day invitations delivered to every mailbox in 6009.



- Community Open Days.

- Tours of the site.

- Communication materials including FAQs.

- Community surveys provided to residents, stakeholders and local neighbours.

- Submission of a Stakeholder Engagement Report to City of Nedlands.

- Multiple pre-lodgement meetings with the City of Nedlands with the final design incorporating the City's recommendations.



3D render of The Melvista ground floor entrance looking east towards Doonan Street entrance

# Catering for an Ageing Population



Photos from the Community Open Day (30 April 2016)

The extensive community consultation process revealed that since the closure of the former Melvista Nursing Home in 2012, there is a growing demand for aged care services in the area, with 88% of survey respondents agreeing that aged care services needed to be reintroduced in Nedlands.

**92%** of survey respondents supported the creation of a new residential care home on the Oryx Communities owned site.

Oryx Communities has continued to work closely with the City of Nedlands and other stakeholders during the design process. This commitment to engaging with the community will be maintained through the Development Application, the construction phase and beyond.

It is well understood that **Australia's population is ageing. This is particularly the case in the City of Nedlands, where the suburb of Nedlands (17.9%) and the local area - City of Nedlands, Town of Claremont, suburb of Crawley - (18.6%) have a higher proportion of people aged 65 or over than the WA average (14.0%).**



Currently, **one in five** older residents who requires care is unable to access it locally.

With no residential care home within the area of the City of Nedlands south of Stirling Highway since the former Melvista Nursing Home was closed, there is a growing need to provide suitable aged care accommodation for the local community.

The Melvista Nedlands will provide residents access to high quality amenities to ensure they are supported and comfortable in their new home. The opportunity for residents to remain in their local community as an aged person is fundamental to positive outcomes in the later stages of the ageing process.

# Objectives of the Proposal

**Features of the proposed new residential care home, operated by Oryx Communities, will enhance the amenity and services to the local community include:**

- Replacement of services historically provided in the location at the former Melvista Nursing Home for 38 years.
- Providing a variety of aged care accommodation choices for elderly people, with a range of affordability.
- A building designed to house and care for current and future generations of retirees and elderly people in a manner that successfully replaces institutional care with an activated social environment.
- A building that allows couples to stay together even when one or both of them requires residential care.
- A genuinely attractive, safe, welcoming and homely atmosphere for care residents.
- A sympathetic residential design that reflects contemporary standards. The building design will achieve a sensitive integration with the surrounding residential area.
- High quality landscaping that complements the streetscape on both Betty Street and Doonan Road.



3D render looking north-east towards the home from Betty Street

# Features of Melvista Nedlands



3D render of a communal living area



3D render of ground floor communal area

**The new residential care home will provide state of the art facilities and services that meet modern standards and expectations. Key features include:**

- A brand-new aged care home with residential aged care places for residents requiring a high level of care.
- Residents have various suite options with varying configurations. Multiple internal and external communal spaces provide opportunities for interaction and community engagement.
- Residential suites, many of which will comfortably cater for couples, allowing them to live together, even if they require care.
- Adequate parking with all parking located in the basement underneath the building to take parking off the street.
- Bike bays and end of trip facilities.
- The proposed design complies with the required street setbacks and is significantly more setback than the required minimum side setbacks. The scale of the top floor is further setback to be obscured from view from the streets (with the setback being an additional 6.9m over the 2m minimum setback required by the Local Planning Framework).
- The street facade is articulated to visually break its mass and to create two 'Nedlands House' frontages to blend into the local context.
- Clearly defined building entry points, with administration and reception overlooking streets creating an active and safe environment with high levels of passive surveillance.
- A Wellness Centre to provide allied health services to residents.
- All aged care services including, kitchen, laundry, waste storage and pickups are located entirely within the basement.
- Landscaped private courtyards and gardens.
- Access to the home is via Doonan Road, with the exit out of Betty Street, to create a smooth flow of vehicles.



3D render of a communal living area

## Building Design Characteristics

The design has been undertaken by renowned architects at Hassell Design Studio. The designs have also been through an extensive external review by Mr Chris Maher, who sits on a number of design review panels and is a Director of another architecture firm – Hames Sharley. This review was undertaken to ensure the design remains contemporary, reflects the requirements of Design WA and delivers an attractive building that reflects the architecture in the street.

Oryx Communities also commissioned traffic impact and environment and sustainability design consultants to inform the design.

### Key elements of the design include:

- The overall material palette is light, modest and textural.
- The top floor has been setback significantly from the street and lot boundaries to allow the building to present to the street at a lower scale consistent with the scale of the existing streetscape.
- Side setbacks are significantly improved from the requirement of the Local Planning Framework to create a greater distance from the neighbours, which significantly reduces overshadowing and overlooking.
- The selection of high-quality materials commonly used in bespoke contemporary residential housing enhances the character of the street.
- Extensive landscaping creates different sensory experiences and provides a tranquil setting for the home.
- Suites remain separate from common areas to create a practical use of space and clear distinctions between public and private spaces.
- All suites are designed to maximise natural light and facilitate cross ventilation.
- Solar array is installed on the northern roof to support sustainability.
- Air conditioning systems have been totally screened to reduce visibility from the street.
- An independent traffic report found that the proposed residential aged care home will not have a negative impact on the surrounding road network.
- Sustainability is integrated into the design. The proposal is designed to achieve a 10% improvement over the legislative requirements set out in the Building Code of Australia.
- A thorough analysis has been conducted to ensure the proposal is compliant with noise control requirements and regulations.
- A Waste Management Plan developed by an independent consultant identified that the proposal provides sufficient waste storage and collection.



3D render looking south-east along Betty Street towards the home

# Compliance with the Local Planning Framework

**The proposal is fully compliant with the current City of Nedlands Local Planning Framework regarding setbacks, height, plot ratio, overlooking, landscaping and other planning metrics.**

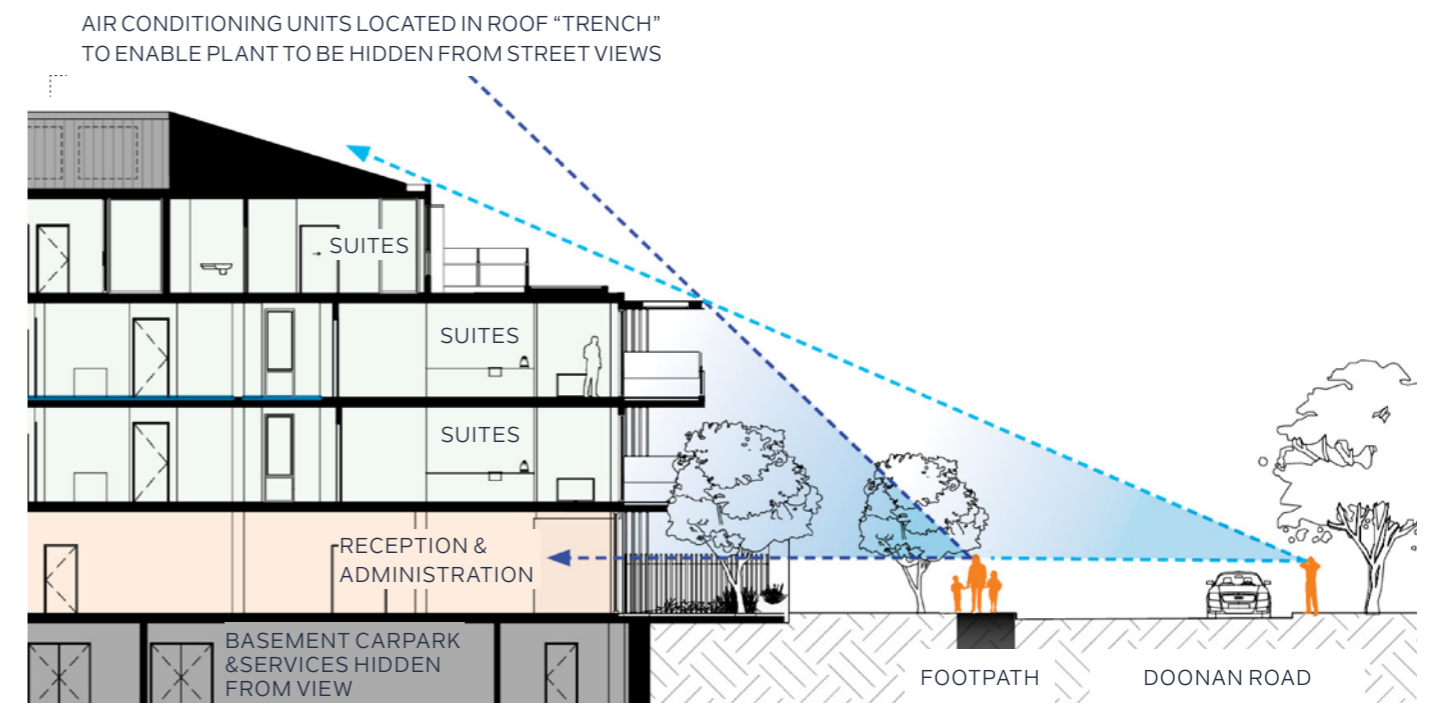
The street facades have been layered to create two “houses” which softens the home from the street view, setting back the communal spaces between the houses and providing significant new trees and landscaping. The upper floor is hidden from the street by implementing a significant setback to reduce the scale of the building.

## Height & Setbacks

The ground floor is designated for the reception, administration and other uses. There are three storeys above this with the top level significantly setback from the adjoining streets by an additional 6.9m over the 2m minimum setback required by the Local Planning Framework.

The creation of a basement underneath the building ensures that all parking and services are retained on site and below ground and will not be visible from the street.

The designs improves on the minimum requirements of the Local Planning Framework in relation to side setbacks which ensures overshadowing and overlooking is effectively addressed. The minimum required side setback is 3m. The Melvistas average side setbacks are at least 2.4m more than this, with a majority being 3.4m more than what is required (6.4m).



## Overshadowing & Overlooking

The buildings have been designed in accordance with the Local Planning Framework to achieve minimal overshadowing and overlooking of adjoining properties. For suites on lower levels, a low wall and landscaping elements act as a visual barrier to prevent overlooking from the street. Higher level accommodation has been further set back from the site boundary to minimise any overlooking.

Oryx Communities has worked to ensure that the setbacks exceed the minimum requirements of the Local Planning Framework to achieve the best possible

outcome with regard to overshadowing and overlooking.

The building has been designed to minimise overshadowing.

Overshadowing studies were completed on the Summer and Winter Solstice and the Autumn Equinox. There is minimal overshadowing to the southern neighbour in Winter, with shadows primarily affecting driveway and parking areas whilst effectively avoiding solar panels, as demonstrated in the shadow study for 21 June.

**SUMMER SHADOWS:**  
DECEMBER 21ST, 12 NOON (RIGHT)

**WINTER SHADOWS:**  
JUNE 21ST, 12NOON (LEFT)



# FREQUENTLY ASKED QUESTIONS

This section provides answers to questions you may have about the designs for the proposal.

## Traffic & Parking

The impact of traffic and parking has been analysed as part of the planning process to ensure that traffic does not unreasonably affect existing residents. An independent traffic report found that the proposed residential aged care home will not have a negative impact on the surrounding road network.

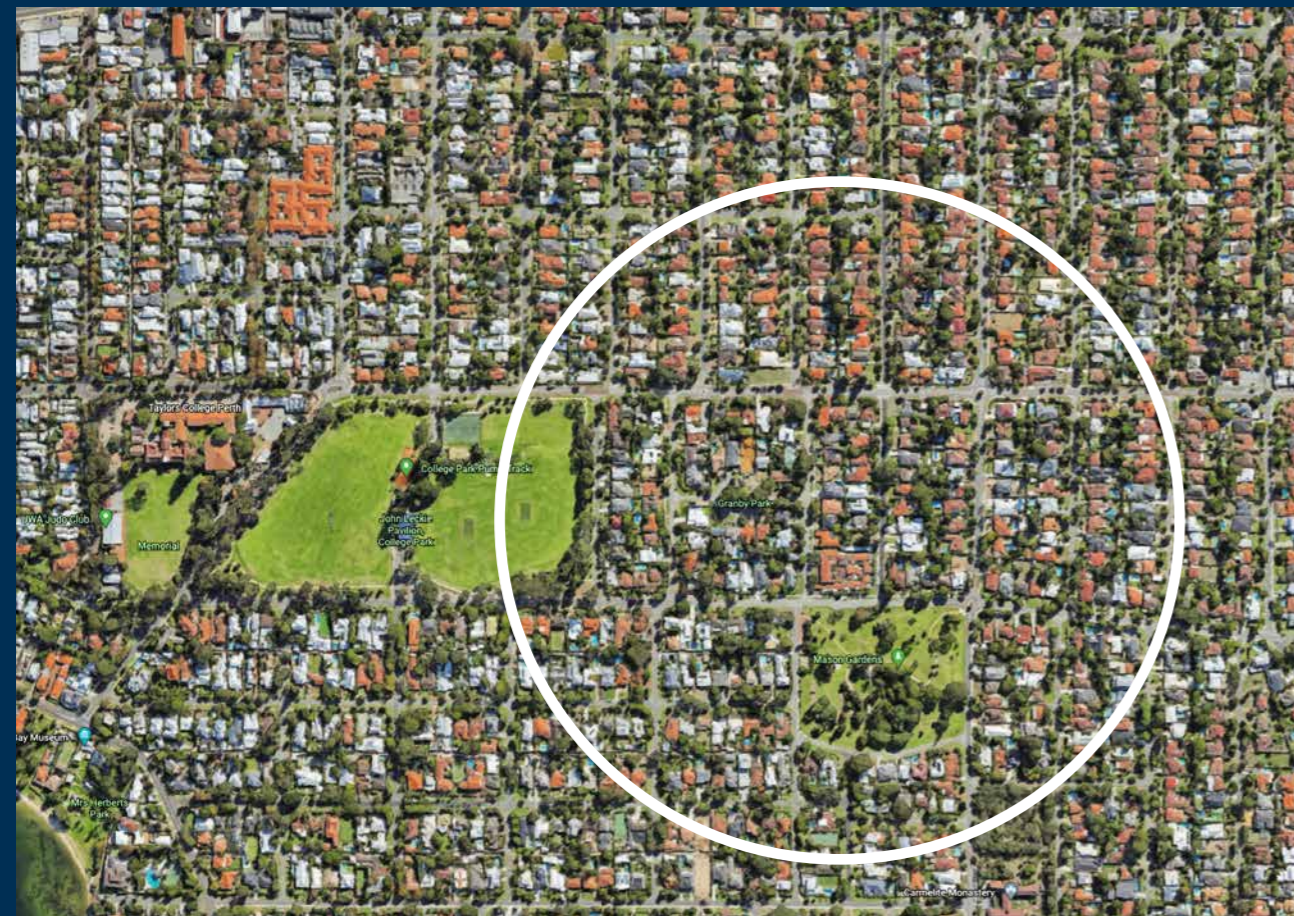
The proposed basement parking under the building will be available for staff and visitors to take cars off the street.

Access to the home is via Doonan Road, with the exit out of Betty Street to create a smooth flow of vehicles.

There is single vehicle access to the basement for service vehicles to ensure that traffic does not impact unreasonably on nearby residents.

Deliveries to the home will only occur during normal business hours and will not occur on Sundays.

RADIUS FROM THE TRAFFIC IMPACT ANALYSIS



## Section A: Services

**Q What is the location of The Melvista Nedlands and why is the proposal required?**

**A** The proposal sits across four lots owned by Oryx Communities; 73 - 75 Doonan Rd and 16 - 18 Betty Street Nedlands. The proposal will reinstate a state of the art aged care home to replace the services historically provided at the former Melvista Nursing Home.

**Q What is the approval process for this proposal?**

**A** Oryx Communities has submitted a Development Application to the City of Nedlands to seek approval for the new home to be built. Due to the value of the proposal, the approval will be considered by the Joint Development Assessment Panel (JDAP). Officers from the City of Nedlands will review the Development Application and provide a Responsible Authority Report to the JDAP.

**Q What services will be provided on site?**

**A** The Melvista Nedlands will cater for residents with high care needs. The home will also be home to a Wellness Centre that will provide allied health services to care for residents in the comfort of the home. These services will include exercises for seniors, physiotherapy, rehabilitation, podiatry, speech pathology, dietetics, occupational therapy and pain management.

**Q How many residents will be accommodated on the site?**

**A** It is proposed that The Melvista Nedlands will comprise 90 suites.

**Q How would residents secure a place in the proposed new residential care home?**

**A** The decision to live in a residential aged care home typically brings mixed emotions to everyone involved.

As is the case for all accredited aged care facilities in Australia, eligibility for home and residential care is ultimately determined by the Federal Government's Aged Care Assessment Team (ACAT). ACATs are health professionals who conduct health assessments and assist people to access the types of services that are most appropriate for their care needs.

Oryx Communities would be more than happy to discuss any inquiries about access to residential care. Please contact Oryx Communities at [ce@therichardson.com.au](mailto:ce@therichardson.com.au).

**Q What are the likely fees for a place in the proposed new aged care home?**

**A** The fees chargeable by an aged care home are strictly regulated by Federal Government legislation. Currently, residents who live in accredited aged care facilities generally receive Federal Government funding which subsidises their user-payments.

Details will be provided to those who apply to reside at the new aged care home at the time of their application.

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## Section B: Building and Construction

**Q How many storeys will the proposed new residential care home be?**

**A** The current design is fully compliant with the City of Nedlands Local Planning Framework. The ground floor is designated for the reception, administration and other uses. There are three storeys above this with the top level significantly setback from the adjoining streets by an additional 6.9m over the 2m minimum setback required by the Local Planning Framework. The creation of a basement underneath the building ensures that all parking and services are retained on site and below ground and will not be visible from the street.

The purpose of the top level setback is to allow the building to present to the street at a lower scale, mitigating the impact of the building height on the streetscape and surrounding properties.

The roof has also been designed to ensure no air conditioning systems are visible.

The design has enabled the property to resemble a large Nedlands house from the street.

**Q Will the new aged care home stop the sun shining into my property?**

**A** The building has been designed to avoid overshadowing of adjoining properties. There is no overshadowing of any of the surrounding residential properties and minimal overshadowing of the southern retirement village during winter. The overshadowing of the retirement village primarily affects driveway and parking areas and will not impact on the residents living there.

**Q What are the setbacks from the street/adjoining properties?**

**A** The development is required by the Local Planning Framework to be setback 2m from the street, and an average of 3.5m from the side boundaries, with a minimum boundary setback of 3m. Windows to habitable rooms are required to be setback a minimum of 6m. The proposed aged care facility is setback from these boundaries

in excess of the minimum requirements to minimise overshadowing and to mitigate the perception of building size and bulk from adjoining properties.

**Q How will the building be designed to support environmental sustainability?**

**A** Oryx Communities commissioned an external consultant to review the designs and deliver a sustainability report. The proposal is designed to achieve a 10% improvement over the legislative requirements set out in the Building Code of Australia. Efficient air conditioning and heating systems as well as low water use fixtures will be used throughout the project. The building has been designed to allow for natural ventilation throughout and for significant natural light to be allowed into the home. Further to this, the installation of a solar panel array is proposed on the northern roof. Significant landscaping within the property including the addition of new trees to the streetscape will also improve the greening of the street.

**Q How will traffic and parking be managed at the new building? Will the road access change?**

**A** The proposed parking basement beneath the new home will be available for staff and visitors to take cars off the street. Access to the home is via Doonan Road, with the exit out of Betty Street to create a smooth flow of vehicles. Additionally, there is single vehicle access to the basement for service vehicles.

An independent traffic report found that the proposed residential aged care home will not have a negative impact on the surrounding road network.

**Q Will the current houses be demolished?**

**A** It is anticipated that all of the current houses will be demolished in full, once the relevant applications and approvals have been completed. Oryx Communities will appoint a contractor to complete and manage the demolition. The contractor will be required to implement a demolition management plan to minimise disruption, such as noise, traffic and dust, to surrounding residents, and act in full compliance with the demolition requirements of the City of Nedlands.

**Q What is the proposed schedule and timing for construction?**

**A** There are several steps that need to be taken before construction will commence

The key steps include:

- Submission of a Development Application the City of Nedlands for review
- Advertising of the plans by the City of Nedlands to the community for feedback
- Assessment of the Development Application by the Joint Development Assessment Panel

If approved:

- Demolition of buildings
- Appointment of the building contractor
- Site works and construction commence
- Fit-out of internal spaces such as furniture
- Commissioning and safety testing of all systems
- Training of staff and integration into the new home
- Opening of the home and intake of residents

It is anticipated that demolition of the existing houses will likely occur in mid 2021, and that the new care home would open to residents in late 2022.

**Q How will construction be managed to minimise disruption to neighbours and local residents at Lisle Villages?**

**A** The building contractor will be required to abide by all local construction regulations and implement a plan to ensure that disruption to neighbours and local residents at Lisle Villages is minimised.

Processes will be implemented in the following areas:

- Traffic management and parking of contractors' vehicles
- Noise management strategies
- Dust management strategies
- Cleaning of the street and site removal of rubbish from the site
- Health and safety processes
- Dilapidation surveys to record the structural integrity of adjoining neighbours and any disruption caused during construction

**Q What time of the day will construction begin and end?**

**A** Building contractors are required to abide by local regulations on construction and noise. The City of Nedlands permits construction work from 7am to 7pm Monday to Saturday, and outside of these times with special permission and in compliance with Environmental Protection Regulations.

**Q How will Oryx Communities manage safety and security during construction?**

**A** Oryx Communities and the appointed building contractor will implement a plan to ensure the site complies with all health and safety during the construction phase.

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## Section C: Community Engagement Process

**Q How is Oryx Communities engaging with the community?**

**A** Oryx Communities has already completed extensive community engagement on this proposal since 2015. We have appointed experts in community engagement – Creating Communities Australia – to help design and deliver the consultation process over the last five years.

Creating Communities and members of the design team will be available to meet with neighbours to the proposed site to discuss the proposal. For further information, please contact Andrew at Creating Communities on (08) 9284 0910 or [andrew@creatingcommunities.com.au](mailto:andrew@creatingcommunities.com.au)

**Q What will Oryx do with feedback from the community?**

**A** Creating Communities will produce a consultation report that will be attached to the formal Development Application and submitted to the City of Nedlands.

**Q Who can I contact for further information if I want to know more about the proposal?**

**A** For further information, please contact Andrew at Creating Communities on (08) 9284 0910 or [andrew@creatingcommunities.com.au](mailto:andrew@creatingcommunities.com.au)

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This document has been produced by **CreatingCommunities**