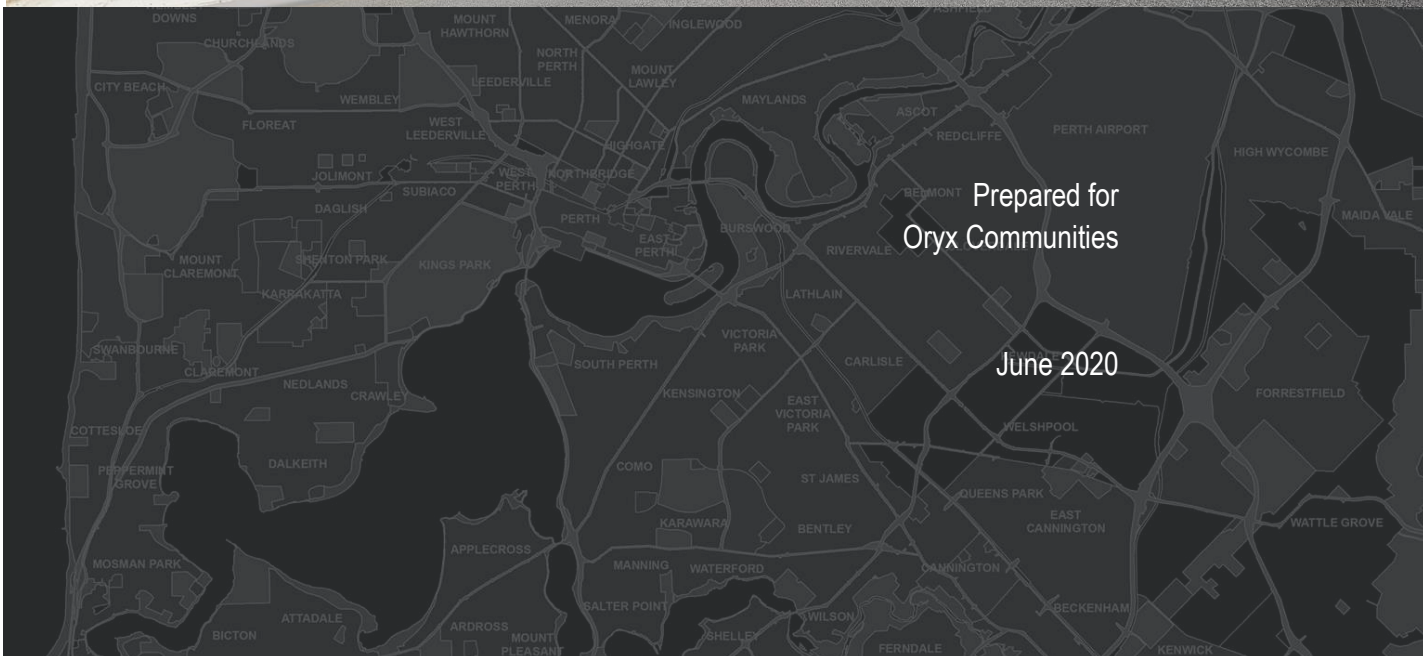


Development Application Report

The Melvista Residential Aged Care Facility

Lots 10 & 11 (16 & 18) Betty Street and
Lots 19 & 18 (73 & 75) Doonan Road, Nedlands



Prepared for
Oryx Communities

June 2020

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Direct all inquiries to:

Planning Solutions
Level 1, 251 St Georges Terrace
Perth WA 6000

All correspondence to:
GPO Box 2709
Cloisters Square PO 6850

Phone: 08 9227 7970
Fax: 08 9227 7971
Email: admin@planningsolutions.com.au
Web: www.planningsolutions.com.au

Project Details

Job number	6424	
Client	Oryx Communities AP Pty Ltd	
Prepared by	Planning Solutions	
Consultant Team	Town Planning	Planning Solutions
	Surveyor	Brook & Marsh
	Design and Landscaping	Hassell
	Design Review	Chris Maher
	Community Engagement	Creating Communities
	Traffic Engineering	KCTT
	Waste Management Report	Talis
	Acoustic	Gabriels Hearne Farrell
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1 Preliminary

1.1 Introduction

Planning Solutions acts on behalf of Oryx Communities AP Pty Ltd, the proponent of the proposed residential aged care facility on Lots 10 & 11 (16 & 18) Betty Street and Lots 19 & 18 (73 & 75) Doonan Road, Nedlands (**subject site**). Planning Solutions has prepared the following report in support of the Application for Development Approval. This report will discuss various matters pertinent to the proposal, including:

- Site details.
- Proposed development.
- Supporting documentation.
- Town planning considerations.

The application seeks approval for the use and development of a residential aged care facility on the subject site. This includes the demolition of the existing buildings, construction of new buildings and upgrading of services. The site has been carefully selected by Oryx Communities to accommodate the growing demand for aged care facilities within the City of Nedlands, and the wider metropolitan region.

The proposed development features a high-quality site-specific design with appropriate access arrangements. The development has been subject to independent design review by Chris Maher and will result in a built form outcome that enhances the amenity of the locality. This is achieved through a sensitive architectural treatment and extensive use of articulation and landscaping to reduce the perceived bulk and scale of the development.



Figure 1: Proposed development façade fronting Doonan Road

1.2 Oryx Communities

Oryx Communities is local, family owned aged care provider, approved under the Aged Care Act 1997. Oryx creates unique aged care communities in well-established suburbs of Perth that provide the highest standard of care. Their projects and services are founded on a belief in the value of partnership; generating genuine relationships between people, supporting wellbeing and enhancing quality of life.

Oryx's leadership team has over 50 years' collective experience in the operation, design and development of aged care accommodation. This unique combination of experience and capabilities allows the team to manage the development, completion, commissioning and operation of the proposed residential aged care facility.

1.3 Project Background

1.3.1 Project history

Oryx Communities and the City of Nedlands have been working towards the development of a residential aged care facility on the subject site for more than four years. The impetus for the project was the closure of the "Melvista Nursing Home" (on the adjoining site to the south) operated by Lisle Villages. This facility (also known as "Melvista Lodge") no longer met regulatory requirements or community expectations, however following the closure, "high care" accommodation has not been available to Nedlands residents residing south of Stirling Highway.

The Australian Federal Government has allocated residential care licences to Oryx Communities AP to provide residential "High Care" services in Nedlands. These "bed licences" are issued to address need in specific regions around Australia and highlights the current deficiency of care within this particular area.

In mid-2015 Oryx first approached the City regarding their interest in purchasing the City-owned property of 75 Doonan Road. Oryx shared their vision of creating a replacement aged care facility for the old Melvista Nursing Home. At the request of the City, Oryx engaged with Lisle Villages, and consulted, in an open and inclusive way, with the community and adjoining Lisle residents.

The outcome of the consultation was highly positive, and in March 2018, the City sold 75 Doonan Road to Oryx Communities to form a land parcel with three other Oryx-owned properties that would support the proposed vision of the aged care facility.

1.3.2 Community consultation

Prior to the sale of 75 Doonan Road, Oryx commissioned an independent consultancy to ensure a broad level of engagement with all local stakeholders. This consultation included the following stakeholders:

- **Lisle Villages:** two open information sessions which were held at Lisle Villages, with all Lisle residents invited by letter drop. These sessions were attended by approximately 40 residents whose feedback was overwhelmingly positive.
- **City of Nedlands:** A comprehensive proposal was presented to the Elected Members at a briefing session in the City's Boardroom 5 April 2016.
- **State and Federal Government:** Meetings were conducted with then-premier Colin Barnett MLA, Hon Julie Bishop MP and Hon Bill Marmion MLA.
- **Nedlands Community** – Letters and invitations were delivered to every mailbox in postcode 6009 inviting Nedlands residents to attend a Community Open Day, as well as advertising in local newspaper. 160 people attended the session, with 95% of survey respondents indicating strong support for the proposals.



Figure 2: Photos from the Community Open Day (30 April 2016).

The outcomes of the community consultation process was summarised as follows:

- 88% of respondents agree that more aged care services and accommodation are needed in Nedlands (67% Strongly Agree; 21% Agree).
- 93% of respondents agree that the proposed new residential care facility on privately owned land, adjacent to the Lisle Villages site, will help provide accommodation for the growing number of ageing residents (66% Strongly Agree; 27% Agree).
- 92% of respondents support the creation of a new residential care facility on adjoining privately owned land (63% Strongly Agree; 25% Agree).

1.3.3 Pre-lodgement engagement with the City of Nedlands

The project team met with the City's planning officers on 8 May 2020 to present design concepts and discuss key planning considerations. The outcomes of this discussion are generally summarised as follows:

- The City encouraged the proponent to maintain a compliant plot ratio.
- That the proponent was to investigate moving the fire booster into the street reserve, to minimise the extent of hardstand required.
- That landscaping to include large, shady trees.
- No issues were identified with respect to proposed building height and overshadowing.

On 29 May 2020, the proponent again met with the City's planning officers to present updated plans for the residential aged care facility. The updated plans generally reflect the lodged plans.

1.3.4 Post-lodgement consultation

Oryx Communities proposes further community engagement in support of the proposed development and has engaged Creating Communities to complete a final round of consultation that will focus on neighbours in close proximity to the development, build upon the initial support of the project and to discuss any of their concerns to ensure the community is well informed.

2 Site details

2.1 Land description

Refer to **Table 1** below for a description of the properties subject to this development application.

Table 1: Lot details

Street Address	Lot	Deposited Plan	Volume	Folio	Area (m ²)
16 Betty Street	10	569	1926	989	721
18 Betty Street	11	569	1124	960	721
75 Doonan Road	18	569	1253	848	769
73 Doonan Road	19	569	1776	319	769
Total					2,980

A review of the certificates of title has not identified any easements or encumbrances relevant to this application for development approval.

Refer **Appendix 2** for a copy of the Certificate of Title and Deposited Plan.

2.2 Location and context

2.2.1 Regional context

The subject site is located within the municipal boundaries of the City of Nedlands (**City**) in the suburb of Nedlands. The site is approximately 7km south-west of the Perth CBD, 2km south-west of the University of Western Australia, 1.6km south-east of the Claremont Quarter and Claremont Rail Station, and less than 1km away from the Swan River (Freshwater Bay).

The site has dual frontage to both Doonan Road and Betty Street, with Doonan Road connecting the site to Stirling Highway and the wider metropolitan road network.

2.2.2 Local context

The subject site is located within a predominantly residential area characterised by single and two storey detached dwellings and institutional buildings such as the decommissioned Melvista Nursing Home, and the Lisle Villages retirement village. The site is bounded by Doonan Road to the east and Betty Street to the west. Beyond its immediate extents and adjoining properties and streets, the subject site is widely surrounded by detached residential housing and recreational open space—including Mason Gardens, a large public open space reserve located approximately 80m to the south (south of Melvista Avenue).

The closest commercial centre is located at the intersection of Princess Road and Dalkeith Road, approximately 500m north east of the subject site.

The subject site comprises four freehold lots, three of which contain detached dwellings, and one which is currently vacant. The subject site is surrounded by the following land uses:

- 'Lisle Villages', a two-storey retirement village containing 26 independent living homes with a community club room. On the same site is the vacant and decommissioned Melvista Lodge residential aged care facility. Both uses are located immediately south of the subject site.

- Two detached residential dwellings along the subject site's northern boundary — a single storey house fronting Betty Street and a two-storey house with basement parking fronting Doonan Road.
- Detached residential dwellings located to the west of Betty Street and east of Doonan Road.

Site levels vary by approximately 4.5m across the site — from a high point of approximately 15m AHD in the north western corner to a low point of approximately 10.5m AHD in the southern western corner. The site slopes downwards approximately one metre from the Betty Street frontage to the Doonan Road frontage, and approximately 3.5m downwards from north to south along the western and eastern street boundaries.

The closest bus stops are located on Melvista Avenue and Princess Road approximately 120m and 200m walking distance from either frontage respectively. The site has access to Bus Route 25, which provides access between the Claremont Quarter and Elizabeth Quay at hourly intervals.

Refer **Figure 2**, 3D render of the subject site, and **Figure 4**, site context, and **Photographs 1-12** below.



Figure 3 : 3D render of the subject site



Figure 4: Aerial photograph of site context



Photo 1: View south along Betty Street with subject site to the left



Photo 2: View north along Betty Street with subject site to the right



Photo 3: View east towards Betty Street frontage



Photo 4: View from Betty Street east along southern boundary with the Lisle Villages aged care facility



Photo 5: View north along Doonan Road with subject site to the left

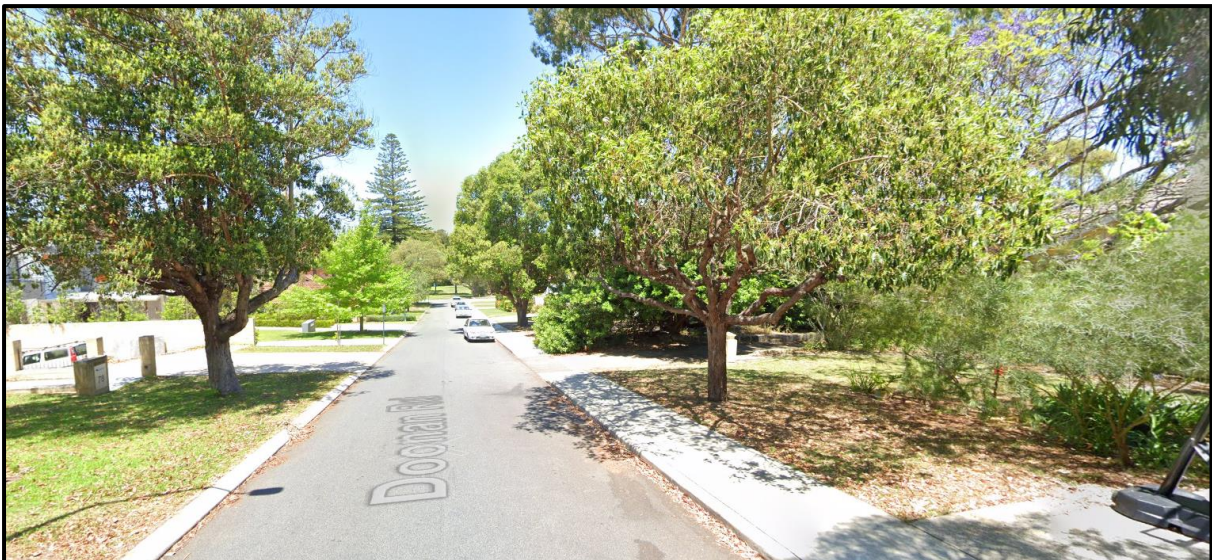


Photo 6: View south along Doonan Road with subject site to the right



Photo 7: Looking west towards Doonan Road frontage



Photo 8: View east from Doonan Road towards residential property adjoining northern boundary of subject site

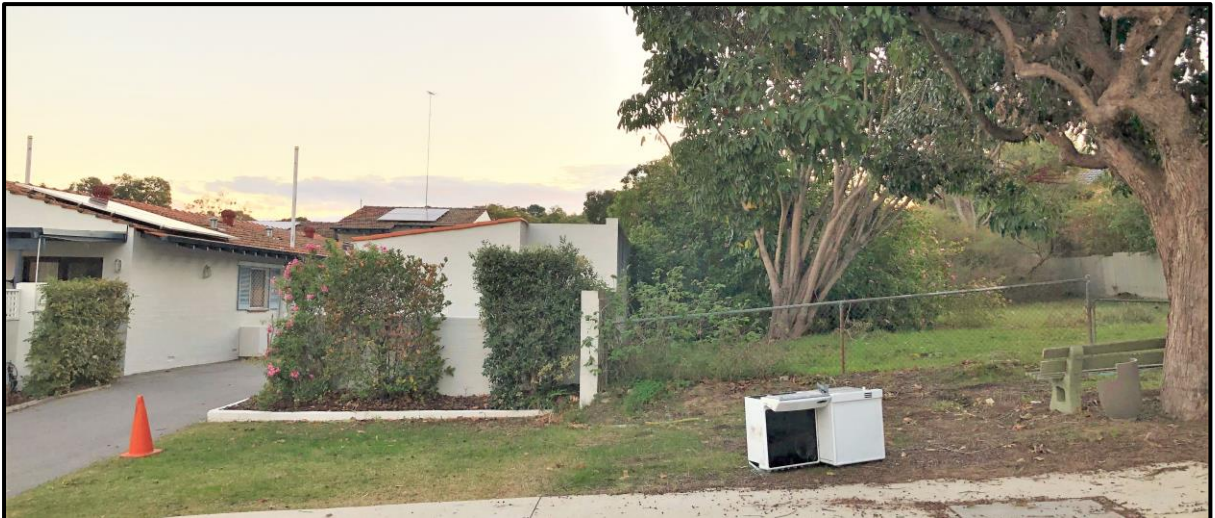


Photo 9: View east from Doonan Road towards along southern boundary of subject site



Photo 10: View of residential dwelling Betty Street facing east towards subject site



Photo 11: View of residential dwellings on Doonan Road facing west towards subject site

3 Proposed development

The proposal seeks to redevelop the subject site as a residential aged care facility. The proposal involves demolition of the existing buildings and construction of a new four-storey building with basement level vehicle parking and extensive tree planting. The development will contain 90 aged care suites and be designed to positively address both Betty Street and Doonan Road frontages.

The proposal will make a significant contribution towards meeting the needs of future residents and respond to the increasing demand for 'ageing in place'. The high-quality design of the aged care facility will positively contribute to the amenity of the locality and enhance the quality of life for its future residents.

The new The Melvista residential aged care facility replaces the smaller Melvista Lodge facility which was decommissioned. The new facility will be the only aged care facility in Nedlands south of Stirling Highway.

The particulars of the proposed new aged care facility development are provided below.

3.1 Development particulars

The proposed four storey residential aged care facility comprises:

- A total plot ratio of 2,980m², providing for 90 aged care suites.
- A four-storey façade to Doonan Road, with three and a half stories presenting to Betty Street, accounting for the sloping nature of the site.
- Minimum building setbacks of:
 - 3.5 metres from the northern (residential) boundary.
 - 4.9 metres from eastern (Doonan Road) boundary.
 - 4 metres from the southern boundary.
 - 4.9 metres from the western (Betty Street) boundary.
- Car parking within a basement structure, accessible via an ingress ramp from Doonan Road, and an egress ramp to Betty Street. The basement level contains the following:
 - 26 x parking bays (inc. 2 x accessible bays).
 - 5 x bicycle bays and End of Trip facilities.
 - Kitchen.
 - Laundry.
 - Waste storage room and other stores.
 - Plant, utilities and tanks.
 - Waste pickup zone for vehicles.
- The main ground level entrance is accessed via Doonan Road, although a secondary pedestrian entrance via Betty Street is also provided. The ground floor level contains the following:
 - Reception area.
 - Administration offices.
 - 2 x multi-purpose/dining rooms.
 - House common areas, including sitting areas in various configurations and multipurpose spaces.
 - Café (33.6m²) for resident use.

- 8 x Signature rooms (with terrace access).
- 6 x Terrace rooms (with terrace access).
- Wellness Centre (235m²).
- The first level contains the following facilities:
 - 18 x Signature bedrooms.
 - 12 x Terrace bedrooms (with balcony access).
 - 3 x Common areas.
- The second level contains an identical floorplan with the following facilities:
 - 18 x Signature bedrooms.
 - 12 x Terrace bedrooms (with separate balconies).
 - 3 x house common areas.
- The third level contains the following facilities:
 - 8 x Signature bedrooms
 - 8 x Terrace bedrooms (without terrace access).
 - 2 x house common areas with a private dining room.

Refer **Figures 1-7** for 3D renders of the proposed development.

3.1.1 Operations

The proposed residential aged care facility will operate 24 hours a day, 7 days a week, providing 'round the clock care' to its residents. Employees will work in shifts and will not sleep on site.

3.1.2 Wellness Centre

The residential aged care facility contains a "Wellness Centre" on the ground floor comprising 235m² of area and containing:

- Reception area (41.3m²).
- A physio/gym area (52.6m²).
- Admin office.
- 3 x treatment rooms.
- Hair Salon (19.6m²).
- Consulting room.

The Wellness Centre will provide Allied Health services to the residents of the aged care facility. It will also accept bookings from external customers (who are likely to reside in the surrounding community).

The services provided by the Wellness Centre are identical to the normal services provided within an aged care facility. It is anticipated that external customers will constitute no greater than 30% of total patronage, totalling a maximum of approximately 10 external client sessions per day.

3.1.3 Landscaping

The development provides landscaping in the following areas:

- The street setback areas to both Betty Street and Doonan Road, and in planters along the street boundaries.
- The roof of the pergola structure along the southern boundary.
- In garden terraces along the northern and southern boundaries.
- In planters along the northern and southern edges of balconies on the first and second floors.
- In planters around the communal areas and at the ends of corridors on the third floor.



Figure 5: 3D render of the main building entrance looking west from Doonan Road



Figure 6: 3D render looking north-east towards the proposed development from Betty Street



Figure 7: 3D render looking south-east along Betty Street towards the proposed development



Figure 8: 3D render of The Melvista ground floor entrance looking east towards Doonan Street entrance



Figure 9: 3D render of ground floor communal area



Figure 10: 3D render of a communal living area on Level 3 of the proposed development



Figure 11: 3D render of a communal living area on Level 3 of the proposed development

3.2 Independent Design Review

Chris Maher, of Hames Sharley Architects, was engaged by Oryx to provide an independent design review of the proposed development. The independent review process involved preliminary meetings in May and June, with a final review of the lodgement plans dated 8 June 2020. The review concludes that the development produces a considered and appropriate design outcome which will work well within the social, economic and environmental context of its location.

A selection of some key comments are provided as follows:

- The design intent to break the bulk of the main two street elevations into two key building elements so as to better reflect the traditional scale and character of built form in this location is very relevant and positive.
- The large trees proposed are well positioned to ensure maximum benefit to the surrounding residents and future residents of the facility.
- The quality and overall character of the street verge and landscape of Doonan Rd and Betty St will be maintained by the landscape proposed.
- The built form is well aligned with the scheme and responds well to the scale and rhythm of the residential houses within the east and west flanking streets.
- The building appears to address setbacks in a way that provides good separation from adjacent uses and minimise inappropriate over-looking.
- Further work has been undertaken on the articulation of the upper roof and the lower level soffits of roof overhangs. This has resulted in a successful outcome. The roof maintains cohesion but is articulated appropriately.
- The overlooking of the two fronted streets both from entries, reception, common areas, the resident rooms and wellness centre will add to the passive safety of these existing streets during the day and also in the evening.

Refer **Appendix 4** for a copy of the Independent Design Review.

3.3 Traffic and Servicing

The proposed development is supported by a Traffic Impact Statement prepared by KCTT. The statement concludes that the proposed residential aged care facility will not have a negative impact on the surrounding road network. The findings of the statement are summarised as follows:

- The impact of the traffic generated by the development on the surrounding road network would be low.
- No issues with the number of parking bays are identified. Peak visitation hours are not expected to coincide with operating hours of the wellness and rehabilitation services.
- There is no need for dedicated service vehicle bays as service vehicles can safely navigate through the parking garage.
- Any additional traffic on Betty Street and Doonan Road would remain well below the maximum desirable traffic volume for local access streets.

Refer **Appendix 5** for a copy of Traffic Impact Statement.

3.4 Noise Management

An Acoustic Report has been prepared by Gabriels Hearne Farrell for the proposed development. The assessment has modelled and assessed potential noise sources associated with the proposed development and provides the following recommendations for the implementation of various noise control requirements:

- A minimum 2400 mm high solid acoustic screen will be required along the southern boundary.
- Delivery/service vehicles shall only enter the site between 7 am and 7 pm, Monday to Saturday;
- The fire pumps shall be packaged attenuated units with an engine radiated noise level of no greater than 88 dB(A) at 1 metre (eg Allied Pumps Enviropac Class 1 Attenuation). High grade mufflers/attenuators shall be provided for the diesel exhaust, and the exhaust cowls to be located in the roof-top plant area. The fire pumps shall only be tested between 7 am and 7 pm, Monday to Saturday;

- If the fire pump room has ventilation through the façade that exceeds 2 m² in area, 300 mm acoustic louvres will be required;
- The emergency generator shall be a packaged attenuated genset and shall only be tested between 7 am and 7 pm, Monday to Saturday;
- The top of the skillion roof shall be no less than 2100 mm above the 'floor' of the roof-top plant compound; and,
- The air-conditioning condensers shall incorporate a night setback mode which achieves a minimum 5 dB noise reduction.

Refer **Appendix 6** for a copy of the Acoustic Report.

3.5 Waste Management

A Waste Management report has been prepared by Talis with the report conclusions summarised as follows:

- The proposed development provides a sufficiently sized Bin Storage Area for storage of refuse and recyclables, based on the estimated waste generation and suitable configuration of bins.
- A private contractor will service the Proposal and provide the residential aged care facility with six 1,100L bins for refuse and four 1,100L bins for recyclables.
- The City will collect refuse and recyclables twice each week utilising a rear loader waste collection vehicle.
- The City's rear lift waste collection vehicle will enter the proposal from Doonan Road. Once servicing is complete the rear lift waste collection vehicle will exit the site in forward gear onto Betty Street.
- A building manager in association with the staff/cleaners will oversee the relevant aspects of waste management at the site.

Refer **Appendix 7** for a copy of the Waste Management Report.

3.1 Environmental Sustainability

Oryx has engaged Full Circle Design Services to provide a brief summary of the Environmental Sustainable Design options for inclusion in the proposed development. The report concludes that the development targets excellence in design, minimisation of operational costs and a high level of amenity for staff, occupants and visitors. The report provides details of various sustainable design initiatives, including the following key features:

- Building tuning and optimisation to be undertaken following practical completion to ensure building systems are operating to their design potential.
- A building metering and monitoring system to trend building systems. The mechanical BMS is to be used to read metres.
- A PV array of ~0.5kW per residential room will be included within the design.
- The design team are aiming to achieve a 10% improvement of the Building Code of Australia in Section J.
- The design includes a weather protected and conditioned lounge permitting oversight of the area for residents just sitting and viewing the neighbourhood.

Refer **Appendix 8** for a copy of the ESD Sustainability Report.

4 Strategic planning framework

4.1 State Planning Strategy 2050

The State Planning Strategy 2050 is an integral part of the Western Australian planning system designed to inform planning policies and decisions throughout the State. Its vision is that by 2050, Western Australia will have a diverse range of interconnected and vibrant local communities and regional centres, with living standards continuing to be amongst the highest in the world. It promotes a 'can do' attitude.

Relevantly to this proposal, the State Planning Strategy 2050's principle for infrastructure provides:

All levels of government have a role to play in the coordinated delivery of the 'hard' elements of community infrastructure, including schools, hospitals, civic centres, aged care facilities and public open spaces, as well as the 'soft' elements of community infrastructure, which include social services, community building, and culture and arts programs. [emphasis added]

In considering social infrastructure, the State Planning Strategy 2050 also states:

Ensuring people who are ageing can remain in their long-term communities through the provision of aged care retirement housing options and land tenure arrangements will ease the stress on the State's service delivery programs.

In considering the vision and principles of the State Planning Strategy 2050 in the context of this development application, the need to provide aged care facilities is apparent, as is the role of government in supporting planning proposals that increase availability to aged care facilities.

4.2 Perth and Peel @ 3.5 Million

Perth and Peel at 3.5 Million is the overarching spatial planning framework applicable to the Perth and Peel regions. The document provides guidance on where development should occur to ensure sustainable urban growth, protect the environment and heritage and make the most effective use of existing infrastructure. The Perth and Peel @ 3.5 million documents sets the context for four sub-regional planning frameworks, including the Central Sub-Regional Planning Framework relevant to the subject site. The framework guides infill development, with the aim to deliver a compact and connected city.

4.2.1 Central Metropolitan Sub-Regional Planning Framework

The Perth and Peel @ 3.5 million Central Sub-Regional Planning Framework (**Sub-Regional Planning Framework**) is a key instrument for achieving a more consolidated urban form that will reduce dependence on new urban greenfield developments. The Sub-Regional Planning Framework provides the spatial framework which will guide local governments in achieving optimal urban consolidation over the long term. The Sub-Regional Planning Framework supports the orderly and proper development of infill through the region by encouraging development adjacent to activity centres, station precincts and urban corridors.

The Framework states that planning to accommodate an ageing population is a major challenge for Australian capital cities, including Perth. The framework identifies the need to ensure more efficient use of existing services and social infrastructure and the need to provide well-designed higher-density housing that considers local context, siting, form, amenity and the natural environment, with diverse dwelling types to meet the needs of the changing demographics.

The proposed development involves a modest increase in the residential density of a site in an established neighbourhood consistent with the local planning framework. The development optimises existing civic and community infrastructure within the locality, consistent with the intent of the Perth and Peel @ 3.5 million documents.

4.3 WAPC Draft Position Statement: Residential aged care

On 28 October 2019, the Western Australian Planning Commission (WAPC) released for public comment a *Draft Position Statement: Residential Aged Care*. The Draft Position Statement outlines the WAPC's proposed interim requirements for residential aged care facilities and retirement villages in Western Australia.

Amongst other matters, the statement expressed the WAPC's position that a local development plan (LDP) should be prepared for residential aged care facilities and retirement villages, in circumstances where the local planning framework doesn't otherwise provide development standards specific for that use.

The City of Nedlands has adopted a Local Planning Policy to guide the development of aged care facilities consistent with the intent of the WAPC's position statement. The proposed residential aged care facility is fully compliant with the requirements of this local policy and no LDP required in this instance.

5 Statutory planning framework

5.1 Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (**MRS**) the subject site is zoned Urban. The proposed development is consistent with the intent of the Urban zone and may be approved accordingly.

The subject site is not affected by land reserved by the MRS, nor is it subject to any resolution or declaration made under the MRS.

5.2 City of Nedlands Local Planning Scheme No. 3

5.2.1 Zoning and land use permissibility

Pursuant to the City of Nedlands *Local Planning Scheme No. 3 (LPS3)*, the subject is zoned 'Residential', with no residential density coding applied to the site on the scheme map.

The objectives of the 'Residential' zone are as follows:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
- To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.

The site is also subject to a site-specific 'Additional Use – A9' designation. The Additional Use designation is addressed in Table 4 of LPS3, which lists 'Residential Aged Care Facility' as an additional permitted use. This elevates the permissibility of a Residential Aged Care Facility on the site from an 'A' use (discretion required to approve development following advertising) to a 'P' use (permitted provided it complies with the standards and requirements of the scheme).

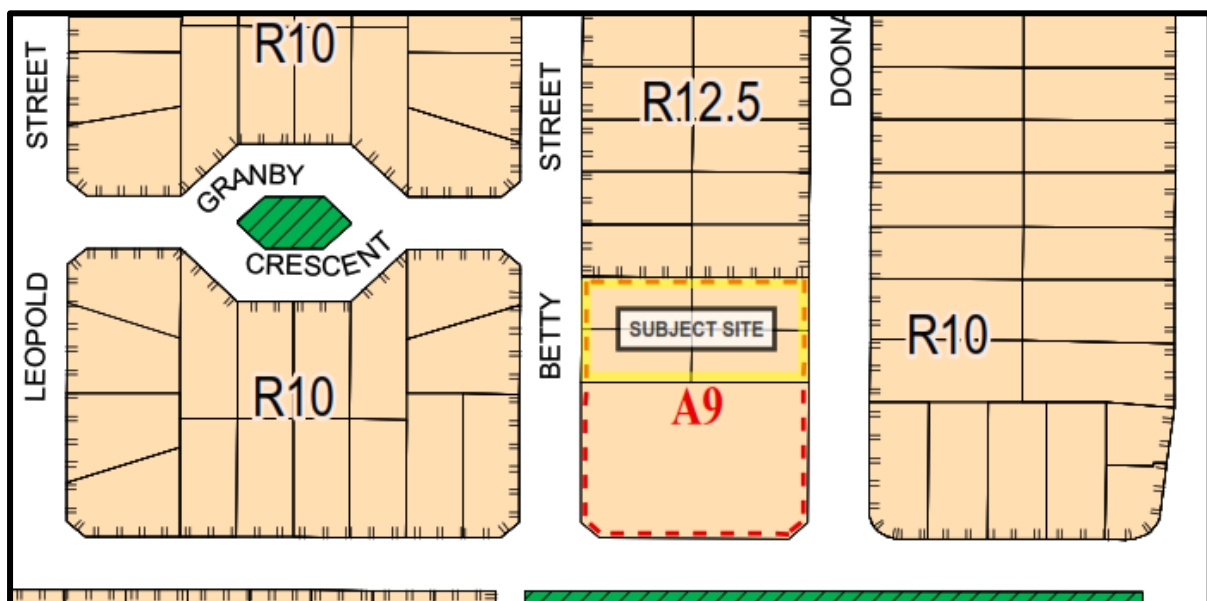


Figure 12: LPS3 Zoning

The proposed development is appropriately classified as a ‘Residential Aged Care Facility’, defined in Part 6 (Clause 38) of the scheme as follows:

“a residential facility providing personal and/or nursing care primarily to people who are frail and aged and which, as well as accommodation, includes appropriate staffing to meet the nursing and personal care needs of residents; meals and cleaning services; furnishings, furniture and equipment. May also include residential respite (short term) care but does not include a hospital or psychiatric facility.”

The proposed use is capable of approval ‘as of right’ on the subject site, subject to compliance with other planning requirements of the scheme.

Incidental Use – Wellness Centre

The proposed development includes a component which may be described as an incidental use — this being the ground level “Wellness Centre” which provides personal and/or nursing care to building residents and external customers. This includes consulting, treatment rooms, a gym and a hair salon for personal care services.

The wellness centre would fit within the definition of a residential aged care facility with regard to function. The proportion of external customers (non-facility residents) will be small — projected to account for no more than 30% of the staffing time associated with the wellness centre. The centre simply makes standard aged care services available to the surrounding community, principally aged persons living in private homes.

5.2.2 Development Requirements

There are no LPS3 development requirements applicable to the proposed development. An assessment against the City’s local planning policies is provided in the following section of this report.


5.3 Local Planning Policies

5.3.1 Local Planning Policy – Aged Care Accommodation



The City’s *Local Planning Policy – Aged Care Accommodation (Aged care policy)* was adopted by Council on 28 April 2020. The purpose of the policy is to provide guidance and development requirements for residential aged care facilities within the City of Nedlands. An assessment against the applicable provisions of the policy are provided in **Table 2** below:

Table 2: Assessment against applicable Aged Care policy provisions

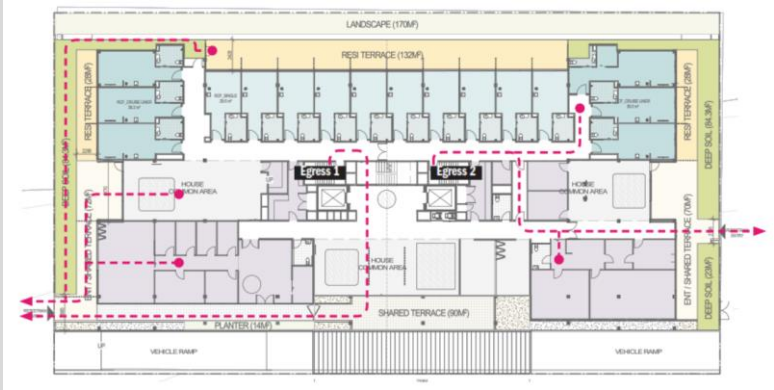
Clause/Provision	Assessment	Compliance
4.2	Design Requirements	
4.2.1	A Residential aged care facility shall comply with the front setback and open space requirements of the City’s LPS3 clause 26 (1) and (2). Although a commercial land use, a Residential aged care facility on Residential and Mixed Use zoned land must satisfy the relevant provisions of the applicable R-Code to the satisfaction of the City.	N/A Noted
4.2.4	For lots equal to or larger than 2,000m ² and/or adjacent to a Mixed Use area or public open space, a higher density code may be considered at the discretion of the City where applications meet the default Acceptable Requirements outlined in Table 2.1 Primary controls	✓

	table applicable to Multiple Dwellings with an R80		
Primary Controls (as per Local Planning Policy)			
	Site R-Coding: R80		
	Building height (storeys): 4	The proposed building does not exceed four storeys in height.	✓
	Boundary wall height (storey): 1 <i>(one boundary, one storey in height from NGL and not exceeding 2/3 length of that boundary).</i>	The proposed building does not include any buildings on the boundary.	N/A
	Minimum primary street setback: 2m	The building setback from both street frontages exceeds 2m as follows:	✓
	Minimum secondary street setbacks: 2m	Doonan Road: 4.9 - 10.9m (2.6m balcony setback) Betty Street: 4.9 - 10.9m (2.5m balcony setback)	✓
	Minimum side setbacks: 3m	Side setbacks exceed the 3m minimum. Northern boundary: 3.5m - 6.4m Southern boundary: 4m - 8.5m	✓
	Minimum rear setbacks: 3m	No rear setbacks.	N/A
	Average side setback where building length exceeds 16m: 3.5m.	Average side setbacks exceed 3.5m.	✓
	Plot ratio: 1.0	Allowable plot ratio = 2,980m ² Proposed plot ratio = 2,980m ²	✓
4.3	Streetscape Character		
4.3.1	The design and siting of residential aged care facilities shall have regard to the existing neighbourhood character and amenity and be designed to reflect a residential appearance from the street(s), particularly regarding the following elements:	<p>The proposed development has regard for the existing character of the neighbourhood through building height, mass, material treatment and landscaping.</p> <p>The building mass of levels one and two have been vertically divided by a centrally located recession in the façade that frames a large feature tree and creates two building volumes that approximate the size and scale of the residential housing of the surrounding streetscape.</p>  <p>Figure 13: Doonan Road elevation illustrating façade presentation as two Nedlands “houses”.</p> <p>The residential character of the development is further enhanced by extensive landscaping which is assessed separately in this report.</p>	

4.4	Building and roof form		
4.4.1	Building height and setback, with height situated on the site to minimise amenity impacts to neighbouring properties and the streetscape	<p>The building takes advantage of the topography of the site to provide a four-storey building that does not overwhelm the surrounding residential houses. The third level is also setback from the street and allows the building to present as a three storey building as illustrated in Figure 14 below:</p>  <p>Figure 14: 3D render of Doonan Road perspective demonstrating that the building presents as a three storey building from the ground level.</p>  <p>Figure 15: Illustration demonstrating that the building presents as three storeys from a pedestrian perspective on both sides of Doonan Road.</p>	<p style="text-align: right;">✓</p>
4.4.2	Design detail, including façade articulation, verandas, window and door style and placement; and	Both the eastern and western elevations have been articulated by outdoor living areas, planter boxes, window glazing, awnings and balustrades	<p style="text-align: right;">✓</p>
4.4.3	Building materials, colours and finishes and their effect upon the developments interface with the public domain.	<p>The façade treatment predominantly incorporates feature brick cladding that grounds the building in the residential character of the neighbourhood, complemented by rendered balcony planters and glass balustrades. The material and colour palette is warm, robust and tactile enhancing the character of the street.</p>  <p>Figure 16: Portion of eastern elevation fronting Doonan Road</p>	<p style="text-align: right;">✓</p>
4.5	Visual Privacy		
4.5.1	Where located adjacent to residential properties, residential aged care facilities are to be designed so that major openings to residential or care rooms, operational rooms or amenities (including common areas, dining rooms and recreation areas) frequented by staff and residents of the development that have a finished floor level raised		

	0.5 metres or more above natural ground level which overlook any part of an adjoining residential property behind its street setback line are to:		
4.5.1.1	Be setback, in direct line of sight, a minimum of 6.0 metres from the boundary of the adjoining residential property (as measured from a 45-degree cone of vision from the external face of the opening); or	All major openings facing the southern and northern boundaries comply with the minimum 6m setback.	✓
4.5.1.2	Be provided with permanent vertical screening or glazing to a minimum height of 1.6 metres above the finished floor level;		N/A
4.5.2	All unenclosed outdoor spaces (balconies, decks, verandas and the like) where the finished floor level is raised 0.5 metres or more above natural ground level which overlook any part of an adjoining residential property behind its street setback line, are to:		
4.5.2.1	Be setback, in direct line of sight, a minimum of 7.5 metres from the boundary of the adjoining residential property (as measured from a 45-degree cone of vision from the external perimeter of the unenclosed outdoor space); or	All unenclosed outdoor spaces are setback at least 7.5m from the northern and southern boundaries.	✓
4.5.2.2	Are provided with permanent screening. Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75% obscure, permanently fixed, made of durable material and restrict view.		N/A
4.6	Landscaping		
4.6.1	A high quality of landscaping shall be provided to soften the appearance of the development, screen car parking areas and provide an attractive aspect that is compatible with the streetscape and amenity of surrounding residential properties.	<p>The development contains a large feature tree at the centre of each street frontage with an additional 10 smaller tree plantings along the street boundaries. Landscaping planter boxes provide further street definition and support low gardens that maintain surveillance of the street whilst providing a sense of enclosure to the semi-private courtyards. On upper levels, planters along outdoor living areas and balconies soften the building façade and provide screening towards the northern and southern adjoining properties.</p>  <p>Figure 17: Tree planting along Betty Street boundary</p>  <p>Figure 18: Tree planting along Doonan Road boundary</p>	✓
4.6.2	A minimum of twenty-five per cent (25%) of the site area is to be landscaped, and a minimum of fifty per cent (50%) of the front setback area is to be soft landscaping.	920m ² (30.8%) of landscaping has been provided in excess of the 745m ² (25%) required. 65% of the front setback has been provided as soft landscaping in excess of the 50% required. 298m ² (12%) of the site area has been provided as deep soil zone.	✓
4.6.3	The development is to be designed to maximise the retention of existing mature trees on the site as well as existing Council verge trees.	It is not possible to retain any existing mature trees due to the need to excavate the site for the basement structure. All verge trees along street frontages will be preserved.	✓

		<p>Figure 19: Site plan showing trees to be retained.</p>	
4.6.4	Where a vehicle access way or car parking area is located adjacent to any residential property and is unable to be located elsewhere, it shall be setback behind a planted perimeter strip of at least 1.0 metre in width between the car park/vehicular access way and any adjoining residential property.	The proposed vehicle ingress and egress to the basement level is setback 1m from the lot boundary, separated by a boundary wall and planters.	✓
4.6.5	Where a car parking facility or area is provided at ground level, (open air) a landscaping plan shall be provided demonstrating appropriate planting of 1 mature tree per every 6 car parking bays with that car parking area to provide adequate shading and landscaping is encouraged to provide buffering between the facility and any adjacent residential properties		N/A
4.7	Boundary Fencing		
4.7.1	New or upgraded boundary fencing should be a minimum of 1.8 metres height and be in a colour and material that are compatible to any neighbouring residential properties.	Boundary fencing comprises rendered masonry walls painted white. Fencing along the southern and northern boundaries does not rise greater than 1.6m above the ground level of the adjoining properties. Lower levels on the subject site prevent overlooking of adjoining properties from the subject site.	✓
4.7.2	Boundary fencing proposed to be over 1.8 metres in height, or in a material not specified as acceptable in the City's Local Planning Policy – Fill and Fencing, shall require development approval	The boundary wall is constructed of masonry, which is an acceptable material under the policy.	✓
4.8	Location of Building Services and Bin Storage Area		
4.8.1	Delivery, loading and building service areas are to be located so that they are not visible from the street or adjoining residential properties.	These areas are located in the basement parking structure accessible via the access ramps. They are not visible from adjoining residential properties.	✓
4.8.2	Bin storage areas are to be appropriately screened and located so that they do not negatively impact the amenity of surrounding residential properties by way of visual nuisance, odours or other impacts.	A 70.8m ² fully enclosed bin storage area is located on the basement level, completely isolated from surrounding residential properties.	✓
4.8.3	A waste management plan, detailing the management and removal of waste from the site, is required to be submitted as part of a development application in accordance with the City's Local Planning Policy Waste Management and Guidelines.	A Waste Management Plan has been prepared by Talis. Refer Section 3.5 and Appendix 7 for further information.	✓
4.9	Traffic Impact		
4.9.1	A Transport Impact Statement (TIS) or Transport Impact Assessment (TIA)	A TIA has been prepared by KCTT. Refer Section 3.2 and Appendix 5 for further information.	✓

	prepared by a suitably qualified independent traffic consultant is required to be submitted as part of a development application, which assesses the likely traffic impact associated with the proposed residential aged care facility development in accordance with WAPC Guidelines.		
4.10	Pedestrian Access		
4.10.1	Pedestrian entrances into buildings shall be clearly identified to provide a well designed and welcoming public domain interface for all users.	The main pedestrian entrance to the building is on the Doonan Road elevation. The building entrance lines up with the pedestrian gateway from the street and is easily identifiable.	✓
4.10.2	Levels shall allow dignified and equitable accessibility and unobstructed activity to flow between the development and the public domain at ground floor.	The development contains two centrally located lifts that provide access to all levels.	✓
4.10.3	Pedestrian pathways on the site shall be clearly identifiable, linked with public pedestrian pathways and clearly separated from vehicle access roads, to provide a functional and safe passage to the development.	<p>Pedestrian pathways have been provided as follows:</p> <ul style="list-style-type: none"> • Linking the pedestrian entrance along the eastern boundary with the main building entrance and the central breakout space. • Linking the outdoor seating area adjacent to the meeting space with the Betty Street pedestrian entrance along the southern boundary. • Linking the Betty Street pedestrian entrance with the common areas along the southern boundary. • Linking the single rooms along the northern boundary. <p>The pedestrian pathways are clearly identifiable by the visible movement paths and a visually unified, high quality surface treatment. Gates and fences provide some privacy to semi-private courtyard spaces.</p>	✓
			
		Figure 20: Ground floor plan showing pedestrian movement paths	
4.11	Location of Vehicular Access and Car Parking		
4.11.1	Vehicle parking shall be contained on-site to avoid street and verge parking associated with the use.	All parking is retained on site.	✓

4.11.2	Vehicle parking areas shall be located to the rear of the site and screened from view of the neighbouring residential properties. Visitor parking in the front setback of the lot may be considered by the City.	Vehicle parking areas are located in the basement and are not visible from neighbouring residential properties.	✓
4.11.4	Parking ratios shall be in accordance with the City's Local Planning Policy Parking.	Assessed in Section 5.3.2 , with the development providing 26 bays in lieu of the minimum 23 bays required.	✓

As demonstrated in the table above, the proposed development is fully compliant with the relevant requirements of the City's Aged Care Accommodation Policy and warrants approval accordingly.

5.3.2 Local Planning Policy – Parking

Local Planning Policy – Parking (Parking policy) defines the parking standards for residential and non-residential developments within the City. An assessment against the parking requirements is provided in **Table 3** below:

Table 3: Assessment against the parking policy

Land Use	Minimum no. of Car Parking Bays Required	Parking Calculation	Parking Provision
Residential aged care facility	12, or 1 per every 4 beds (whichever is greater).	90 beds = 23 bays	The development provides 26 car bays (including 2 accessible bays).
Incidental use – Wellness Centre	No minimum requirements		


As demonstrated in the table above, the proposed development provides three bays in excess of the minimum requirements. The additional three bays provide for the small number of external visitors associated with the wellness centre. The proposed parking provision is consistent with the requirements of the Parking policy and warrants approval accordingly.

5.3.3 Local Planning Policy – Landscaping

The City's *Local Planning Policy – Landscaping (Landscaping policy)* encourages the provision and maintenance of landscaping for all non-residential development, grouped and multiple dwelling developments. An assessment of the proposed landscaping against the policy is provided in **Table 4** below.

Table 4: Assessment against 4.1 Non-Residential landscaping requirements

Clause/Provision	Assessment	Compliance
The following criteria will apply when preparing the landscaping plan:		
a) At least 50% of street setback area(s) using soft landscaping treatments, unless otherwise approved by the City.	65% of the street setback area has been provided with soft landscaping.	✓
b) One shade tree being provided for every 4 continuous open car parking bays.	No open car parking bays are proposed.	N/A
c) In cases where car parking bays are not located within the street setback area, at least one tree for every 10m across a lot's street frontage is to be provided, unless otherwise approved by the City.	The site has 80.48m of street frontage requiring a minimum of 9 trees (rounded up). 12 trees have been provided as follows: <ul style="list-style-type: none"> • 1 x large and 5 x medium size trees to be provided along Betty Street frontage. • 1 x large trees and 5 x medium size trees to be provided along Doonan Road frontage. 	✓

d) Plants being setback an adequate distance from driveways, crossovers, footpaths and truncations so as not to obstruct driver and/or pedestrian sightlines when they reach full maturity.	Trees have been appropriately selected and located to ensure drive and pedestrian sightlines are maintained.	✓
e) The retention of mature trees where practicable, unless otherwise approved by the City. If sufficient justification for removal of significant trees, the City will expect equivalent trees to be planted elsewhere on the site.	The retention of mature trees has not been possible due to the need to excavate the entirety of the site for the purpose of constructing a basement level. Tree planting along lot boundaries have been provided in excess of the minimum requirements.	Acceptable
f) The avoidance of landscaping which will fully obstruct surveillance from the property to the street, and vice versa.	<p>Low planting along the site boundaries permits surveillance from the administration rooms on the ground floor, whilst providing partial screening of views to ground floor suites, however additional street surveillance is provided from balconies on the upper levels across the both site frontages.</p>  <p>Figure 21: Render of Doonan Road frontage showing surveillance from the ground and upper levels</p>	✓
g) Landscape design which will not provide concealment or entrapment areas.	The site will operate 24/7 and provide a high degree of activity that will discourage anti-social activity.	✓
h) The use of a variety of landscaping to create interesting built environments.	The proposed landscaping creates layered and experiential landscapes that provide sensory richness and a quality setting for residents of the proposed facility.	✓

5.3.4 Local Planning Policy – Waste Management

The City adopted *Local Planning Policy – Waste Management (Waste LPP)* in March 2020. The policy details the requirements relating to waste management and minimisation to be considered in the design of any proposed development as per the City’s Waste Management Guidelines. A Waste Management Plan has been prepared by Talis in accordance with the Waste LPP Guidelines.

We note that in accordance with the Waste Management Plan provided, the proposed development seeks to utilise the City’s waste services for waste collection arrangements.

Refer **Appendix 7** for a copy of the Waste Management Plan.

6 Conclusion

The proposal seeks approval for the demolition of existing residential dwellings and the redevelopment of the subject site as a residential aged care facility owned and operated by Oryx Communities. The proposal will provide much needed housing diversity and choice for or older persons in the community and allow long-standing residents to “age in place”.

In summary, the proposed development is justified and appropriate for the following reasons:

- The proposal is consistent with the relevant provisions and requirements of the City of Nedlands Local Planning Scheme No. 3 and local planning policies, and complies with all primary controls stipulated by the City’s Residential Aged Care Facilities Local Planning Policy including plot ratio, building height and setbacks.
- The operator has engaged in extensive community consultation that has demonstrated wide-standing support for a residential aged care facility in this location.
- The proposed development has been independently reviewed by Chris Maher, who concluded that the development produces a considered and appropriate design outcome which will work well within the social, economic and environmental context of its location.
- The proposal is supported by a traffic impact statement which concludes that the proposed development will not have a negative impact on the surrounding road network.
- The proposed development will provide for increased housing diversity and choice for older people looking to downsize, age in place and/or seeking aged and dementia care services in this locality.
- The proposed development will not have any impact on the amenity of adjoining owners or occupiers and satisfactorily mitigates any overlooking of adjoining properties.

We therefore respectfully request that this Application for Development Approval be considered on its merits and favourably determined by the responsible authority.