

**PLANNING AND DEVELOPMENT ACT 2005**  
**RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME**  
**CITY OF JOONDALUP**  
**DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO 69**

Resolved that the Council, in pursuance of Part 5 of the Planning and Development Act 2005 amends the above Town Planning Scheme by recoding Lot 921 (98) Ellersdale Avenue, Warwick, from R20 to R80 and including in Schedule 2 – Section 2 – Restricted Uses (Aged Persons Dwellings, Retirement Village and Nursing Home).

DATED THIS 20TH DAY OF NOVEMBER 2012

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CHIEF EXECUTIVE OFFICER

**PLANNING AND DEVELOPMENT ACT 2005**

**CITY OF JOONDALUP**

**DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO 69**

The Council of the City of Joondalup under and by virtue of the powers conferred upon it in that behalf by Part 5 of the Planning and Development Act 2005 hereby amends the above Town Planning Scheme by:

1. Recoding Lot 921 (98) Ellersdale Avenue, Warwick from R20 to R80; and
2. Including Lot 921 (98) Ellersdale Avenue, Warwick in Schedule 2 – Section 2 – Restricted Uses – Retirement Village, Nursing Home and Aged Persons Dwelling as follows:

NO	STREET/LOCALITY	PARTICULARS OF LAND	RESTRICTED USE
2-6	98 Ellersdale Avenue, Warwick	Lot 921	Aged Persons Dwelling, Retirement Village, Nursing Home

**PLANNING AND DEVELOPMENT ACT 2005**

**CITY OF JOONDALUP**

**DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO 69**

**SCHEME AMENDMENT REPORT**

**BACKGROUND**

Lot 921 is located on the corner of Erindale Road and Ellersdale Avenue, Warwick. The lots immediately adjacent to the western boundary have been developed as single and grouped dwellings at R20 and R40 densities. To the north is a site zoned 'Public Use' which consists of the Department of Health Family Clinic and Dental Centre. To the south of the site is commercial development which includes uses such as a car wash, vehicle repair centre and the Warwick Shopping Centre.

The site has been developed for a nursing home, hostel and aged persons dwellings. At the time of development the Residential Design Codes did not exist and therefore were not applied. However the development is at an intensity which is approximately equivalent to the R80 density.

The site is located within a Housing Opportunity Area under the City's draft Local Housing Strategy however a residential density increase has not been allocated for this site.

**DETAILS**

It is proposed to amend District Planning Scheme No 2 (DPS2) to increase the residential density code of Lot 921 Ellersdale Avenue, Warwick from R20 to R80, and restrict the uses on site to Aged Persons' Dwellings, Retirement Village and Nursing Home. This would be achieved by amending DPS2 to include the subject lot and land uses in Schedule 2 – Section 2 – Restricted Uses.

It is intended that the recoding will formalise the density at which the site has been developed. The land uses of Retirement Village and Nursing Home already operate on site in the form of the previously approved nursing home and hostel as well as aged persons' dwellings as follows:

- 66 villas (aged persons' dwellings) consisting of 34, one bedroom villas and 32, two bedroom villas;
- 31 low care beds in the hostel; and
- 38 high care beds in the nursing home.

The applicant has indicated the hostel and nursing home occupy approximately 6000m<sup>2</sup> of the overall site with the remaining 10,255m<sup>2</sup> of the site developed with aged persons' dwellings. The intensity of the development is approximately equivalent to a density of R80 which prescribes a minimum site area of 125m<sup>2</sup> per multiple dwelling.

## **COMMENT**

The subject site currently accommodates a nursing home and hostel as well as aged persons' dwellings. The applicant seeks to amend District Planning Scheme No. 2 (DPS2) by recoding the site from R20 to R80 and restrict the uses on site to Aged Persons Dwelling, Retirement Village and Nursing Home. The proposal would allow the site to be redeveloped in the future while allowing for a similar number of dwellings or beds available for aged persons to be retained.

### Suitability of the proposed amendment

The proposed scheme amendment is considered to have merit as:

- The site already accommodates aged persons' accommodation in different forms similar to that intended for the future redevelopment of the site.
- The site is in walking distance to a commercial centre which has a range of services which will continue to meet the needs of the residents.
- The proposal is consistent with the City's approach to providing aged persons' accommodation within the City, as reflected in the recommendations of the City's draft Local Housing Strategy and Positive Aging Plan 2009-2012.

In addition to the above points, any future application for development on the site will be assessed in accordance with DPS2, the Residential Design Codes and any relevant policies. Through this process, consideration will be given to any potential impacts the development may have on the surrounding properties.

### Traffic Impacts

It is anticipated that future development of the site will be of a similar scale to the existing development. Presently there are no known traffic issues or concerns regarding the current development. In the event that the site is recoded to R80, it is likely that a traffic impact assessment will be required to be carried out prior to the approval of development, to identify any potential traffic issues.

Notwithstanding, it is anticipated that the development of any form of aged persons' accommodation on the site isn't likely to significantly increase traffic given the driving habits of the residents and staff. As the residents and staff tend to enter and exit the site during off peak times and that not all of the residents drive, the impact of vehicle movements from the site would be considerably less than if the site was developed, for example, as multiple dwellings at a density of R80.

Adopted by resolution of the Council of the City of Joondalup at the Meeting of the Council held on the 20th day of November 2012.

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MAYOR

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CHIEF EXECUTIVE OFFICER

Adopted for final approval by resolution of the City of Joondalup at the Meeting of the Council held on the        day of                    201    and the Common Seal of the City of Joondalup was affixed by the authority of a resolution of Council in the presence of:

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MAYOR

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CHIEF EXECUTIVE OFFICER

Recommended/Submitted for final approval

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DELEGATED UNDER S.16 OF  
THE PD ACT 2005

DATE .....

Final Approval Granted

.....  
MINISTER FOR PLANNING

DATE .....