



Subject Lot
Lot 221 Plan 16810
17 Wellard Grove, Woodvale



Applicant's response to submissions

Concern	Applicant/operator response
<p>The application appears to have understated the amount of parking needed. In addition to the people movers, there will be therapists, volunteers, staff running the classes, cleaners carers, cooks, gardeners, hairdressers, family members and friends visiting the site.</p>	<p>The types of additional visitors listed in the concern are akin to an aged care facility. The day respite service is a home for respite where carers provide personal care to the visitors before those visitors go back to their normal place of residence and care. The on-site care includes cooking, cleaning and facilitating activities on a small-scale. Carers will arrive on the people movers along with the visitors.</p> <p>Other care such as therapy or medical will not operate on-site and supervised outings to local hairdressers may occur on an infrequent basis (not on site).</p> <p>No regular visitation will occur at the house, unless in emergency or compassionate circumstances. Infrequent visitations, two-three times a year, may involve hosting a carer or volunteer morning tea, for example, not dissimilar to family gatherings at a home. Please also refer to FAQ no. 13.</p> <p>Gardening is of a domestic scale just like a gardener would visit a house on an occasional basis.</p> <p>In contrast, a family of four with two adult children could have four vehicles with 20+ car movements per day plus visitors. The two proposed people movers will arrive and depart once per day, for five days a week only.</p>
<p>Operation of the centre is scheduled between 8:30am to 4:00pm, however cleaners will be required outside of these hours.</p>	<p>Refer above. Any periodic additional cleaning, as necessary, would also be of domestic scale just like a cleaner would visit a house on an occasional basis.</p>
<p>The service accommodates up to 18 people daily utilising the service. The waste will be far greater than an ordinary residential house.</p>	<p>The Day Respite Service is not anticipated to generate any more waste than an ordinary household. In this regard, the following use attributes are noted:</p> <ul style="list-style-type: none"> • Meal preparation includes morning and afternoon tea and lunch only. There are no breakfast or dinner meals prepared. • The respite service only operates five days a week. • The visitors are of low-care need, meaning high-care medical waste is not generated. • On-site composting is intended to form part of the visitors' activities. <p>For comparison, as requested by the City, a similar albeit larger respite service at Ella's House in Mandurah (15-17 visitors) utilises two general waste bins collected weekly and two recycling bins collected fortnightly. Given Ella's house is of a larger scale than</p>

Concern	Applicant/operator response
	<p>Wellard Grove, it is considered the City's provision of two 240 litre red waste bins and up to a 360 litre recycling bin is adequate for its needs.</p> <p>Notwithstanding this, we would welcome a condition of development approval requiring the submission of a Waste and Delivery Management Plan prior to occupation to ensure no adverse impacts on residential amenity.</p>
<p>Potential for further amendments and intensification of the use following initial approval.</p>	<p>17 Wellard Grove, Woodvale was chosen as a small-scale, non-institutionalised, home environment. The application for development approval reflects this with no structural modifications or adaptations to the existing dwelling.</p> <p>We would welcome a condition of development approval limiting the number of visitors to 12 and three carers at any one time. Any changes following approval would require a future development application.</p>
<p>The proposal fits under the 'Community purpose' use definition which is an 'X' use in the Residential zone.</p>	<p>Please refer to discussion at the end of this table.</p>
<p>The State Administrative Tribunal has previously ruled that similar uses at categorised as 'Community purpose' in the SAT case of <i>WEST AUSTRALIAN SHALOM GROUP INC. and CITY OF SWAN [2018] WASAT 36</i>.</p>	<p>Please refer to discussion at the end of this table.</p>
<p>The existing dwelling internals are unsuitable to accommodate the purpose and use proposed.</p>	<p>No adaptations to the existing dwelling have been required to accommodate the respite services. The home incorporates open plan living and separated rooms for differing needs just like an ordinary house.</p>
<p>People mover size? Can they be accommodated on-site, and if so, where?</p>	<p>8-person, unmarked people movers will be accommodated on-site within the garage during operating hours. Carers will drive/travel on the people movers. Once visitors have been dropped back to their places of residence, the carers will park the people movers off-site overnight.</p>
<p>Time, number and frequency of deliveries?</p>	<p>Delivery of goods (e.g. meal preparation) will arrive once a week and will not be dissimilar to a Coles or Woolworths weekly family delivery.</p> <p>We would welcome a condition of development approval requiring the submission of a Waste and Delivery Management Plan prior to occupation to ensure no adverse impacts on residential amenity.</p>

Land Use

Use not listed – Day respite service” is the most appropriate use class for the proposal. It has been raised through public consultation that the proposal is a “Community purpose” use, which would be an ‘x’ use in the Residential zone under Local Planning Scheme No. 3 (LPS3).

LPS3 defines ‘Community Purpose’ as *”means premises designed or adapted primarily for the provision of educational, social, cultural or recreational facilities or services by organisations involved in activities for community benefit”*

The proposed use is considered a Use Not Listed – Day Respite Service and not a Community Purpose use for the following reasons:

1. The proposed Day Respite Service use is of a specialised nature requiring skilled and qualified carers providing personal care needs.
2. Community members cannot hire or access the home, and cannot use the home unless they are a person living with dementia and under the specialised care and supervision of Alzheimer’s WA’s skilled and qualified carers. While this cohort is sadly growing it is not the community at large.
3. Alzheimer’s WA is not providing *“educational, social, cultural or recreational ... services”*. It is providing personal and specialised care; care for people with specific cognitive needs so that their full-time carers can have a day’s break. While the home provides an element of structured social interaction by virtue of there being more than one visitor in the home at the same time, and interacting with carers, it is not a place for social or cultural gatherings.
4. The home does not require any adaptation or special design considerations to accommodate the proposed use. It is intended to function and appear as a home and not an institutionalised setting. The activities that will occur inside the home are the same activities one would expect within a family home – eating, gardening, sitting, reading, viewing, crafts etc.
5. The term ‘respite’ is referenced within the land use definition of ‘Residential Aged Care Facility’, although interpreted to mean respite in addition to aged care. A Residential Aged Care Facility is a discretionary land use in the Residential Zone and encouraged and advocated for under the State’s WAPC Position Statement on aged care.
6. ‘Community Purpose’ uses that have been considered by the City of Joondalup in the past include use of performing arts theatre, chapel and gymnasium for various school and community groups and use of school ovals and sports courts for training and triathlons (Sacred Heart College), adaptation of a building for an environmental centre and museum (Lakeway Drive), and function room/hall, large and small meeting rooms, Multipurpose activity area (Delamere Avenue). Unlike the specific personal care nature of the proposed Day Respite Service, these activities are all larger-scale uses for broad community use.

SAT Case

Consolidated points on the land use classification of the proposed Day Respite Service as requested, having regard to the SAT case of *WEST AUSTRALIAN SHALOM GROUP INC. and CITY OF SWAN [2018] WASAT 36* which related to a drug rehabilitation centre.

LPS3 defines ‘Community Purpose’ as *”means premises [1] designed or adapted primarily for [2] the provision of educational, social, cultural or recreational facilities or services [3] by organisations involved in activities for community benefit”*. [numbers added for emphasis]

SAT noted there is three distinct parts to the above definition as you highlighted below in which a proposal would need to meet in order to be considered a community purpose:

1. With regard to part [1], SAT posed that this may mean 'being made suitable to requirements or adjusted or modified fittingly and therefore adapted'.
2. With regard to part [2], SAT posed that the expression of 'social services' can be referred to as 'organised systems relating to companionship or relations with others or in a community or designed to remedy or alleviate certain unfavourable conditions of life in a community'. For example, it noted that 'serious drug addiction and other life-dominating issues clearly is, or involves, the provision of an organised system designed to remedy and alleviate ... drug and other addictions for teaching, instruction or training of participants to enable their rehabilitation...'
3. With regard to part [3], SAT posed that 'community benefit' may mean 'for the good of, or a beneficial outcome for, all the people of a specific locality or country'. For example, it reflected upon how 'methamphetamine and other illicit drugs are expensive, drug addicts commit other criminal offences, including burglaries and other property crimes, to fund their addictions ... and has anti-social consequences with adversely affect the wider community...'

My response below considers the above points.

[1] 'Designed or adapted'

- The home does not require any adjustments, modifications, adaptations or other special design considerations to accommodate the proposed use.
- It is intended to function and appear as a home and not an institutionalised setting.
- For example, the lounge room will be used for sitting, reading or viewing, the dining area will be used for meals, the bedrooms will be used for resting, the garden will be used for gardening.
- The activities that will occur inside the home are the same activities one would expect within a family home; just like a grandparent visiting their children.

[2] 'Provision of educational, social, cultural or recreational facilities or services'

- Alzheimer's WA is not providing "educational, social, cultural or recreational ... services".
- The service is for respite for the usual full-time carer.
- 'Organised system' is arguable given there is no formal program or system in place to meet an end goal. It is a day's respite.
- There is no 'companionship or relations' involved for the usual full-time carer as they are not present.
- Providing care to someone with dementia should not be looked at as an 'unfavourable condition of life'.
- Dementia itself cannot be 'remedied or alleviated', or rehabilitated.
- It is providing personal and specialised care; care for people with specific cognitive needs. In this sense, it could be argued Alzheimer's WA is providing personalised health care rather than a social service.

[3] 'By organisations involved in in activities for community benefit'

- While Alzheimer's is absolutely providing a benefit to those who use the service and prides itself on being a positive presence within communities, providing a day's respite for someone caring for a loved one with dementia doesn't have the scale of impact, nor is remedying consequences that would otherwise adversely affect all of the people in a locality or community (such as remedying drug addiction).
- Wider members of the community cannot hire or access the home.

I also make note of the following:

- The term 'respite' is referenced within the land use definition of 'Residential Aged Care Facility', although may be interpreted to mean respite in addition to aged care. A Residential Aged Care Facility is a discretionary land use in the Residential Zone.
- Residential Aged Care is encouraged and advocated for within Residential zones under the State's WAPC Position Statement on aged care. Position Statements are often released prior to formalised changes in planning legislation to 'bridge the gap' where planning frameworks lag behind contemporary issues such as providing respite for carers of people living with dementia in a non-institutionalised setting.
- A 'Family Day Care' is a 'P' land use in the Residential Zone. The proposed Day Respite Service is arguably less impact in terms of vehicle movements, noise, and hours of operation.

The proposed Day Respite Service use is providing personal and health care needs in a non-institutionalised setting to give day's break to full-time carers; a use that is simply not reflected or recognised in the local statutory planning framework. It is, however, advocated by State contemporary planning directions and acknowledged as a growing need by the City's Age Friendly Plan. The proposed use does not have the scale or intensity, adaptations, systems, or reach of impact that would be expected on a community purpose. Therefore, a 'Use Not Listed (Day Respite)' is the most appropriate land use classification for the proposal and can be contemplated by the City.

Our Ref: 21-579

27 July 2022

Chief Executive Officer
City of Joondalup
PO BOX 21
JOONDALUP WA 6919

Transmission via e-application service at www.lodge.joondalup.wa.gov.au

Attention: Cathrine Temple, Manager Planning

Dear Cathrine,

APPLICATION FOR DEVELOPMENT APPROVAL – CHANGE OF USE TO ‘USE NOT LISTED (RESIDENTIAL RESPITE SERVICE)’ AT LOT 221 (NO. 17) WELLARD GROVE, WOODVALE

Alzheimer’s WA, the prospective landowner of Lot 221 (No. 17) Wellard Grove, Woodvale (the subject site) has engaged **element** to submit this application for Development Approval (change of use to a residential respite service) to the City of Joondalup (the City), pursuant to clause 60 of the Deemed Provisions.

Please note the following information is enclosed in accordance with the requirements of the City –

- Signed and completed Application for Development Approval Form;
- Signed and completed MRS Form 1;
- A copy of the Certificate of Title (refer to *Attachment A – Certificate of Title*); and
- Floor plan of the existing dwelling (refer to *Attachment B – Dwelling Plan*).

Subject Site

The subject site is located at Lot 221 (No. 17) Wellard Grove, Woodvale and currently contains a single-storey single house. The single house is proposed to be retained and unaltered as part of this proposal. The site particulars of the subject site are provided in the following Table.

Table 1: Site particulars

Lot	Address	Diagram	Volume	Folio	Area
221	17 Wellard Grove, Woodvale	16810	1833	895	920m ²

Refer to *Attachment A – Certificate of Title*

Background

Alzheimer's WA is a State based not-for profit organisation who provides advocacy , education, support and engage with over 44,000 Western Australian's living with dementia including their families and carers.

Established in 1982 Alzheimer's WA has three existing suburban based houses that provide day respite services These houses offer meaningful engagement, stimulation and friendship in dementia enabling, home-like environments. Their services enable people living with dementia to age well, in place and with dignity close to family and grandchildren. Existing houses managed and operated by Alzheimer's WA, include –

- Shenton Park, Mary Chester House;
- Mandurah, Ella's House; and
- Albany, Hawthorn House.

The residential respite service houses are designed to give the family a short break while providing an enriched experience for the person living with dementia. Importantly, Alzheimer's WA houses deliver the following community benefits –

- Support for busy families in need of additional assistance;
- Occasional or regular breaks from caring, particularly through times of hardship;
- Support to allow people with dementia to live at home, independently for longer;
- Opportunity for social connections and a variety of engaging activities;
- Offer people with dementia an enabling and person-centred environment; and
- Contribution to local economy and employment.

Alzheimer's WA is seeking to expand its residential respite services to support the growing population of people living with dementia in the northern corridor. This objective follows the release of Alzheimer's WA report '2031 WA Dementia Prevalence Predictions by Local Government Area', which indicates that by 2031, 11,739 people living in the City of Wanneroo, Joondalup and Stirling will be living with dementia. This particular geography is under-serviced in for those who are living with dementia.

The delivery of Alzheimer's WA residential respite service house within Perth's north-western sub-region is a growing need and will deliver community benefits to the surrounding areas.

Proposal Summary

This application for Development Approval seeks approval to change the use of the subject site to an unlisted use (residential respite service), pursuant to clause 18(4) of LPS3. In summary, the application seeks development approval for the following –

- Use the premises for the purpose of providing short-term respite (i.e., a day), low-level personal care to persons living with dementia, including activities (e.g. art and craft, mobility exercises), outings, and meals;
- Parking for up to two private, unmarked, people movers on the subject site during the proposed hours of operation;
- Operate between Monday to Friday only, 8:30am – 4pm only (excludes public holidays);
- Providing day visit for 15-18 persons living with dementia and 3-4 carers at any one time.

The persons using the respite services will be transported directly to and from the subject site from their local homes each day. Depending on the number of people using the services, up to two people movers may be required each day. The people movers will arrive in the morning (i.e., 8:30am) and depart at the end of each day (i.e., 4pm). There will not be an increased demand in traffic throughout

the day.

The house will be secure, meaning there will be no opportunity for residents to wander; all outings will be supervised by a carer.

No signage or external modifications of the existing house are proposed. Any minor development (i.e., new stove etc , landscaping) to modify the existing single house does not form part of this application, and will be subject to a separate application (as required) to the City for its future consideration.

Given the site's context for resident outings, there is an opportunity for Alzheimer's WA to:

- Contribute to the economic viability of the local shops (hairdressers, beauty salons, medical centre, podiatrist etc.);
- Assisting the city's objective of a Dementia friendly community; and
- Partner with the local early learning centre for intergenerational interaction at their premises.

Refer to Attachment B – Development Plans

Planning Assessment

Relevant planning framework

The particulars of the relevant planning framework, as it applies to the subject site, is provided in the following Table.

Table 2: Planning framework particulars

Planning instrument	
Metropolitan Region Scheme (MRS)	Urban
City of Joondalup Local Planning Scheme No. 3 (LPS3)	Residential, R20
Structure Plan(s)	N/A
Local Development Plan(s)	N/A
Development Contributions	N/A
State Planning Policy(s)	N/A
Development Control Policy(s)	N/A
WAPC Position Statement(s)	<ul style="list-style-type: none"> • Residential Accommodation for Ageing Persons
Local Planning Strategy(s)	<ul style="list-style-type: none"> • Age-Friendly Plan 2018-2019 – 2022/23
Local Planning Policy(s)	<ul style="list-style-type: none"> • Non-residential Development in the Residential Zone

Zoning and land use permissibility

The subject site is identified as zoned land under the Metropolitan Region Scheme (MRS) and the City’s Local Planning Scheme No. 3 (LPS3). The zoning particulars of the subject site are provided in the following Table.

Table 3: Zoning particulars

Zone	
Urban (MRS)	Areas in which a range of activities are undertaken, including residential, commercial, recreational, and light industry.
Residential (LPS3)	<ul style="list-style-type: none"> • To provide for a range of housing and 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.

The proposed use is best described as a ‘residential respite service’ (as described above), which is a use that is not specifically referred to in the Zoning Table of LPS3 and that cannot reasonably be determined as falling within a use class referred to in the Zoning Table. While LPS3 refers to a ‘Residential Aged Care Facility’ as a listed land use including “residential respite (short term) care” (which is discretionary in the Residential zone), it’s definition implies the development also includes, as a primary use, an aged care facility which this proposal does not include. As such, regarding the proposed unlisted use (‘residential respite service’) pursuant to clause 18(4) of LPS3, the City may:

- (a) *“determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*
- (b) *determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land.”*

Further, the Western Australian Planning Commission’s (WAPC’s) Residential Accommodation for Ageing Persons Position Statement states:

“Residential aged care facilities and independent living complexes are encouraged within residential zones the assessment of these developments should take the following into consideration:

- *any local planning strategy, local planning policy and/or Council resolution/s specifically regarding the provision of residential aged care, as provided for in this position statement*
- *relevant provisions of the local planning scheme, including any development standards developed specifically for these land uses/sites*
- *the relevant provisions of the R-Codes*
- *the principles for good design under State Planning Policy 7.0 Design of the Built Environment*
- *relevant provisions of other State Planning Policies.*

Where a proposed ‘residential aged care facility’ or ‘independent living complex’ aligns with the above, development approval should be supported.”

With regard for the above, the proposed land use is consistent with the objectives of the Residential zone (listed in Table 3 above) in the following ways –

- The proposal will utilise an existing and unaltered single house, which is intended to be internally adapted for the purpose of delivering low-level care to persons living with dementia, to directly meet the evolving, identified needs of the local community;
- Any modifications to the existing single house will be internal only, thus maintaining and protecting the residential streetscape of Wellard Grove and surrounding streets, noting there will be no signage on the house or any of the transport vehicles; and

- The proposed land use is compatible with and complements its residential context, being a residential respite service that is intended to avoid an institutionalised environment for persons living with dementia.

Considering the above, the proposed change of use is capable of being supported by the City.

Non-residential Development in the Residential Zone Local Planning Policy

The City’s policy applies to all non-residential development in the Residential zone. While a residential respite service is residential in its nature, we have taken a conservative view and chosen to assess the proposed change of use against this policy. This policy seeks to ensure that non-residential development is compatible with and complements the character of the surrounding residential area and does not negatively impact the surrounding residential amenity.

A summary of the assessment is provided in the following table.

Table 4: Non-residential development in the residential zone

Provision	Applicant response
4.4.1(a) Car Parking Standard	<p>Clause 4.4.1(a) of the policy prescribes the car parking standards for specific land uses, none of which include the proposed land use (i.e., unlisted use).</p> <p>It is submitted that the proposal’s car parking needs vary substantially from that of a Residential Aged Care Facility for the following reasons –</p> <ul style="list-style-type: none"> • the people using the services will be collectively transported directly to and from the subject site from their local homes each day, between 8:30am and 4:30pm; thereby minimising the number of vehicles on-site; • at most, up to two people movers will be present on-site; • no new crossovers are proposed as part of this application; and • staff parking is not required, as staff will be travelling to the subject site in the people movers mentioned. <p>Considering the above, the existing infrastructure (i.e., double garage and driveway) is capable of accommodating the car parking needs of the proposal and will not result in the congestion of local roads, nor a safety issues. The traffic movements stated above are less than what would be expected of a family in a single house.</p>
4.5 Landscaping	<p>Clause 4.5 of the policy prescribes landscaping standards for non-residential development.</p> <p>The existing high-quality landscaping of the subject site is in keeping with the residential streetscape of the surrounding area and is not intended to be modified as part of this proposal. Alzheimer’s WA will provide ongoing maintenance of the gardens.</p>
4.7 Servicing	<p>The storage and collection of waste for the proposal is commensurate with that of a single house. No additional requirements are required to be addressed or provided. No lighting is proposed as part of this proposal.</p>

Considering the above, the proposal is capable and worthy of being supported by the City.

Clause 67(2), Deemed Provisions

An assessment of the proposal against the relevant considerations outlined in clause 67(2) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes)* has been undertaken. A summary of the assessment is provided in the following Table.

Table 5: Clause 67(2) assessment

Provision	Applicant response
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area	The proposal has been considered with regard for the objectives of the Residential zone, as contained within LPS3. The discussion is provided under 'Zoning and land use permissibility' above.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving	The proposal has been considered with regard to the objectives of the Residential zone, as contained within LPS3 and with regard for relevant local planning policies, State Position Statements and the City's Age Friendly Plan 2018/19 – 2022/23.
(c) Any approved State planning policy	The proposal has been considered with regard to relevant State planning policies (none of which appear to apply in this instance).
(d) Any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d)	The subject site is not affected by any approved environmental protection policy.
(e) Any policy of the Commission	As the proposed land use is comparable with a 'Residential Aged Care Facility', the proposal has been considered with regard for the WAPC's <i>Position Statement: Residential Accommodation for Ageing Persons</i> (the Position Statement). Notably, the Position Statement prescribes that the development of residential aged care facilities should be supported where they align with the relevant considerations set out in clause 67(2) of the Deemed Provisions. The discussion above demonstrates that the proposal aligns with the considerations within clause 67(2).
(f) Any policy of the State	As above.
(fa) Any local planning strategy for this Scheme endorsed by the Commission	<u>City of Joondalup – Local Planning Strategy</u> The subject site is identified as a 'Developed Urban Area' under the City's Local Planning Strategy. The proposal aligns with the relevant objectives of the Strategy in the following ways – <ul style="list-style-type: none"> • caters for an ageing population and changing household structures; and • contributes to greater employment self sufficiency, by creating additional employment opportunities and by providing residential respite services for family members, creating the opportunity for them to return to work. <u>City of Joondalup – Age-Friendly Plan 2018/19 – 2022/23</u> The City's Age-Friendly Plan 2018/19 – 2022/23 provides a framework for catering for an ageing population, which is an objective of the City's Local Planning Strategy. The proposal aligns with the City's Age-Friendly Plan in the following ways – <ul style="list-style-type: none"> • it allows more of the ageing population to age in place (rather than entering permanent and institutionalised residential care);

Provision	Applicant response
	<ul style="list-style-type: none"> • it will facilitate opportunities which promote social connections; and • it will facilitate opportunities which promote independence and dignity.
(g) Any local planning policy for the Scheme area	<p>The proposal has been considered in a conservative manner with regard for relevant local planning policies, namely:</p> <ul style="list-style-type: none"> • Non-residential Development in the Residential Zone. <p>An assessment of the relevant provisions of this policy has been undertaken as above. The proposal aligns with the provisions of the policy. Therefore, the proposal is compatible with and will not negatively impact the surrounding residential amenity of the area.</p>
(h) Any structure plan or local development plan that relates to the development	<p>The proposal has been considered with regard for a relevant structure plan or local development plan (none of which appear to apply in this instance).</p>
(i) Any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	<p>The City's LPS3 is not currently subject to any reviews.</p>
(j) In the case of land reserved under this Scheme, the objectives of the reserve and the additional and permitted uses identified in this Scheme for the reserve	<p>The subject site is identified as land zoned under this Scheme.</p>
(k) The built heritage conservation of any place that is of cultural significance	<p>The subject site is not identified as having any heritage conservation value, nor do any of the adjoining properties.</p>
(l) The effect of the proposal on the cultural heritage significance of the area in which the development is located.	<p>As above.</p>
(m) The compatibility of the development with its setting, including – <ul style="list-style-type: none"> (i) the compatibility of the development with the desired future character of its setting (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development 	<p>The subject site is identified as land zoned Residential, with an R20 density code.</p> <p>As discussed further above, the proposal does not seek modify the external appearance of the existing single-storey single house. Therefore, the proposal remains consistent with the residential streetscape of the surrounding area.</p>
(n) The amenity of the locality including the following – <ul style="list-style-type: none"> (i) environmental impacts of the development (ii) the character of the development (iii) social impacts of the development 	<p>The proposed land use activities are of a residential and domestic nature (i.e., socialisation, arts and crafts, meal preparation, basic personal care), with the subject site being used between day-light hours only and weekdays only, and outside of noise sensitive periods (i.e., after 7am and before 7pm).</p> <p>The proposal does not seek to modify the external appearance of the existing single-storey single house. Therefore, the proposal will not adversely affect the character of the development or that of surrounding residential development.</p> <p>The proposal will deliver direct community benefit and much-needed service to residents living within Woodvale and indeed the broader local government area, specifically to those residents living with dementia or residents with family members living with</p>

Provision	Applicant response
	the effects of dementia
(o) The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource	The proposal does not include any development (i.e., works). As such, there will be no impacts on the surrounding natural environment or water resources.
(p) Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	The proposal does not include any changes to the existing landscaping of the subject site. Gardens will be maintained to a high standard for the benefit of residents.
(q) The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.	The subject site is not considered to be affected, or likely to be affected, by any of the aforementioned natural hazards and risks.
(r) The suitability of the land for the development taking into account the possible risk to human health or safety.	The proposal is commensurate with and compatible with the existing residential development of the subject site and that of surrounding residential developments. Road safety is addressed above in regards to the minimal vehicle movements. Any outings to the nearby public open space by residents will be supervised i.e. there is no possibility of residents wandering alone.
(s) The adequacy of – (i) The proposed means of access to and egress from the site; and (ii) Arrangements for the loading, unloading, manoeuvring and parking of vehicles	The subject site has an existing crossover, adjacent the northern side boundary, which provides access and egress to the subject site via Wellard Grove. The existing crossover and associated driveway will provide adequate space for the parking of vehicles, including two people-mover vans required for the purposes transporting people using the services.
(t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.	The amount of traffic likely to be generated will be commensurate with the existing residential use of the land as people using the services (including staff) will be collected and driven to the subject site in a people mover. Up to two people movers are expected to be on-site at any one time.
(u) The availability and adequacy of the development of the following – (i) public transport services (ii) public utility services (iii) storage, management and collection of waste (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities) (v) access by older people and people with disability	A bus stop is located approximately 200m from the subject site. The subject site is serviced by existing water, sewer and power connections. The storage, waste and end of trip requirements of the proposal are commensurate with that of a single house, no additional requirements are required to be addressed or provided. Whilst the driveway slopes down towards Wellard Grove from the existing single house, the grade is suitable for access by older people and people with disability, with supervised and assisted transfer from the vehicle to inside the house.
(v) The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses	The proposal will deliver direct community benefit and much-needed service to residents living within Woodvale and indeed the broader local government area, specifically to those residents living with dementia or residents with family members living with the effects of dementia.

Provision	Applicant response
(w) The history of the site where the development is to be located	The subject site and surrounding developments have historically been residential in nature.
(x) The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals	<p>The proposal is commensurate with and compatible with the existing residential development of the subject site and that of surrounding residential developments.</p> <p>The proposed land use activities are of a residential and domestic nature (i.e., socialisation, arts and crafts, meal preparation, basic personal care), with the subject site being used between day-light hours only and weekdays only, and outside of noise sensitive periods (i.e., after 7am and before 7pm).</p> <p>Traffic movements from the proposal will be minimised, as people using the services (including staff) will be collected and driven to the subject site in a people mover.</p>

Considering the above, the proposal is capable and worthy of being supported by the City, subject to appropriate conditions of approval.

Conclusion

This application for Development Approval (change of use) seeks to activate a service in the Woodvale community by offering respite for persons living with dementia, processed as an 'unlisted use' under LPS3. These services reflect an identified and growing need in the local community. No works or signage are proposed to the existing single house, and the proposal has demonstrated to be compatible with the objectives of the Residential zone.

Considering the above, the City's favourable determination of the application for development approval is respectfully sought. Should you have any queries or require clarification on the above matter, please do not hesitate to contact Alison Healey or the undersigned on 9289 8300.

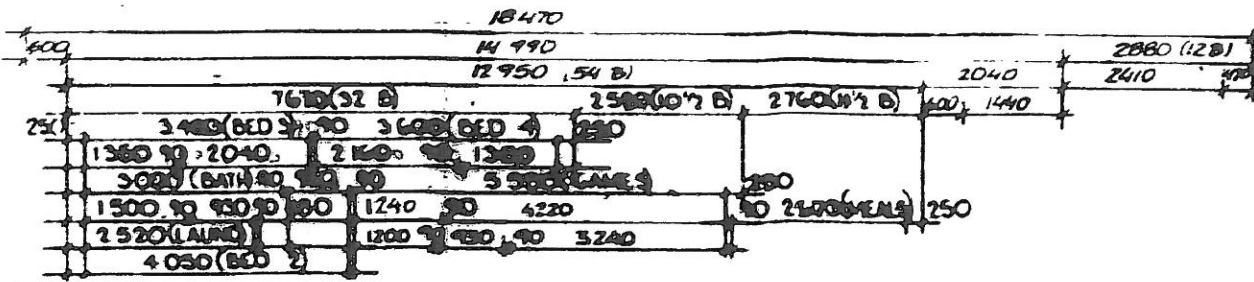
Yours sincerely
element

Tony Paduano
 Director – Planning

SUPERVISOR NOTE

SHEET 1 OF 3 DRGS

SEE TOP SHEET



TILER NOTE
1. NO JOLTED TILES

BRK LAYER NOTE
1. BEDIENT & ENT LOUNGE WALLS TO 21/2" SEE DETAILS THIS SHT.

CEILING FIBER DETAIL
1. SOFFIT'S TO FAMILY RECESS & TO ABOVE REFFZ (SEE KITCH DETAILS SHT 2)
2. CORNICE SOFFIT'S TO STUDY & PASSAGE OPENINGS.

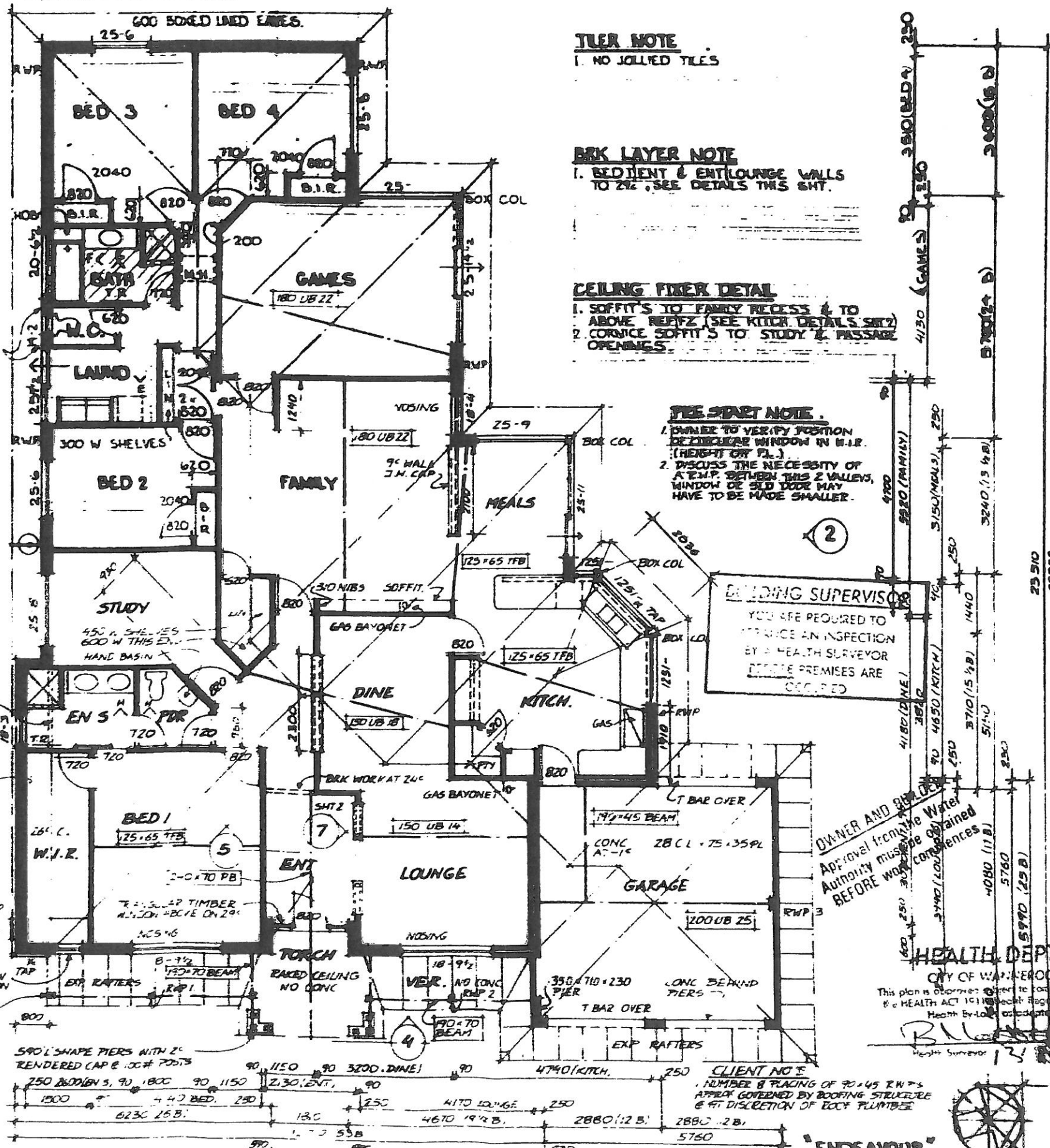
FEE SPLIT NOTE
1. OWNER TO VERIFY POSITION OF WINDOW IN B.I.R. (HEIGHT OF P.L.)
2. DISCUSS THE NECESSITY OF A T.M.P. BETWEEN THIS 2 VALLEYS, WINDOW OF SLD DOOR MAY HAVE TO BE MADE SMALLER.

BUILDING SUPERVISOR
YOU ARE REQUIRED TO ATTEND AN INSPECTION BY A HEALTH SURVEYOR BEFORE PREMISES ARE OCCUPIED

OWNER AND ARCHITECT
Approval from the Water Authority must be obtained BEFORE WORK COMMENCES

HEALTH DEPT.
CITY OF WATERLOO
This plan is deemed to comply with the HEALTH ACT 1918 Health Regulations and Health By-Laws as amended.

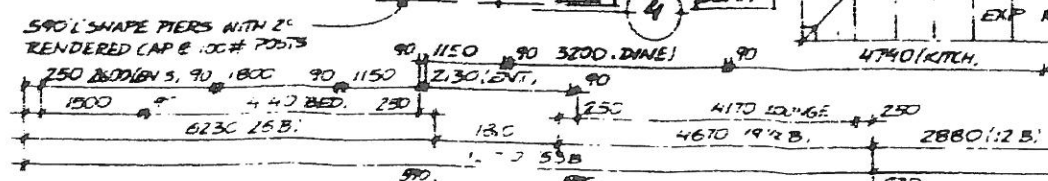
CLIENT NO'S
NUMBER & PLACING OF 90x45 R.N.P'S APPROX GOVERNED BY ROOFING STRUCTURE & AT DISCRETION OF ROOF PLUMBER



PLAN

CARPENTER NOTE
1. SKULLION AND MEANS ROOF FRONT ELEV. TO BE PITCHED FROM EXT. LEAF
2. 200 G. HANG APPROX PORTICO & SKULLION GUTTERS TO LINE UP

ROOF PLUMBER NOTE
1. NOTE OVOID GUTTERS
2. R.N.P'S MARKED 1, 2, 3 ARE TO BE ROUND



ENDEAVOUR

PROPOSED RESIDENCE TO BE ERRECTED AT 2427
111 ABBEY
MABLETHORPE, LINCOLN

webb & brown neaves CIVIL
1000-1000 Street, Dundas, Ont. Phone 444-8783 Fax 444-2883



91/3277

10. 9659
11. 12 AUG 1991

ncil Reference Number
81208 PWA
Builders Job Number

Apply for a Building Licence for
plans such Building Requirements

at No. **2772**

C.D. No. 129
House No. 17
Sheet No. 17 of 16

Brick

Height 2400 mm

Phone No. 4098215
Post Code 6026

Postcode

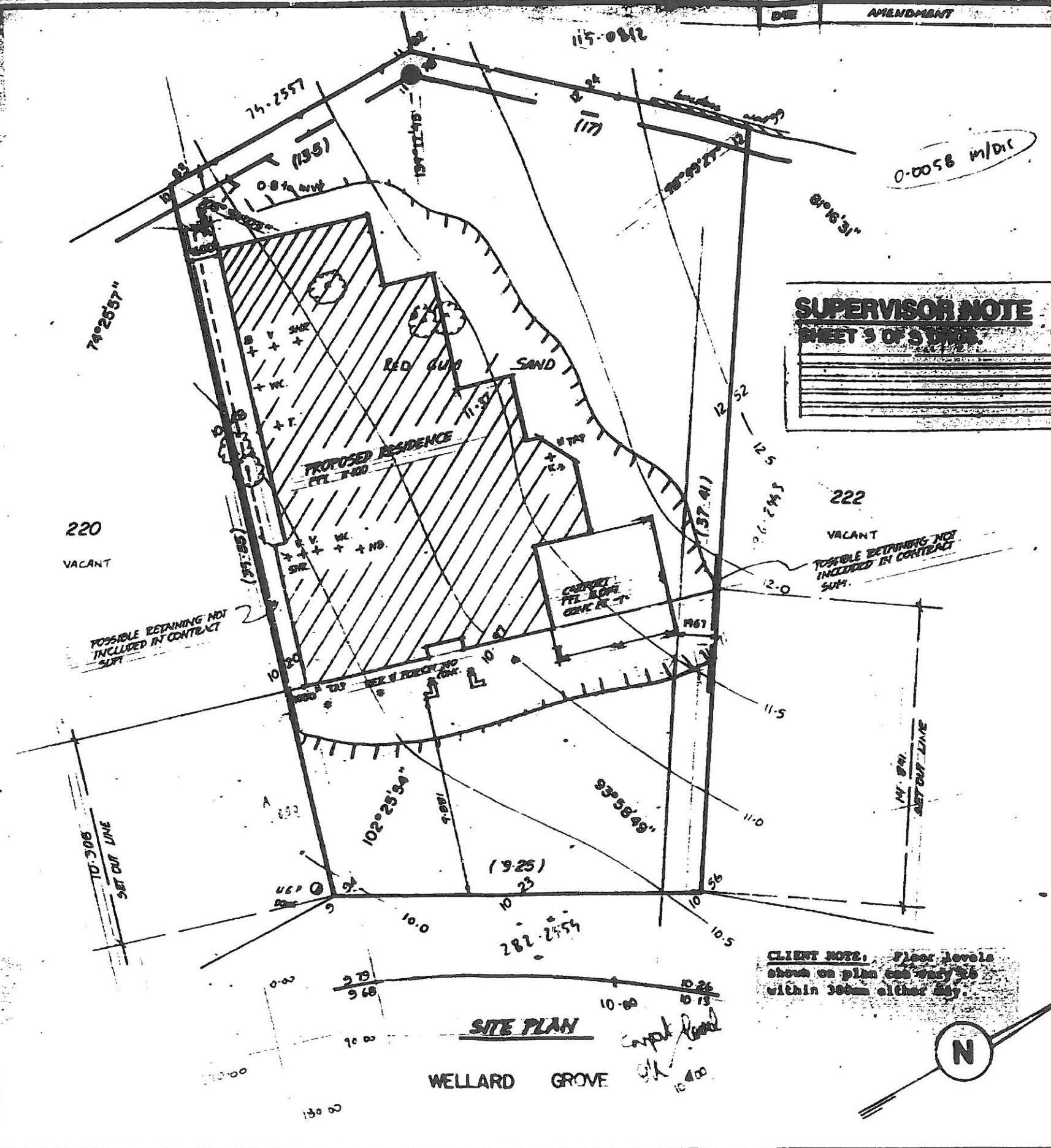
Phone 4440155
Postcode 6047

S 1 00
S 726 80
S
S
S 366 80

DRW. A. MILOS
DATE: 8/8/91
CHD.
AMENDED.
SCALE: 1:100 (CON.)
1:200 (SITE)

PROPOSED RESIDENCE TO BE ERRECTED ON - LOT 221
WELLARD GROVE, WOODVALE
FOR - MR PA & MRS A.C. CAMPBELL

webb & brown neaves Pty. Ltd.
BUILDERS OF DISTINCTIVE HOMES
87 Mulholland Street, Osborne Park, WA 6108. Tel: 444 0580 Fax No. 242 2803



SUPERVISOR NOTE
SHEET 3 OF 3 DMS

CLIENT NOTE: Floor levels shown on plan are only 300 within 300mm either way.



**BUILDING SITE INSPECTION REPORT
SERVICE AND CONTOUR SKETCH**

Client **WEBB & BROWN-NEAVES**
Date **11.7.91**
Lot No. **221** Street **WELLARD G**
Suburb **WOODVALE** Shire **WANNEROO**
Site/Plan **16810** C/T Vol. **1833** Fol. **895**

Road Description
Bitumen/Brick-Paved/Crowl-
Kerbing Mountable/Non-Mountable
Condition **8 CRACKS**
Footpath Slab/Asphlt/Concrete
Condition **N/A**
Soil **SANDY SOIL**
Drainage **GOOD**
Services: Gas
Telecom
Water
Sewer
Electricity **Q&A** Underground

Consumer Poles Req Yes/No
Fencing and other improvements **WALDES FENCE**
LIME STONE WALL
Special features **NIL**

Remark required Yes/No
Scale: 1:200
Contour Interval
Assumed Datum 10.00m 190: **91-32**
Nail and plate **IN BITUMEN**

442 Beaufort Street,
Nighthope, W.A. 6000
TELEPHONE: FAX:
(09) 328 6088 (09) 328 2689
CONSULTING SURVEYORS



Any features or improvements shown close to or on the boundary and require certification by remark

10 August 2022

Dear Neighbour,

PROPOSED 'DAY RESPITE SERVICES' AT 17 WELLARD GROVE, WOODVALE

Alzheimer's WA is a not-for-profit organisation established for the purpose of providing direct care, support, education and information to assist people living with dementia, including their families and carer's. Alzheimer's WA is proposing to provide Day Respite Services at 17 Wellard Grove, Woodvale to give the family or carer of a person living with dementia a short break, while providing an enriching and non-institutionalised experience for the person living with dementia

As an adjoining neighbor, Alzheimer's WA would like to invite you to discuss the proposal before any application plans are formally released by the Council. This discussion is in addition to the Council formal advertising process. Any formal submission you wish to make regarding the proposal will need to be made to the City of Joondalup during the formal advertising, anticipated to commence in September.

Whilst Alzheimer's WA has considered your amenity, we understand neighbor's may have unique questions about the proposal and may wish to discuss these with us.

Alzheimer's WA would like to offer you the opportunity to discuss the proposal and ask questions. Should you wish to meet, please email or phone the below contact to arrange a time and location convenient for you.

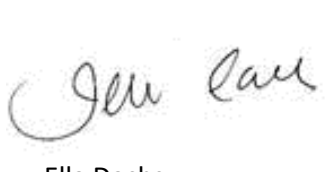
Email: rehnu.ramadas@alzheimerswa.org.au

Phone: Rehnu Ramadas on 08 9388 2800

Please also refer to the attached Community Information Handout for more information.

We look forward to meeting with you soon.

Yours sincerely,



Ella Dachs
Chief Executive Officer



Warren Harding
Chairman

Our Ref: 21-579 | City of Joondalup Ref: DA22/0586

Community Information Handout

Proposed Day Respite Service at 17 Wellard Grove, Woodvale

Alzheimer's WA

Alzheimer's WA is the leading provider of dementia specific respite in Western Australia (WA). Established in 1982, we are experts in delivering dementia care.

As a not-for-profit organisation, Alzheimer's WA was established for the purpose of providing direct care, support, education and information to assist people living with dementia, including their families and carer's.

We work closely with local governments to ensure their residents can age with dignity and live as independently and as long as possible in their homes.

Proposed Day Respite Service

Alzheimer's WA is seeking to establish a Day Respite Service house at 17 Wellard Grove, Woodvale to support the growing local population of people living within dementia.

A Day Respite Service house gives the family or carer of a person living with dementia a short break, while providing an enriching and non-institutionalised experience for the person living with dementia.

This location was selected following release of Alzheimer's WA report *2031 WA Dementia Prevalence Predictions by Local Government Area*, which indicates that 11,739 people living in the City of Wanneroo, Joondalup and Stirling will be living with dementia by 2031.

The delivery of the proposed Day Respite Services at 17 Wellard Grove, Woodvale will directly respond to the needs of the community and deliver benefit to the surrounding area.

The proposed Day Respite Service House at 17 Wellard Grove, Woodvale is intended to:

- operate Monday – Friday, between 8:30am and 4:30pm (excluding public holidays);
- accommodate between 15 and 18 people living with mild dementia; and
- accommodate between three and four staff members.

Persons using the Alzheimer's WA respite service will be transported directly to and from the house each day between the proposed operating hours.

The proximity to Gascoyne Park may provide opportunities for supervised bird watching, social engagement and lifestyle exercise.

Refer to Figure 1 – Location Plan

Established Alzheimer's WA Respite Service Houses

Alzheimer's WA has established dementia specialist households in Perth, Albany and Mandurah to provide an evidence-based environment that seeks to maximise well-being in the person living with dementia. Alzheimer's WA has existing Respite Service Houses, including:

- Mary Chester House, Shenton Park
- Ella's House, Mandurah
- Hawthorn House, Albany

The houses create an environment that is instantly familiar, with the kitchen at the heart of the home, the smells of home cooked food, chatter and laughter filling the hallway and engaging and meaningful activities taking place inside and in the specially designed gardens and activity sheds.

Alzheimer's WA goal is to create a home-away-from-home, but that provides a strong therapeutic outcome for every household member based on the latest dementia care research.

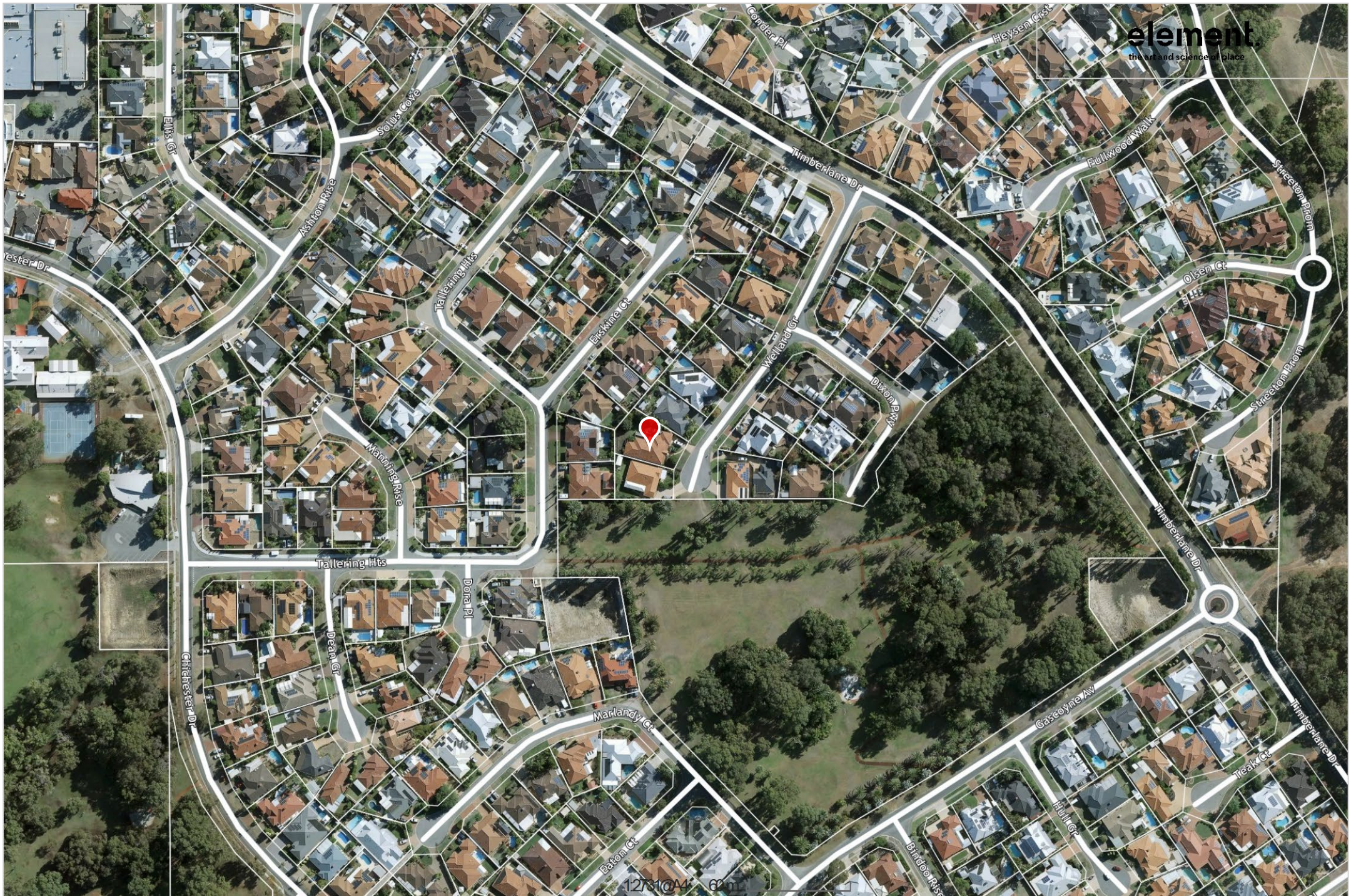


Figure 1 – Location Plan

Frequently Asked Questions

General

1. What is dementia?

Dementia is a term used to describe a collection of symptoms which suggest the presence of disease(s) in the brain. There are varying types of dementia, including Alzheimer's disease. Every person's experience living with dementia is different. The disease may present differently, and the impacts may be felt differently for each person.

The persons using the Day Respite Services at 17 Wellard Grove, Woodvale will be low-care or mild cognitive decline only.

2. What is respite care?

Respite care is designed to give family members and carers of people living with dementia a short-break, while providing an enriched experience for the person living with dementia. Importantly, the respite care provided by Alzheimer's WA delivers the following community benefits:

- Support for busy families in need of additional assistance;
- Occasional or regular breaks from caring, particularly through times of hardship;
- Support to allow people with dementia to live at home, independently for longer;
- Opportunity for social connections and a variety of engaging activities;
- Offer people with dementia an enabling environment; and
- Contribution to local economy and employment.

Planning

3. What approval(s) does Alzheimer's WA need to establish a Day Centre House at 17 Wellard Grove, Woodvale?

Alzheimer's WA are required to lodge a Change of Use Application with the City of Joondalup for the purpose of obtaining planning approval.

4. What is a Change of Use Application?

A change of use refers to a modification to an approved land use for a particular site, or specific tenancy or unit. In this instance, Alzheimer's WA are seeking approval from the City of Joondalup to change the use of 17 Wellard Grove, Woodvale from 'Single House' to a 'Use Not Listed (Day Respite Services)'.

5. What is a 'Use Not Listed'?

A 'Use Not Listed' refers to a land use, which is not referred to in the Zoning Table of the City of Joondalup's *Local Planning Scheme No. 3*.

The City of Joondalup may, in respect to a 'use not listed', determine:

- (i) that the proposed use may be permitted on the land, subject to conditions;
- (ii) to give notice to adjoining landowners before considering an application for development approval; or
- (iii) that the use may not be permitted on the land, and therefore refuse to approve an application for development approval.

6. What is the 'Zoning Table'?

The 'Zoning Table' of the City of Joondalup's *Local Planning Scheme No. 3* sets out which uses of land can be undertaken on various zones throughout the City of Joondalup local government area.

7. What is the planning approval process?

Alzheimer's WA is required to lodge an application for development approval (change of use) with the City of Joondalup for determination.

Upon receipt, the City of Joondalup will assess the application and determine the extent and timeframe of advertising required, presumed at the very least to adjoining landowners for comment for several weeks.

Once the advertising period has closed, the City of Joondalup Council will consider the submissions received during public advertising and may, within 90-days of receiving the application, determine to –

- (a) approve the application, with or without conditions; or
- (b) refuse the application.

8. Will I have an opportunity to provide comment on the proposed Day Respite Services?

It is likely that the City of Joondalup will require the application to be advertised. As such, the application will be made available for public comment.

Details of the proposal

9. Will there be any construction or changes to the existing house?

The proposal does not include any external changes to the existing house. From the street, the Day Respite Service house will present as a usual residential home. Internal modifications will include the replacement of an oven. Minor landscaping is also proposed to provide amenity.

10. Who will operate the Day Respite Services?

The Day Respite Services will be operated by Alzheimer's WA. It is expected that between three to four staff will be required at any one time.

11. How many people living with dementia will be at the Day Respite Services house?

It is expected that between 15 to 18 people living with dementia will be at the Day Respite Services house at any one time.

12. When will staff and people living with dementia be at the Day Respite Services house?

Alzheimer's WA seeks approval to operate between 8:30am and 4:30pm, Monday to Friday (excluding public holidays), only.

13. How will staff and people living with dementia travel to and from the Day Respite Services house?

Staff will collect and transport people living with dementia to and from the Day Respite Services house using unmarked people-movers, at the beginning and end of the day. This will limit and significantly reduce the number of vehicles and vehicle movements.

It is expected that between one and two people-movers will be required at any one time.

14. Will families and carers of people living with dementia have access to the Day Respite Services?

No regular visitation will occur at the house, unless in emergency or compassionate circumstances. Infrequent visitations, 2-3 times a year, may involve hosting a carer or volunteer morning tea, for example, not dissimilar to family gatherings at a house.

15. Will the Day Respite Services cause increases in local traffic?

Local traffic movements will be limited as staff will collect and transport people living with dementia to and from the house using up to two unmarked people-movers.

16. Where will vehicles park?

The house has a double garage and generous driveway, which is capable of accommodating the anticipated vehicles. No vehicles will be parked on the street.

17. What activities will occur at the Day Centre House?

Activities are tailored to each individual and may include art and craft, cooking, gardening.

18. Will the proposal generate an increase in noise?

The proposed activities envisaged to be undertaken at the house are domestic in nature, during weekday, daytime hours. They will not cause disturbance to adjoining landowners, however Alzheimer's WA will abide by the noise regulations (*Environmental Protection (Noise) Regulations 1997*) and are happy to be monitored to the City of Joondalup's satisfaction.

19. Will the people living with dementia be unsupervised outside of the house?

No. Staff may arrange for occasional supervised outings within the community. This may include –

- (a) supervised visits to the local park (i.e., Gascoyne Park) to benefit from opportunities for bird watching, social engagement and lifestyle exercise;
- (b) supervised visits to the local shopping center for podiatry, eye tests and hair dressing; or
- (c) supervised visits to the local child care center to benefit from opportunities for inter-generational activities.

20. How can I provide comment on the proposed Day Respite Services?

The City of Joondalup will advise how a submission can be made to them for their consideration. You are also encouraged to reach out to Alzheimer's WA directly via the following contact details:

Email: rehnu.ramadas@alzheimerswa.org.au

Phone: Rehnu Ramadas on 08 9388 2800