

Regents Garden Padbury: Residential Aged Care Facility

Lot 23 (No. 77) Gibson Avenue, Padbury

City of Joondalup



Prepared For: Regents Garden Group

Prepared By: Allering and Associates



**Allering
& Associates**

Town Planners, Advocates and Subdivision Designers
ABN 24 044 036 646

125 Hamersley Road, Subiaco WA 6008
T: (08) 9382 3000 F: (08) 9382 3005 W: alleringassoc.com

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Document ID: REG GIB DA / 220510 Report						
Issue	Date	Status	Prepared by;		Approved by:	
			Name	Initials	Name	Initials
1	20/05/2022	DRAFT	Lauren Cook	LC	Steve Allerding	SA
2	25/05/2022	DRAFT	Lauren Cook	LC	Steve Allerding	SA
3	07/06/2023	DRAFT	John Williamson	JW	Steve Allerding	SA

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EXECUTIVE SUMMARY

This Application is prepared on behalf of Regents Garden Group, for Development Approval of Regents Garden Padbury, a Residential Care Facility located on Lot 23 (No. 77) Gibson Avenue, Padbury (**the Site**). Regents Garden proposes to develop the Site with 108 residential care beds and associated communal facilities.

The proposal is important in meeting the Productivity Commission's Inquiry into Aged Care which arose following a "request to develop detailed options for redesigning Australia's aged care system to ensure it can meet the challenges facing it in coming decades..." This includes current pressures on the aged care system to provide high quality but affordable residential care.

Joondalup has a high demand for residential care facilities. This proposal seeks to directly respond to that demand in a sustainable manner by providing a facility that is locally available, high quality and affordable as the elderly transition from independent living into a residential care environment.

Regents Garden Padbury will be developed by Regents Gardens applying their multi award-winning standards providing exceptional world class facilities. The provision of high-quality residential care facilities also responds to the City's broader housing aims by not only providing housing choice for its ageing population, but also providing the opportunity to free up other housing stock, formerly occupied by residential care residents, that can then be made available to younger families in the community through increasing diversity of housing stock and supply.

The Development Application follows a dedicated rezoning to use this site for a Residential Aged Care Facility. This was supported by Council and forms part of the existing Local Planning Scheme provisions.

The proposed multi-storey development that has followed within this application is representative of a contemporary care facility and designed specifically with this purpose in mind to meet all regulatory care requirements. This has particularly focused on convenience for users within the facility including but not limited to:

- Centralised location of administration.
- Whole floors established across a single level to provide ambulatory ease of movement for all staff and residents.

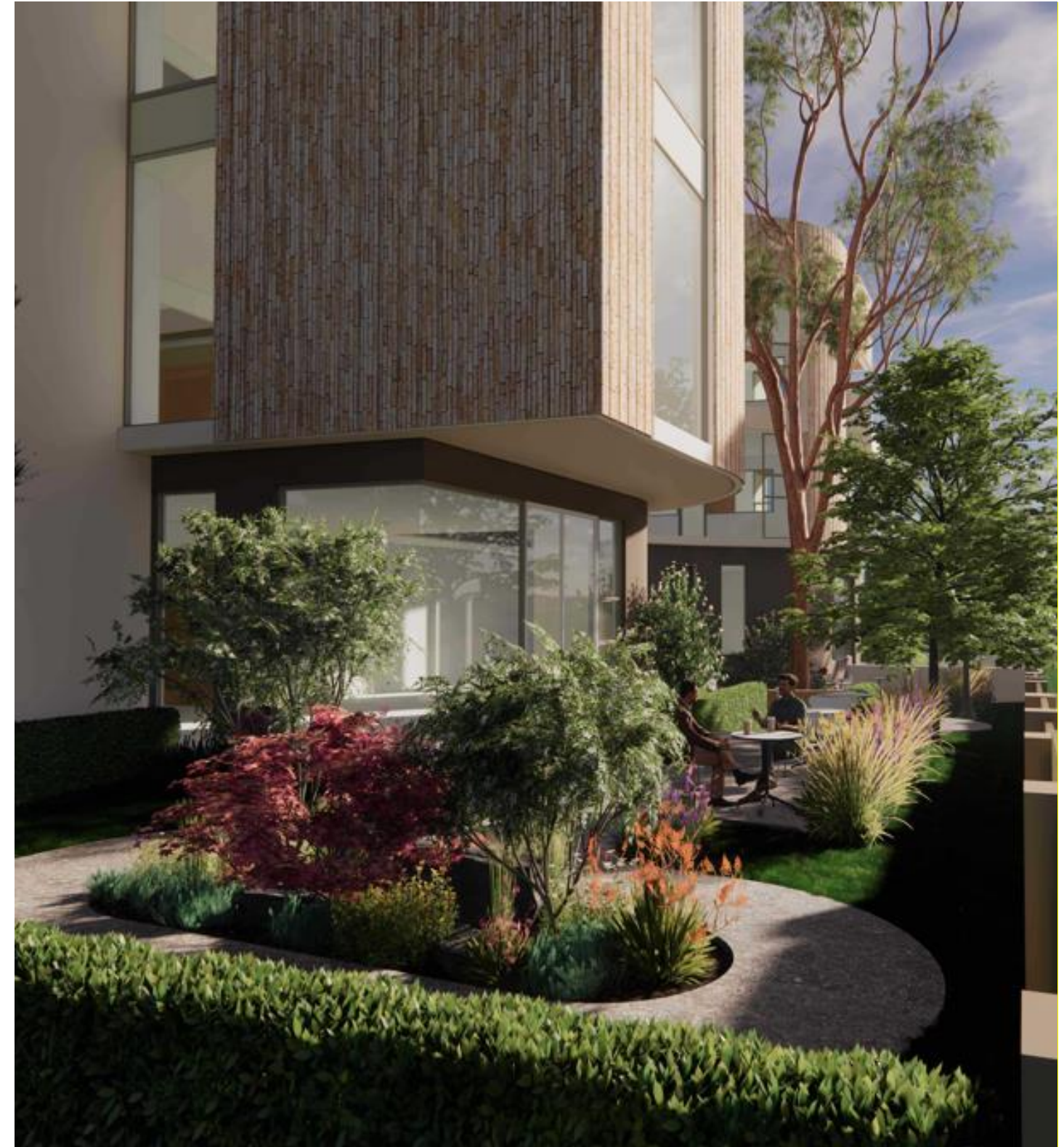
The benefit of this arrangement in combination with the existing slope of the land has enabled:

- A superior street presentation that is focused on a useable, landscaped streetscape environment rather than access and car parking.
- Car parking being positioned in an under croft/basement configuration to mitigate the appearance of parking from the street.

Regent Gardens construct their facilities to a very high, award winning standard to provide a high level of resident amenity and available facilities. To provide the best level of care with appropriate facilities, minimum bed numbers are necessary to ensure there is a critical mass between the facilities that are provided and the number of residents able to use the facilities.

A completed Application for Development Approval Form, MRS Form 1 and DAP Form 1 are included at **Annexure 1**.

The set of development plans and renders associated with the proposed Residential Care development, as described within this development application report, is provided at **Annexure 2**.



1.0 INTRODUCTION

The City's support is sought to develop the Site on Lot 23 (No. 77) Gibson Avenue, Padbury (**the Site**) with a Residential Aged Care Facility as defined under LPS3.

The development will address the need for Residential Care facilities in Padbury and the City of Joondalup generally whilst also serving the greater aged care needs in metropolitan Perth. This proposal directly responds to the impacts experienced by all spheres of government and the community as a result of an ageing population.

1.1 Rationale

Australia's ageing population, and pressures on existing residential care facilities, supports the need for the Regents Garden Padbury development. All Regents Garden establishments are sympathetically designed and operated to cater for this ageing demographic where the importance of defining quality of life to maintain dignity throughout age is understood.

The recent addition of the restricted use 'Residential Aged Care Facility' over the Site affirms the need for aged care facilities by Council as an appropriate land use on 77 Gibson Avenue.

The design of the development has been prepared under the principle of ensuring a world-class facility that provides a high-quality design reflective of the needs of its residents with all care level needs provided for. This includes the provision of a dedicated dementia floor to accommodate the growing number of elderly Australians that are affected by dementia, as well as palliative care.

The design is also site responsive, taking into account:

- The sloping nature of the site and the need to provide consistent grades necessary for a residential care facility;
- The constraints placed on the developable area associated with easements and service infrastructure for sewer, and access to drainage facilities adjoining the site;
- The streetscape presentation and transition from commercial development to the south west and single residential development to the north east; and,
- The relationship and interface with adjoining land uses from commercial, open space, drainage and residential.

A Location Plan of aged care facilities is shown as **Figure 1** which shows the majority of aged care facilities located east of the freeway. The nearest aged care facilities are located in Kingsley, east of the freeway, and Lady McCusker in Duncraig to the south. The proposal fills a significant gap in the provision of residential care services to meet the increasing demands of a locally ageing population.

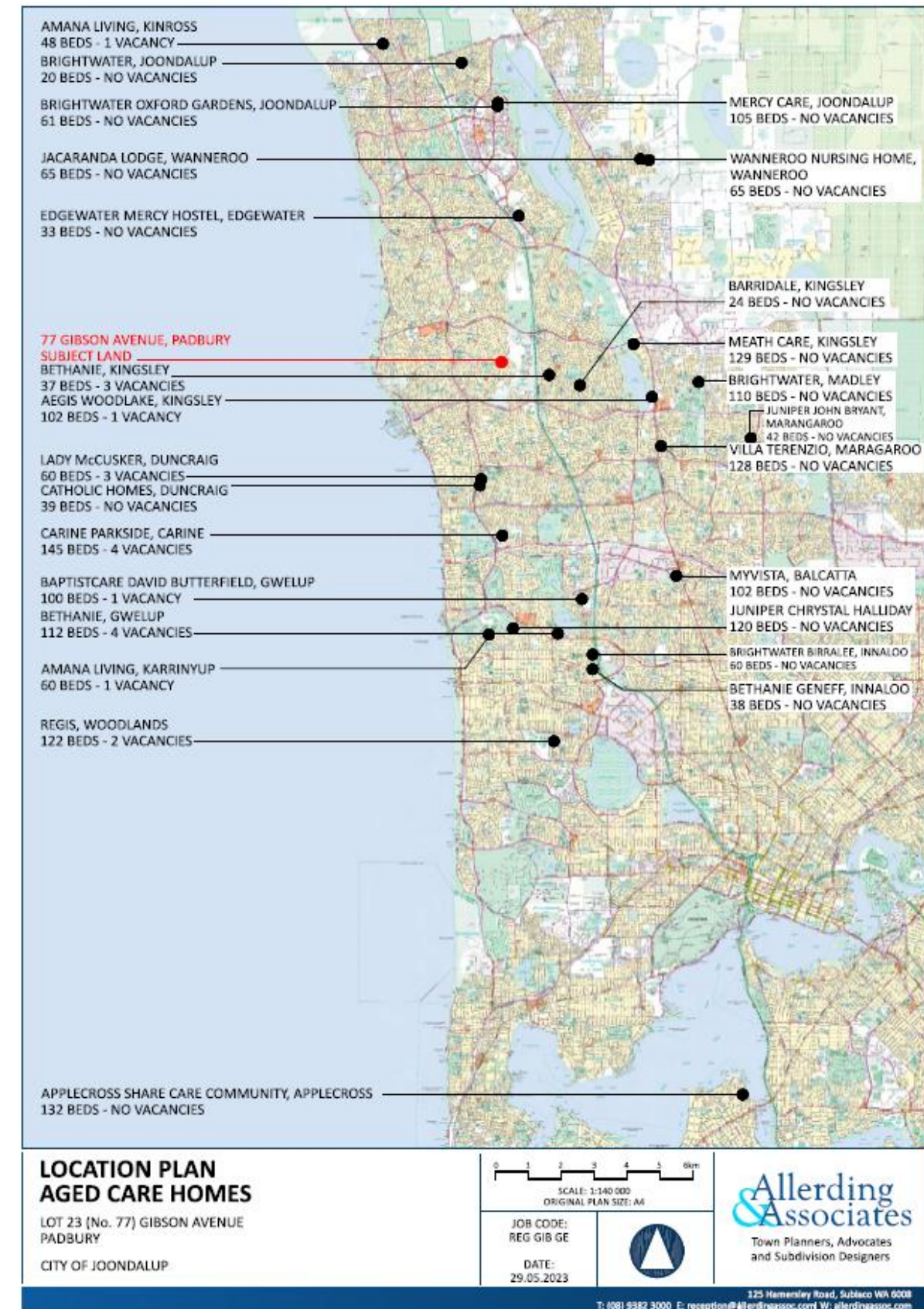


Figure 1: Location Plan - Aged Care Home

2.0 SITE DETAILS

2.1 Subject Site

77 Gibson Avenue, Padbury (the **Subject Site**) is in the City of Joondalup, north of the Perth CBD. **Figure 1** shows the relationships of the Site's location relative to the CBD whilst **Figure 2** shows the local relationship in Padbury.

As depicted on the Aerial in **Figure 3**, the land is 5,159m² in area and is generally rectangular in shape. It is oriented northwest-to-southeast.

The Site predominantly adjoins non-residential land uses with commercial development along the southern boundary, open space to the east, drainage to the north, with the balance of the northern boundary adjoining the rear boundaries of 3 single residential dwellings who front Coles Place. The Subject Site is parkland cleared with several trees remaining.

The Subject Site slopes to the northwest towards the open space and drainage area away from Gibson Avenue. Levels range from 36m AHD in the southeast corner to 30m AHD along the north-western boundary.

The Site has three easements located on its north-eastern and north-western portions of the Lot, parallel to the boundary in both cases. Details of Easements are included in **Table 2** below and details of the Water Corporation easement, that is particularly relevant to the development considerations, is depicted in **Annexure 2**.

Table 1: Certificate of Title Details

Lot Number	House Number	Diagram	Volume	Folio
23	77	56284	1531	641

Table 2: Easement Details

Lot Size	Registered Proprietor	Easement 1	Easement 2	Easement 3
5159m ²	Regents Care Pty Ltd	1978 to Metropolitan Water Supply Sewerage and Drainage Board	1979 easement to Shire of Wanneroo	2013 easement to Water Corporation

A copy of the Certificate of Title is included at **Annexure 3**.

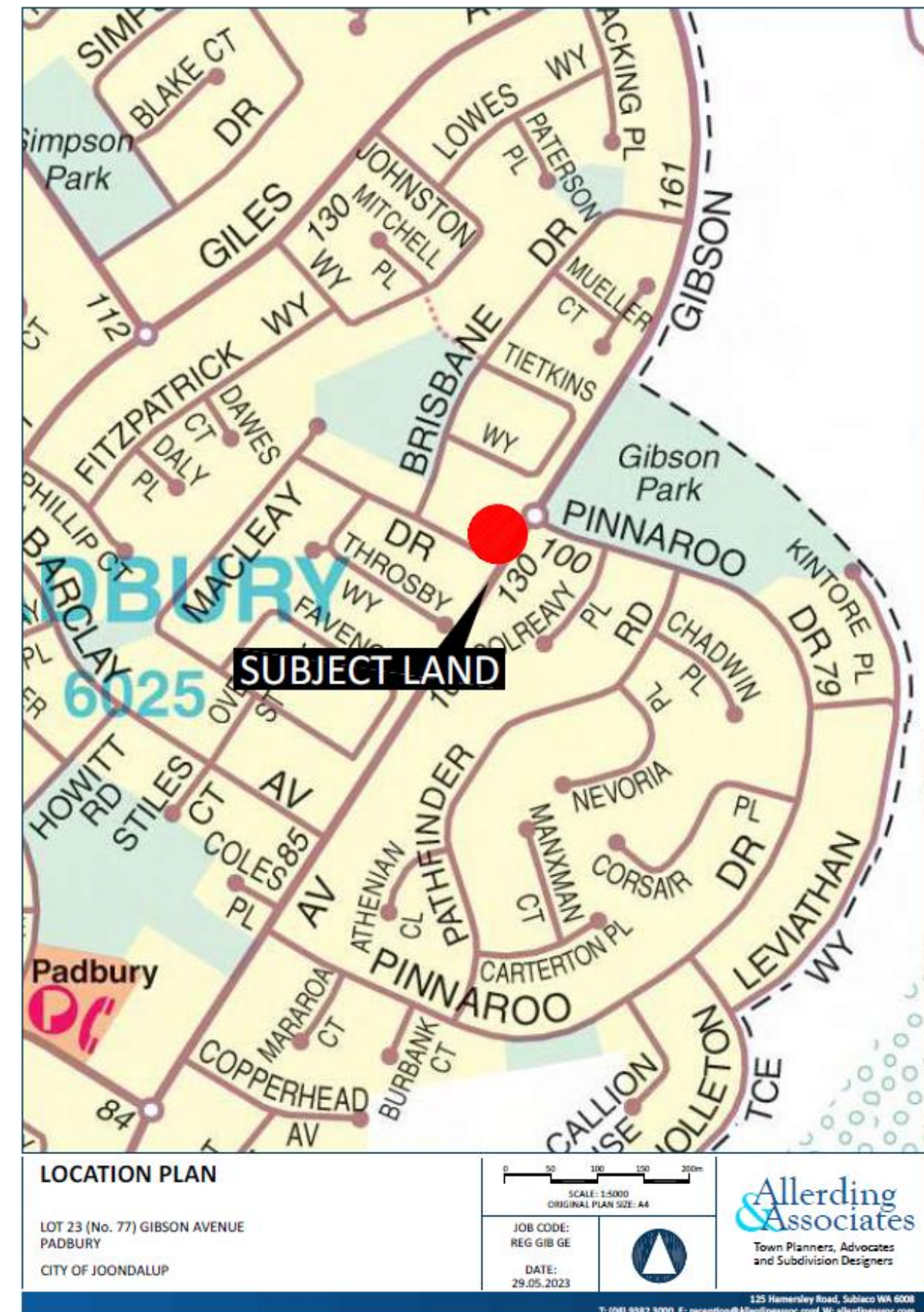


Figure 2: Location Plan



Figure 3: Aerial Plan

2.2 Response to Aged Care Needs

Australia's ageing population and the associated requirements for diversified residential housing and services to cater for the elderly is recognised in the City of Joondalup Local Housing Strategy (**Housing Strategy**). The Housing Strategy states as follows:

"in total, there are 27 aged accommodation facilities in the City of Joondalup. Of these, there are 966 retirement village units, 678 hostel accommodation beds and 345 nursing home beds. Two of the facilities (Seacrest Retirement Village and Ocean Reef Retirement Country Club) are privately-owned, individual units managed by a Council of Owners. There are waiting lists for most of the other facilities. There are also a very small number of small-scale private housing developments for the "over 55s".

Not only will elderly people comprise a greater portion of the City's population as the middle-aged working population moves into the higher age bracket, but the elderly will comprise a diverse population with significant differences in level of health, mobility, levels of care requirements, family support, socio-economic status, religious, cultural and ethnic backgrounds. The result is the need to provide a range of housing options specifically suited to the elderly population.

3.0 ABOUT REGENT'S GARDENS GROUP

3.1 Philosophy

Regents Gardens Group Specialises within the field of residential care and aspires to set the benchmark in elegant world-class aged care facilities for Australia's residential communities in an affordable manner. Regents Gardens facilities are designed and operated in a manner which enhances the experience and quality of life for residents by providing a service and support for the enhancement of a positive and healthy lifestyle. Regents Gardens Group's mission statement is:

"Defining quality of life through everything we do."

This is reflected in the vision statement of Regents Gardens Group:

"Aware that we all want to live happy lives, Regents Gardens – the place and its people – strive to bring happiness to our residents, staff, and community by making quality of life a priority."

The following outlines Regents Gardens Group philosophy and objectives:

"We believe that as our residents have entrusted themselves to our care, we should always do our best and acknowledge that our resident's wellbeing and happiness are our responsibility."

While the utmost care is taken and considerable investment spent in creating elegant surroundings, it is the Company's team of nurses, personal carers and support staff which best represents Regents Garden's philosophy of service and culture of compassion.

The Company operates under the following objectives:

- To design, develop and manage the highest quality residential care facilities and independent living bungalows dedicated to serving others;
- To create facilities of enduring value, using superior design and finishes, of fundamental requirements in an environmentally responsible and sustainable way, supported by a deeply instilled ethics of personal service, care and compassion;

- *To make our residents feel at home, a quality home with quality amenities to match. To encourage a variety of normal everyday activities with a sense of indulgence. To maintain connectedness with family, friends, and the community;*
- *To bring peace of mind, happiness, and contentment to their families. For our residents relatives to be free from worry, a sense of impiety or uncertainty, knowing that their loved ones are happy and receiving the best possible care in the best possible environment;*
- *We strive to reduce the stress and anxiety of growing old with an uncertain quality of life by demonstrating that living in a residential care community can be a happy and enriching experience, not something to be feared or dreaded;*
- *To inspire and facilitate students and interested professionals from a range of disciplines to become involved in serving our elderly community by dissemination of best practice in aged care services;*
- *Achieving the objective of this mission on a commercially responsible way is our contribution to the broader community.*

3.2 Awards

Regents Gardens have created multi-award winning facilities in the Perth Metropolitan Region. Awards have been received from the Housing Industry Association (HIA) and Master Builders Association (MBA) for recognition for outstanding workmanship, design and innovation, and also a best building award from the aged care industry Aged Care Associated Australia (ACAA). Regents Gardens Group is an acknowledged leader in the development of appropriate, affordable and sustainable Residential Aged Care facilities throughout the Perth Metropolitan Area.

Regents Gardens Group has established five residential facilities within metropolitan Perth to date, including Residential Care Bateman, Four Seasons Booragoon, Lake Joondalup Residential Resort, The Bungalows Lake Joondalup and Regent’s Garden’s Scarborough, with the future Regents Garden Padbury proposed as the sixth establishment. These existing facilities demonstrate the type of housing model to create a viable Residential Care facility, which has a wide official, community and market acceptance and support. It’s most recent facility in Scarborough is a comparable contemporary facility to the proposal for Padbury.

3.3 Residential Aged Care Facility

Residential aged care is described by the Productivity Commissions as:

“A personal and/or nursing care provided to a person in a residential aged care facility in which the person is also provided with accommodation that includes meals, cleaning services, furniture and equipment. It is for older people who feel that they can no longer live at home because it is not possible to manage without help due to any reasons such as family, illness and disability.”

Regents Gardens provides a wide range of care and services to their residents according to their needs, ensuring that all older people receive support and quality care when they provide an extra-services option offering residential the opportunity of experience of exceptional quality by providing the highest standard of accommodation and services. Some of these amenities include hospitality and dining, wellness, fitness, activities and entertainment (see **Figure 4**).

Regents Gardens Group also accommodates residences with interconnecting rooms for couples, including couples with differing levels of care requirements, again demonstrating its determination to provide flexible options for accommodation choices.

Residential respite care will also be offered, providing short-term care when needed. The Productivity Commission defines respite care as:

“An alternative care arrangement with the primary purpose of giving the carer or a care recipient a short-term break from their usual care arrangement.”

All respite residents receive the same appropriate care, accommodation and services as Regents Garden full time residents.

In accordance with the ageing in place philosophy under which Regents Garden development are designed and operated, Regents Gardens offer the full range of care facilities to meet the needs of a range of seniors in the community, including a dedicated dementia care floor.

Care is responsive to all care needs from services for all residents providing meals, laundry and cleaning as well as additional assistance with some personal and/or nursing care for more able-bodied residents to complete assistance for other residents with day-to-day activities, as well as personal care and medical needs managed by professional nursing staff. Approval of this proposal will enable the development of a Residential Care Facility consistent with the “ageing in place” philosophy to assist in meeting the government’s recognised challenges and those contained in the City’s Housing Strategy. The Residential Care Facility will be undertaken with Regents Garden high standards with exceptional facilities for the benefit of the City’s ageing community in an affordable manner.



Figure 4: Café Space

4.0 DEVELOPMENT PROPOSAL

4.1 Outline of Proposed Development

Regents Garden Padbury represents a high quality but affordable standard typical to the Regents Garden philosophy and commitment to its ageing community to 'defining quality of life through everything we do'. It will provide a world-class Facility comprising a high-quality design reflective of the needs of its residents with all care level needs provided for.

The development includes the following key features:

- A Residential Care Facility comprising 108 beds in a building of up to four levels (due to the slope) with three level presentation when viewed from the street;
- Full range of care services including different levels of assisted care, respite care, palliative care and a dedicated dementia ward;
- Up to 25 staff members at any one time;
- 49 car parking bays and a single crossover and access from Gibson Avenue;
- High quality landscaping, communal open space, communal open space mostly in an undercroft configuration and building form;
- A high level and quality of services, such as a kitchen on the ground floor and a servery on each floor, a gym, banquet room, café, laundry, hair salon etc;
- The services and utilities required by a residential care development.

4.2 Design Principles

The approach to residential aged care provision and architectural detail are characteristic to all established Regents Garden facilities, and these unique features are also proposed at Regents Garden Padbury.

The standard of rooms, service and amenities are uniform across all floor levels relative to the designated care level of each area, providing a sense of a distinct neighbourhood on every floor. The building has been architecturally designed to maximise northern orientation of elements of the building for maximum solar access and also designed to consider the existing built form and streetscape through use of the slope and retaining the building appearance at three levels as viewed from the street. The development incorporates large areas of landscaped indoor and outdoor open space and integrates its own communal recreation facilities with the adjacent public open space to the rear. The building has been designed to incorporate the distinctive Regents Gardens internal corridor voids, providing each floor with abundant natural light.

The layout of the development is based upon orientation, lot layout, and topography. The basic principles from which these are derived include:

- A desire not to interfere unduly with the existing landform, an important element in the design of a Residential Care Facility;
- Designating an area to supported residents without compromising the design of suites and access to amenities, as all residents are provided the same high standard across all floor levels; this ensures efficient layout for care and service delivery;

- All car parking to be provided on-Site (49 bays) with the majority substantially concealed from street view within an undercroft configuration with the balance located to the rear in the lower portion of the north-south sloping topography, however set back from the open space to provide visual separation and views through;
- A need to maximise solar access; and
- The provision of extensive landscaping and beautification, providing a dedicated landscaped orientation to the street with the location of car parking in an undercroft configuration. The development is separated from the adjoining three residents to the north through the location of the main access driveway to minimise the appearance of bulk and scale from these buildings.

Building design objectives in addition to those above include:

- Maintaining Regents Garden building's trademark and salient characteristics, such as providing internal streetscapes instead of narrow enclosed corridors, indoor landscaping, individual home-feeling of each residential suite, spacious rooms and high-quality finishes;
- Ensuring that the bulk and scale of the building is minimised through articulation and creative design and located where it does not unduly or adversely impact on existing residences;
- Incorporating a range of colours and materials including brick and stone in conjunction with design feature elements to ensure an attractive façade interface, particularly in relation to residential properties;
- To provide a high-quality streetscape presentation when viewed from Gibson Avenue;
- Elegant and welcoming entrance lobby with feature plantings and high ceilings;
- Efficient layout for care and service delivery;
- A need to provide a critical mass in the number of staff to patients ratio and overall number of beds to accommodate the level of service provision necessary;
- Maintain a small and friendly 'neighbourhood' on each floor and with large communal spaces and shared balconies;
- Encourage and facilitate residents to move about and intermingle;
- Balcony and ground access (internal via each floor) from each suite; and
- Extensive provision of amenities.

All residents will be offered a private single room with ensuite, whether they are concessional residents and independent of the level of care required. Whilst all rooms comprise the same design with the same amenities provided across all floors, one floor will be designated as a secure floor to accommodate residents who are affected by dementia.

It is also important to note the design of the development is not incidental; it is a feature of the slope of the land which lends itself to an architectural design of the built form that optimises the functions and operations of the Facility.

4.3 Street Presentation and Levels

The Facility has an easily identifiable frontage, and the portion of the building is oriented towards the street with intervening landscaping. Minimal fencing is proposed to create a sense of openness, with open style fencing proposed.

The majority of car parking has been provided in an under-croft configuration, via a designated laydown, service and emergency entrance for all vehicles, where the building and landscape frontage becomes the predominant presentation to the street rather than a car park area.

The building is well articulated and presents with a complementary façade that is sympathetic to the scale and bulk of the street and surrounding properties (see **Figure 5**). This combined with minimal front fencing adds to a sense of openness and permeability and enabling clear visual access and passive surveillance across and through the Site. The façade is intentionally shaped to allow for the retention of a large feature tree within the front of the subject lot which will add further visual interest to the streetscape.

The development has considered the relationship with adjoining developments and land uses with the design configuration incorporating the following features and design considerations:

- The development presents as a three-level development when viewed from the street;
- The development increases to a fourth level only due to the slope of the site which has been positioned to the rear of the development and adjacent to primarily non-residential uses including commercial and open space;
- All car parking has been located either at the rear of the development or in an under croft configuration to provide a high quality landscaped interface with the street with no intervening car parking;
- Utilising the slope across the Site, the car parking undercroft area and the relatively smaller footprint of the ground level provides opportunities to provide complementary uses including recreational uses (gym, cinema, café) and the facilities that provide services to residents (kitchen, laundry). The area is also serviced by a generous communal open space area to the rear of the development which integrates with the adjoining open space to the rear and complements the extensive communal open space provided at the street frontage;
- Separation of the building from the three adjoining residential properties to the north has been provided through the location of the 7.5m access driveway along the northern boundary of the development.

4.4 Building Design

A key feature of the development is the creation of streetscapes within the building as opposed to corridors for each of the resident's rooms. This is created through the use of voids which connect from ground through to upper floor levels to the roof to maximise access to sunlight. The streetscape design concept of the Facility is similar to that provided at the award-winning Regents Garden Facilities in Booragoon, Aubin Grove and more recently Regents Gardens Scarborough. These provide opaque translucent roof sheeting allowing for natural light to filter to 'corridor' locations providing a distinctive and open feel for all residents. This treatment will be provided for all floors in Regent's Garden Padbury by incorporating landscaped corridor voids at each level providing for natural light spill throughout the building to all floors.

A further key feature is a design that seeks to optimise the sustainability of the building; for instance, the design of the building with features orientated and specific open space and areas requiring optimal natural light located with a northern aspect to maximise solar access and use of roof treatments and solar panels for hot water. All suites will have a private single room with ensuite and either an indoor balcony accessing the corridor voids (with open roof above) or an outdoor balcony facing either southeast or northwest maximising access to winter or morning sunlight. The communal spaces connect to large balconies that overlook the streetscape and the rear landscaped open space area with ponds and a deck where residents congregate, providing high amenity views and passive surveillance on the garden. Beyond views of the landscaped communal area, the rear balconies and communal spaces have views of the public open space adjacent to the rear boundary of the Subject Site.

Balconies are well separated from the adjoining three residential properties to the north-east, and there are no residential properties to overlook on all other boundaries. Given the location of residential dwellings north of the site, there will be no impacts of overshadowing on the three residential properties.

The building has been designed to accommodate a high level of residential amenity to provide a distinctive sense of place for residents in keeping with the Regents Garden building's trademark and unique characteristics described above.



Figure 5: Street Presentation

4.5 On-Site Amenities

The building will contain residential amenities for the benefit of residents as well as areas to accommodate family and friends (see **Figure 6**). The design incorporates:

- A well-designed rear outdoor area with paths, retained trees, a deck and landscaping;
- A gym;
- A wellness centre;
- A banquet room;
- A hair salon;
- A cinema;
- A laundry;
- A commercial kitchen that provides meals for the residents
- An internal and alfresco café area
- A lounge and a lobby lounge in addition to the lobby area;
- An internal courtyard;
- Large public balcony areas on each floor;
- At least five additional lounge areas on each floor;
- A dining area on each floor;
- A servery on each floor.



Figure 6: Alfresco Space

4.6 Open Space and Landscape Treatments

A full landscaping plan is included in the plan set submitted with this application.

It depicts landscaping throughout the site but in particular includes:

- A large communal open space area is located to the north of the Site adjoining the existing Public Open Space;
- The design includes a large, meandering pond and large deck area within the communal open space (see **Figure 7**);
- Landscaping adjacent to all external car parking and circulation areas;
- A large, landscaped area within the front setback and with no intervening car parking, including the large feature tree.
- Details of all proposed tree species to be planted and their location on site.

The front landscaped area centres around the existing significant eucalypt tree which proposed for retention. However, during investigation into the condition of the tree, it was established that the health of the tree was poor and impacted by wood borers. A copy of the Arborists report is included as **Annexure 4**. While it is Regent's preference to retain the tree, given its condition, it is likely that at some point the tree will require removal. When that occurs, Regent's Gardens will ensure that it is replaced with a mature tree that is capable of providing a high-quality presentation to the street.



Figure 7: Landscaping

4.7 Access and Parking

The development is accessed by a single crossover to Gibson Avenue. The design enables all vehicles to access and egress the site in forward gear.

The nature of residential care facilities is such that traffic generation is limited to:

- Staff members who work at the facility;
- Visitors to residents within the facility;
- Service Vehicles.

Therefore, the generation of traffic for such facilities is typically lower than that of a comparably scaled residential facility.

The development incorporates 49 car bays, distributed as follows:

- 23 in the front portion of the undercroft parking bay;
- 9 parking bays in the portion of the undercroft parking bay closest to the building entrance (inclusive of a delivery bay and reversing bay);
- 17 in the rear carpark that abuts the northern boundary.

Consideration of car parking standards is addressed further in this report.

4.8 Servicing & Waste Management

The Subject Site is fully serviced with water, power, sewerage/drainage, and telecommunications infrastructure. Relevant services will be extended and upgraded to the site to accommodate the proposed development. The following assets were determined to be present in the vicinity of the Subject Site in a Dial Before You Dig enquiry:

- There is an existing NBN cable in the road reserve of Padbury Road, the street frontage of the site;
- There is a NextGen cable and 3rd party duct on the opposite edge of the Gibson Avenue Road reserve;
- Western power indicates an 80mm conduit located in the road reserve of Gibson Avenue, on the opposite side of the road to the Subject Site's street frontage;
- There is a Water Corporation easement running through the property;
- ATCO indicated that there is a critical gas pipeline in the road reserve of Gibson Avenue, close to the street frontage of the Subject Site. There are two other less critical ATCO assets slightly further away within the vicinity;
- ATCO indicates that there is a gas pipeline close to the boundary between Gibson Avenue and the Subject Site;
- The Water Corporation indicates several assets in the Gibson Avenue road reserve, including those close to the street frontage of the Subject Site;

- Western Power depicts information on the high and low voltage power lines. There are two power poles in front of the Subject Site, one close to the centre and one on the boundary between number 77 (the Subject Site) and number 2. There are low and high voltage lines on both power poles.

As the majority of utilities are located in the road reserve, they have little impact on the development. The location of the power poles and utilities does not influence access to the site. A sewer main easement runs through the rear portion of the site. The building has been designed to provide for sufficient clearance above the sewer main to enable works to occur as required. There is also a Water Corporation easement on the site to allow Water Corporation access to the Public Open Space/drainage behind the development. This easement is fully contained within the access driveway and car parking associated with the development.

Waste management is addressed through the location of a bin store. The bin store is located in the undercroft not visible from the street, and will be collected during early morning periods three days a week. The company responsible for waste collection have advised that the operation will consist of entering the site then reversing towards the bin area, collecting the waste, and exiting in a forward gear. A Waste Management Plan is included as **Annexure 5** depicting the arrangement of waste collection vehicles accessing the bin store.



Figure 8: Entry and Access



Figure 9: Site Plan

5.0 ASSESSMENT UNDER PLANNING FRAMEWORK

5.1 Strategic Planning Framework

There is a growing alignment between the various policy initiatives sought by Government to provide affordable and appropriate housing opportunities to meet the needs of an ageing population and the capacity of the planning system to effectively deliver them.

The proposed development is consistent with achieving those initiatives. The provision of residential aged care facilities is an essential component in response to the needs of an ageing population. It also enables the supply of other housing in the community to be freed up to accommodate housing choice for younger families. The following summarises the key planning instruments.

5.1.1 State Planning Strategy 2050

The State Planning Strategy 2050 is the highest order planning instrument in the Western Australian planning framework. The Strategy offers an integrated whole-of-government view of strategic planning needed to respond to various challenges, including population growth, an ageing population, and an orientation towards sustainable living. As stated:

“The Western Australian population is ageing ... Over the next 40 years the proportion of the population aged 65 or over is likely to increase from 13% to 22% and, in contrast, the proportion aged 15 or under is likely to decrease slightly from 19% to 18%. Such a change in the State’s demographics has direct impacts on planning directions and priorities (e.g. access to health care, mobility, labour pressures and internal migration). The ageing of our population will increase the demand for dwellings such as apartments or units in suitable locations. This demographic shift will impact on most aspects of the economy, in particular the composition of the labour force, healthcare requirements, education and social services, and the mix of dwellings.”

Moreover, and as recognised by the Strategy, Western Australia’s demographics and household structures are changing rapidly, yet the diversity of the available housing stock remains relatively static. In achieving a vision of sustained growth and prosperity, where Western Australians enjoy high standards of living, communities will require access to diverse housing and services that complement their values and lifestyle choice. Regents Gardens aims to respond to these challenges for older Australians with diverse and affordable housing opportunities.

5.1.2 Perth and Peel @3.5 Million

Perth and Peel @ 3.5 million builds on the vision laid down in Directions 2031 and Beyond and provides a link to the North-West Metropolitan Peel Sub-Regional Planning Framework which defines the spatial plan for the region over the next three decades. Drawing on the shared key principles from previous spatial planning documents the document identifies the need to meet long-term, diverse housing needs. The strategy identifies the need for urban consolidation and infill which this proposed development also provides. The metropolitan region scale *Perth and Peel @ 3.5 Million* outlines that diversity is an essential strategic goal. Changing demographic patterns have consequential changes in household composition and our ageing population leads to growing demand for houses with convenient access to a range of community, recreational and health options and for affordable smaller dwellings which are easier to maintain. Single person households are projected to increase. The Residential Aged Care Facility proposed by Regents Gardens responds to the identified changes in demographic and household composition by providing affordable, fully serviced dwellings. It also provides accommodation that frees up household stock in the community for use by younger families.

5.1.3 Ageing with Choice: Future Directions for Seniors 2019 to 2024

Ageing with Choice: Future Directions was released by the Department of Communities on 19 October 2019 and includes a 5-year plan to support older Western Australians, particularly those on low to moderate incomes. The seven priorities outlined in this document are age-friendly communities, homes that support ageing in place, affordable housing innovation and alternatives to home ownership, better options for renters, a more age-responsive social housing system, assistance for those experiencing housing crisis and informed decision making. It aims to facilitate access to affordable, manageable, and stable homes so they can age well in their community of choice. Amongst other things, it commits to delivering an increased proportion of homes that can support ageing in place and provide affordable homes for people on low to moderate incomes. The proposal is consistent with providing a form of accommodation that is necessary to meet the needs of Perth’s ageing population.

5.1.4 City of Joondalup Local Housing Strategy

The City of Joondalup identifies in their Local Housing Strategy that the projected population is going to be significantly older than it is presently. The City identifies that there is demand for aged care facilities and the City also indicates that an ageing in place approach is the strategic preference the City has to provide the housing supply appropriate to this demographic change. The City describes their current housing supply for over-55s as:

“In general, there is a range of housing options for the elderly, such as government housing (not a big presence in the City of Joondalup), private rental, home ownership, hostels, retirement and “lifestyle villages” and nursing homes. The locations of aged accommodation within the City are shown in Figure 6.4.3 (b). In total, there are 27 aged accommodation facilities in the City of Joondalup. Of these, there are 966 retirement village units, 678 hostel accommodation beds and 345 nursing home beds. Two of the facilities (Seacrest Retirement Village and Ocean Reef Retirement Country Club) are privately-owned, individual units managed by a Council of Owners. There are waiting lists for most of the other facilities. There are also a very small number of small-scale private housing developments for the “over 55s”.

The proposed development will help respond to the demographic change projected and the current demand for residential aged care facilities identified by strategic planning documents in the City of Joondalup.

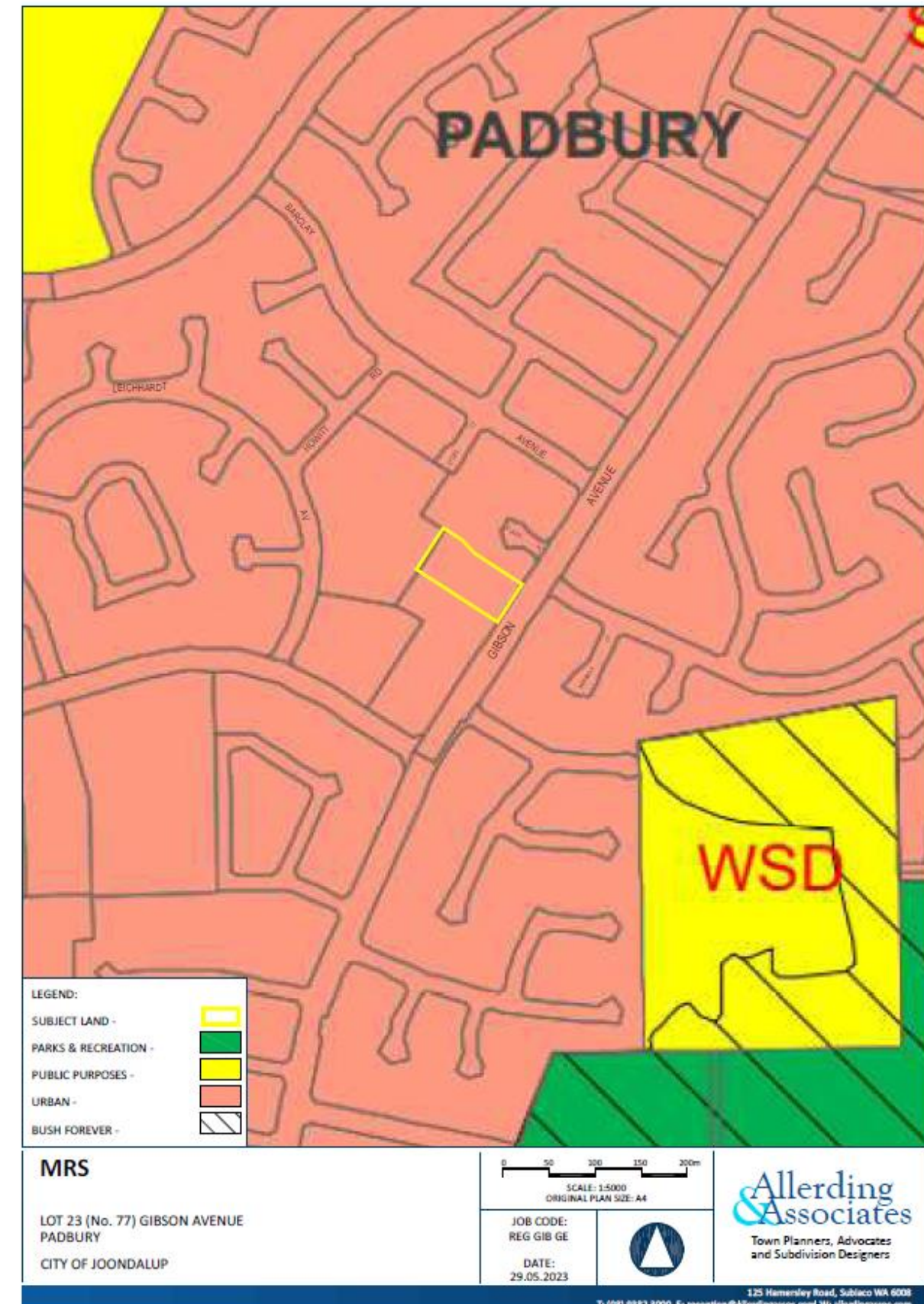


Figure 10: MRS Plan

5.2 City of Joondalup Local Planning Strategy

The City of Joondalup LPS outlines themes that detail the strategic directions of the City. The theme related to aged care facilities in the City of Joondalup notes as follows:

“The City Centre will continue to be the focus for higher-density, high quality residential development. Outside the City Centre, in strategically appropriate locations, planning will take into account the future housing needs of an ageing population and changing household structures.”

This theme recognises the increasing average age of people in Western Australia and in Joondalup is of particular consequence for the housing type mix in the City of Joondalup. The City supports the ‘ageing in place’ concept, where specialised housing stock is provided where the average age is increasing so ageing residents have access to more support, community and amenities. Regents Gardens provides a residential aged care facility consistent with the aims of the City’s Strategy.

5.3 Statutory Planning Framework

5.3.1 Metropolitan Region Scheme

The Subject Site is zoned “Urban” under the *Metropolitan Region Scheme (MRS)*. The proposal is consistent with its Urban zoning. Refer **Figure 10** for the MRS plan.

5.3.2 City of Joondalup Local Planning Scheme No. 3

The subject land is zoned Residential R40 under the City of Joondalup Local Planning Scheme No. 3 (**LPS3**). It also includes a Restricted Use designation which is detailed in Table 5 under Clause 20 of the LPS3. Refer **Figure 11** for the LPS3 plan.

Clause 20 of LPS3 is as follows:

No.	Street/Locality	Restricted Use	Conditions
2	Lot 23 (77) Gibson Avenue Padbury	Grouped Dwelling, Multiple Dwelling, Residential Aged Care Facility	Residential development restricted to Aged or Dependent Person’s Dwellings



Figure 11: LPS3 Plan

Table 2 within Clause 16 of LPS3 sets out the objectives for each zone in the Scheme area. The following objectives are noted in relation to the Residential zone:

- 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.

The application proposes a high quality, affordable aged care facility that is in great demand in the Padbury locality and Western Australia more broadly, as outlined in this report. The design of the building is well considered in terms of its functionality and presentation from an external context, consistent with previous award-winning Regent Gardens Group aged care developments. Particular attention has been paid to the street and residential interface of the development, where a range of design features, materials, and substantial landscaping are provided to deliver a facility that complements its setting.

Noting that the subject land is specifically set aside for an aged care facility use, in light of the above, the proposal is consistent with the objectives of the Residential zone.

5.3.3 Design Review Panel (DRP)

A preliminary proposal was submitted to the DRP on 8 August 2022 for a pre-lodgement review of the design. The DRP assessed the application against the ten performance based guiding design principles in accordance with *State Planning Policy 7.0 - Design of the Built Environment* (SPP 7.0).

Subsequent to the assessment of the preliminary proposal, the design was updated to respond to the comments and recommendations of the panel. The design response to the comments and recommendations is detailed below.

Design Principle – DRP Comment	Response
<p>Principle 1 – Context and character</p> <p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <p><i>Comments:</i></p> <ul style="list-style-type: none"> • <i>There is a mismatch between the well-considered front of the building and the rest of the building, which be seen in the round in a low scale environment and finer grain area of smaller lots that includes dwellings to the north.</i> • <i>Unclear why the particular materials/colours chosen.</i> 	<p>Response</p> <p>To address the concerns regarding the northern elevation of the building, the design has been modified in the following areas:</p> <ul style="list-style-type: none"> • Adjusted building profile to the lobby entry, central to the northern elevation, through the introduction of feature building material and a curved parapet fascia façade. • Designated entry canopy with a piano roof to clearly identify the main entry to the building and provide a decorative feature to break up the mass of the built form.

Design Principle – DRP Comment	Response
<p>Recommendation 1: Further consideration of the context and character should be undertaken to inform design response including material/colour selection.</p>	<ul style="list-style-type: none"> • Balconies added to dwellings on each of the floors and the activity room with varying setbacks to the northern lot boundary as another form of articulation. <p>The combination of these three key design modifications effectively breaks up the appearance of the building from the adjacent residential properties, as is evidenced by the attached renders. The front of the building and the entry point are clearly identifiable on the northern elevation, and consequently the elevation presents four separate elements in total.</p> <p>In relation to the colours and materials, the plans originally presented were indicative only and did not reflect a final construct. The intent is for the first and second levels to be finished in a vertical stone wall cladding with earthy colours. A materials palette has been included in the latest set of plans. Additionally, an image has been attached which shows another of Regent Gardens constructed facilities with high quality finishes.</p>
<p>Principle 2 – Landscape quality</p> <p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <p><i>Comments:</i></p> <ul style="list-style-type: none"> • <i>The beginnings of a well-considered landscape plan.</i> • <i>Car bays appear to be undersized and ramp may not be compliant.</i> • <i>Appears the mature tree at the front is in poor condition. Arboriculturist report required.</i> • <i>Poor pedestrian connectivity through much of the site.</i> <p><i>Recommendation 2: Include critical spot levels and contours in the landscape planning, especially for planning the water feature, and consider the need for safety requirements for waterbody. Consider options for the mature tree in poor health. Consider moving car bays from directly abutting the POS. Improve pedestrian connectivity throughout the site.</i></p>	<p>A detailed landscaping plan has been completed and is attached. The plan identifies all planting locations on site and the associated tree species proposed. Landscaping will play an integral part in the project and measures will be taken to ensure high quality landscaping is created, comparable with our client’s other aged care facilities. Landscaping will also be provided within the carpark areas to further soften the hard surfaces.</p> <p>Substantial landscaping is proposed along the northern boundary of the site which will further assist in breaking up building bulk from neighbouring residences.</p> <p>All car bays and ramps provided on site will be in accordance with the minimum dimensions as per AS/NZS 2890.1. This is demonstrated in the attached plan set. The parking that was originally shown to the west of the site adjacent to the POS (Leichardt Park) has been reviewed and re-positioned to expand the open courtyard area and its relationship with the parkland beyond.</p> <p>A designated entry gate for pedestrians has been shown on the northeast corner of the site which will provide access to an entry pathway, running</p>

Design Principle – DRP Comment	Response	Design Principle – DRP Comment	Response
	<p>parallel to the driveway. The facility has been intentionally structured to function in an optimum manner for the residents, and most pedestrian movement is to and from the POS. There is limited pedestrian movement from the street for this facility, however pedestrian access has been provided with the main entry located to accommodate the best position for the operation of the facility. In this respect, it is considered unnecessary to alter the frontage of the lot, as this would be detrimental to the residents who will be able to use this space for recreation.</p> <p>The intent is for the existing mature tree at the front of the property to be retained. The front of the building has been designed to accommodate this. An arborist report was prepared confirming that the tree is in poor health and cannot be retained. A new mature tree will be planted to replace it once the tree is deceased. Our client is happy for the Council to determine an appropriate species. It is considered that mature planting in this location will provide valuable amenity to not only the streetscape but also the residents and the design has accommodated a feature tree in this location.</p> <p>The plans have been amended to show additional spot levels in relation to the landscaping areas and the main water feature. All precautions will be undertaken to maintain the safety requirements to all water features.</p>	<ul style="list-style-type: none"> • <i>The north façade needs more articulation as it currently looks institutional.</i> • <i>Clarify the north-eastern portion of the building as the location of upper windows on the ground floor implies a mezzanine in the Admin block.</i> <p><i>Recommendation 3: Need to think more about articulation to north side. Consider breaking down the bulk through splitting the form in parts and reconsideration of the parapet heights. The architectural form could also lend itself to stepping down towards the rear.</i></p>	<p>To reiterate, the key modifications to the north façade are:</p> <ul style="list-style-type: none"> • Adjusted building profile to the lobby entry, central to the northern elevation, through the introduction of feature building material and a curved parapet fascia façade. • Designated entry canopy with a piano roof to clearly identify the main entry to the building and provide a decorative feature to break up the mass of the built form. • Balconies added to dwellings on each of the floors and the activity room with varying setbacks to the northern lot boundary as another form of articulation. <p>It should be noted that the minimum setback proposed to the north is 7.5-8m, and a substantial portion of the building will be set back at a greater distance.</p>
<p>Principle 3 – Built form and scale</p> <p><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <p><i>Comments:</i></p> <ul style="list-style-type: none"> • <i>The scale is higher than that of the surrounding area, but is considered appropriate for the proposed use and location provided the bulk and scale is ameliorated. It has been ameliorated at the street front but not from other views.</i> • <i>The number of windows/balconies down the northern side will add to impact of scale to north.</i> 	<p>The inclusion of balconies along the northern façade is an effective means of breaking up bulk, rather than creating it, provided the balconies have varying setbacks. This has been achieved in this instance, combined with the additional modifications discussed in response to Principle 1.</p> <p>The north façade has been modified to include a range of colours and finishes and will include painted rendered walls, face brickwork and vertical stone cladding. As noted, the plans submitted were indicative and do not represent the finishes and materials for the completed project. Additionally, void spaces have been introduced as a method of softening the scale of the building.</p>	<p>Principle 4 – Functionality and build quality</p> <p><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.</i></p> <p><i>Comments:</i></p> <p><i>The proponents indicated through built proposal examples the intended quality of the finished product.</i></p>	<p>No response required.</p>
		<p>Principle 5 – Sustainability</p> <p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p> <p><i>Comments:</i></p> <ul style="list-style-type: none"> • <i>Plans lacks any information about ESD.</i> • <i>Solar access to some units and to the communal garden is provided.</i> <p><i>Recommendation 5: The proponents should consider future proofing through measures such as EV charging stations, water harvesting and solar panels for power generation.</i></p>	<p>Solar panels will be installed on the on the flat metal deck roof for the purpose of power generation. The panels will supply a substantial amount of the power necessary for the operation of the facility.</p> <p>The bedroom suites and communal lounge areas have each been positioned to take advantage of solar access. This is further enhanced by two major internal light wells positioned either side of the central communal lounge and dining space, which feeds out into associated spaces.</p>

Design Principle – DRP Comment	Response
	A key consideration of the design is cross ventilation. The intent is for each bedroom suite to benefit from cross ventilation rather than a sole reliance of mechanical. This approach is not only beneficial from an environmental perspective but is also a preventative of COVID spread. The internal light wells also function in allowing air flow to occur to adjoining bedrooms.
<p>Principle 6 – Amenity</p> <p><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></p> <p>Comments:</p> <ul style="list-style-type: none"> <i>The amenity of the units facing the internal lightwell is of concern in regard to the privacy, solar access, outlook and ventilation. Units include shared balconies which can be a benefit for residents, but they appear limited in depth for usability.</i> <i>Access and views from the banquet room to the western communal garden are obstructed by a store.</i> <p><i>Recommendation 6: Consider the amenity of internal facing units including the introduction of landscaped courtyard below.</i></p> <p><i>Consider increasing the depth and usability of all the balconies.</i></p> <p><i>Consider providing direct access to the western communal garden from the banquet room.</i></p>	<p>The plans have been amended to show alternate balconies that no longer face each other. Any privacy concerns in this respect have therefore been resolved.</p> <p>The light wells are deliberately positioned to provide additional light and ventilation to the residential units. This method was included in a previous development by our client to great effect (see images and renders attached). The City is welcome to visit Regent Gardens other facilities. Internal spaces in aged care facilities are often dull and uninviting, whereas the addition of the light well is an effective method of creating amenity for residents, rather than reducing it.</p> <p>The storeroom has been relocated and the banquet room now has full visibility of the communal garden and the POS beyond.</p>
<p>Principle 7 – Legibility</p> <p><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p> <p>Comments:</p> <ul style="list-style-type: none"> <i>Pedestrian connection is not clearly defined. No wayfinding.</i> <i>Legibility of entry unclear from the street.</i> 	<p>A designated entry gate for pedestrians has been shown to the northeast corner of the site which will provide access to an entry pathway, running parallel to the driveway. In addition, a clearly identifiable awning has been located adjacent to the entry of the building which will be visible to the street, ensuring the entry point is easily located. This architectural feature will be complimented by signage as a further means of directing guests to the entry.</p>

Design Principle – DRP Comment	Response
<ul style="list-style-type: none"> <i>Through movement of vehicles in the undercroft parking is compromised with cars having to reverse out if bays are full.</i> <i>The carpark soffit with exposed services could be unwelcoming.</i> <i>The service yard (south) is not screened and waste collection unclear.</i> <p><i>Recommendation 7: Introduce a clear pedestrian path from the street and the rear car park to the front door. Improve legibility of entry, such as by relocating the entry to corner so at least a portion of it can be seen from the street.</i></p> <p><i>Reconsider the layout of the car parking within the undercroft so that it creates a more welcoming frontage, with safe vehicle movements and landscaping. Consider concealing suspended services from public view to make the soffit more attractive. Suggest screening the service yard (south) and provide more detail on waste pick up.</i></p>	<p>Notwithstanding, the facility has been intentionally structured to function in an optimum manner for the residents. It is anticipated that very little foot traffic will be generated directly from Gibson Avenue, with most guests driving into the designated parking within the facility. The entry being located at the centre of the site, rather than the front, ensures each wing of the facility has an equal distance to travel and provides the optimum functional entry for the building.</p> <p>It is considered unnecessary to alter the frontage of the lot, as this has been specifically designed for the residents who will benefit from using this space for recreation. From a streetscape perspective, it provides an uncluttered, high quality landscaped street interface that is considered far superior to providing an entry to the site. Additionally, shifting the vehicle access from the proposed location to the front of the property would further compromise the recreation area that is a crucial component of the facility for the residents.</p> <p>The access driveway to the building's entry foyer has been increased to 9 metres to provide a suitable distance to reverse and exit in forward gear, noting that a dedicated reversing bay has also been added.</p> <p>Ducts have been strategically located to prevent services from impacting the under-croft soffit. This will provide the opportunity introduce feature painted panels to the soffit.</p> <p>The Service Yard will be screened with a low wall being located in the undercroft which is open to maintain cross ventilation and ensure that residents and guests are not exposed to odours.</p> <p>Waste collection will be through a waste management company who are currently contracted and successfully manage waste at Regent Gardens other facilities around the State. They have advised that the waste management operation will consist of entering the site then reversing towards the bin area, collecting the waste, and exiting in a forward gear.</p>

Design Principle – DRP Comment	Response
<p>Principle 8 – Safety</p> <p><i>Good design optimises safety and security, minimising the risk of personal harm and easily identifiable elements to help people find their way around. Comments:</i></p> <ul style="list-style-type: none"> There are no clear pedestrian connection separate from vehicular movements. <p><i>Recommendation 8: Refer to landscape and legibility recommendations.</i></p>	<p>As outlined in response to Principles 2 and 7, it is anticipated that very little external pedestrian movement will be generated from Gibson Avenue. Notwithstanding, a designated pedestrian gate and path have been introduced along the northern side of the entry driveway which will be clearly distinguishable. Most pedestrian movements will be to and from the facility to the adjoining POS.</p>
<p>Principle 9 – Community</p> <p><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interactions.</i></p> <p><i>Comments:</i></p> <ul style="list-style-type: none"> The proposal provides a much-needed aged care facility and the inclusion of a dedicated dementia floor. 	<p>No response required.</p>
<p>Principle 10 – Aesthetics</p> <p><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p> <p><i>Comments:</i></p> <ul style="list-style-type: none"> While the streetfront aesthetic has been well considered, the proposal has not yet reached the required level of providing an attractive and inviting building ‘in the round’ within its context. The side elevations appear monotonous, lacking articulation and have not yet mitigated the apparent bulk and scale. Shade for east and west openings has not yet been included. <p><i>Recommendation 10: More detailed consideration of the site context and character (including solar, views, topography) will assist in improving the design response. Consideration of introducing face brick at lower levels could also assist.</i></p>	<p>Discussed in line with Principle 1 and 3.</p> <p>It is noted that the ground floor walls have been purposely treated different to the upper levels to act as a podium to the building to further assist in reducing the building mass and height.</p> <p>Shading to the west and east has been developed using both the roof overhang and balcony floors to protect openings.</p> <p>As has been identified and acknowledged previously, the building will present as three storeys to the street, and the topography of the site results in the additional building height toward the rear POS. Given the type of land use, there is no capacity to step the building through the site which maintains consistent ambulatory movement at the same level for residents of the facility which is significant operationally. The JDRP has recognised the height as being appropriate under its assessment of Principle 3.</p>

5.3.4 City of Joondalup Non-residential Development in the Residential Zone Local Planning Policy

The City of Joondalup has the following Local Planning Policy for Non-Residential Development in the Residential Zone. The City has advised that this policy is a relevant consideration, accordingly, the Policy has been utilised as a guide to assess this application.

Table 3 below provides a summary of the policy standards and a response to those standards in context with the proposed development.

Table 3: Non-Residential Guidelines Assessment

LPP Provisions	Comment								
<p>4.1 (a): Setbacks:</p> <table border="1"> <thead> <tr> <th>Zoning</th> <th>Minimum Primary Street Setback Distance</th> <th>Minimum Secondary Street Setback Distance</th> </tr> </thead> <tbody> <tr> <td>R30 and above</td> <td>4 metres</td> <td>1.5 metres</td> </tr> </tbody> </table>	Zoning	Minimum Primary Street Setback Distance	Minimum Secondary Street Setback Distance	R30 and above	4 metres	1.5 metres	<p>The proposed development is set back approximately 4.2-6.4m from the primary street and has no secondary street frontage.</p>		
Zoning	Minimum Primary Street Setback Distance	Minimum Secondary Street Setback Distance							
R30 and above	4 metres	1.5 metres							
<p>4.2 Building Height: (a):</p> <table border="1"> <thead> <tr> <th rowspan="2">Land use</th> <th colspan="2">Maximum building height</th> </tr> <tr> <th>Top of external wall</th> <th>Top of pitched roof</th> </tr> </thead> <tbody> <tr> <td>Residential aged care facility on a lot of 5 000m² or more coded R40 or lower.</td> <td>9 metres</td> <td>12 metres</td> </tr> </tbody> </table>	Land use	Maximum building height		Top of external wall	Top of pitched roof	Residential aged care facility on a lot of 5 000m ² or more coded R40 or lower.	9 metres	12 metres	<p>The plans indicate that the height of the building is up to 18 metres as a consequence of the falling slope of the lot towards the rear. The consideration of height and the position of bulk and scale has been carefully considered in the design process. Noting that residential development only forms a part of the northern boundary the specific design treatments in response to local site conditions has included:</p> <ul style="list-style-type: none"> The bulk of the building associated with the lower topography of the Site is positioned predominantly towards the commercial area, open space and drainage to the south and west where the impact of the building on the lower topography is minimised; The principal accessway has been located on the northern side of the lot to provide separation with the three adjoining residential dwellings to the north; The development has been designed such that it is viewed as a three levels when viewed from the streetscape and the additional level is only created through the slope of the land towards the POS, drainage area and commercial development predominantly;
Land use		Maximum building height							
	Top of external wall	Top of pitched roof							
Residential aged care facility on a lot of 5 000m ² or more coded R40 or lower.	9 metres	12 metres							

LPP Provisions	Comment
	<ul style="list-style-type: none"> Given the location of the three residential dwellings to the north of the site, there is no impact that arises from the proposed development for overshadowing or northern and eastern solar exposure.
<p>4.3: Building Design</p> <p>(a) Appearance:</p> <p>(i) The building must be of residential appearance, in keeping with the surrounding environment. And not detract from the amenity of adjoining properties.</p>	<p>The building is based upon award winning, architect designed facilities developed by Regents Gardens. It incorporates a generous landscaped interface at the street with car parking removed from the setback and positioned only in an under croft configuration or at the rear of the development where it is not significantly visible.</p> <p>The presentation from the street incorporating a curvilinear façade provides interest to the streetscape and a high level distinctive presentation as evidenced by the perspectives provided.</p> <p>As noted in response to building height, the amenity of adjoining properties has been protected through the position and location of the predominant bulk towards the south western portion of the land away from the street and from residences where the topography of the land is at its lowest.</p> <p>The building’s northern façade is carefully designed to show a mix of feature elements, materials, and is articulated to create an attractive interface to the adjacent residential properties. This has resulted in the building presenting in four distinct parts, limiting building bulk and preserving the amenity of the residential area.</p>
<p>4.4: Parking and Access</p> <p>4.4.1: Car parking standards:</p> <p>Residential Aged Care Facility: 1 per 5 beds plus 1 staff member on duty.</p>	<p>The proposed development currently has provision for 49 car parking bays (including a delivery bay).</p> <p>With a development comprising 108 beds and up to 25 staff at any one time, the development provides a technical assessment of 47 (46.6) bays.</p> <p>The parking provided is compliant with the provision of this LPP.</p>

LPP Provisions	Comment
<p>4.4.1: Car Parking Location and Design</p> <p>(a) Car park location:</p> <p>(i) All car parking is to be provided on-site: verge parking is not permitted;</p> <p>(ii) Car parks should, where practicable, be located at the rear of buildings and the location clearly sign posted.</p> <p>(b) Car park design:</p> <p>(i) Car parks shall be designed in accordance with Australian Standards AS 2890.1 and/or 2890.2 as amended from time to time;</p> <p>(ii) Tandem car parking will be considered for employee parking only and must be clearly designated as such.</p> <p>(c) Vehicle access:</p> <p>(i) The number of crossovers should be kept to the minimum to provide efficient ingress and egress;</p> <p>(ii) Vehicles are required to enter and exit the site in forward gear.</p> <p>(d) Pedestrian access:</p> <p>(i) A footpath must be provided from the carpark and the street to the building entrance.</p>	<p>All car parking has been provided on site, either in an undercroft or in the rear carpark.</p> <p>All car parking has been provided onsite in an undercroft position where it is not significantly visible from the street or in the rear of the development. Signage will be provided for traffic orientation both for delivery vehicles, staff and visitors.</p> <p>The car parks will meet the requirements of AS 2890.1 or AS 2890.2.</p> <p>Tandem parking is not necessary.</p> <p>Crossovers have been kept to a minimum with one crossover onto the primary frontage.</p> <p>Vehicles can enter and exit the site in forward gear as a designated reversing bay has been allocated within the development undercroft.</p> <p>Footpaths are provided for residents from the carpark to the building entrance. In addition, a designated entry gate provides access to a pedestrian path leading from the street to the building entry.</p>
<p>4.5: Landscaping</p> <p>(i) A minimum of 8% of the area of a lot shall be landscaped;</p>	<p>A Landscape Plan is included as Annexure 6.</p> <p>The proposed development provides more than 8% of the lot to landscaping including on all adjacent street boundaries. Refer to the landscaping plan in the plan set which depicts the landscaping proposed. The landscape plan identifies the species and density of planting covering both the street setback area and rear communal open space.</p>

LPP Provisions	Comment
(ii) The landscaped area shall include a minimum strip of 1.5 metres wide adjacent to all street boundaries;	The landscaped area to the street frontage ranges from 6m to the front boundary and as deep as 12m.
(iii) Any landscaped area shall have a minimum width of 1.0 metres and distributed in areas of not less than 4.0 square metres;	As depicted on, the landscaping areas are generously proportioned and well exceed the 1m width and 4m minimum requirement.
(iv) Shade trees shall be provided and maintained in uncovered car parks at the rate of one tree for every four car parking bays.	The proposed carpark is located in an undercroft configuration, with a small number of bays located to the rear which will be surrounded by several trees. The undercroft bays will not require shade trees and the rear bays are surrounded by landscaping as depicted on the landscaping plan.
4.6: Fencing	
(a) Any fence located in the street setback is to be in accordance with the requirements of the <i>Residential Design Codes (R-Codes)</i> and the City's <i>Residential Development Local Planning Policy</i> or any relevant structure plan or local development plan.	<p>The front setback will be fenced with predominantly open style high-quality stainless-steel material to approximately 1.6-1.8m high.</p> <p>The side setback will be upgraded with Colorbond or similar standard fencing to 1.8m in height adjacent to the commercial developments and residential dwellings (subject to neighbour engagement).</p> <p>The rear setback will also be fenced with open style high-quality stainless-steel material to approximately 1.6m high for its interface to the adjoining open space.</p>
4.7: Servicing	
(a) Bin storage areas:	A Waste Management Strategy Plan is included as Annexure 5 .
(i) Bin storage areas must be screened from view by a wall not less than 1.8 metres in height, constructed of brick, masonry or other approved material;	Bin storage areas are enclosed and located in the undercroft area where they will be screened from the street.
(ii) Bin storage areas must be accessible to waste collection vehicles and not adversely affect car parking and vehicular or pedestrian access.	Bin areas are accessible to waste collection vehicles and access to these is not adversely affected by vehicle access. Waste will be collected by private contractors with collections occurring between 7 am to 9am in the morning three days a week to avoid conflict with pedestrians during key opening hours. Waste collection will be conducted on Monday, Wednesday and Friday. Waste vehicles will adequately be able to maneuver on site and egress in forward gear.

LPP Provisions	Comment
(b) External fixtures:	External fixtures are screened from view with most service facilities being located principally in the undercroft area or behind the street setback.
(i) External fixtures must be screened from view from the street through building design and located on the roof, basement or at the rear of the building.	
(ii) To minimise the negative impacts of lighting, lighting is to be installed in accordance with Australian Standard AS 4282.	Lighting will be installed in accordance with AS 4282.
4.9: small scale renewable energy systems .	Solar panels are proposed on the site and positioned on the roof to provide supplementary renewable energy sources to the proposed development.

5.3.5 Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)* came into effect on 19 October 2015. The Regulations have introduced a set of deemed provisions that now form part of LPS3. Clause 67 deals with matters to be considered by local government and include key provisions relevant to the assessment of applications for development approval. **Table 3** includes responses to the key provisions applicable to the proposed development.

Table 3: Response to Clause 67 Provisions

Clause 67 Provision	Comment
(a) <i>The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	<p>The City of Joondalup Local Planning Scheme No. 3 outlines the following objectives for residential zones:</p> <ul style="list-style-type: none"> • 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 streetscape throughout residential areas; • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.

Clause 67 Provision	Comment
	The proposed development meets these objectives by proposing housing diversity and choice that meets the needs of the community. It has facilitated high quality design features with detailed consideration of the design form based upon its presentation to the street associated with the position of landscaping, car parking undercroft and the location of the predominant bulk of the building where impacts are minimised.
<i>(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 Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	<p>The nature of the proposed use is entirely consistent with the zoning of the property, which specifically seeks the use of the land for an aged care facility.</p> <p>The design of the development has had due regard to the provisions of the City of Joondalup's LPS3 and associated planning policies. In addition, the development has given due consideration to its location adjacent to public open space, commercial uses and residential development. The development has been architecturally designed to utilise the topography of the land and orientate development to provide a high quality presentation to the street and the position the predominant areas of bulk away from the three adjoining residential dwellings.</p>
<i>(c) Any approved State Planning Policy;</i>	Not applicable.
<i>(d) Any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);</i>	No environmental protection policy approved under Environmental Protection Act 1986 section 31(d) is applicable.
<i>(e) Any policy of the Commission;</i>	<p>The proposal has been considered against the:</p> <ul style="list-style-type: none"> • State Planning Strategy 2050; • Perth and Peel at 3.5 Million; • Ageing with Choice: Future Directions for Seniors 2019 to 2024. <p>As outlined within this report the proposed development is consistent with the objectives of these strategic documents by providing an important form of residential care that meets the needs of an ageing population, whilst freeing up housing stock that can be made available for young families.</p>
<i>(f) Any policy of the state;</i>	Not applicable.
<i>(fa) Any local planning strategy for this Scheme endorsed by the Commission;</i>	The City of Joondalup Local Planning Strategy recognises the demand for housing supply changes that reflected the ageing population.
<i>(g) Any local planning policy for the Scheme area;</i>	The proposed development has been assessed in regard to the requirements of Local Planning Policy: Non-residential

Clause 67 Provision	Comment
	development in residential areas, outlined in section 5.3.3 of this report.
<i>(h) Any structure plan, activity centre plan or local development plan that relates to the development;</i>	Not applicable.
<i>(i) Any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;</i>	Not applicable.
<i>(j) In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;</i>	The Subject Site is not land reserved under the City of Joondalup Local Planning Scheme No. 3. It abuts a local Scheme reserve but the use is compatible with the POS and drainage reserve.
<i>(k) The built heritage conservation of any place that is of cultural significance;</i>	There is no built heritage conservation on this undeveloped Subject Site.
<i>(l) The effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	There are no areas of cultural significance on the or near the Subject Site.
<i>(m) the compatibility of the development with its setting including –</i>	Given that the only adjacent residential property is to north of the subject site, there is no impact that arises from the proposed development from overshadowing or northern and eastern solar exposure.
<i>(i) The compatibility of the development with the desired future character of its setting; and</i>	As noted in relation to building height, the amenity of adjoining properties has been protected through the position and location of the predominant bulk towards the south western portion of the land away from the street and from residences.
<i>(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.</i>	
<i>(n) the amenity of the locality including the following –</i>	See section (j), (m) and (u) of this table for the impacts of the proposed development on the environment and character of the locality.
<i>(i) Environmental impacts of the development;</i>	The social impacts of this development are considered to be positive by contributing to the provision of a facility that will address the needs of an ageing population, whilst freeing up a supply of housing stock that can be used by other members of the community in the local area.
<i>(ii) The character of the locality;</i>	
<i>(iii) Social impacts of the development.</i>	

Clause 67 Provision	Comment
(o) <i>The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or mitigate impacts on the natural environment or the water resource;</i>	Not applicable.
(p) <i>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;</i>	The landscaping provided exceeds the requirements of the applicable local planning framework, providing extensive landscaping in the front setback and the rear of the property. An existing prominent tree has been retained in the front setback, although the health of the tree has been assessed and is poor. Consequently, when it is necessary for the tree to be removed, it will be replaced by a mature replacement to ensure a high quality landscaped presentation from the street. Landscaping overall exceeds the minimum 8% of the lot also required in the local planning policies.
(q) <i>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.</i>	Not applicable.
(r) <i>The suitability of the land for the development taking into account the possible risk to human health or safety;</i>	Not applicable.
(s) <i>The adequacy of -</i> (i) <i>The proposed means of access and egress from the site; and</i> (ii) <i>Arrangements for the loading, unloading, manoeuvring, and parking of vehicles.</i>	Access to the site will be provided via the one proposed crossover with Gibson Avenue providing access for all parking facilities and service access. Facilities for the loading, unloading, manoeuvring, and parking of vehicles are provided in the undercroft carpark and the rear carpark.
(t) <i>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 effects on traffic flow and safety;</i>	The development is similar to Regents Gardens existing facility in Scarborough which is also located within a residential area. Traffic generated is limited to staff and visitors to the facility, as well as service vehicles. Therefore, the traffic generation expected from a residential care facility is comparably low. The proposed access and parking provided within the development is considered to be sufficient to accommodate the proposed development based on previous developments undertaken by Regents Gardens.
(u) <i>The availability and adequacy for the development of the following –</i> (i) <i>Public transport services;</i>	The proposed development has considered 67(u) as follows: (i) The Gibson Avenue and Pinnaroo Drive bus stop is located adjacent to the Gibson Avenue frontage of the Subject Site;

Clause 67 Provision	Comment
(ii) <i>Public utility services;</i> (iii) <i>Storage, management and collection of waste;</i> (iv) <i>Access for pedestrians any cyclists (including end of trip storage, toilet and shower facilities);</i> (v) <i>Access by older people and people with disability.</i>	(ii) The development has the full range of services and utilities that are necessary to accommodate a residential aged care facility; (iii) A dedicated storage, management and collection of waste area is provided in the undercroft area, and accessible by service vehicles; (iii) Bicycle and end of trip facilities are not provided and are not required due to the typical requirements of a residential aged care facility; (v) Access by older people and people with disabilities has been designed throughout the proposed development through the maintenance of consistent levels on each floor and access provided with elevators.
(v) <i>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;</i>	The proposed development will be providing an additional community service for the benefit of the overall community through the provision of a residential aged care facility that is in demand.
(w) <i>The history of the site where the development is to be located;</i>	Not applicable.
(x) <i>The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i>	The impact of the development on the community is positive as it provides dwelling diversity and facilities appropriate housing to an ageing population, freeing up conventional housing for other members of the community.
(y) <i>Any submissions received on the application;</i>	To be determined.
(za) <i>The comments or submissions received from any authority consulted under clause 66;</i>	To be determined.
(zb) <i>Any other planning consideration the local government considered appropriate.</i>	Not applicable.

6.0 CONCLUSION

This proposal to establish a Residential Aged Care Facility at 23 (No, 77) Gibson Avenue, Padbury, is a response to the current and increasing demand for residential care for the ageing population in Joondalup and Perth.

It is consistent with the City of Joondalup Local Planning Strategy, Local Housing Strategy and the City's Local Planning Policy, the success of Regents Garden Residential Care Bateman, Four Seasons Booragoon, Lake Joondalup Residential Resort, the Bungalows Lake Joondalup, Aubin Grove and Regents Gardens Scarborough demonstrates the support for the Regents Garden Residential Aged Care Facility model.

Regents Garden Padbury is designed to provide full range care to singles and couples and will be operated in line with an ageing in place philosophy.

Regents Garden Padbury will provide a world class Residential Care Facility architecturally designed, incorporating significant areas of landscaped open space and communal facilities.

The Site is well located with close proximity to services and facilities. The development has been sensitively designed to consider the amenity of surrounding properties and has responded to the scale and bulk of surrounding properties by addressing the slope of the land and positioning of the development with regard to the adjoining land uses and topography. It is well integrated with the streetscape with high quality landscaping and building presentation and provision of car parking in an undercroft configuration or at the rear of the development.

The Development Approval of Regents Garden Padbury will assist in meeting the City's recognised aged care challenges, and on a broader level, the aged care needs of WA's ageing population.