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DRAFT OPERATIONAL MANAGEMENT PLAN
LOTS 16 & 17 (NO. 252-254) CAMBERWARRA DRIVE, CRAIGIE

FEBRUARY 2024



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Objectives of Management Plan

This Operational Management Plan (OMP) pertains to the proposed Residential Building at Lot 16 and Lot 17 (No. 252 and No. 254) Camberwarra Drive, Craigie. The definition of a 'Residential Building' is as follows:

A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- *Temporarily by two or more persons; or*
- *Permanently by 7 or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.*

The intent of the OMP is to detail strategies and procedures for the selected operator to comply with when the development is operational that will ensure the amenity impacts on the surrounding area is managed to appropriate levels.

Tenant Typologies

Table 1 below outlines potential occupants of the proposed 'Residential Building', it is commented that this does not represent an exhaustive list of potential tenants, rather it is intended to provide guidance on the nature and type of tenant that will occupy the development.

Sector	Type of Tenant	Notes
Education	Student Accommodation	100% Student Accommodation. Either for University Students or Regional High School Students that are looking to board centrally. There is no specific subsector in this regard being more dependent on interest.
Skilled Worker Accommodation	Skilled Workers	Accommodation for skilled works moving to Perth, from regional WA, interstate or overseas. Highly likely that the intended term of accommodation will range between 6 to 12 months but is largely dependent on tenant interest and needs.
NDIS	Supported Independent Living	
	Individualised Living Options	
	Specialist Disability Accommodation	
Community Housing	General Community Housing	Able bodied persons and with a single corporate tenant who'd lease rooms for 6-12 months.
	Domestic Violence Accommodation	Assume occupants stay for 3-12 months. If the site were to be ran as a Domestic Violence Accommodation safety will be taken into heavy consideration within the OMP.
Aged Care	Short Term Restorative Care	Designed to support occupants for 2-3 months in order to help reduce or prevent difficulties that ageing people may be having to complete activities of daily living.
Health Related Accommodation	Transitional Care	Accommodation that aims to provide additional recovery time when a patient leaves hospital.
	Respite Care	Short-term care that may be on a planned or emergency basis and is designed to give carers or care recipients a break from their daily schedules.

Table 1 – Tenant Typologies

Noting that Table 1 is not an exhaustive list of potential tenants, it is important to prohibit certain types of development/tenants at the subject site. These prohibited tenants include:

1. Backpacker Accommodation – any short or long-term hostel type accommodation.



2. Drug and Alcohol Rehabilitation Centre.

Despite being consistent with the 'Residential Building' land use definition, the above tenants will be prohibited from occupying the site.

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Resident Occupancy and Visitation Restrictions

The maximum occupancy of residents at the proposed 'Residential Building' will be governed by the requirements of the Building Code of Australia.

Visitors to the site will be by appointment only with staff employed by the appointed tenant. This is to ensure that visitation occurs at appropriate times and parking demand can be managed appropriately. So as to mitigate any traffic impact the subject site may have externally as well as to prioritise the safety of residents of the accommodation from visitation of unwanted guests.

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Intended Use of Buildings

The proposed 'Residential Building' will be used primarily for residential accommodation only. Importantly, a central operator(s) will be responsible for the ongoing management of the buildings.

There may be instances where residents are provided with support services (e.g. visiting physiotherapists or similar) that will make use of the larger communal spaces noted on the relevant development plans.

Additionally, other buildings on the subject site such as Chapels are intended to be used by the residents at the accommodation, with chapel/religious items to be removed prior to the tenant taking up operation at the site.

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Parking

The proposed 'Residential Building' will have an initial provision of 16 bays. The number of cars permitted on site will be limited to the number of available parking bays on site. It is proposed to add additional car parking bays to the subject site in accordance with the attached Parking Plan (Attachment 1). It is proposed to increase the number of cars permitted on site in accordance with the available bays as illustrated in the below table. The initial 19 bays (including 3 provided via a garage) will be increased through the addition of the 5 bays at the North of the subject site resulting in 24 total. The additional 5 bays shall be provided when a specific tenant has a staff volume which warrants the additional bays.

Measures that can be put in place to ensure vehicles on site are limited to the available bays will include:

1. Prohibiting residents from parking at the subject site. The nature of the proposed tenants is such that they are unlikely to own cars.
2. Ensuring visitors are by appointment only.
3. Providing shared transport facilities i.e. buses or cars.
4. Encouraging the use of public transport or alternative modes of transport, specifically bikes or ride share.
5. Restricting any proposed visitation or deliveries to outside of the adjoining school's peak drop-off and pick-up times.
6. Residents are not to park on the verge.

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Parking Plan – Appendix 1

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