Our Ref: J000526

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TOWN PLANNING

PO Box 538, Inglewood
Western Australia 6932

0411 445 031
peter@ptsplanning.com.au

www.ptsplanning.com.au

ABN - 32 603 168 850

Mr Mike Ross
Manager Statutory Planning
City of Rockingham
PO Box 2142
Rockingham DC WA 6967

Dear Mike

2-10 (LOT 1) OAKWOOD CRESCENT, WAIKIKI – EXTENSION TO NURSING HOME TO ACCOMMODATE EARLY ONSET DEMENTIA

We are pleased to enclose this Application for Development Approval for the extension of the nursing home to accommodate early onset dementia at 2-10 Oakwood Crescent, Waikiki. We have enclosed:

- The Application for Development Approval Form
- Certificate of Title and Plan
- BAL Assessment
- Acoustic Assessment
- The site plan, floor plans, elevations and landscape plan

SUBJECT SITE

The subject site is Lot 1 (2-10) Oakwood Crescent, Waikiki contained on Certificate of Title Volume 2165 Folio 846 and Diagram 97899. Lot 1 is owned by Brightwater Care Group Limited.

Lot 1 is 1.2561 hectares in area and is a corner site with frontage to Read Street to the west, Oakwood Crescent to the north, Cliffwood Place to the south and Alston Close to the east. The site contains the Brighwater The Oaks nursing home over the majority of the site. The portion of the site proposed for the early onset dementia building is vacant cleared land.

Lot 1 is subject to a Restrictive Covenant and a Memorial, which relate to the land being previously utilised as an artillery range and may contain unexploded ordnances.

A portion of the site is located within a bushfire prone area.

The subject site is not European heritage listed by the HCWA or the City of Rockingham.

The subject site is not identified as an Aboriginal Heritage Registered Site.

The site is not identified as a contaminated site on the Contaminated Sites Database.

We have enclosed the Certificate of Title, Diagram, Restrictive Covenant and Memorial.



PLANNING FRAMWORK

Metropolitan Region Scheme (MRS)

The site is zoned Urban under the MRS. Read Street is identified as an Other Regional Road Reservation (no access is proposed to Read Street).

State Planning Policy 3.7 Bushfire

A portion of the site is located within a bushfire prone area.

State Planning Policy 5.4 Road and Rail Noise

The site is located within the trigger distance of Read Street.

City of Rockingham Local Planning Scheme No. 2 (LPS2)

The site is zoned Community Purposes under LPS2.

The Objective of the Community Purposes Zone is to provide for the development of religious, educational, health and social care facilities, accommodation for the aged and infirm, and other services by organisations involved in activities for community benefit, in convenient locations within the Scheme Area.

PROPOSED DEVELOPMENT

The proposed development involves the construction of a single storey building to be located to the east of the Brighwater The Oaks nursing home.

The proposed building is to accommodate up to 5 patients with early onset dementia. The facility will be staffed on a 2/2/1 roster, being 2 staff in the morning, 2 staff in the afternoon and 1 person overnight. This reduces to a 1/1/1 roster with 3 or less residents. The proposed facility includes a two-car garage and an emergency vehicle bay accessed from Alston Close.

The proposed building has been designed in a similar way to a traditional dwelling in terms of its scale and form to fit into the locality context of residential dwellings to the east.

PLANNING ASSESSMENT

Metropolitan Region Scheme (MRS)

The site is appropriately zoned Urban for the proposed development. While Read Street is identified as an Other Regional Road Reservation, no vehicle access is proposed to Read Street.

State Planning Policy 3.7 Bushfire

A BAL assessment is enclosed which identifies the site as BAL-LOW.

State Planning Policy 5.4 Road and Rail Noise

An acoustic assessment is enclosed. The Acoustic Report identifies glazing and facades recommendations.

Local Planning Scheme No. 2

<u>Land Use</u>

Under LPS2, a Nursing Home is a 'D' discretionary land use. A Nursing Home is defined as any building used for the medical treatment or care of sick persons, whether resident or not, but does not include a Medical Centre or hospital. The extension of the Nursing Home to accommodate persons with early onset dementia clearly meets the definition of Nursing Home.

Given the Zone Objective to provide for the development of health and social care facilities and accommodation for the aged and infirm, the proposed extension of the nursing home is completely consistent with the intent of the Zone.

Form of Development

The provisions require that the site planning, scale, built-form, elevations and landscaping of the development positively contribute to the streetscape, appearance and amenity of the locality.

The proposed development is single storey and has been designed to blend in with the existing residential development to the east. Significant landscaping is provided on site.

It is clearly evident that the proposed development fits in with established built form in the locality in terms of scale, design and landscaping.

Parking

The car parking provision for a nursing home is 1 bay per 10 beds (visitors), plus 1 bay per 2 employees, plus 1 bay per ambulance, plus 1 bay per doctor.

The proposed development includes 2 bays within the garage, 1 emergency (ambulance) bay and parking on the driveway in front of the garage. It is also noted that the site forms part of the larger nursing home.

The 2 bays provided in the garage will be for staff, the driveway will provide 1 bay for visitors, and the ambulance bay is provided. With respect to the doctor bay, the site forms part of the overall nursing home and therefore the Doctor Bay has already been provided on site. In addition, given the small number of residents within the proposed facility and the likely demand for the ambulance bay being very infrequent, the doctor can park in the ambulance bay.

Therefore, the proposed development meets the car parking objective of LPS2.

Setbacks

The following setbacks are proposed.

- Setback to Oakwood Crescent – There is no prescribed setback, however, considering the adjoining property is Residential R17.5 and is orientated to Oakwood Crescent, a setback consistent with the R17.5 provisions would be appropriate, which is 6 metres. The proposed development has a 7.265 metre setback to the building and a 5.665 metre setback to the verandah. This is consistent with the provisions of the R-Codes and consistent with the setback of the adjoining property to the east.

- Setback to Alston Close – There is no prescribed setback, however, considering the adjoining property is Residential R20, a front setback consistent with the R20 provisions would be appropriate, which is 6 metres. The proposed development has a 5.996 metre setback to the garage and a 4.597 metre setback to the verandah. This is consistent with the provisions of the R-Codes and consistent with the setback of the adjoining property to the east.

- Setback to west – This is an internal separation between the proposed building to the existing nursing home.

- Setback to east – The adjoining properties are residential with densities of R17.5 and R20. Based on Table B of Part B of the R-Codes, a wall height of less than 3.5 metre, 37 metres long with major openings the setback is 1.5 metres. The proposed development has a 1 metres setback to the garage

and a 1.8 to 2.5 metre setback for the balance of the building. This meets the deemed-to-comply provisions as the garage does not have any openings (Figure 4b) and can be treated as a separate wall and the balance wall exceeds the setback of 1.5 metres.

Landscaping

The proposed development area, which excludes the existing nursing home, is approximately 794m^2. The proposed development includes approximately 223m^2 of landscape area (excludes pathways and alfresco areas). This accounts for 29.5% of the development area, which exceeds the 10% provided for in LPS2. The development plans include a landscape plan.

Planning Policy No. 3.3.14 – Bicycle Parking and End of Trip Facilities

The policy requires 0.1 spaces per patient (short term) and 0.1 spaces per staff (long term) with 1 shower for up to 5 long term. Given the type of resident, it is not considered that a patient bay is required and a staff bay can be located within the storeroom in the garage. The development includes a shower adjacent the staff room.

Conclusion

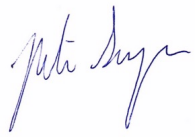
The proposed development is an extension of the existing nursing home to cater for persons with early onset dementia.

The proposed development is single storey and has been designed to fit within the residential nature of the locality.

The proposed use and works are appropriate for approval under the planning framework.

Should you have any questions or require any additional information, please do not hesitate to contact the undersigned on 0411 445 031 or peter@ptsplanning.com.au.

Yours sincerely
PTS Town Planning Pty Ltd



Peter Simpson
Director