



City of Nedlands

Agenda

Council Meeting

25 September 2012

Dear Council member

The next ordinary meeting of the City of Nedlands will be held on Tuesday 25 September 2012 in the Council chambers at 71 Stirling Highway Nedlands commencing at 7 pm.

Michael Cole
Acting Chief Executive Officer
18 September 2012

13.3 Metro West JDAP Application – 118 (Lot88) Monash Avenue Nedlands – Proposed Nursing Home Redevelopment (135 beds) and incidental uses including Office – General, Consulting Rooms and Shop in a 5 Storey Building (plus Basement)



Government of **Western Australia**
Development Assessment Panels

Form 1 - Responsible Authority Report
(Regulation 12)

Application Details:	Proposed Nursing Home Redevelopment (135 beds) and incidental uses including Office – General, Consulting Rooms and Shop in a 5-Storey Building (plus Basement)
Property Location:	No. 118 (Lot 88) Monash Avenue, Nedlands
DAP Name:	Metro West JDAP
Applicant:	TPG Town Planning, Urban Design and Heritage
Owner:	Regis Aged Care Pty Ltd
LG Reference:	DA2012/284
Responsible Authority:	City of Nedlands
Authorising Officer:	Peter Mickleson – Director Planning & Development Services
Application No and File No:	DA2012/284 – MO1/118-07
Report Date:	17 September 2012
Application Receipt Date:	16 July 2012
Application Process Days:	80 calendar days
Attachment(s):	1 – Internal Advice Notes 2 – Locality Plan 3 – Development Plans 4 - Elevation Plans and Section 5 – Landscape Concept Plan 6 – Applicant's Report 7 – Scheme - Schedule V - No. 118-120 Monash Avenue, Nedlands 8 – Approved Master Plan

Recommendation:

That the Metropolitan West Joint Development Assessment Panel resolves to:

- A. Approve** DAP Application reference DA2012/284 and accompanying plans comprising of Attachments 3-5 dated 16 July 2012 and 13 September 2012, in accordance with the provisions of the *City of Nedlands Town Planning Scheme No. 2*, subject to the following conditions and advice notes:

Conditions

1. Landscaping- in relation to the portion of the lot between the street boundary and the setback line:
 - a. A revised landscaping plan having due regard to Council's Greenway Policy shall be prepared and approved by the City. The landscaping plan shall include but not limited to the following; the location and species of vegetation and details of any hard landscaping proposed;
 - b. The landscaping shall be established prior to the development being first occupied and thereafter maintained to the satisfaction of the City throughout the life of the development.
2. Trees- the two mature Peppermint Trees near Rookstone Court to be retained and shall not be removed without prior written approval from the City's Manager Park Services.
3. Glare- the use of bare or painted metal building materials is permitted on the basis that, if during or following the erection of the development the Council forms the opinion that glare which is produced from the building / roof has or will have a significant detrimental effect upon the amenity of neighbouring properties, the Council may require the owner to treat the structure to reduce the reflectivity to a level acceptable to Council.
4. Pre-Works- all footings and structures to retaining walls, dividing fences and parapet walls shall be constructed wholly inside the boundaries of the site's Certificate of Title.
5. Construction Management Plan- shall be prepared to the satisfaction of the City's Environmental Health section, prior to the commencement of construction. The plan shall detail how the proposed construction will be managed to minimise environmental impacts and shall address:
 - a. Staging plan for the entire works;
 - b. Applicable timeframes and assigned responsibilities for tasks;
 - c. On-site storage of materials and equipment;
 - d. Parking for contractors;
 - e. Waste management;
 - f. Management of noise in accordance with the requirements of the Environmental Protection (Noise) Regulations 1997;
 - g. Management of vibrations; and
 - h. Complaints and incidents procedures.
6. Noise- the applicant shall engage the services of a suitably qualified acoustic engineer (who is suitable for membership of either the Australian Acoustical Society or the Association of Australian Acoustical Consultants) to prepare and submit an acoustic report, to the satisfaction of the City, prior to fit-out of the building, and to including the following:

- a. Comparison with noise criteria - *Environmental Protection (Noise) Regulations 1997*;
 - b. Noise impact prediction for the proposed development;
 - c. Acoustic solutions for building design (AS/NZS 2107:2000 Acoustics –Recommended Design Sound Levels and Reverberation Times for Building Interiors);
 - d. Engineering and/or operational noise management solutions;
 - e. Noise modelling for impact on a number of noise sensitive, commercial premises receivers, taking into account meteorological and topographical effects;
 - f. Site-specific issues including mechanical exhaust and ventilation, air conditioning / refrigeration / compressor equipment, service vehicle access routes and any time restrictions, vehicle reversing alarms and loading bay locations (waste collection and deliveries), mechanical sources, operational times, commercial shop use and piped music and closest noise sensitive receivers.
7. Storm water- the storm water disposal system shall cater for a 20 year storm event with an overland path provided, or shall cater for a 100 year storm event.
 8. Car-parking- the car bays shall be marked on site as indicated on the approved site plan, in order to comply with the requirements of clause 5.4.1.4 of Town Planning Scheme No. 2. Such marking shall be subsequently maintained so that the delineation of bays remains clearly visible at all times.
 9. Car-parking- shall be in accordance with AS/NZS2890.1-2004; AS2890.2:2002 and AS/NZS2890.6.2009, with particular reference to:
 - a. where car bays are adjacent to columns, the columns are to be setback a minimum of 0.75m from the rear of the car bay.
 10. Infrastructure- where the development necessitates the removal or relocation of the City's infrastructure (e.g. drainage on the Site), the developer shall bear the full cost of the City's works.
 11. Further development- any additional development, which is not in accordance with the approved plans or above conditions, requires further approval by the City.

Advice Notes

1. Sign licence- a separate application for a Sign Licence is required for any proposed signage.
2. Internal requirements- the development will be subject to the attached Engineering, Environmental Health and Sustainable Environment requirements (refer to Attachment 1).

B. Advise the applicant and the City of Nedlands of its decision accordingly.

Background:

Property Address:	No. 118 (Lot 888) Monash Avenue, Nedlands
Zoning	MRS: Urban
	TPS: Special Use - Various
Use Class:	<p>'P' Permitted: Nursing home</p> <p>'IP' Not permitted unless such use is incidental to the predominant use as decided and approved by Council: Consulting Rooms Office – General Shop</p> <p>All other uses are not permitted unless identified in approved Master Plan, and then the proposed use shall be subject to the provisions of Clause 6.3.3 and 6.3.4 of the Scheme: Restaurant</p>
Strategy Policy:	N/A
Development Scheme:	Town Planning Scheme No. 2 (TPS2)
Lot Size:	60, 306m ²
Existing Land Use(s):	Nursing Home, Aged Persons Dwellings and other 'IP' (incidental) uses
Value of Development:	\$27 million

The lot has frontages to Monash Avenue to the north, Williams Road to the east, Karella Street to the south and Smyth Road to the west, as seen in the aerial photograph below (refer to Figure 1). The development site is located in the central -north portion of the lot, with frontage to Monash Avenue (refer to Figure 1).

The surrounding land uses are existing Nursing Home and Aged Persons Dwellings on the subject lot and Hollywood Primary School & Hollywood Private Hospital opposite the development site on Monash Avenue. The relationship between the proposed development and the surrounding built environment is shown in Attachment 2.



Figure 1: aerial photography

A Master Plan for the site was approved by Council in 2002, which provides an indicative outline of the proposed future use of the site at that time. It is noted that in 2007, a new Master Plan was supported by Council for public consultation, however this Master Plan did not proceed.

In 2008, subdivision approval was granted by the Western Australian Planning Commission (**WAPC**) for a two lot subdivision, Lot 888 (subject lot for this application) and Lot 889.

Development approval was issued by the City of Nedlands in 2008 for an Aged Care Facility on Lot 889 (south western corner of the site). The previous units on this site have been demolished, however the new Aged Care Facility has not been built, and the planning approval has now expired.

Subdivision approval was granted by the WAPC in 2012 to subdivide Lot 888 into three lots. At present, this subdivision has not been cleared.

In July 2012, the City received an application for a 5-storey (plus Basement) Nursing Home Redevelopment on the subject site.

Details: outline of development application

The proposed development consists of the following (refer to Attachments 3-4):

Overall

- 5-storeys, plus 62 bay basement car park
- Nursing home - 135 aged care bedrooms
- Offices, consulting rooms, supermarket/cafe, hairdresser, day spa
- Other incidental uses

Basement

- 62 car parking bays with access from Monash Avenue
- Stores, kitchen and laundry
- Floor area – 2400m²

Ground Floor

- Entry lobby
- 22 bed units
- Amenities
- Offices
- Supermarket/cafe
- Day centre
- Consulting rooms
- Floor area – 2180 m2

First & Second Floor

- 45 bed units per floor
- Amenities
- Floor area – 2095 m2 per floor

Third Floor

- 23 aged care apartments
- Amenities
- Floor area – 2025 m2

Fourth Floor

- Lifestyle precinct
- Hairdresser
- Day spa
- Cinema/library media
- Amenities
- Floor area – 480 m2

Legislation & policy:

Legislation

City of Nedlands Town Planning Scheme No. 2 (Scheme)

The site is zoned Special Use under the City of Nedlands Town Planning Scheme No. 2 and is subject to Schedule V (refer to Attachment 7).

Schedule V refers to the approved Master Plan (**Master Plan**). The current master plan was approved by Council in 2002 and provides an indicative outline of the proposed future use of the site at that time (refer to Attachment 8). The main focus of the Master Plan was to improve the urban design aspects of the current aged person development, with some changes to the location of facilities within the site.

The application has the following differences to the Master Plan for the site:

- (i) The nursing home facility is being redeveloped in the centre - north portion of the site (the existing location of the nursing home). The Master Plan adopted in 2002 shows the Nursing Home facility being relocated to the centre - east portion of the site and the Administration Centre being located in the existing centre - north portion of the site.
- (ii) The height of the building is 4 storeys above ground level facing the street and up to 5 storeys at the centre of the building. The Master Plan adopted in 2002 recommends 3 storeys adjoining all boundaries of the site and up to 6 storeys located towards the centre of the site.

State Government Policies

Nil

Local Policies

Policy 6.4 'Neighbour Consultation – Planning Applications'.

Consultation:

Consultation with other Agencies or Consultants

- *City of Nedlands Engineering Section*

The application was referred to the City's Engineering section on engineering matters. In response, the section advised in summary:

1. The storm water disposal system will need to cater for the 20 year storm event and provide an overland flow path, or alternatively will cater for 100 year storm event.
2. The nib wall near the entry of the undercroft carpark is required to be open or visually permeable above 0.75m high, to allow for adequate sightlines.
3. The column locations adjacent to car bays in the undercroft car park are to be setback at minimum 0.75m from the front of the car bay.
4. The existing bitumen crossovers are to be upgraded to the current standard, levels to match the existing footpath and the wings are to be a minimum 3m radius.
5. A one way system is recommended for the undercroft carpark, in a clockwise direction to assist traffic manoeuvring.
6. The existing headroom along the entry driveway (in front of the Aged Care Facility entry and drop off), should allow for the largest expected service vehicle.

- *City of Nedlands Environmental Health Section*

The application was referred to the City's Environmental Health section to assess environmental health matters. In response, the section advised in summary:

1. An inside bin collection service is required as a collection from the street is not possible due to the number of bins;
2. The bin enclosures shall be constructed as per the City's requirements.
3. An acoustic report to the satisfaction of the City is required, however it is envisaged that this will not meaningfully affect the design of the building and as such will not require major changes. A suitable fit-out of the building will resolve any noise issues;
4. Food businesses and hairdressing establishments to meet standard conditions for these uses;
5. Other standard conditions.

- *City of Nedlands Sustainable Environment Section*

The application was referred to the City's Sustainable section on environmental matters. In response, the section advised in summary:

1. The development site falls within the buffer of a confirmed Carnaby's Black Cockatoo (*Calyptrorhynchus latirostris*) roosting site (Hollywood Hospital Site Nedlands (R3)).
2. The development site falls along the Monash Avenue greenway as identified in the City of Nedlands Greenways Policy. This policy identified land where action could be taken to enhance local and regional ecological corridors. Main roads with wide verges were selected for revegetation specifically where they connected important local areas in parks and reserves.
3. The development site falls within a regional ecological linkage area identified by the Perth Biodiversity Project linking Kings Park through Hollywood Reserve to Bold Park.
4. There are trees on the site that have been indicated for removal. Given the site falls within the buffer of a confirmed Carnaby's Black Cockatoo roosting site and that it is part of an ecological linkage area these trees could be considered possible food and roosting habitat.

As a result of the above, suitable conditions and advice notes are recommended.

Public Consultation

The application was advertised to the public from 10 August 2012 – 31 August 2012. Public consultation included the following:

- Letters sent to land owners and occupiers surrounding the development site;
- Plans and supporting information made available at the City's Administration
- Centre, Centennial Close Temporary Centre and on the City's website;
- Advertising on the City's website
- Advertising on the DAP section of the Western Australian Planning Commission's website.
- The City's Officer/s - available in-person, by phone, letter, fax and email to discuss proposal

In total eleven (11) submissions were received; four (4) in support of the proposal, two (2) objections, one (1) no comment and four (4) provided comments but did not indicate if they were for or against the proposal. A summary of the public consultation and response from the City is included in Table 1 below:

Table 1: Summary of Submissions Received

Issue:	Parking
Summary of comment received:	The design must include adequate car parking on-site during and after construction. There is minimal parking available in the surrounding streets.
Applicant's Response:	The City of Nedlands Scheme requires 34 bays to be provided and 62 bays are proposed, 28 more than required. A temporary parking area for construction vehicles will be set aside during construction. It is anticipated that a condition will be imposed on the approval for a Construction Management Plan to be prepared and implemented to address this issue.
City's Response:	<p>The Scheme requires at minimum 34 car bays to be provided for the development. A basement car bay with 62 car bays is proposed. A surplus 28 car bays are proposed. It is considered there is sufficient car parking on-site for the development.</p> <p>In relation to parking during construction, if the application is approved it is recommended that the JDAP impose a condition requiring a Construction Management Plan (including plans for contractor/construction parking) be prepared and implemented.</p>
Issue:	Traffic

Summary of comment received:	<p>Concern of increased traffic along Monash Avenue and Smyth Road.</p> <p>Traffic on Monash Avenue is a nightmare already with the hospital, school and numerous medical practices and has numerous intersections and driveways.</p>
Applicant's Response:	A Transport Assessment was submitted with the application. The development is expected to result in an additional 8 vehicles per hour in the PM Peak period, 5 cars leaving the development and 3 cars arriving. The impact on the surrounding road network is therefore considered to be minimal and well within the capacity of the surrounding road network.
City's Response:	<p>A Traffic Impact Study has been completed for the proposal. The study found that redevelopment will have minimal impact on the surrounding road network, and at peak times would only result in an additional eight vehicles than the existing situation.</p> <p>In regards to vehicle access to the site, no additional crossovers are proposed, and the existing crossovers on Monash Avenue will be used to access the basement car park.</p> <p>For further information refer to the discussion section and Appendix F in Attachment 6.</p>
Issue:	Construction
Summary of comment received:	<p>During construction traffic along Monash Avenue could be congested during peak periods.</p> <p>The primary school is concerned about utility interruptions, noise and large vehicles on Monash Avenue during construction. We will require communication during stages of construction to ensure contingency plans in unforeseen circumstances.</p>
Applicant's Response:	It is anticipated that a condition will be imposed on the approval for a Construction Management Plan to be prepared and implemented to address this issue.
City's Response:	A condition on approval is recommended to be imposed by the JDAP to ensure a Construction Management Plan is prepared and implemented to the satisfaction of the City. It is recommended the construction management plan addresses (but not be limited) to the following; noise, vibrations, parking, waste, storage of materials & equipment, complaints & incidents.
Issue:	Pedestrian crossing

Summary of comment received:	The primary school has requested if the developer could liaise with the City to install button controlled lights at the pedestrian crossings currently manned by traffic wardens at the busy times of the day.
City's Response:	The button controlled pedestrian lights are referred to as pelican crossings. Pelican crossings are identified by Main Roads as being appropriate in locations with high pedestrian crossing volumes and high traffic volumes. According to the Main Roads matrix, Monash Avenue (near Smyth Road) does not have sufficient vehicle movements per hour to warrant a pelican crossing.
Issue:	Location of proposed nursing home
Summary of comment received:	The proposal should not front Monash Avenue, instead it should use Karella Street, Williams Road or Smyth Road for its main entrance. Traffic on Monash Avenue is a nightmare already with the hospital, school and numerous medical practices, and has numerous intersections and driveways.
Applicant's Response:	Disagree. The existing Nursing Home already fronts Monash Avenue.
City's Response:	The approved Master Plan shows the Nursing Home Facility being located on the centre - east portion of the site, fronting Williams Road (refer to Attachment 2). The proposed nursing home is in the existing location of the current Park Lodge Nursing Home. The Scheme does not control the location of land uses within the site. The Master Plan only provides an indicative outline of the proposed future use of the site, rather than explicitly stating the location of certain uses on the lot. For further discussion, see below.
Issue:	Use of site
Summary of comment received:	The land should be resumed from its restrictive use of Aged Care and become part of the Queen Elizabeth Medical Centre.
Applicant's Response:	The proposed use is consistent with the Scheme and is under private ownership.
City's Response:	Noted
Issue:	Retention of Peppermint trees

Summary of comment received:	Would like the two mature Peppermint trees in Rookstone Court to remain.
Applicant's Response:	The Peppermint Trees in Rookstone Court are to remain. This can be included as a condition of approval.
City's Response:	It is recommended that the JDAP include a condition of approval requiring the two Peppermint trees in Rookstone Court to remain and not be removed without prior written consent from the Manager Park Services.
Issue:	Broken promises by the Landowner
Summary of comment received:	<p>Hope the current proposal does not go the way of Regis' many promises during the past five years.</p> <p>5 ½ years ago I was moved from my unit for the good of the community, on the promise of a new nursing home. I hope we do not lose the mini mart, coffee shop, hairdresser & day centre when the new nursing home is built.</p> <p>What was wrong with building the nursing home on the vacant lot, as promised in the previously.</p> <p>The units on the Smyth & Karella Street lot were demolished, and the proposed aged care building was not developed, as building costs in WA were unaffordable at the time.</p>
Applicant's Response:	<p>The mini mart, coffee shop hairdresser and day centre in the existing Elloura building are all to remain until the new facility is constructed.</p> <p>A smaller staged development is required for commercial reasons and therefore the building needs to be constructed near the existing Nursing Home facilities for operational efficiencies.</p>
City's Response:	This is not a planning consideration. Even if this application is approved, the City cannot enforce the Landowner to commence construction.
Issue:	Partial demolition of Elloura Lodge
Summary of comment received:	Concerns regarding what will happen to the residents that currently live in rooms in Elloura Lodge which are proposed to be demolished.

Applicant's Response:	All existing residents will continue to be looked after in existing facilities on site. By the time demolition and redevelopment is to take place any existing residents in the portion to be demolished will be moved to vacant beds in the remainder of the facility. Works will not commence until all residents are within suitable on site accommodation.
City's Response:	This is not a planning consideration. For information regarding the future plans for the residents that currently live in rooms that are proposed to be demolished, please refer to the Applicant's Response.

Planning assessment:

The subject application has been assessed in accordance with the abovementioned legislation and policy, with the main statutory provisions listed in Table 2 below.

Table 2: Assessment Summary

Issue	Requirement	Proposed	Complies?
Land uses <i>Scheme Schedule V (i), (ii) & (iii)</i>	<p>'P' permitted uses:</p> <p>Aged Persons Dwellings</p> <p>Aged Persons Hostel</p> <p>Residential Building</p> <p>Nursing Homes</p> <p>Public Utility</p> <p>'IP' permitted uses:</p> <p>Consulting Rooms</p> <p>Office – General</p> <p>Office – Professional</p> <p>Office – Service</p> <p>Medical Centre</p> <p>Shop</p> <p>Car Park</p>	<p>Nursing Homes – 'P'</p> <p>Consulting Rooms – 'IP'</p> <p>Office – General – 'IP'</p> <p>Shop – 'IP'</p>	Yes

	Place of Public Worship All other uses are not permitted unless identified in the approved Master Plan, and then the proposed use shall be subject to the provisions of Clause 6.3.3 and 6.3.4 of the Scheme		
Building heights <i>Scheme Schedule V (iv)</i>	As per approved Master Plan. The Master Plan recommends three (3) storeys adjoining all boundaries of the site and up to six (6) storeys located towards the centre of the site.	The proposed height is four (4) storeys above ground level facing the street and up to five (5) storeys at the centre of the building.	Yes
Vehicle access points <i>Scheme Schedule V (v)</i>	As per locations stipulated on the approved Master Plan	Using existing vehicle access points	Yes
Front setback <i>Scheme Table II</i>	Minimum 4.5m	4.58m	Yes
Plot ratio <i>Scheme Table II</i>	Maximum 0.75	Total area (Lot 888): 60,306m ² Plot ratio area (PRA): (Park Lodge): 7,249m ² (Elloura/Weston):	Yes

		5,639m ² (Wyvern) : 12,210 m ² (Independent Living Units): 4,462m ² (other) 288m ² Total PRA: 29,848 m ² Plot ratio: 0.49	
Car-parking bays <i>Scheme Schedule III</i>	Nursing Home (135 beds) Hospital (12 OR 1 per every 4 beds, whichever is greater) Required bays = 34 bays <i>Please note: Schedule III has no car parking requirement for Nursing Home, therefore using comparable use class of Hospital. Other uses on-site are incidental and do not require car bays.</i>	Overall provided = 62 bays	Yes
Landscaping <i>Scheme cl. 5.4.2</i>	The portion of the lot between the street boundary and the setback line shall be designed and developed to the satisfaction of the Council.		Refer to Condition 1
Amenity <i>Scheme cl. 5.5.1</i>	Preservation of amenity		Yes
Consideration <i>Scheme cl. 6.4.1</i>	Consideration of applications		Yes

Land uses

Schedule V of the Scheme lists the 'P' permitted and 'IP' incidental uses for the site (refer to Attachment 7). All other uses are not permitted unless identified in the approved Master Plan. The predominate use proposed for the site is Nursing Homes, which is a 'P' use. Incidental uses of Consulting Rooms, Office – General and Shop are proposed, which are 'IP' uses in Schedule V. The applicant's report (refer to Attachment 6) indicates a cafe is proposed. A cafe would fall under the use class of Restaurant under the Scheme. The applicant has since confirmed that a cafe is no longer proposed as part of this application.

"With regard to the former café use, the proposal was never meant to be for use for members of the general public, only for residents, staff and visiting family members. This is the same as the hair dresser and the day spa which is also amenities only for residents and is all ancillary to the predominant Nursing Home use. We are not seeking approval for a café or a restaurant as defined by the Scheme and have amended the plan as outlined above".

As a result, the proposed land uses comply with the uses listed in Schedule V of the Scheme.

Building Height

Schedule V of the Scheme states that building height shall be in accordance with the approved Master Plan for the site. The approved Master Plan recommends a height limit of three and six storeys. The approved Master Plan at 4.3.4 Built form states (emphasis added),

*"...it is **recommended** that **height limit of 6 storeys** be maintained for the site, with a requirement that development of this scale should be **located towards the centre of the site** in order to **minimise the impact** on surrounding uses, particularly that **adjacent residential areas**".*

*"It is considered that the treatment of the **built form along the boundaries to the site, particularly the residential interface**, is of **high importance** so as to maintain an acceptable level of amenity. In order to achieve this the Master Plan recommends that a **height limit of three storeys** be permitted for **development adjoining all boundaries of the site**".*

The height of the building is 4 storeys above ground level facing the street and up to 5 storeys at the centre of the building. Referring to Attachment 2, the lot as a whole is bounded by Monash Avenue, Smyth Road, Williams Road and Karella Street, with the latter two boundaries having residential properties opposite. Development near these boundaries would have to consider the amenity of the adjacent residences.

The intent of the Master Plan is that buildings along the boundaries of the site, adjacent to residential properties are reduced to three storeys to ensure the residential interface will not be impacted. The proposed development site faces Monash Avenue, and is not immediately surrounded by residential

properties. The site is located opposite Hollywood Primary School (zoned Public Purpose) and Hollywood Private Hospital (zoned Special Use). The proposed building height is considered to be in keeping the development site's immediate surrounds.

The direct face of the building is three storeys high and then steps back to four & five storeys. The first three storeys are setback 4.58m from the front of the lot. The fourth storey is setback 6m and the fifth storey is setback 15.05m from the front of the lot. Therefore the building is setback from the front, above the third storey. Overall, the building is 5 storeys, with an underground basement. Therefore the proposal meets the prescribed height limit of 6 storeys are specified in the approved Master Plan.

It is deemed that the building heights meet the requirements and the intent of the approved Master Plan.

Location of Proposal

The Master Plan adopted in 2002 shows the Nursing Home facility being relocated to the centre - east portion of the site, fronting Williams Road and the Administration Centre being located in the existing centre - north portion of the site (refer to Attachment 2). The nursing home facility is being redeveloped in the centre - north portion of the site fronting Monash Avenue, the site of Administration Centre on the Master Plan.

The location of the proposal is considered suitable for the following reasons:

- The Master Plan only provides an indicative outline of the proposed future use of the site, rather than explicitly stating the location of certain uses on the lot.
- The location of the uses at the site are not controlled in Schedule V of the Scheme
- The new Nursing Home facility is proposed at the site of the existing Hollywood Village Park Lodge Nursing Home, which is earmarked to be demolished.
- The ground floor of the proposal includes 68.66m² and 160.15m² of Administration (Office –General use).

Car Parking

The Scheme does not have prescribed car parking requirements for the use class Nursing Home therefore the requirements of the comparable use class of Hospital are used. It is noted that the other uses proposed are 'IP' incidental uses which do not require the provision of car bays.

The number of car bays required for the development was calculated according to the number of beds, with 1 car bay required for every 4 beds (refer to Table 1). The proposed nursing home contains 135 beds, and therefore a minimum of 34 bays are required on-site. The proposal includes a basement carpark including 62 bays. As surplus bays are provided, it is

considered that there is sufficient car parking provided for the development. Additionally, the site is in proximity and can be accessed via frequent public transport routes.

Traffic

Monash Avenue is a single carriageway road, featuring on-street parking on both sides of the road. The site has vehicle access via the existing crossovers on Monash Avenue. No new crossovers are proposed with this application.

The applicant has commissioned a traffic impact study for the proposed redevelopment (refer to Appendix F in Attachment 6). In summary, the applicant's traffic impact study found:

- The proposed development will result in approximately eight (8) more vehicles per hour during peak hour (3-4pm) than the existing situation.
- The crossovers will operate satisfactorily during the development's peak hour.
- The nearby intersection of Smyth Road and Monash Avenue will continue to operate at its existing level of service.
- The proposed redevelopment will have minimal impact on the surrounding road network.

Preservation of Amenity

Scheme clause 5.5.1 (Preservation of Amenity) states:

'Without limiting the generality of Clause 6.5 the Council may refuse to approve any development if in its opinion the development would adversely affect the amenity of the surrounding area having regard to the likely effect on the locality in terms of the external appearance of the development, traffic congestion and hazard, noise or any other factor inconsistent with the use for which the lot is zoned'.

In response, the development complies with the Scheme provisions, in particular the development controls specific to the site, outlined in Schedule V. The external appearance of the development is contemporary in nature, featuring balconies and architectural facades. The external appearance of the development is in keeping with the locality. Traffic generated from the proposal, has been found to have minimal impacts to the existing traffic situation in the area. Noise can be mitigated to an acceptable level, and it is recommended that JDAP impose the suggested condition in regard to noise.

It is considered that the proposed development does not adversely affect the amenity of the surrounding area. Accordingly, the proposed development is satisfactory, subject to the recommended conditions.

Consideration of Applications

Scheme clause 6.4.1 (Consideration of Applications) states:

'In considering any application for planning approval the Council may have regard to the appropriateness of the proposed use and its effect on the Scheme area, and in particular the provisions of this Scheme or any By-laws in force in the district and the relationship of these to the proposed development or use'.

The development has been designed in accordance with Scheme provisions, including the specific provisions for the site in Schedule V.

It is considered that the proposed development and its effect on the area are appropriate. Accordingly, the proposed development is satisfactory, subject to the recommended conditions.

Orderly & Proper Planning

Scheme clause 6.5.1 under section 6.5 (Determination by Council) states:

'The Council may determine an application by granting approval, refusing approval or granting approval subject to such conditions as it thinks fit, having regard to the orderly and proper planning of the area'.

In response, the development is consistent with the relevant Scheme provisions. It is deemed that the proposed development represents orderly and proper planning, subject to the recommended conditions.

Conclusion:

There is increasing demand for aged care facilities in the community, and the proposed redevelopment of the existing Park Lodge Nursing Home provides for a modern aged care facility.

The redevelopment is considered to meet the intent of the Master Plan, and as such is supported by the City. Overall, development has been designed in accordance with the relevant Scheme provisions. The proposal is considered to be consistent with the orderly and proper planning of the area and will contribute positively on the amenity of the locality.

Accordingly, the City of Nedlands recommends to the Metro-West Joint Development Assessment Panel to approve this planning application, subject to recommended conditions and advice notes.

Attachments:

1. To be circulated to Councillors on Thursday 20 September 2012.