

WOODLAKE RETREAT STRUCTURE PLAN

Structure Plan No. 3

**This Structure Plan is prepared under the provisions of Part 9 of the
City of Joondalup District Planning Scheme No. 2**

CERTIFICATION OF AGREED STRUCTURE PLAN
(SCHEDULE 8)

CERTIFIED THAT AGREED WOODLAKE RETREAT STRUCTURE PLAN No 3, WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

(signed)

.....
Chairman, Western Australian Planning Commission

AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF JOONDALUP ON
AND THE SEAL OF THE CITY OF JOONDALUP WAS PURSUANT TO THE COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF

(signed)

.....
Mayor

(signed)

.....
Chief Executive Officer

Record of Amendments made to the Agreed Woodlake Retreat Structure Plan

Amendment No.	Description of Amendment	Endorsed by Council	Endorsed by WAPC

CONTENTS

Overview	4
1. Parts of the Structure Plan	4
2. Summary	4
Part 1 Statutory Planning Section	5
1.1 Subject Area	5
1.2 Definitions	5
1.3 The Scheme	5
1.4 Provisions	6
1.5 Development Plan	13
Part 2 Explanatory Report	14
2.1 Introduction	14
2.2 Site Location	14
2.3 Physical Characteristics	15
2.4 Services Infrastructure	15
2.5 Existing Planning Criteria	16
2.6 Proposed Aged Care Facility	16
2.7 Conclusions	21
2.8 Indicative Aged Care Facility Site Plans & Elevations	22-25

OVERVIEW

1 Parts of the Structure Plan

This Structure Plan comprises two parts.

Part 1: Statutory Planning Section

Part 2: Explanatory Report

Clause 9.8 of the City of Joondalup District Planning Scheme No 2 (hereinafter called "the Scheme") provides, amongst other things that a provision, standard or requirement of a Structure Plan approved under Part 9 of the Scheme shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme. It is hereby provided that such force and effect shall only be given to Part 1 of this Structure Plan. Part 2 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the relevant elements of the structure plan.

Subclause 9.8.3 (f) of the Scheme, states that, in the event of there being any inconsistency or conflict between any provision, requirement or standard of the Scheme and any provision, requirement or standard of an Agreed Structure Plan, the provision, requirement or standard of the Scheme shall prevail.

2 Summary

This Structure Plan has been prepared to facilitate the development of an Aged Care Facility on Lot 550 (SN 42) Woodlake Retreat, Kingsley. This Structure Plan shall determine the overall detailed land use and form of development on the land.

PART 1

STATUTORY PLANNING SECTION

As provided for under Part 9 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

1.1 SUBJECT AREA

The Structure Plan area comprises 1.3981 hectares, which is described as Lot 550 (SN 42) Woodlake Retreat, Kingsley. Lot 550 is located within the south-eastern corner of Kingsley and is bound by Lake Goollelal to the west and Wanneroo Road to the east. Woodlake Retreat has been created as a public road, running north south through Lot 550.

1.2 DEFINITIONS

The terms used shall have the interpretations set out hereunder.

“THE SCHEME” means the City of Joondalup District Planning Scheme No 2 gazetted 28 November 2000 (as amended).

“AGED CARE FACILITY” means any land or buildings used to accommodate aged or dependent persons who require varying levels of medical supervision and nursing care.

“AGED AND DEPENDENT PERSONS” shall have the same meaning as is given to it in the Residential Design Codes.

1.3 THE SCHEME

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the Scheme. The portion of Lot 550 to the east of Woodlake Retreat is zoned Urban Development under the Scheme. The portion of

Lot 550 to the west of Woodlake Retreat is reserved for Parks and Recreation under the Metropolitan Region Scheme.

1.4 PROVISIONS

The provisions include a set of **objectives** for the Aged Care Facility and a set of **criteria** which accord with the objectives and set out the built form requirements ("shall") and preferred treatments ("should") for the Facility.

Provisions have also been made for the portion of Lot 550 to the west of Woodlake Retreat which is reserved for Parks and Recreation under the Metropolitan Region Scheme to be ceded to the Crown for Parks and Recreation and for a portion of Lot 550 to be excised in order to provide a cul-de-sac head to Grasslands Loop.

1.4.1 Objectives

The general objectives for the Aged Care Facility are:

- a) to enable the development of a comprehensive facility which will enable the effective care of the aged, with varying degrees of independence and care requirements.
- b) to develop a facility which in character and in function, is compatible with the residential development to the south and the retirement village complex immediately to the north of the site.
- c) to encourage a high standard of building design and landscape.
- d) to provide for efficient vehicular and pedestrian access and onsite carparking.
- e) to facilitate access by service and maintenance vehicles without impacting on the core business of the facility.

- f) To ensure that the development is sensitively designed to be compatible with the Yellagonga Regional Park.
- g) To facilitate the development of a direct and legible pedestrian network across the site from Wanneroo Road to Woodlake Retreat for the private use of the residents, staff and visitors of the proposed Aged Care Facility.

1.4.2 Land Use

The following land uses are permissible within the portion of Lot 550 to the east of Woodlake Retreat:

- Aged Care Facility

No other land uses are permissible.

The portion of Lot 550 to the west of Woodlake Retreat is reserved for Parks and Recreation under the Metropolitan Region Scheme and shall be used only for this purpose.

1.4.3 Criteria

The development of the Aged Care Facility shall accord with the following criteria:

Building Setbacks

- a) Buildings shall be setback from boundaries as follows:

Primary Street (Woodlake Retreat): 3 metre minimum, 4 metre average

Secondary Street (Wanneroo Road): 3 metre minimum

Rear/Side: 3 metre minimum

Plot Ratio/Site Coverage

- b) A maximum plot ratio of 0.65 and a maximum site coverage of 60% shall apply to the development. Plot ratio and site cover calculations shall exclude the portion of the lot zoned 'Parks and Recreation' and portion of the lot required to provide a vehicle turnaround facility (cul-de-sac head) for Grasslands Loop.

Building Height

- c) Buildings shall be a maximum height of 8.5 metres above natural ground level. The City's Height and Scale of Buildings within a Residential Area policy shall not apply.
- d) Minor projections from the roofline associated with servicing the Aged Care Facility such as lift shafts may be permitted to exceed the building height requirements outlined above however shall act as a feature of the building and shall be enclosed in a similar style and in materials to the building to which it relates.

Access

- e) No vehicular access shall be permitted directly from Wanneroo Road to the Aged Care Facility. In this regard, a 0.1 metre pedestrian accessway shall be provided along the section of Wanneroo Road abutting the land prior to the issuing of a building license for the development of the Facility.
- f) Vehicular access to the Aged Care Facility shall be predominantly from Woodlake Retreat however limited vehicular access shall be permitted from Grasslands Loop. Emergency and service vehicles and buses shall access the Aged Care Facility from Woodlake Retreat only.
- g) Access to the Aged Care Facility from the carpark adjacent to Grasslands Loop shall be restricted to visitors of high-care residents. Access shall be restricted by way of a security gate

and key-pin pad or similar arrangement to the satisfaction of the City.

- h) A dual use path shall be provided along the section of Wanneroo Road abutting the land as shown on the Development Plan to the satisfaction of the City.
- i) A direct and legible pedestrian access network shall be provided across the site to Woodlake Retreat and Wanneroo Road for the private use of residents, staff and visitors of the Aged Care Facility. In this regard:
 - (i) The pedestrian access network shall be well lit.
 - (ii) Building facades facing the pedestrian access network shall contain major openings to habitable rooms in order to maximise the outlook onto and casual surveillance of the pedestrian access network.
 - (iii) Landscaping surrounding the pedestrian access network shall be 'open in nature' so that a clear outlook is maintained onto the pedestrian network from adjoining buildings.

Carparking

- j) Carparking shall be provided at a rate of 1 bay per staff member and 1 bay per 4 beds.
- k) The proposed carpark adjacent to Grasslands Loop shall accommodate a maximum of ten (10) carparking bays only.
- l) Carparking areas shall not dominate the land's frontage to Woodlake Retreat and shall therefore be located behind the building line along Woodlake Retreat.

Streetscape

- m) Development shall address both Woodlake Retreat and Wanneroo Road however Woodlake Retreat shall be the primary frontage.
- n) Uniform fencing shall be provided along the section of Wanneroo Road abutting the land to the satisfaction of the City. The uniform fencing shall match that already existing along Wanneroo Road to the north and south of the land. Openings within the fencing which provide passive surveillance of Wanneroo Road shall be encouraged.

Amenity

- o) Service areas, bin and material storage areas and services such as air conditioners, compressors and other machinery shall be located away from the adjoining residential development and be screened from view from streets and public areas by an enclosure in the style and material of the adjacent building.
- p) Roof mounted mechanical equipment, if required, shall be screened from view by the roof form.
- q) A notification in the form of a memorial shall be placed on the Certificate of Title of the Aged Care Facility lot advising of the existence of a hazard or other factor in accordance with section 12A of the Town Planning and Development Act 1928 (as amended) at the applicant's cost. The memorial to state as follows:

"The amenity of this lot may be affected by the presence of midges from the adjoining lake system."
- r) The developer shall provide a written undertaking to the City that they will ensure that residents of the Aged Care Facility and their next of kin are advised in writing of the possible impact of midges from the adjoining lake system on the amenity of the residents.

- s) Buildings shall be designed to reduce the impact of noise from vehicular traffic on Wanneroo Road.

Landscaping

- t) Landscaping shall be provided as per the landscaping requirements for non-residential developments under clause 4.12 of the Scheme.

Ground Levels

- u) Final ground levels shall be coordinated with those of the abutting sections of Wanneroo Road and Woodlake Retreat and any adjacent developments.
- v) Retaining walls exceeding 500mm in height should generally be avoided. Retaining walls greater than 500mm will require the City's Planning Approval and a Building License.

Drainage

- w) All stormwater shall be contained on the land to the satisfaction of the City.

Signage

- x) Signage shall be integrated with buildings and shall be appropriate in character. Any signage not included in the original development application will require the City's Planning Approval.

Grasslands Loop Cul-de-sac Head

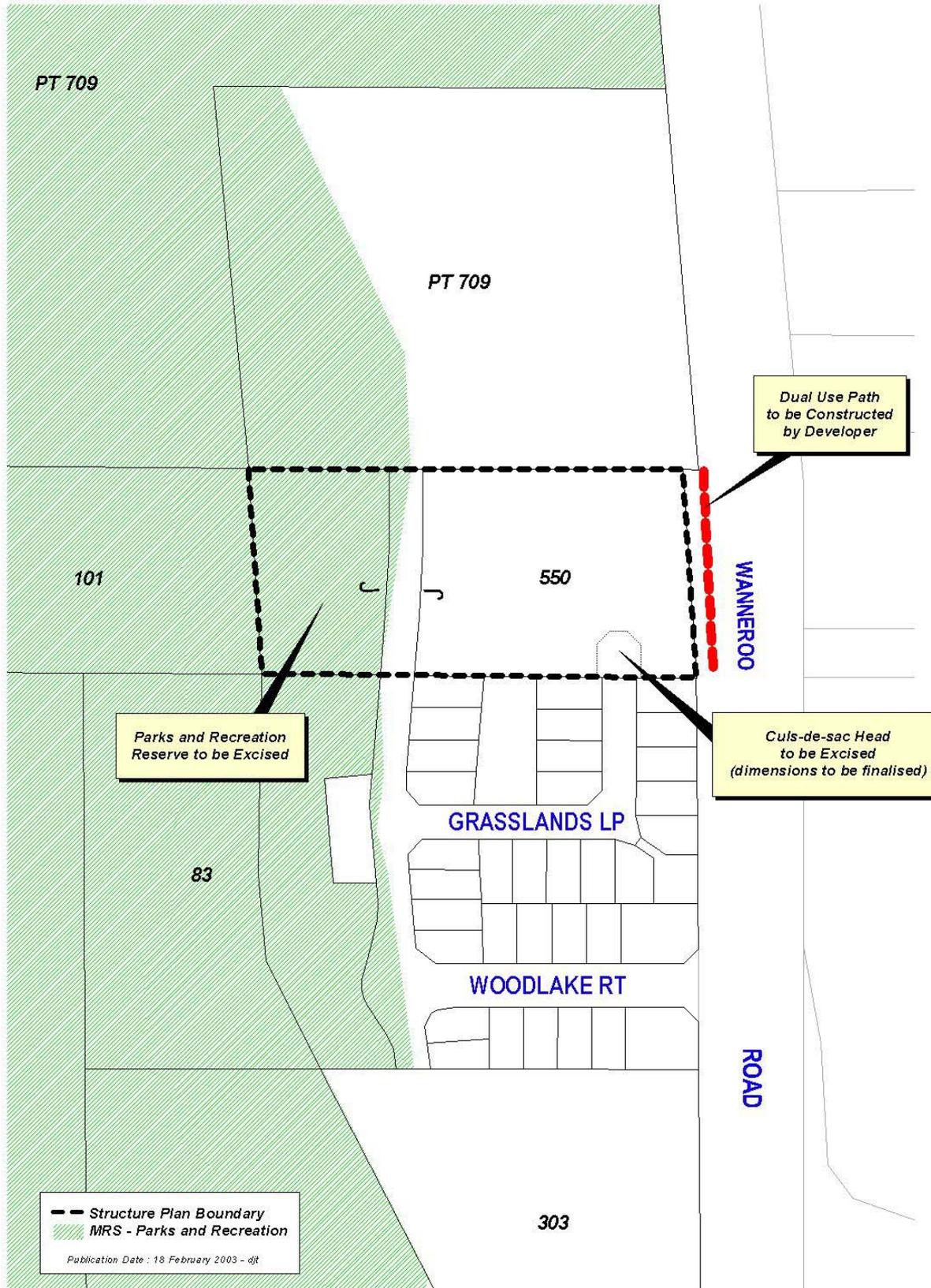
- y) The cul-de-sac head shown on the Development Plan shall be excised from Lot 550 prior to the issuing of a building license for the development of the Aged Care Facility. The cul-de-sac head shall achieve a minimum radius of 9 metres, with 15 metre tapers as per the City's design specifications.

Parks and Recreation

- z) The portion of Lot 550 to the west of Woodlake Retreat and which is reserved for Parks and Recreation under the Metropolitan Region Scheme shall be set aside as a Reserve for Recreation and vested in the Crown under section 20A of the Town Planning and Development Act prior to the issuing of a building license for the development of the Aged Care Facility. The land shall be ceded free of cost to the Crown without any payment of compensation.

1.5 Development Plan (refer page 13)

WOODLAKE RETREAT STRUCTURE PLAN - DEVELOPMENT PLAN



Prepared by City of Joondalup : Urban Design & Policy - Cartographic Section.



PART 2

EXPLANATORY REPORT

2.1 INTRODUCTION

This part of the agreed Woodlake Retreat Structure Plan, describes the context into which the proposed development of this land will fit and explains the legislative framework which currently exists and describes the proposed Aged Care Facility in further detail.

2.2 SITE LOCATION

Lot 550 Woodlake Retreat, Kingsley, comprises 1.3981 hectares and is described on Certificate of Title Volume 2517 Folio 900.

The land is situated approximately 14km north of the Perth CBD in the south eastern corner of Kingsley, approximately 500m north of the intersection of Wanneroo Road and Hepburn Avenue.

The land is bound by Lake Goollelal to the west, an aged persons development to the north, Wanneroo Road to the east and a residential estate to the south.

The land generally comprises two parcels separated by Woodlake Retreat, being a 14.0 metre road reserve extending north south through the site. Land to the east of Woodlake Retreat (comprising an area approximately 9,370 square metres) is intended to be developed for an Aged Care Facility. Land to the west of Woodlake Retreat is reserved for Parks and Recreation under the Metropolitan Region Scheme and shall be ceded to the Crown for this purpose prior to the issuing of a building license for the Aged Care Facility.

2.3 PHYSICAL CHARACTERISTICS

The land is relatively flat with a gentle westward slope of about 5.0 metres across that length of the site between Wanneroo Road and Woodlake Retreat, down from 35.0 metres AHD generally adjacent to Wanneroo Road, to 30.0 metres AHD on Woodlake Retreat.

The only "improvement" on the subject land is a dilapidated shed which will be removed to facilitate the development. A water bore also exists on the site. The remaining land is vacant.

2.4 SERVICES INFRASTRUCTURE

Water and sewer exists to the south of the site and will be extended to service the land.

Electricity and telephone services already exist in the area and will be available to the site.

Storm water disposal will be by on-site methods, using soakage pits and sumps to the satisfaction of City.

2.5 EXISTING PLANNING CRITERIA

The portion of Lot 550 to the west of Woodlake Retreat is reserved for Parks and Recreation under the Metropolitan Region Scheme. The portion of Lot 550 to the east of Woodlake Retreat is zoned Urban Development under the City's Scheme. Clause 3.12 of the Scheme details the requirements within the Urban Development zone. In particular, Clause 3.12.2 specifies that "*... no subdivision or other development should be commenced or carried out in an Urban Development Zone until a structure plan has been prepared and adopted under the provisions of Part 9 of the Scheme.*" Accordingly, this structure plan will guide the development of the land.

2.6 PROPOSED AGED CARE FACILITY

2.6.1 Design Criteria

The proposed Aged Care Facility to be developed on the portion of Lot 550 to the east of Woodlake Retreat, will provide "Ageing in Place" accommodation for a maximum of 120 aged persons with varying care requirements from low to high care.

It is intended that the physical appearance of the complex will assume the built form of the residential development which generally exists adjacent to the southern portion of Lot 550. (Refer to Photographic Plates.) That is, no buildings will exceed two storeys in height and are likely to be constructed of light sand coloured render or face brickwork for the external walls with clay terracotta coloured roof tiles or non-reflective corrugated galvanised iron. The construction method being proposed would suggest that the overall building height will not exceed 8.5 metres (from natural ground level) but is more likely to be in the order of 8.0 metres.

The design of the facility is likely to require that it have a maximum plot ratio not exceeding 0.65.

The facility is to be developed to the two storey height towards its western end (ie. overlooking Lake Goollelal), and it is likely that the first floor will be constructed over an undercroft car parking facility at this part of the site. On that basis, the complex will be characterised by a maximum site coverage of 60%.

An important consideration in the provision of these facilities, is car parking. It is anticipated that the following Schedule would be realistic in a facility which might accommodate 120 aged residents.

Residents/Visitors (1 bay per 4 beds)	30	car	bays
Staff	27	car	bays
Total	57	car	bays

In addition to the 57 car bays required, there will be a bay specifically set aside for an ambulance and another for service deliveries, both of which will be accessed from a service driveway adjacent to the northern boundary of the site.

It is generally envisaged that buildings setbacks shall be as follows:

Primary Street (Woodlake Retreat): 3 metre minimum, 4 metre average

Secondary Street (Wanneroo Road): 3 metre minimum

Rear/Side: 3 metre minimum

The proponents intend to provide comprehensive landscaping, in the order of 25% of the site area in support of the general "theme" for this facility as that of a "Residential Lodge" providing a high "hotel" standard of accommodation and service.

2.6.2 Operational Aspects of Proposed Aged Care Facility

This facility is described by Aegis as being an aged care facility which, aside from providing traditional "Ageing in Place" options, will, in partnership with the public hospital sector, provide rehabilitation and post acute hospital transitional care, in order to reduce the pressure on hospital beds in public hospitals.

At this early stage, the operators anticipate that the configuration/proportion of the facility will generally be as follows:

- a) It is anticipated that 44 low care places which will be established in a "hostel" type of facility. This component will comprise all single rooms, each with its own en-suite

bathroom. Residents in this category are generally in need of less specialised nursing care; are more mobile and do not require nursing care. They still retain some level of independence. This group of proposed residents benefits from a supportive, safe and secure environment.

It is understood that the general character and feel of the low care component of this facility is generally consistent with that of a hotel. The entry into the facility will be characterised by leather couches, solid timber furniture and other more luxurious furniture and fittings. Residents in this component of the facility will have access to a library, a home theatre room with surround sound, an activities room, a fully equipped domestic style kitchen for those who wish to maintain their culinary skills as well as a number of quiet rooms where tenants are able to entertain family and friends.

Each of the resident's suites will comprise an area of about 14 square metres and be fitted with all of the usual furniture and fittings which might be associated with a hotel suite. Residents in this section will be encouraged to bring personal items of furniture to augment that which is supplied by Aegis.

- b) In addition to the 44 low care places, 76 high care places will also be incorporated into the facility which will be based on the traditional nursing home system. This will include a mixture of single and double rooms, each with their own en-suite bathroom. These residents require high levels of personal and nursing care. Apart from the typical needs associated with frail aged people, many residents in high care have complex and chronic medical conditions, which require technical intervention. Some residents have the added burdens associated with dementia. The proponents will seek to ensure that the facility is operationally functional and safe for residents and staff. It is also intended to maximise the quality of life for the residents.

This group will have their own social, recreational and activities areas, specifically designed and equipped to meet the special needs of the high care residents.

- c) Of the 76 high care places, about 20 will be dementia specific. These residents will reside in a separate secure wing. This wing will cater for residents generally with an advanced form of Alzheimer's disease. There is an existing and increasing need for dementia specific services in the Perth Metropolitan area. It is understood that too often dementia residents are found in mainstream aged services and this impacts negatively on their care and of the care of their co-residents.
- d) The high care component will also incorporate other forms of residential aged care places which will be directed at reducing the numbers of aged persons being cared for within the Government hospital system.

It is expected that while food will always be prepared on the site, linen will be laundered off-site and will be delivered daily – generally in the afternoon. The delivery of food and other essentials will be mainly within the hours of 8:00am – 4:00pm.

It is not anticipated that the service will employ full time medical staff. Each resident is expected to have their own General Practitioner who will visit on an “as required” basis.

2.6.3 Staffing Levels

In terms of staff associated with the facility, it is likely that the following will apply:

Nursing staff: 10 Full Time Equivalent (FTE) including the Facility Manager, for a 24 hour coverage.

Care staff: 18 FTE, 24 hour cycle.

Occupational Therapy:	2 FTE
Physiotherapy Assistant:	2 FTE
Administrative Assistant:	1 FTE
Social Worker:	0.5 FTE
Catering Staff:	4 FTE
Cleaning Staff:	4 FTE
Maintenance Staff:	1 FTE
Total:	42.5 Full Time Equivalents

In addition, it is likely that two Physiotherapists and two Occupational Therapists would attend the facility, on a part time basis.

It is therefore likely that the maximum staffing complement at any one time (7:00am – 4:00pm, Monday to Friday), would be 27. (This corresponds with the car parking schedule at Clause 2.6.1.1.)

In summary therefore, the facility will operate 24 hours per day. It is designed to be primarily a residential service. Visiting hours will be between 9:00am and 7:00pm.

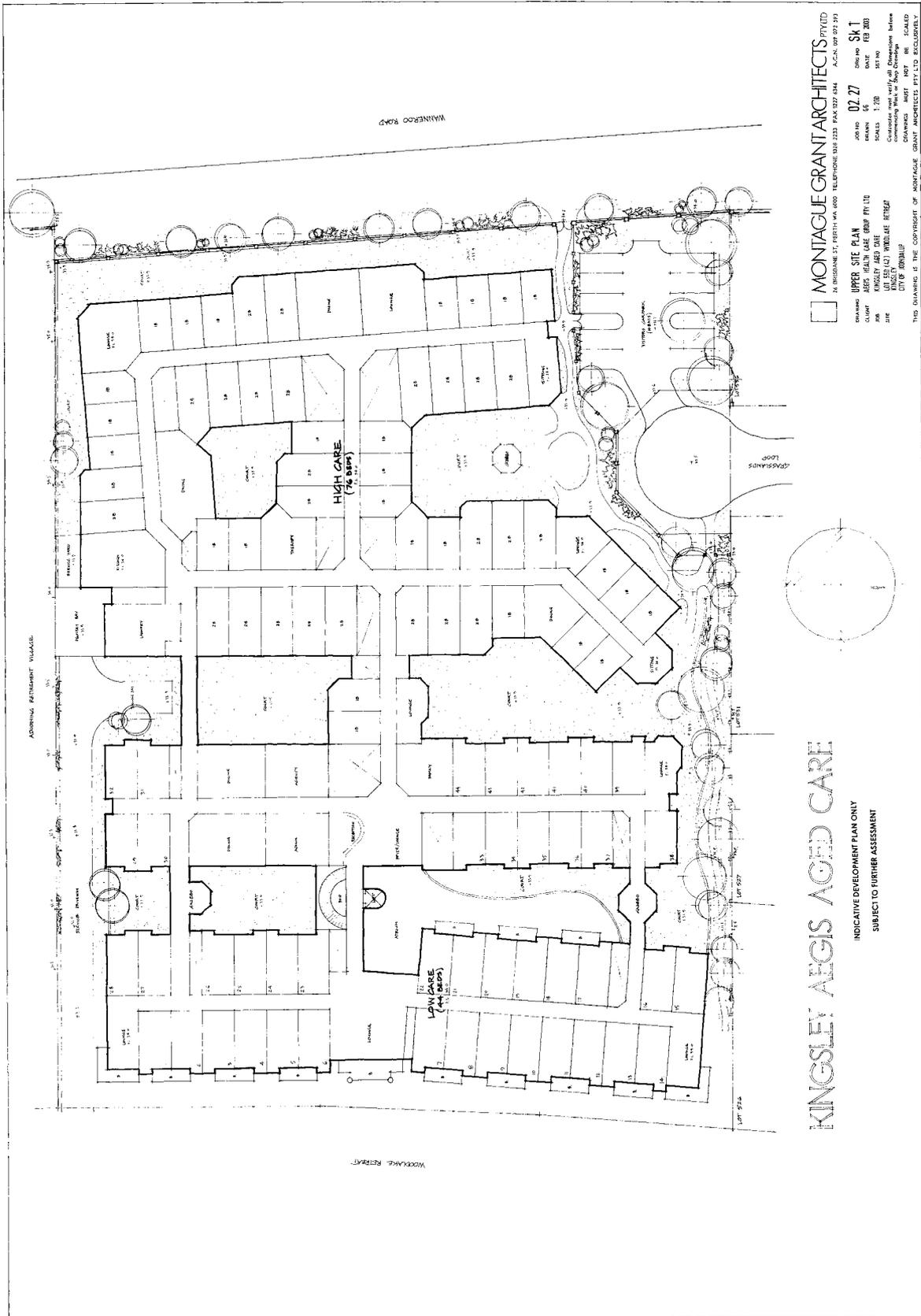
2.7 CONCLUSIONS

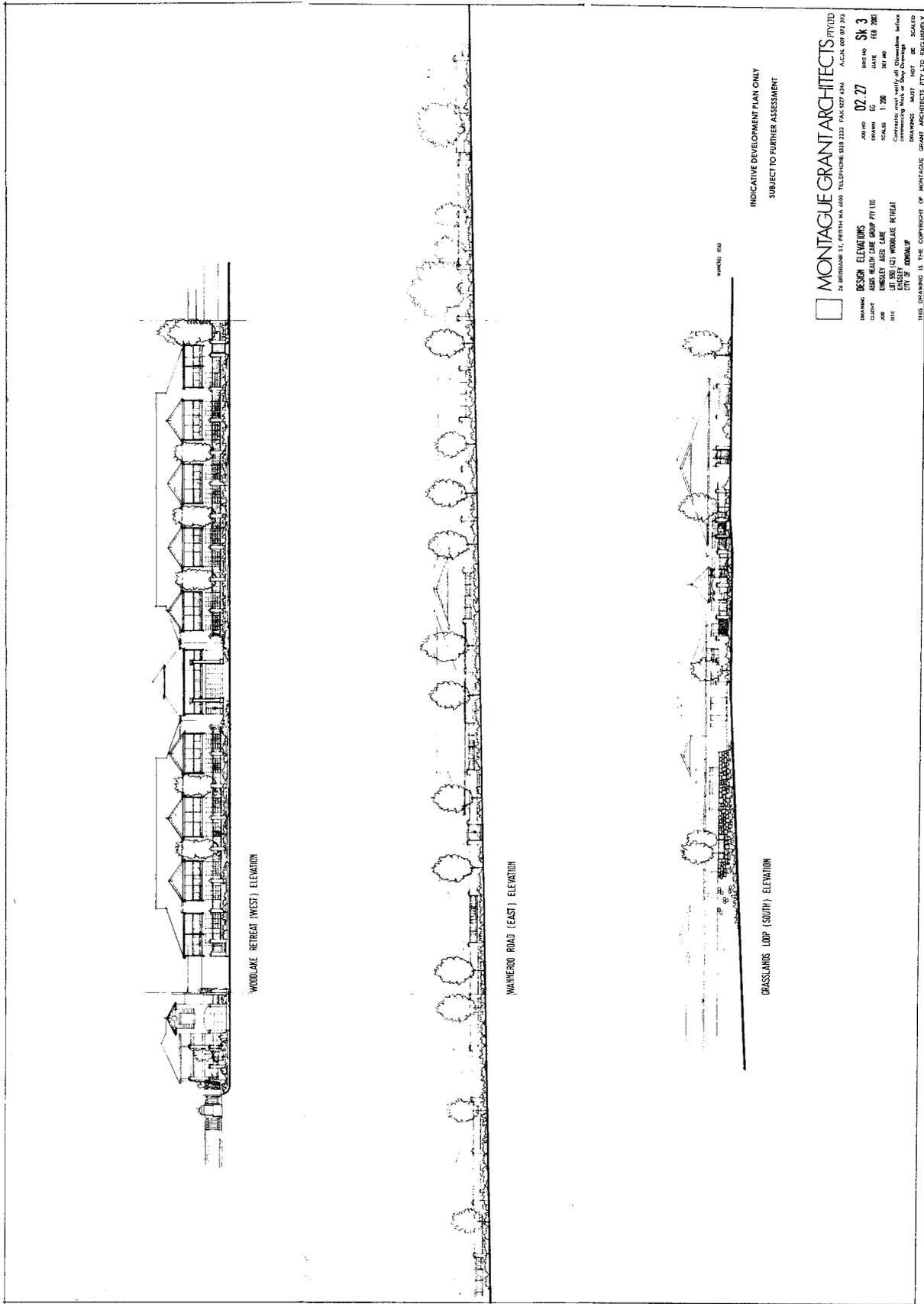
In accordance with the provisions of Clause 3.12 of the Scheme, the City has required the preparation of this Structure Plan in order to facilitate the proper and orderly planning and development of Lot 550 Woodlake Retreat, Kingsley.

This Structure Plan identifies the principal uses of the site and describes how they are to fit within the residential and retirement village environments which have been created adjacent to Lot 550.

The principal component of this Plan, discusses the design and development of an urgently needed Aged Care Facility to be developed over the portion of Lot 550 to the east of Woodlake Retreat by the Aegis Health Care Group.

2.8 Indicative Aged Care Facility Site Plans & Elevations





INDICATIVE DEVELOPMENT PLAN ONLY
SUBJECT TO FURTHER ASSESSMENT

MONTAGUE GRANT ARCHITECTS PTY LTD
24 BRIDGEMAN ST, PERTH WA 6000 TELEPHONE 933 2333 FAX 932 4364 A.C.N. 009 072 972

BESOM ELEVATIONS
DRAWING NO: **SK 3**
DATE: **02.27**

CLIENT: **AGIS HEALTH CARE GROUP PTY LTD**
DRAWN BY: **US**

JOB: **LIFE CARE (L2) WOODLAKE RETREAT**
SCALE: **1:200**

SITE: **CITY OF KEMURUP**
CONTRACTOR: **(not yet confirmed)**

CONTRACTOR (not yet confirmed) to be confirmed before commencing work or sign drawings.

THIS DRAWING IS THE COPYRIGHT OF MONTAGUE GRANT ARCHITECTS PTY LTD EXCLUSIVELY