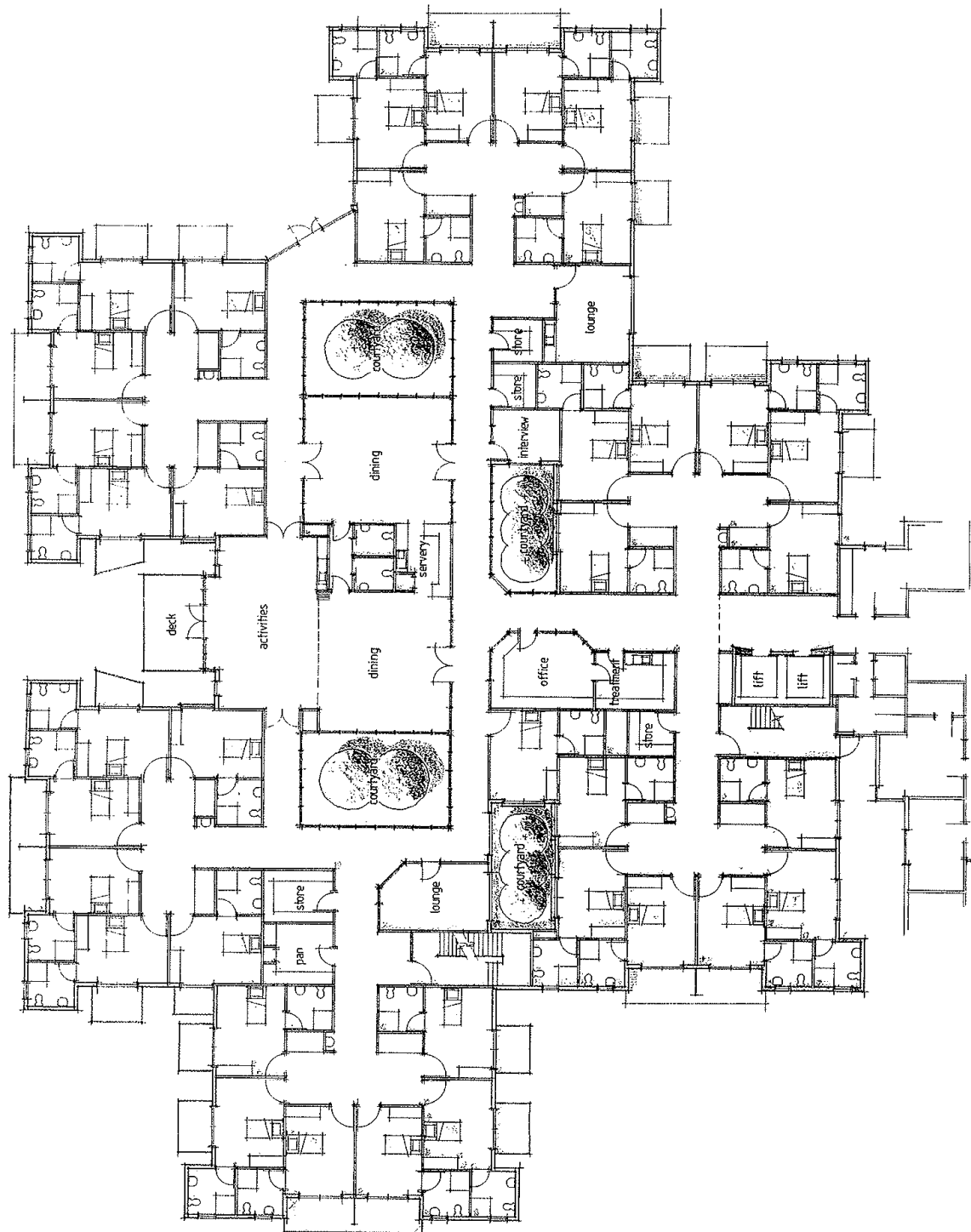
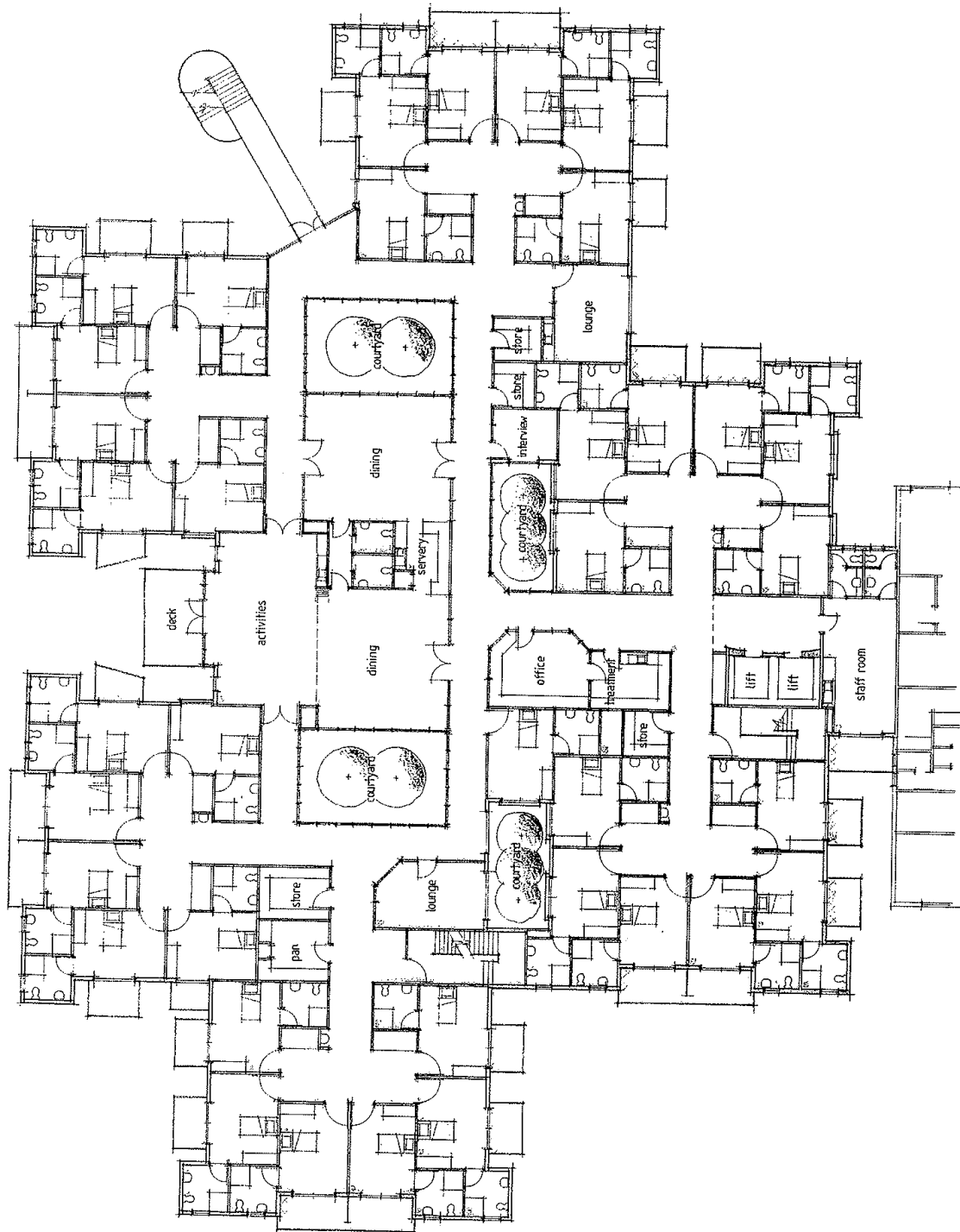


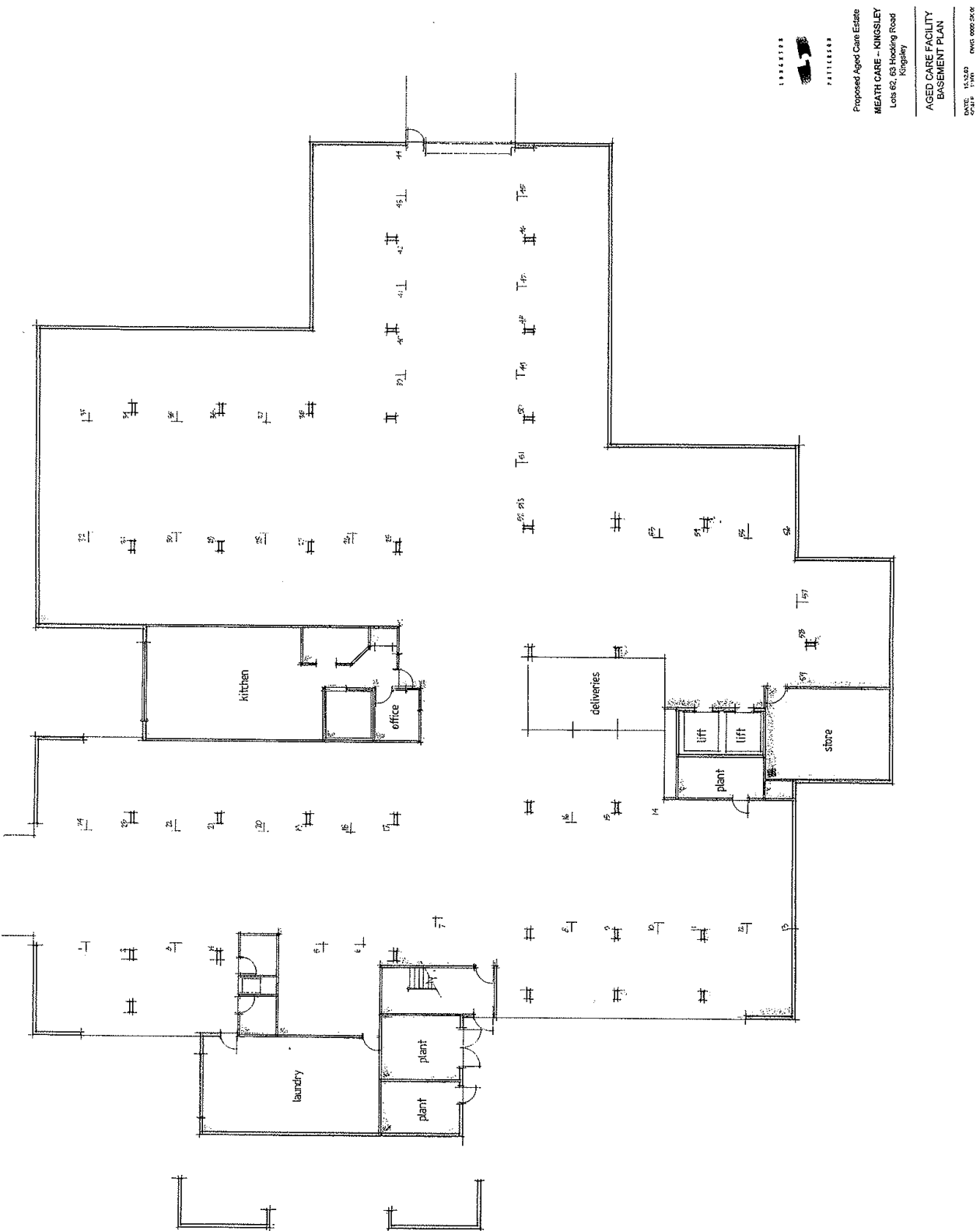
AGED CARE FACILITY  
GROUND FLOOR PLAN



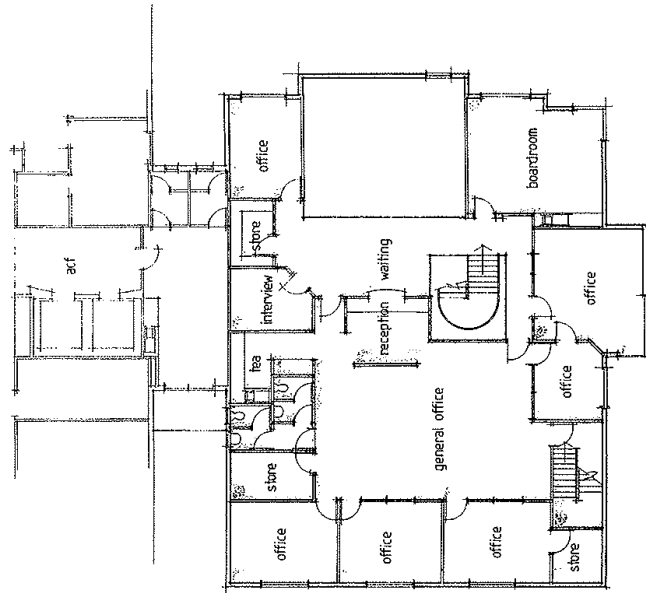


Proposed Aged Care Estate  
**MEATH CARE - KINGSLEY**  
 Lots 62, 63 Heeling Road  
 Kingsley

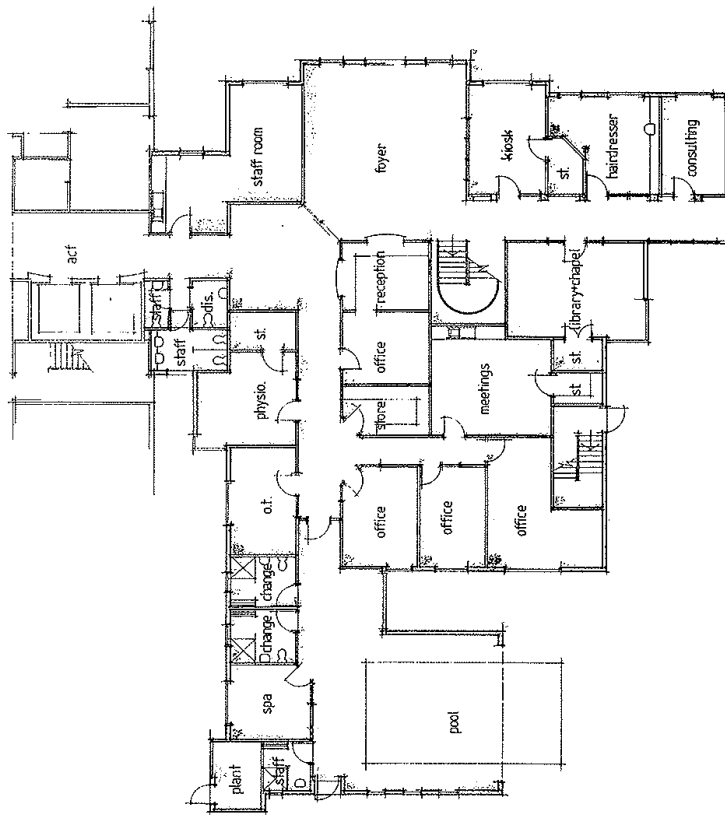
**AGED CARE FACILITY  
 LEVELS 2 & 3**







First floor

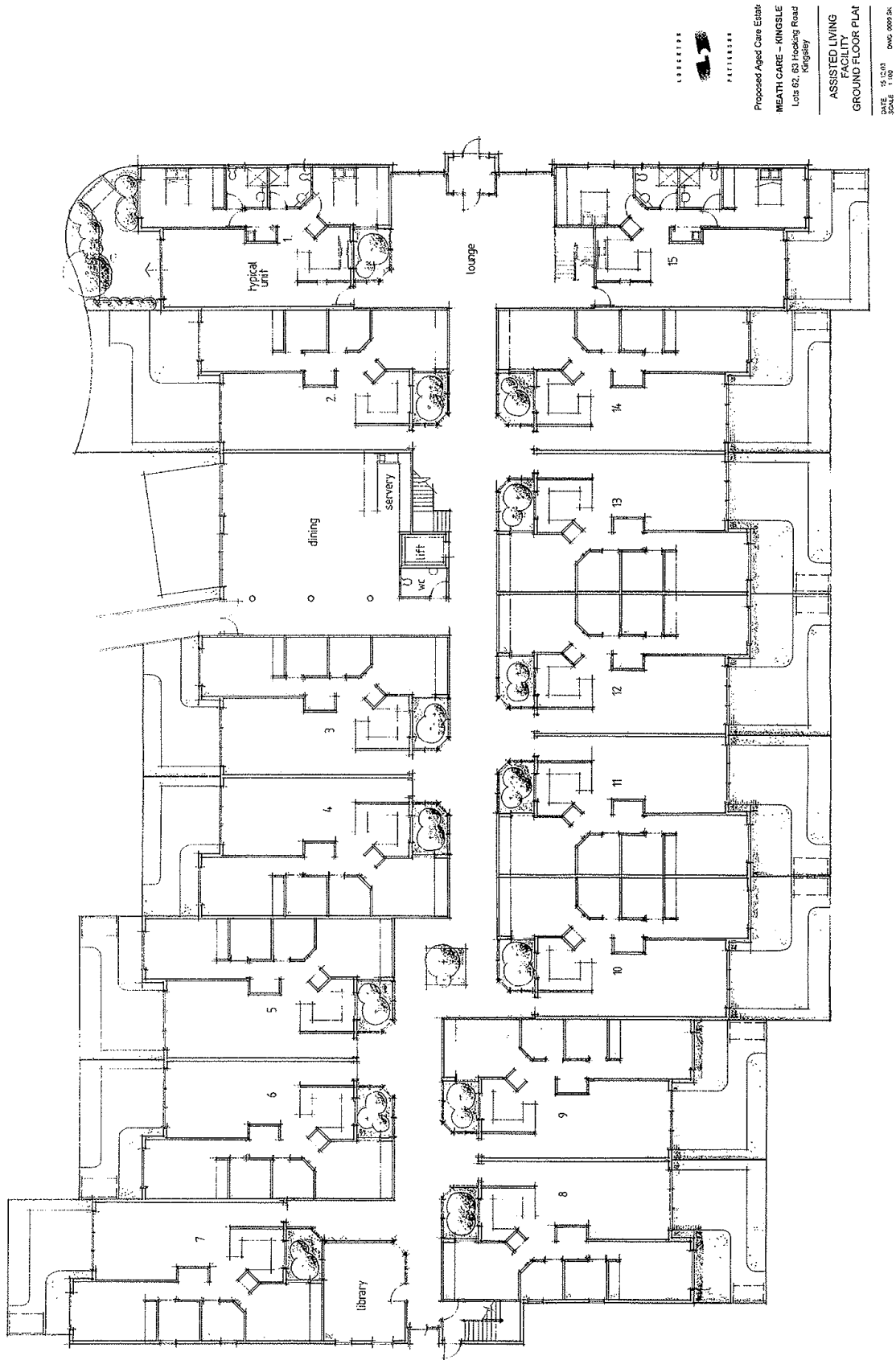


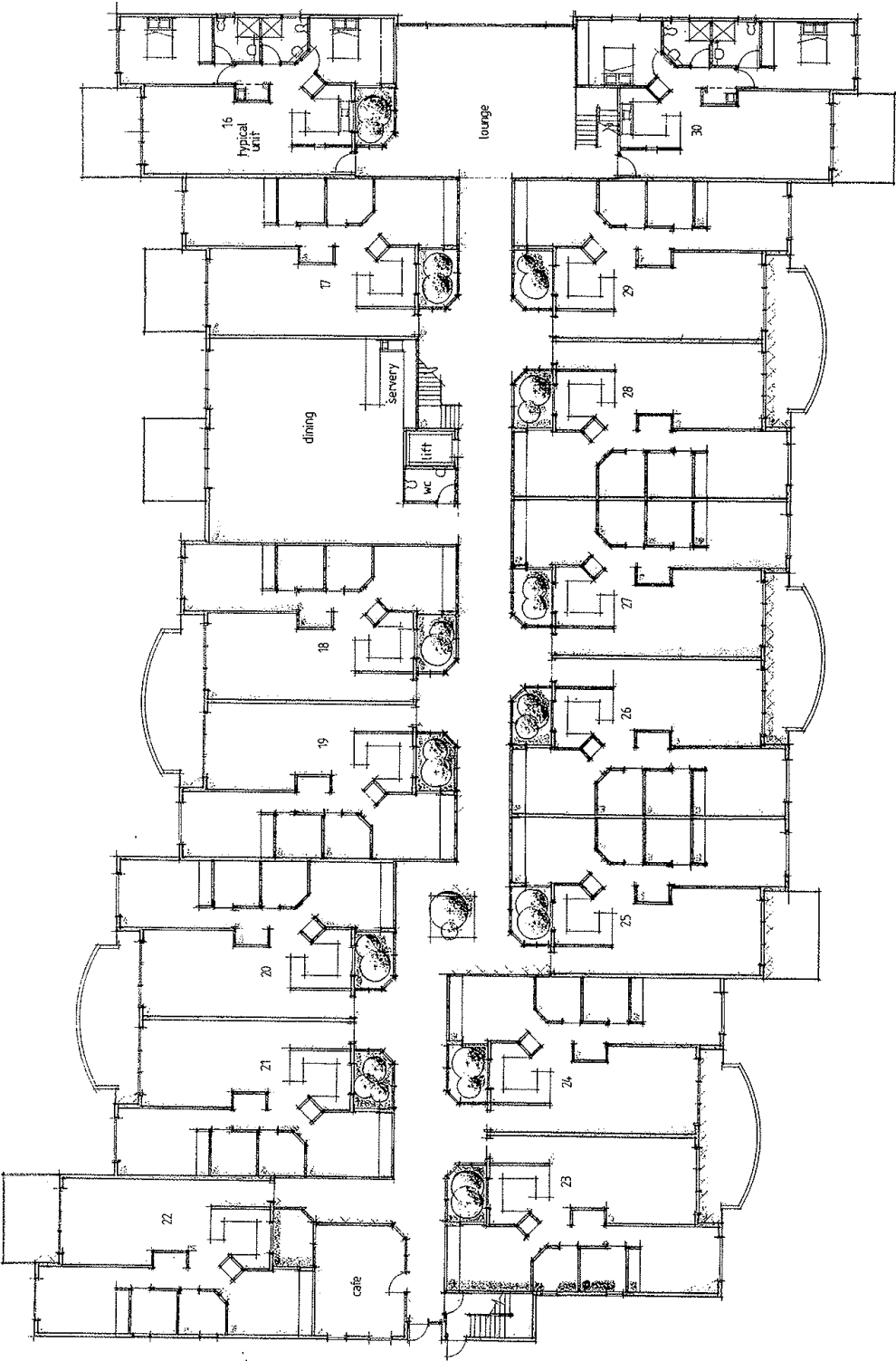
Ground floor



Proposed Aged Care Estate  
**MEATH CARE - KINGSLEY**  
 Lots 62, 63 Meeking Road  
 Kingsley

ADMINISTRATION  
 BUILDING  
 FLOOR PLANS

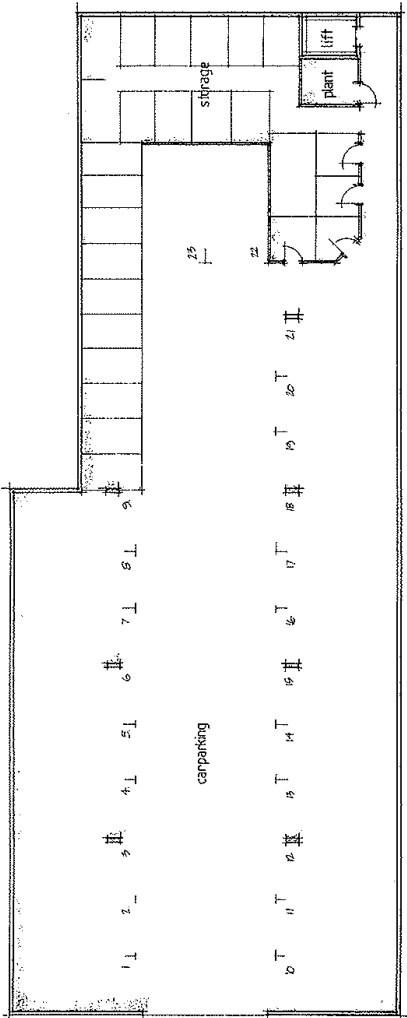


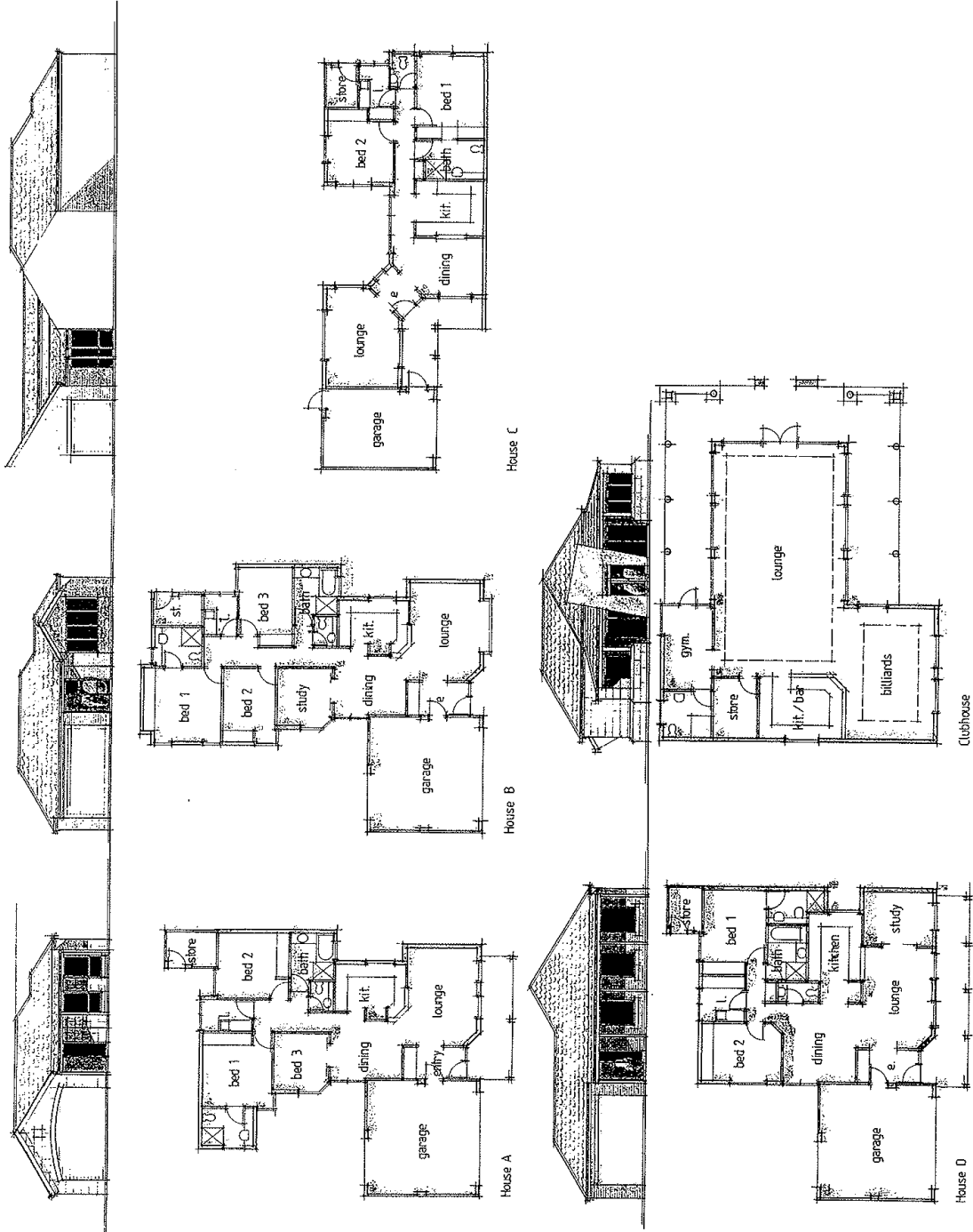


Proposed Aged Care Estate  
MEATH CARE - KINGSLEY  
Lots 62, 63 Hickling Road  
Kingsley

ASSISTED LIVING  
FACILITY  
FIRST FLOOR PLAN

DATE: 15.12.03 DWG: 0009 SCL: 1:100

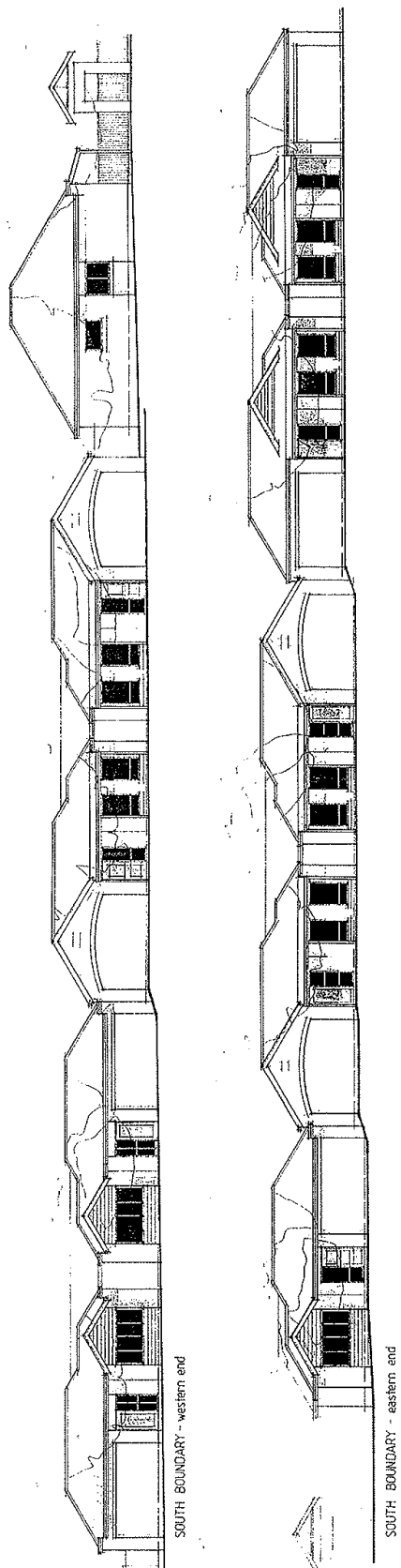




Proposed Aged Care Estate  
MEATH CARE — KINGSLEY  
Lots 62, 63 Hosking Road  
Kingsley

INDEPENDENT  
LIVING UNITS

DATE: 15/02/20  
SCALE: 1:100



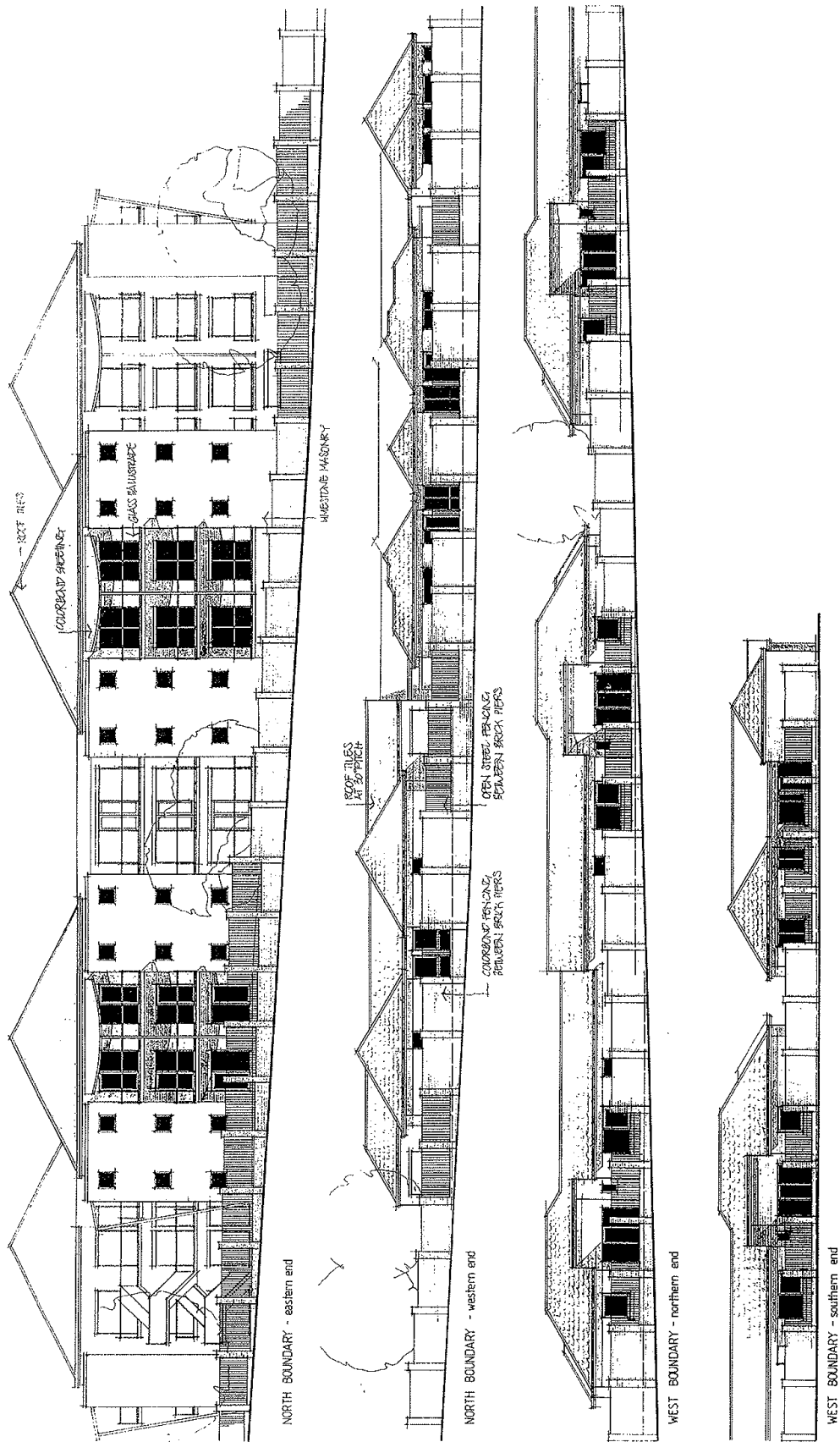
**MEATH CARE – KINGSLEY**  
Lots 62, 63 Hocking Road  
Kingsley

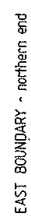
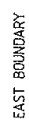
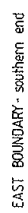
## BOUNDARY ELEVATIONS

DATE \_\_\_\_\_

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RECEIVED \_\_\_\_\_





**Proposed Aged Care Estate**  
**MEATH CARE – KINGSLEY**  
Lots 62, 63 Hocking Road  
Kingsley

## BOUNDARY ELEVATIONS

DATE: 22.10.2018  
PAGE: 1/1



## MEATH KINGSLEY – DEVELOPMENT APPLICATION

### PART 1

#### 1.0 INTRODUCTION

##### 1.1 Preamble

Meath Care is an incorporated highly accredited not for profit aged care provider in Perth. It currently operates two integrated aged care villages in Trigg and Como. Meath Care have been granted 30 new aged care bed licenses which will form the core of its proposed new state-of-the-art Aged Care & Retirement Village complex in Hocking Road, Kingsley.

The services and facilities for this village have been thoroughly researched with the objective of providing for local community needs and future proofing the facility as much as possible.

Eighteen focus and key stakeholder consultation meetings were held as well as a two day workshop with invitees from Australia and New Zealand. Participants came from the aged care industry and specialist aged care architects. This workshop was held in Perth in August and accessed ideas from Meath Care's own network of contacts and experience within the aged care field.

##### 1.2 The Proposal

The proposal is to build an ageing-in-place integrated complex comprising independent living units, supported assisted living accommodation, and an aged care facility for fully dependent people. (The latter facility was previously known as an Aged Care Hostel or Nursing Home – both uses have been amalgamated into this one facility).

The independent living village offers a wonderful opportunity for mature residents of Joondalup to remain generally within the community in which they have lived. They will receive care ranging from basic domestic support through to high level personal and medical care under the experienced and professional management of the Chief Executive Officer, Joan Varian.

However, the physical buildings are only part of the story. Meath Care is committed to building a 'community' both on and off site. Through its care and social outreach program development, residents will be supported to live in their own homes and welcomed onto the Kingsley campus as their needs increase.

### 1.3 Impact on the Economy

Whilst the project development cost is significant – around \$25m in total - the annual turnover of around \$4.5m will ensure that the facility provides ongoing economic benefits in the City of Joondalup.

With its requirement for carers, professional staff, service and product providers, Meath Care Kingsley will be a major employer and a significant contributor to the local area economy. On completion, Meath Care will employ between 80 – 100 people at different times during the day on site (many on a part-time basis) and require provisions and services from many more suppliers.

### 1.4 Impact on the Community

The building components have been designed to have minimal impact on the local community. The interface with existing housing will comprise single storey, high quality homes facing Hocking Road. The aged care facilities are located some distance from this road toward the rear (or north of the site), overlooking Whitfords Avenue and Yellagonga National Park.

To create the required functional and service environment, a three storey facility with undercroft parking has been included in the design. This has been modelled on a residential apartment building. The fall of the land and its location on the site means that from the Kingslake residential area, this building will have little impact. It will have an impact from Whitfords Avenue and aesthetically we believe this important facility should, and will be a landmark. The scale, detail and material of the buildings have been carefully considered to present a quality, visually attractive and appropriately modern building surrounded by landscaping and parkland.

The approach has been to develop an aesthetic which is strong and confident, portraying Meath Care's professionalism, care and confidence in the future. We are very confident that these buildings will be something of which both Meath Care and the community can be proud.

## PART 2

### 2.1 Planning Issues (diag 1)

The site falls to the west approximately 4m over the width of Lot 63, and is between 1m and 3m above Whitfords Avenue to the north.

Lot 62 abuts a nature reserve, so that views are offered from the site generally to the north- west and west and long distance views to the north.

Lot 63 currently contains a large shed and carparking area used as a grower's market, and a substantial brick house. To the east of Lot 63 is a caravan park.

In terms of impact on the overall design, there are a number of issues:

- the fall on the land (which increases to the north-west) is approximately 5m across the site, which is a substantial fall when designing for older people;
- views to the north and west are excellent;
- Whitfords Avenue is a major thoroughfare and has a medium level of traffic noise.

### 2.2 Site Layout (diag 2)

The single storey residential accommodation is located on the street frontage and the western part of the site. These houses are grouped into separate zones to emphasize the small scale village environment. Most have a north/south orientation, and many overlook the reserve to the west. The main entrance to the aged care and assisted living facilities is via a divided, tree-lined 'boulevard' to the east. This will provide a 'soft' interface with the adjoining caravan park and separate traffic from the village residents.

The aged care facility (ACF) is located toward the north (rear) of the property, where it will get northern sun exposure and is adjacent to Whitfords Avenue. The traffic noise will be of less concern to ACF residents than other site residents, and has the benefit of activity visible to the often non-ambulant residents. This is also the least sensitive portion of the site on which to locate a three storey building.

### 2.3 Aged Care Facility (diag 3)

A 110-bed facility on one level would be approximately 5500m<sup>2</sup> (plus central services and carparking). There are three reasons for the decision to build over multiple floors:

- (i) A building over 5500m<sup>2</sup> on one level is difficult to service (food and laundry in particular), with large travel distances. It is also difficult for staff and visitors to travel from one point to another – given that security requires one point of entry.

- (ii) The apparent scale of the one storey building would be intimidating to most residents.
- (iii) The building footprint is an efficient use of land.

Diagram 3 illustrates the ACF design. Each resident's room (rectangular to create a bedroom zone and a living zone) is grouped with five others in clusters which connect to the main circulation route around each floor.

Each floor is notionally split into two, with each half (18-19 rooms) having its own dining and sitting rooms.

The dining rooms share a servicing kitchen (with food delivered by dumb-waiter from the basement kitchen), staff facilities and activities room.

Internal courts and full-height glass doors to bedroom balconies or patios will allow ample light and connection to the outside. This layout is compact, with short travel distances demanded of residents and staff, and allows excellent visibility by staff.

The basement will contain a production kitchen, commercial laundry, bulk store, plant rooms and secure carparking.

#### 2.4 Traffic & Carparking

Traffic consultants, Shawmac, have assessed both the internal and external traffic movement and impacts. Their letter is attached to this report (Appendix 1). The proposed development will probably have less impact on the surrounding area than either the current use (growers' market and market gardens) or alternative uses (R20 urban development).

The carparking requirements have been carefully assessed as follows:

1. Independent Living Units: All except two units have double garages. This is more than enough particularly when taken in conjunction with visitor carparking. A number of visitors' bays and a bus bay are also located around the site.
2. Assisted Living Facilities: Although few of these people will drive, there are 1.3 bays per apartment. Typically these residents will require some level of personal and domestic care as they may require a place in the aged care facility.
3. Administration: The maximum staff load will be 12 people and one bay is provided for each person.
4. Aged Care Facility: Staffing arrangements are complex and variable depending on the load. However, with input from senior staff, staff movements have been analysed over a typical 24 hour cycle to graph the peak requirements (See Table 1).

The graph indicates that peak parking load for the aged care facilities would be 52 bays allowing for some short term doubling up at change-over times. Staff rostering works on staggered start/finish rotation so that the peaks are evened out.

Total carparking (excluding for independent living units) is:

|       |                                      |
|-------|--------------------------------------|
| 23    | Under assisted living facility (ALF) |
| 59    | Under the aged care facility (ACF)   |
| 12    | At the entry of the ACF              |
| 14    | North of the ACF                     |
| 6     | West of the ALF                      |
| <hr/> |                                      |
| 114   | TOTAL                                |

Allowing 40 bays for the assisted living facilities is probably excessive given the age and physical condition of the residents since none of them will drive. If they did, they certainly wouldn't qualify for care. There are 114 bays available to cater for an estimated peak load of 100, giving a surplus of 14 car bays.

It is recognized that visitors' carparking requirements will fluctuate and there tend to be more visitors on weekends, but less staff. Visitors tend not to come at meal times but prefer the evenings. Since many of the friends and family of residents are themselves quite old, a lot of visitors will come by public transport. The site is well placed for taxi, bus and train services.

## 2.5 Waste Disposal

1. Aged Care Facility: Waste generated by the Aged Care Facility will be deposited in a commercial bin located on the lower level at the end of the main driveway. Private contractors will collect and dispose of the material.
2. Assisted Living Facilities: Rubbish disposal will be into individual Sulo bins which will be taken by staff to the street verge for Council collection and returned to the facility. Generally, assisted living residents will receive prepared meals from the central kitchen, so their requirements for rubbish disposal are minimal.
3. Independent Living Units: Each unit will have its own Sulo bin, and in the same way as for the Assisted Living residents, they will be placed on the street verge for Council collection then returned to the units.

## CONCLUSION

The development of this first class, "ageing in place" integrated Residential Aged Care Facility and Retirement Village will contribute significantly to both the social and economic community of the City of Joondalup. The design has been carefully prepared to meet the client's specific requirements, but also to fit well within the local and domestic residential area. We believe that the Meath Care Kingsley Village will be a community asset of great value and we seek your approval to this planning application.









