



SITE LAYOUT PLAN
SCALE 1:400

D.A. - AMENDED PLAN

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY
AUGUST 2005
SITE-SK101/C

DesignInc





D.A. - AMENDED PLAN

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES
AUGUST 2005
MEATH CARE - KINGSLEY
SITE-SK102/B

DesignInc



50M BUILDING LEVEL 1 - 100M WEST STREET WEST NORTH ROAD - 100M WEST STREET WEST NORTH ROAD - WESTERN AUSTRALIA, AUSTRALIA. TELEPHONE - 08 9222 2000 - 08 9222 2000. www.designinc.com.au (DRAFT) designinc.com.au

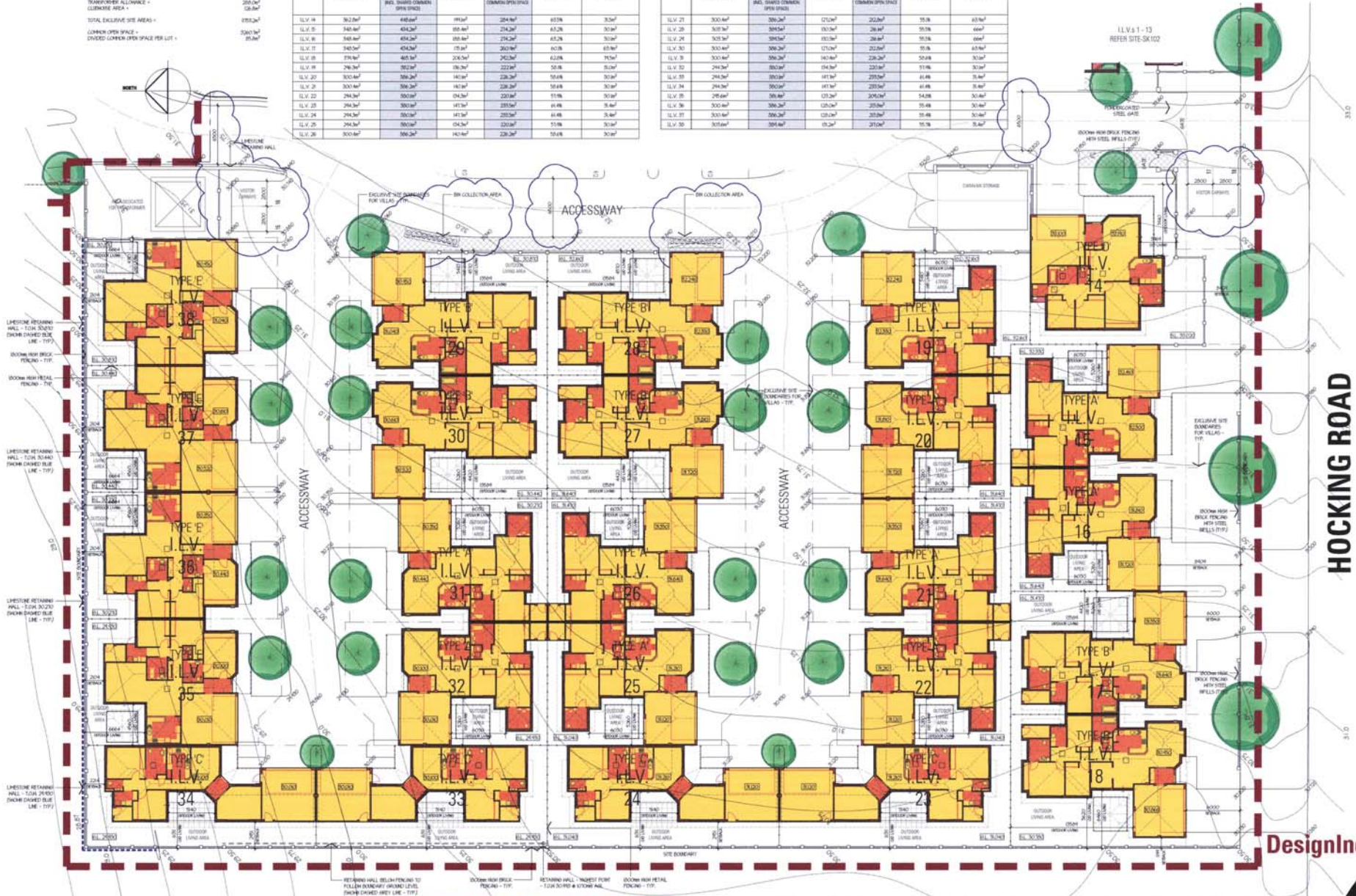
PLANNING INFORMATION:

INDEPENDENT LIVING VILLAGES + CLUSTERED BOUNDARY AREA +
TRANSFORMER ALLOWANCE +
CLUSTERED AREA +
TOTAL EXCLUSIVE SITE AREAS +
COMMON OPEN SPACE +
DIVIDED COMMON OPEN SPACE PER LOT +

PLANNING INFORMATION (INDIVIDUAL VILLAGES):

| VILLA NO. | EXCLUSIVE SITE AREA M ² (2013) | SITE AREA (FOR OPEN SPACE CALCULATION ONLY AND SHARED COMMON OPEN SPACE) | OPEN SPACE (M ²) PER LOT (100%) | OPEN SPACE (M ²) PER LOT (100%) | OPEN SPACE (%) PER LOT | OUTDOOR LIVING (M ²) PER LOT |
|-----------|--|---|--|--|---------------------------|---|
| ILLV 14 | 362.2m ² | 448.6m ² | 114m ² | 254m ² | 47.7% | 31m ² |
| ILLV 15 | 340.4m ² | 434.3m ² | 109.4m ² | 234.2m ² | 45.2% | 30m ² |
| ILLV 16 | 340.4m ² | 434.3m ² | 109.4m ² | 234.2m ² | 45.2% | 30m ² |
| ILLV 17 | 340.4m ² | 434.3m ² | 109.4m ² | 234.2m ² | 45.2% | 30m ² |
| ILLV 18 | 374.9m ² | 465.3m ² | 120.5m ² | 252.3m ² | 42.0% | 32m ² |
| ILLV 19 | 392.2m ² | 502.2m ² | 126.7m ² | 272.2m ² | 50.0% | 35m ² |
| ILLV 20 | 300.4m ² | 386.3m ² | 96.7m ² | 209.2m ² | 39.8% | 28m ² |
| ILLV 21 | 300.4m ² | 386.3m ² | 96.7m ² | 209.2m ² | 39.8% | 28m ² |
| ILLV 22 | 294.3m ² | 380.3m ² | 94.3m ² | 205.2m ² | 37.8% | 27m ² |
| ILLV 23 | 294.3m ² | 380.3m ² | 94.3m ² | 205.2m ² | 37.8% | 27m ² |
| ILLV 24 | 294.3m ² | 380.3m ² | 94.3m ² | 205.2m ² | 37.8% | 27m ² |
| ILLV 25 | 294.3m ² | 380.3m ² | 94.3m ² | 205.2m ² | 37.8% | 27m ² |
| ILLV 26 | 300.4m ² | 386.3m ² | 96.7m ² | 209.2m ² | 39.8% | 28m ² |
| ILLV 27 | 300.4m ² | 386.3m ² | 96.7m ² | 209.2m ² | 39.8% | 28m ² |
| ILLV 28 | 300.4m ² | 386.3m ² | 96.7m ² | 209.2m ² | 39.8% | 28m ² |

| VILLA NO. | EXCLUSIVE SITE AREA M ² (2013) | SITE AREA (FOR OPEN SPACE CALCULATION ONLY AND SHARED COMMON OPEN SPACE) | OPEN SPACE (M ²) PER LOT (100%) | OPEN SPACE (M ²) PER LOT (100%) | OPEN SPACE (%) PER LOT | OUTDOOR LIVING (M ²) PER LOT |
|-----------|--|---|--|--|---------------------------|---|
| ILLV 29 | 300.4m ² | 386.3m ² | 96.7m ² | 209.2m ² | 39.8% | 28m ² |
| ILLV 30 | 300.4m ² | 386.3m ² | 96.7m ² | 209.2m ² | 39.8% | 28m ² |
| ILLV 31 | 300.4m ² | 386.3m ² | 96.7m ² | 209.2m ² | 39.8% | 28m ² |
| ILLV 32 | 294.3m ² | 380.3m ² | 94.3m ² | 205.2m ² | 37.8% | 27m ² |
| ILLV 33 | 294.3m ² | 380.3m ² | 94.3m ² | 205.2m ² | 37.8% | 27m ² |
| ILLV 34 | 294.3m ² | 380.3m ² | 94.3m ² | 205.2m ² | 37.8% | 27m ² |
| ILLV 35 | 294.3m ² | 380.3m ² | 94.3m ² | 205.2m ² | 37.8% | 27m ² |
| ILLV 36 | 300.4m ² | 386.3m ² | 96.7m ² | 209.2m ² | 39.8% | 28m ² |
| ILLV 37 | 300.4m ² | 386.3m ² | 96.7m ² | 209.2m ² | 39.8% | 28m ² |
| ILLV 38 | 300.4m ² | 386.3m ² | 96.7m ² | 209.2m ² | 39.8% | 28m ² |



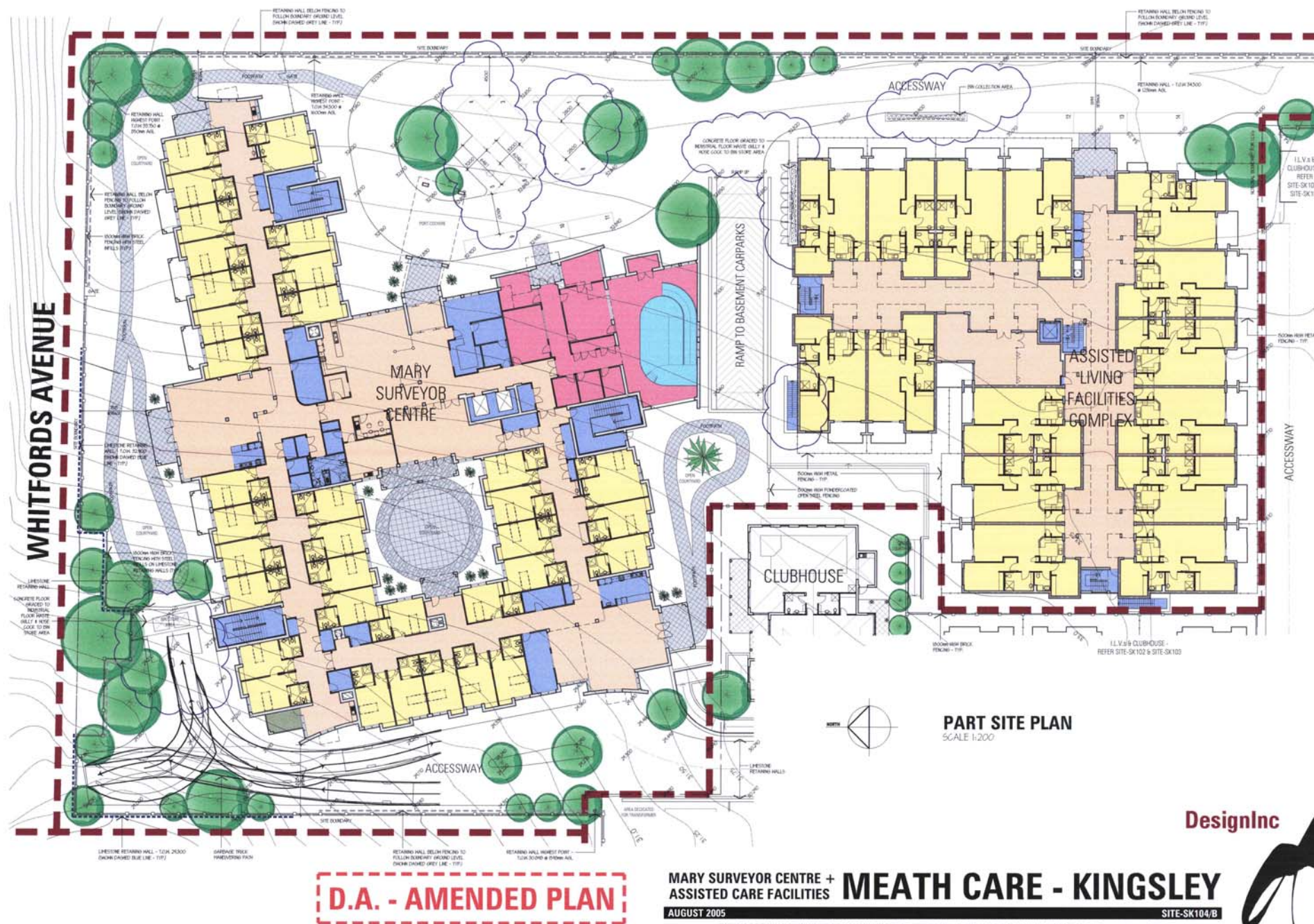
PART SITE PLAN
SCALE 1:200

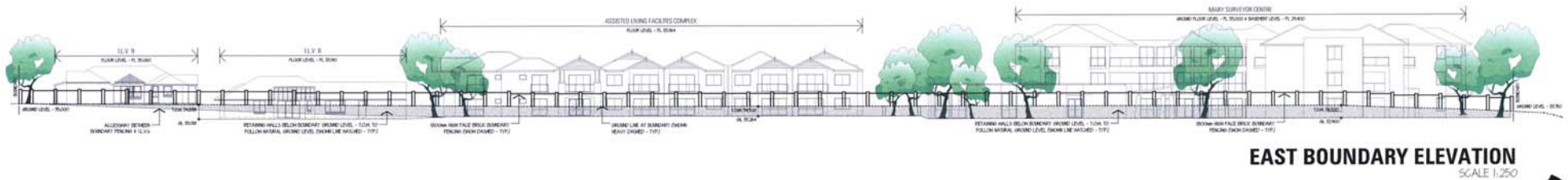
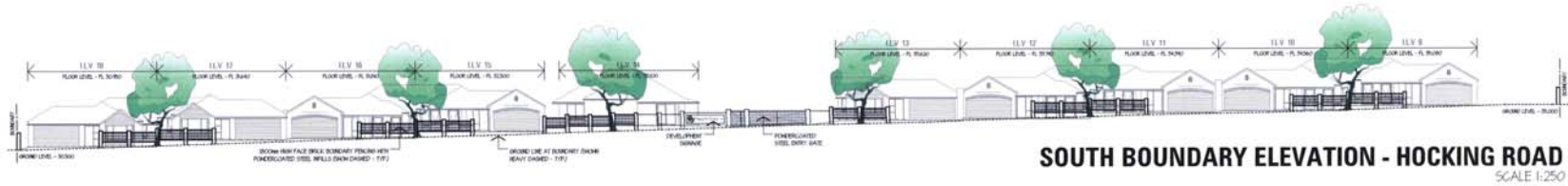
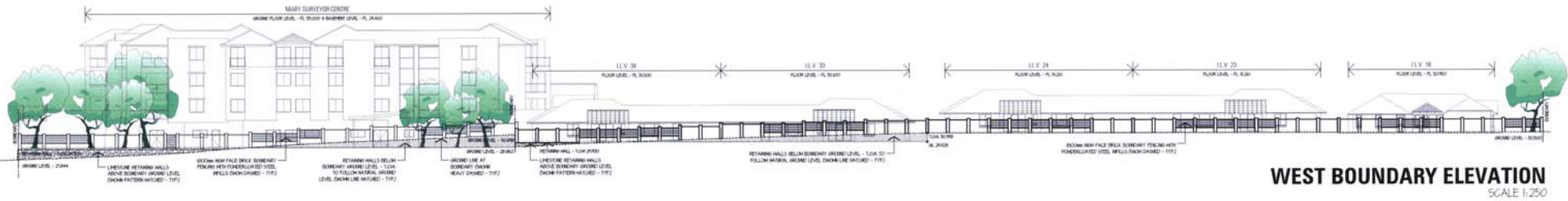
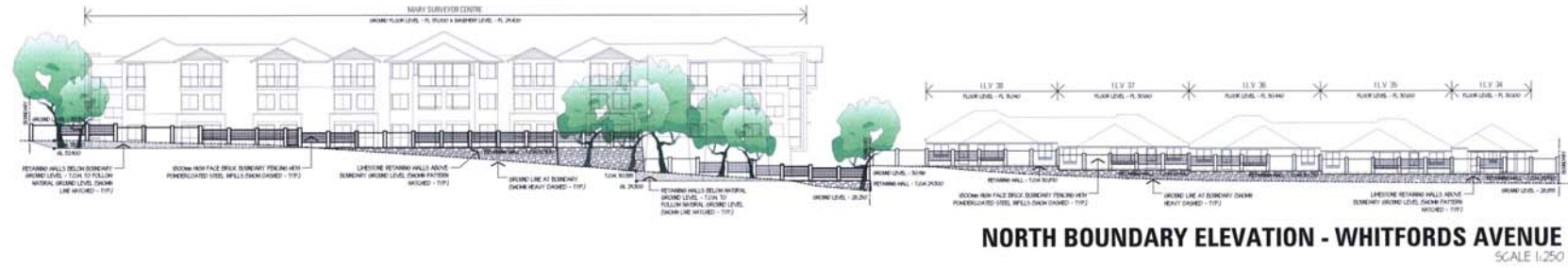
D.A. - AMENDED PLAN

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES
AUGUST 2005
MEATH CARE - KINGSLEY
SITE-SK103/B

DesignInc







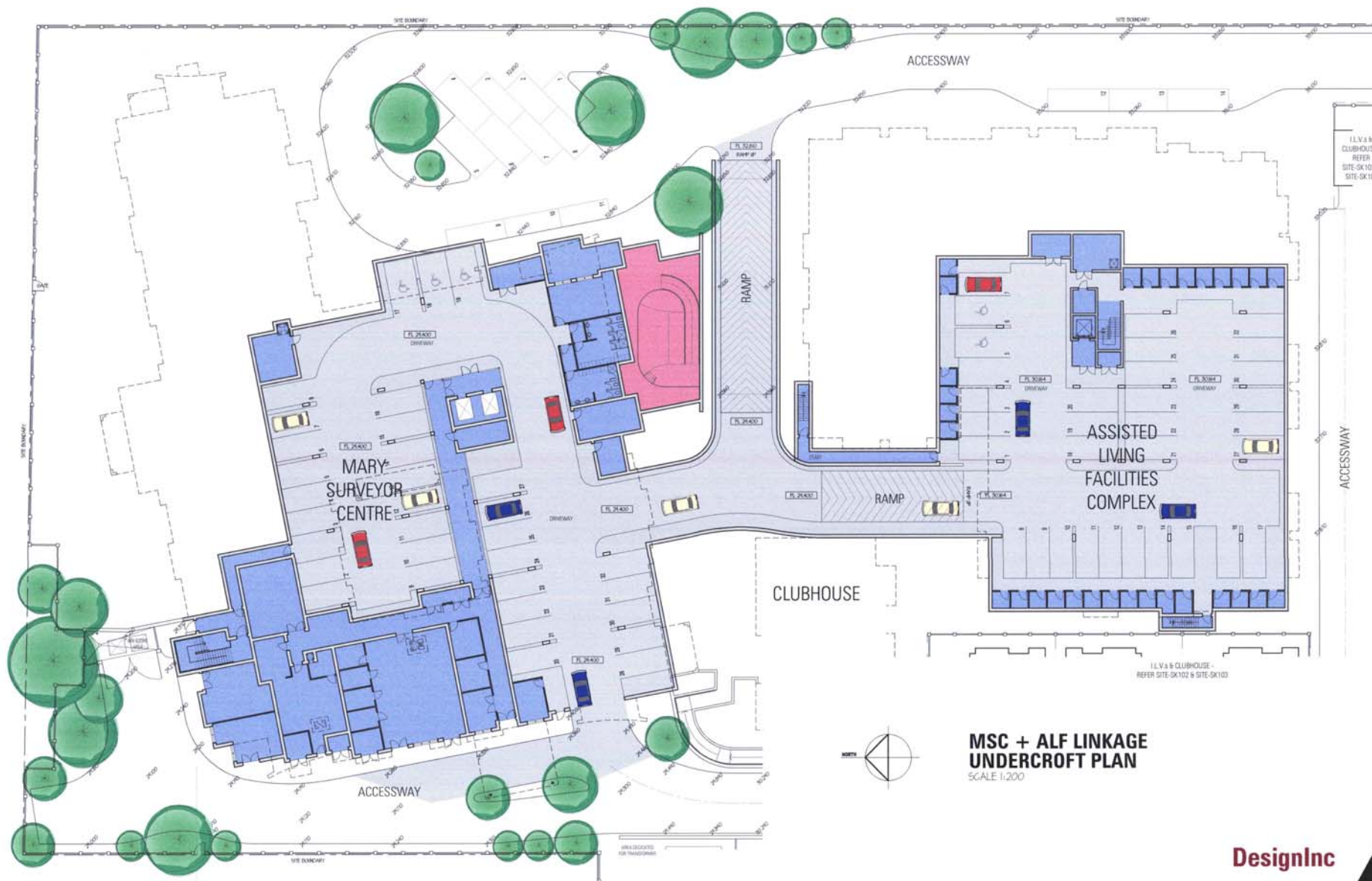
D.A. APPLICATION

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY
AUGUST 2005

BM BUILDING LEVEL 3 1300 HAY STREET WEST PERTH 0035 P O BOX 104 WEST PERTH 0072 WESTERN AUSTRALIA, AUSTRALIA TELEPHONE +61 8 922 3781 FACSIMILE +61 8 922 3558 www.designinc.com.au EMAIL csp@designinc.com.au

DesignInc



**D.A. - ADDITIONAL INFO.**

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY
AUGUST 2005 SITE-SK106/A

AUGUST 2005

SITE-SK106/A

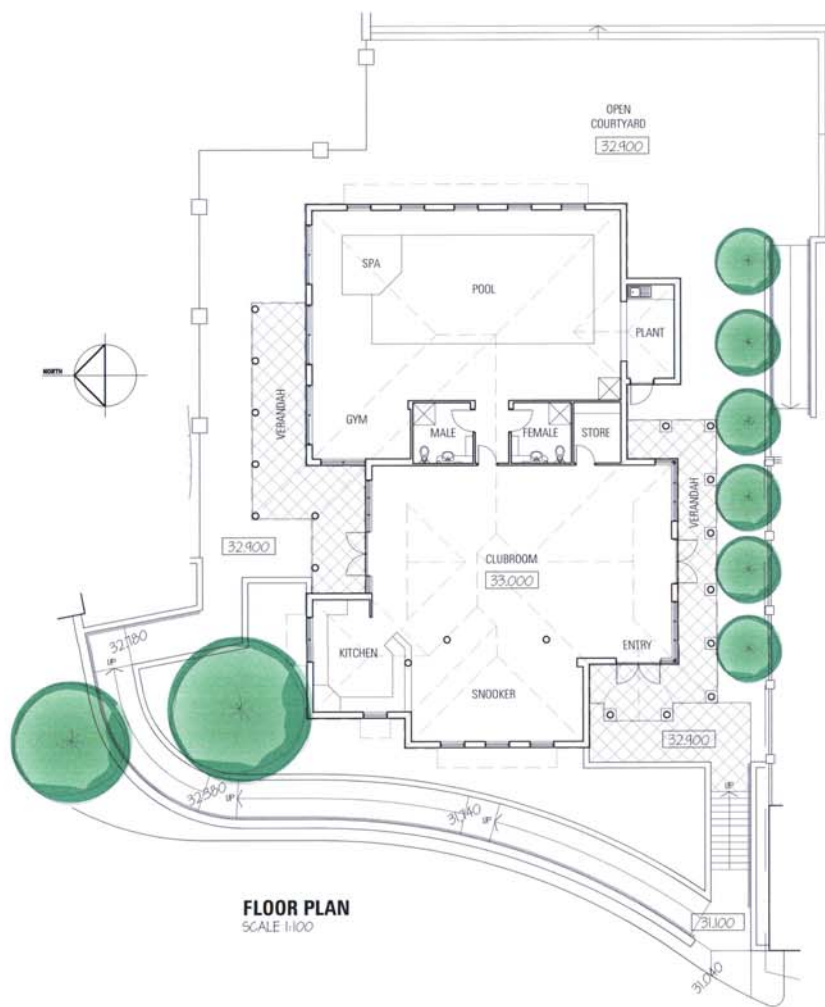
100 MADRID LANE, 3, 100 HAY STREET WEST PERTH 6005, P.O. BOX 504 WEST PERTH 6872, WESTERN AUSTRALIA, AUSTRALIA. TELEPHONE - 08 9322 2100 FACSIMILE - 08 9322 2101 www.design.com.au enquiries@design.com.au

DesignInc

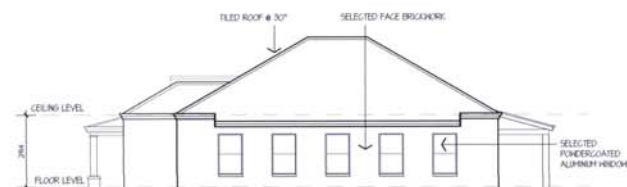
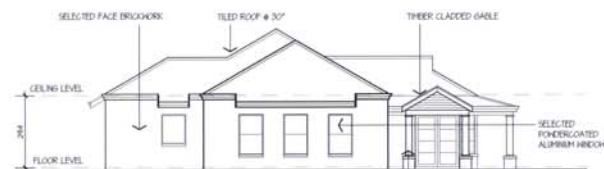


CLUBHOUSE BUILDING

DesignInc



D.A. APPLICATION



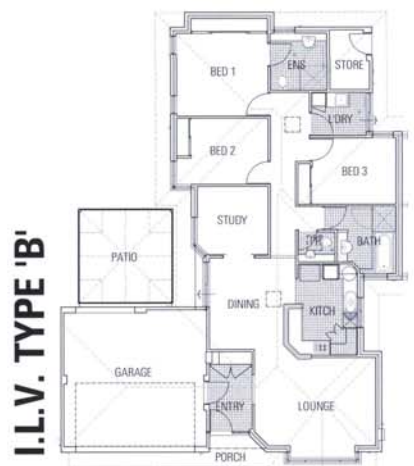
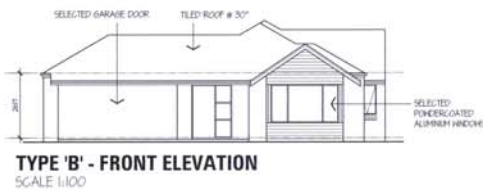
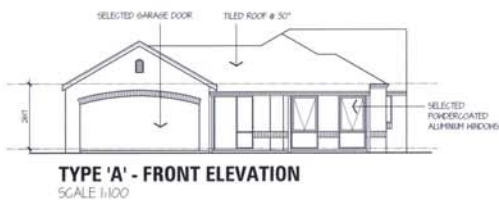
ADJUSTED FLOOR PLAN

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY
AUGUST 2005 CH - SK201/A

BM BUILDING LEVEL 3 100-HAY STREET WEST PERTH 6000 P.O BOX 324 WEST PERTH 6122 WESTERN AUSTRALIA, AUSTRALIA TELEPHONE + 611 8322 2788 (ACTUAL) + 611 8322 2588 www.designinc.com.au EMAIL csg@designinc.com.au

INDEPENDENT LIVING VILLAS

DesignInc



D.A. - AMENDED PLAN

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY
AUGUST 2005
VILLA - SK201/B

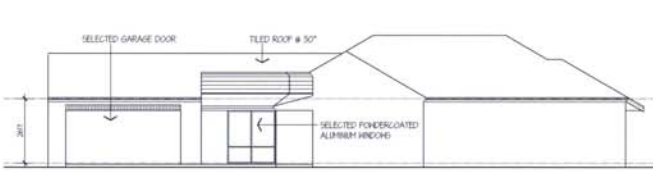
BM BUILDING LEVEL 5, 1380 MAY STREET WEST PERTH 6005, P O BOX 104 WEST PERTH 6015, WESTERN AUSTRALIA, AUSTRALIA. TELEPHONE + 618 9322 2100 FACSIMILE + 618 9322 2000 www.designinc.com.au EMAIL enquiry@designinc.com.au

INDEPENDENT LIVING VILLAS

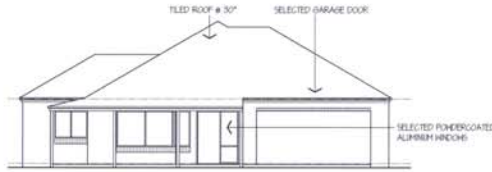
DesignInc



I.L.V. TYPE 'C'



TYPE 'C' - FRONT ELEVATION
SCALE 1:100



TYPE 'D' - FRONT ELEVATION
SCALE 1:100



ORIGINAL FLOOR PLAN
SCALE 1:100



COMBINED FLOOR PLAN
SCALE 1:100



ADJUSTED FLOOR PLAN
SCALE 1:100

I.L.V. TYPE 'D'



ORIGINAL FLOOR PLAN
SCALE 1:100



COMBINED FLOOR PLAN
SCALE 1:100



ADJUSTED FLOOR PLAN
SCALE 1:100

D.A. - AMENDED PLAN

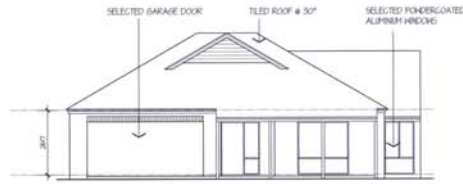
MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY

AUGUST 2005

VILLA -SK202/B

1000 HAY STREET WEST PERTH 6005, P.O. BOX 504 WEST PERTH 6002, WESTERN AUSTRALIA, AUSTRALIA. TELEPHONE: +61 8 9222 2181 FACSIMILE: +61 8 9222 2800 www.designinc.com.au EMAIL: info@designinc.com.au

INDEPENDENT LIVING VILLAS



TYPE 'E' - FRONT ELEVATION
SCALE 1:100

I.L.V. TYPE 'E'



ORIGINAL FLOOR PLAN
SCALE 1:100



COMBINED FLOOR PLAN
SCALE 1:100



ADJUSTED FLOOR PLAN
SCALE 1:100

D.A. - AMENDED PLAN

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY
AUGUST 2005
VILLA -SK203/B

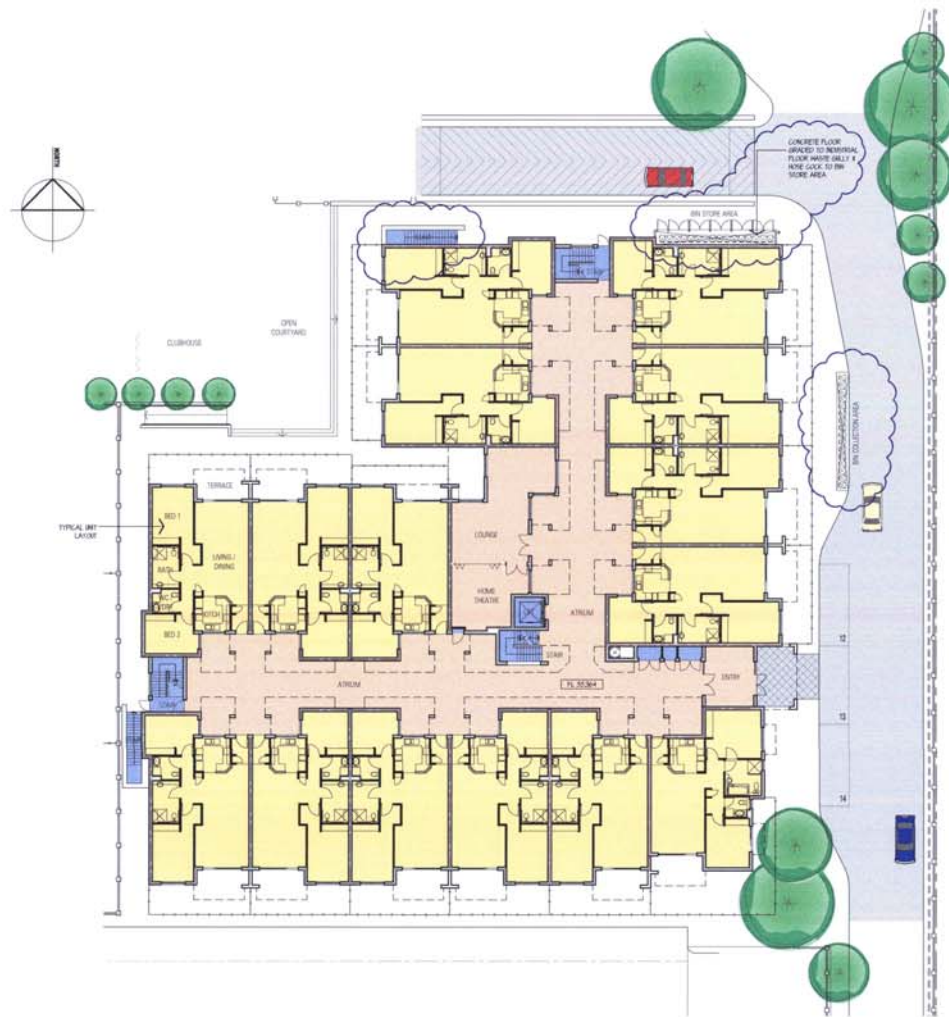
BM BUILDING LEVEL 3 100-MAY STREET WEST PERTH WDS. P O BOX 504 WEST PERTH WDC WESTERN AUSTRALIA, AUSTRALIA. TELEPHONE + 618 9322 2788 (TOLLFREE) + 618 9322 2806. www.designinc.com.au EMAIL: info@designinc.com.au

DesignInc



ASSISTED LIVING FACILITIES COMPLEX

DesignInc



GROUND FLOOR PLAN
SCALE 1:200



BASEMENT FLOOR PLAN
SCALE 1:200

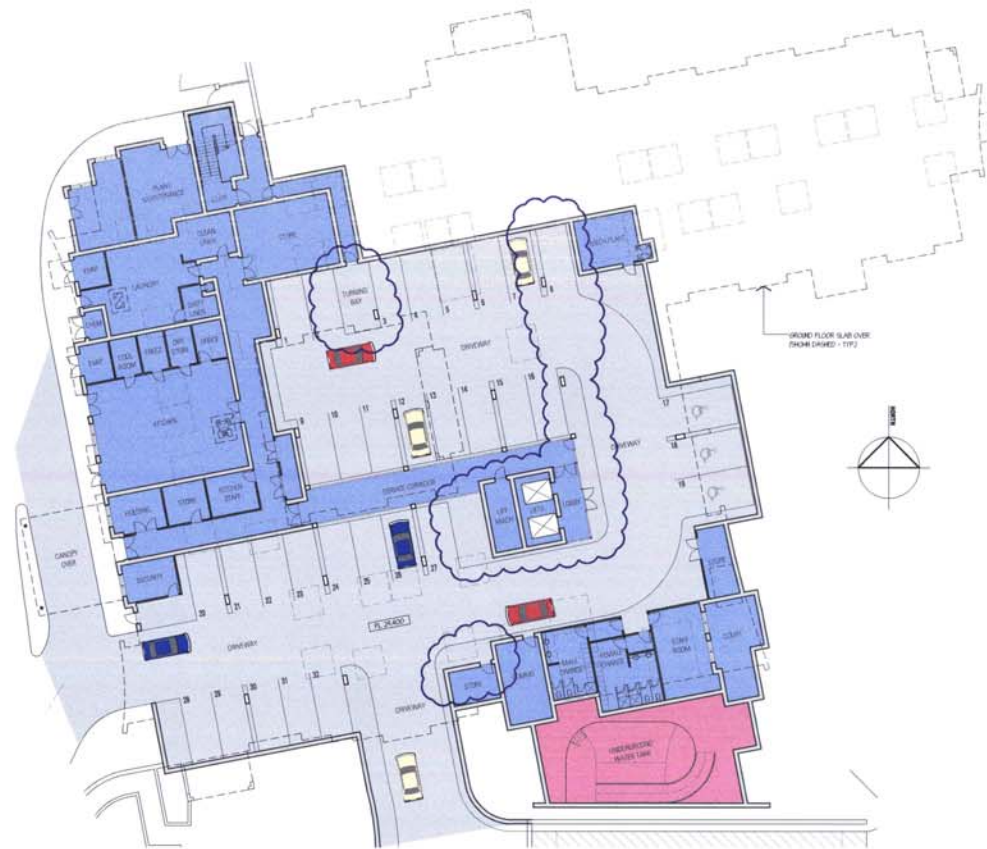
D.A. - AMENDED PLAN

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY
AUGUST 2005

BM BUILDING LEVEL 1: 1000 WAY STREET WEST PERTH 6005, P.O. BOX 504 WEST PERTH 6157, WESTERN AUSTRALIA, AUSTRALIA. TELEPHONE: +61 8 922 3181 FAX: +61 8 922 3038 www.designinc.com.au EMAIL: info@designinc.com.au

ALF-SK201/C

MARY SURVEYOR CENTRE



BASEMENT FLOOR PLAN
SCALE 1:200

D.A. - AMENDED PLAN

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY

AUGUST 2005

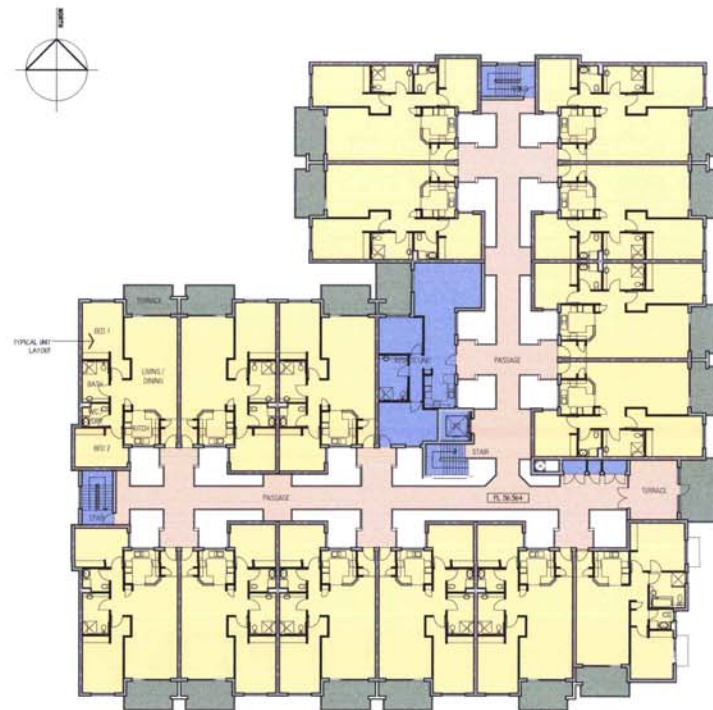
MSC-SK201/D

10M BUILDING LEVEL 1: 1000 HAY STREET WEST PERTH 6005. P.O. BOX 1014 WEST PERTH 6152. WESTERN AUSTRALIA, AUSTRALIA. TELEPHONE: +618 9322 3108 (FACSIMILE): +618 9322 3080. www.designinc.com.au EMAIL: cpl@designinc.com.au

DesignInc



ASSISTED LIVING FACILITIES COMPLEX



FIRST FLOOR PLAN
SCALE 1:200

D.A. APPLICATION

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY

AUGUST 2005

ALF-SK202/B

30M BUILDING LEVEL 3 - 1000 HAY STREET WEST PERTH 6005 P.O. BOX 104 WEST PERTH 6147 WESTERN AUSTRALIA, AUSTRALIA TELEPHONE +61 8 9222 2100 FACSIMILE +61 8 9222 2030 www.designinc.com.au (MAY) cop@perth.designinc.com.au

DesignInc



ASSISTED LIVING FACILITIES COMPLEX



NORTH ELEVATION
SCALE 1:200



WEST ELEVATION
SCALE 1:200



SOUTH ELEVATION
SCALE 1:200



EAST ELEVATION
SCALE 1:200



NORTH-SOUTH SECTION
SCALE 1:200

D.A. APPLICATION

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY
AUGUST 2005
ALF-SK301/B

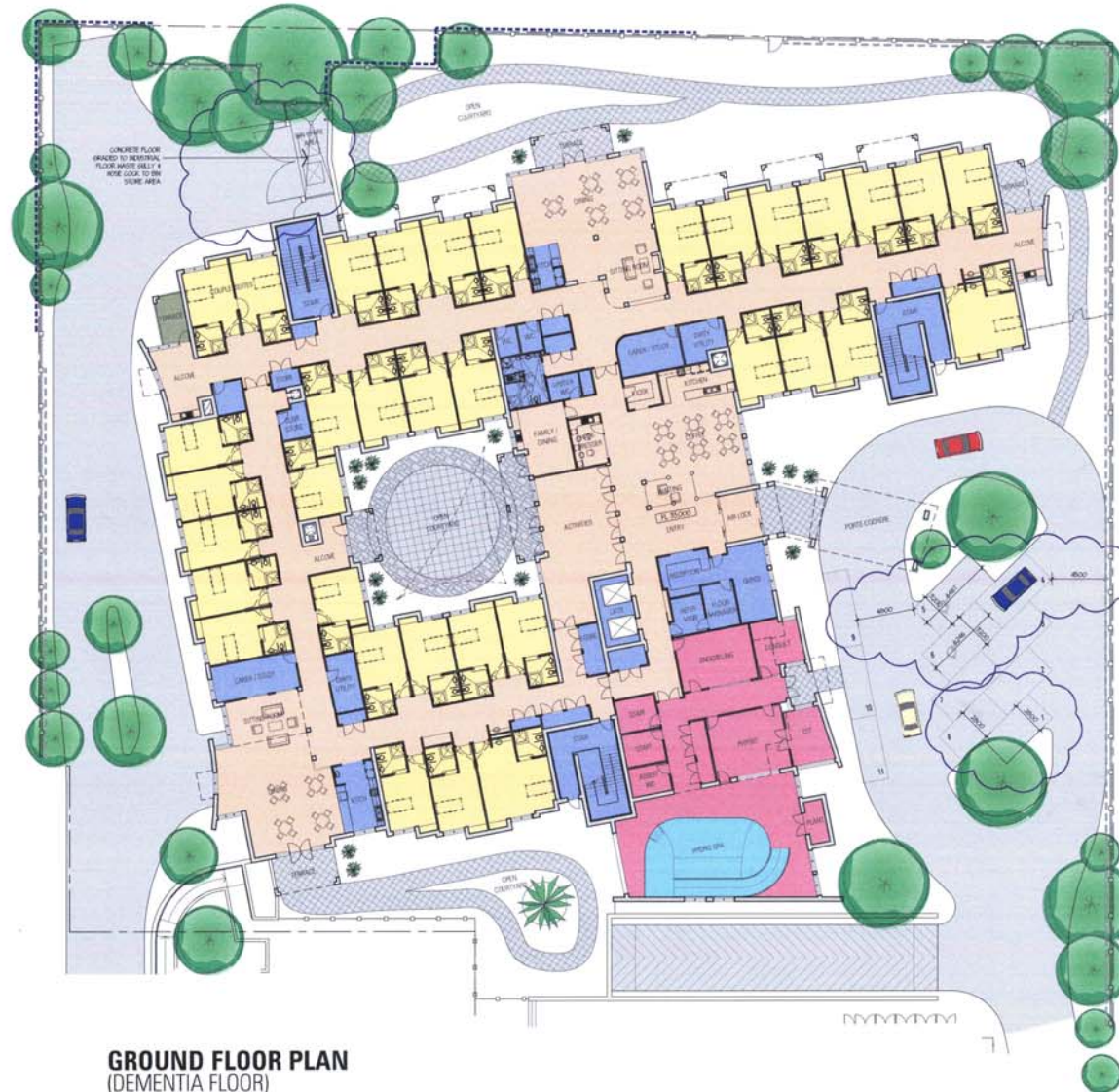
80M BUILDING LEVEL 3 100M HAY STREET WEST PERTH 0005, P.O. BOX 800 WEST PERTH 0027, WESTERN AUSTRALIA, AUSTRALIA. TELEPHONE +618 9322 2100 FACSIMILE +618 9322 3048 www.designinc.com.au EMAIL info@designinc.com.au

DesignInc



MARY SURVEYOR CENTRE

DesignInc



GROUND FLOOR PLAN
(DEMENTIA FLOOR)
SCALE 1:200

D.A. - AMENDED PLAN

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY

AUGUST 2005

MSC-SK202/D

IRM BUILDING LEVEL 1 1300 HAY STREET WEST PERTH 6005 P O BOX 504 WEST PERTH 6157 WESTERN AUSTRALIA, AUSTRALIA TELEPHONE +618 9222 3188 FACSIMILE +618 9222 3980 www.designinc.com.au EMAIL cap@perth-designinc.com.au

MARY SURVEYOR CENTRE



FIRST FLOOR PLAN
(HIGH / LOW CARE FLOOR)
SCALE 1:200



SECOND FLOOR PLAN
(EXTRA SERVICES FLOOR)
SCALE 1:200

D.A. APPLICATION

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY
AUGUST 2005

IRM BUILDING LEVEL 3 1080 HAY STREET WEST PERTH 6005 P O BOX 500 WEST PERTH 6872 WESTERN AUSTRALIA, AUSTRALIA TELEPHONE + 618 9322 2788 FACSIMILE + 618 9322 2809 www.designinc.com.au EMAIL csl@perth.designinc.com.au

DesignInc



MARY SURVEYOR CENTRE



NORTH ELEVATION
(WHITFORD AVENUE)
SCALE 1:200



WEST ELEVATION
SCALE 1:200



SOUTH ELEVATION
SCALE 1:200



EAST ELEVATION
SCALE 1:200

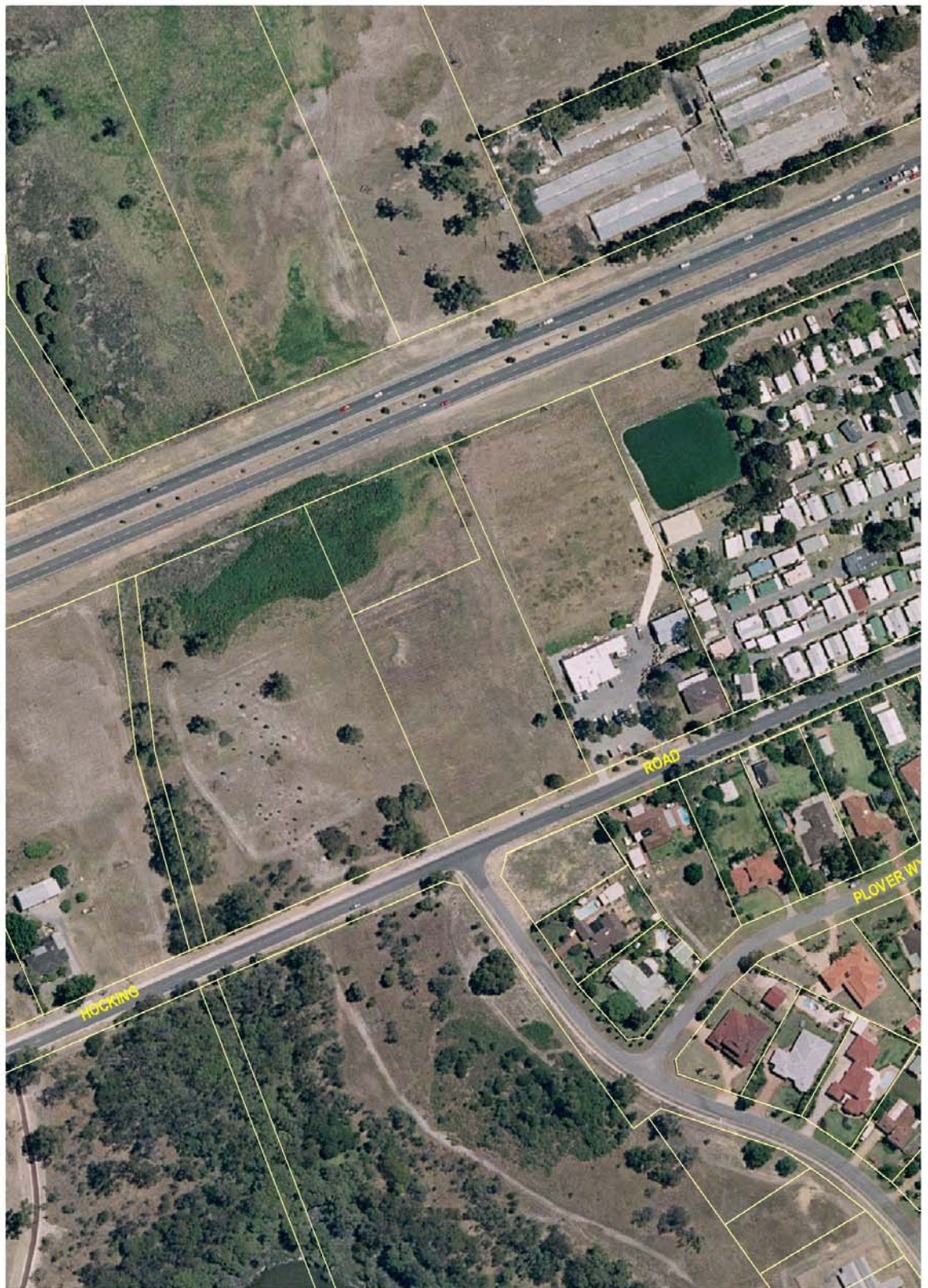
D.A. APPLICATION

MARY SURVEYOR CENTRE + ASSISTED CARE FACILITIES MEATH CARE - KINGSLEY
AUGUST 2005

10M BUILDING LEVEL 3: 190 HAY STREET WEST PERTH 6005, P.O. BOX 524 WEST PERTH 6022, WESTERN AUSTRALIA, AUSTRALIA. TELEPHONE: +61 8 9322 3788 (FACSIMILE) +61 8 9322 3888. www.designinc.com.au (EMAIL) cpl@designinc.com.au

DesignInc





Digital Photography : DLI December 2004

Prepared by City of Joondalup : Urban Design & Policy, Cartographic Section. 04/11/2005 - djt

10 0 10 20 Meters



Ref: 0502.let02.CoJ.rj
Enquiries: Ron Jee



Directors
Peter Christou
Ron Jee

2 August 2005

Mr Steve Sullivan
Coordinator Planning Approvals
City of Joondalup
PO Box 21
JOONDALUP, WA 6919

DesignInc
ABN 57239 696 715
IBM BUILDING LEVEL3
1060 HAY STREET WEST PERTH 6005
P.O. BOX 924 WEST PERTH 6872
WESTERN AUSTRALIA, AUSTRALIA
TELEPHONE + 618 9322 3199 FACSIMILE + 618 9322 3569
www.designinc.com.au EMAIL ccj@perth.designinc.com.au

Dear Steve,

**RE: Nursing Home and Aged Persons' Dwellings for Meath Care
30 Hocking Road, KINGSLEY WA 6026**

Adelaide

Brisbane

Canberra

Melbourne

Perth

Sydney

Tasmania

Jakarta

Architecture Urban Design

As we have discussed in our recent meeting with Clayton Higham and your good self, we submit revised design drawings for development approval for the above project.

The submission comprises the following:

1. MRS Form 1;
2. Cheque for amount of \$9,250.00 being 50% of development application fee based on the value of \$15.0M for the re-designed nursing home portion of the project. (Note: the 50% is the reduced fee for re-submission);
3. Five (5) sets of schematic design drawings.

1.0 Introduction

The development for Meath Care Nursing Home and Aged Persons' Dwellings was the subject of a development approval issued on 30 December 2004. Following receipt of the DA, drawings for building license application were submitted by the previous architects Loughton Patterson for the Mary Surveyor Centre and the Assisted Living Facility. The buildings documented in those drawings deviated from the drawings the subject of the development approval.

This submission comprises revised drawings for the following:

- a. Mary Surveyor Nursing Homes (MSC) and Assisted Living Facility (ALF)
Design refinements have been made to the design of the MSC and re-configuration of the ALF building, as detailed in this submission.
- b. Independent Living Villas
Minor adjustments to unit site areas and internal unit layouts to meet with Council's DA conditions.

2.0 Site Information

The site for the development comprises Portion Lot 62 & Lot 63, Location D8364, on C/T Vol. 1505, Folio 30. This land has a total area of 26,420sqm;

As required by the approved DA, amalgamation of the two lots has been applied for; amalgamation documents have been submitted to the various authorities and currently awaiting sign-off by the City of Joondalup with respect to the requirement for fencing. We understood that the council will condition the DA approval with a fencing requirement to be part of the building license and therefore will not delay the amalgamation process.

3.0 Development Layout

The general site layout for the main groups of buildings remains the same as that shown on the approved DA.

3.1 Site Access & Layout

- a. The site is accessed by two north-south roads. The MSC and the ALF are serviced by the eastern access road; the ILVs are serviced by the central access road.
- b. The main site access roads have been designed to separate the service vehicular traffic to the MSC & ALF from the public and staff vehicular traffic. This arrangement provides better safety and security; Service access to kitchen, laundry, ambulance and rubbish collection vehicles to the MSC is via the central access road without entering basement car park areas;
- c. The design of access around the MSC and ALF buildings has resulted in significant increase in the garden access areas for dementia residents.
- d. The changes reduce by one the number of Independent Living Units and increase by eight the number of Nursing Home beds;

3.2 Minimisation of over-shadowing

The position and orientation of the ALF, the Clubhouse and a few independent living villas have been adjusted to improve the resident amenity through a substantial reduction in the winter overshadowing by taller buildings;

4. Architectural Design Concept

4.1 Design Overview

Meath Care Inc. is a niche market aged care provider that currently operates two sites. The first site is located in Trigg and a second site in Como. Based on its experience and projected future market demand, Meath Care has formulated a design brief to provide residents with ageing-in-place accommodation in a modern, comfortable and dignified manner, in a development that will be the first choices for residential care and retirement accommodation for the foreseeable future. The new facility will embrace the best features from Meath Care's facilities in Trigg and Como.

4.2 MSC & ALF

The design of the nursing home and assisted living facility have been based on world best practice and most current and advanced concepts in the operational requirement and care of aged residents. During the process of finalising the design concept, the design team and Meath Care's strategic project committee have visited and studied some of Australia's most recently completed facilities.

The design of the MSC building capitalises on the slopes of the site and extends over 4 levels. The lowest, or basement level, contains parking for staff vehicles, plus the central kitchen, the laundry, plant room, stores and staff facilities. The parking area is connected to the basement parking of the adjacent assisted living complex. Ambulances and hearses can be serviced at this level. The basement floor level is at the same level (AHD 29.40) as the previous DA.

The ground floor contains the main entrance, with a covered canopy/portico at the entrance. A reception area, general office, interview room and Floor Manager's Office are to the left of the entrance lobby. A Coffee Shop/Café is on the other side and will provide a lively entrance area. Also off the entrance are an Activity Room, a Relative's Room and the Hairdressing Salon, and these face onto the landscaped internal courtyard.

Accommodation is provided on this floor for 35 beds for residents with specific dementia. These are in two sections, one for 21 residents and the other for 14. The northern wing opens directly onto a large garden area.

There is also an Allied Health Facility on this level, including a hydrotherapy pool.

The building levels are interconnected by 2 passenger lifts, designed to accommodate a stretcher with an assistant and all are in accordance with AS1735.12.

The first floor accommodates 41 beds in three wings. Again there are two groupings, one of 21 and one of 20, each with a lounge, dining/activities room and a domestic kitchen. A further lounge at the south-eastern corner opens onto a large terrace over the hydrotherapy room.

The fourth wing contains administration offices and communal activities and lounge areas. There is also provision for a Floor Manager's Office and Relatives Room. The residents on this floor are general high care residents.

The second floor accommodates a further 42 beds in a similar conformation to the first floor. This floor is for extra services and will have a higher standard of finishes, fittings and décor.

The central section contains an Activities Room, Relatives Room, Coffee Shop/Café and Chapel/Theatre.

The two-storeyed ALF building has been designed with a covered walkway system that provides a comfortable and protected environment for the safe use and enjoyment of the residents. The apartments are accessed at two levels from the covered walkway. Access to the first floor is by way of a lift and three access stairs evenly located throughout the complex.

A total of 30 apartments have been provided over two levels. At the ground floor entry level, there is also a Residents Lounge; a Respite unit has been provided on the upper level.

The walkways have been designed for easy access for wheelchairs, stretchers and passing residents. Roof lights and skylights above the walkways and light courts provide light and ventilation to both levels. These walkways are also sufficiently wide for "Gopher" electric vehicles.

The layouts for the apartments have also been designed for ageing-in-place and will meet all the requirements of adaptable housing. The plans allow for:-

- Bedroom 1 of sufficient size to accommodate assisted-care and wheelchair;
- Semi-ensuite bathroom & WC designed to AS 1428 standards;
- Large Lounge /dining room of approximately 30 sqm in size;
- Large private courtyard or balconies,
- Additional separate WC;

4.3 Independent Living Villas

To enable the Meath Care - Kingsley to be one of the first choices for retirement accommodation and to provide the greatest flexibility, all the dwellings have been designed for "ageing-in-place"; the designs allow for the kind of adaptability to the living spaces which will allow residents to be able to remain in the accommodation as they grow old and may become more dependent on support.

Provisions are made for minimum change of levels, use of ramps, adequate passageways and door widths, adequate bedroom and bathroom sizes to allow assisted-living and adaptable housing. These considerations include:

- Lounge/dining room which opens to outdoor living areas, allowing for maximum natural light and view; this space is generally over 30 sqm in size;
- Bathrooms designed to AS1428 Australian Standard;

- Main bedrooms which allow assisted-care;
- Covered alfresco patio area to the courtyard;
- Laundry with direct access to outside clothesline;
- Appropriate door hardware, fixtures and fittings including location and style of light switches and power points, style of taps;
- Garage widths which are minimum 3.8m wide with provision for accommodating and charging of 'gopher' electric vehicles;
- Circulation around the site to include ramps, pathways, and low-profile kerbs;
- Type of external finishes, lighting, and landscaping which promote greater security and safety for residents;

4.4 Club House

A small club house has been located in the centre of the development. The Club House has been designed with a common room and a covered swimming pool.

4.5 Elevation Design Concept

MSC & ALF

Externally the elevation design for the buildings has been articulated to present an appearance of a series of two and three storeyed terrace houses with different coloured bricks and linked together as can be found in many traditional villages. We believe that this "village" design concept will de-institutionalise the appearance of retirement villages and provides opportunity for individuality through use of varied wall and roof materials and colours.

The height of the MSC has been reduced with the apex of the roofs being between 800mm to 1300mm lower than the roofs of the approved DA. The ALF building will also not exceed the height of the building in the previous DA and will allow the basement level to be raised above that shown in the previously approved DA.

Independent Living Villas

Every villa unit design has distinctly different elevation design. Additional variations will be introduced through different combination of alternative colours for the walls and roof to provide variety and individuality.

5.0 Traffic Report & Provision for Vehicle Parking

A revised report on traffic and car parking provision has been prepared by Shawmac Engineers, a copy has been attached to this submission (Attachment "B")

Shawmac's report has recommended that 34 bays would be adequate for the ILVs and 70 bays for the combined MSC and ALF.

ILV Parking

Market demand dictates that each ILV unit is provided with an integrated double lockup garage. Therefore a total of 76 bays have been provided for the ILVs in garages. In most instances, there is sufficient room for visitor parking spaces in front of the garage to each ILV. Additionally, 4 visitor bays have been provided for this portion of the development.

Car parking for the ALF apartments has been provided at the rate of one car space per apartment. A total of seventy-nine (79) bays have been provided with 65 bays incorporated in the basement levels under the MSC and ALF buildings, with 14 visitor bays being provided at ground level in front of the MSC and the ALF Main Entrances.

As the basement parking areas are connected, there are sufficient car bays available to cater for any peak parking demand. We therefore request Council's approval on this basis.

Pedestrian Access

A separate pedestrian access has been provided from the Hocking Road entry point along the central access road up to the Club House; internally and along short access roads servicing less than ten (10) villas, pedestrians walk on the access road as this is generally safer than walking on footpaths.

This practice is commonplace in retirement villages as vehicular volume within retirement villages is very low and traffic speed is slow.

6.0 Sewerage Connection

Meath is also pleased to confirm that it has progressed with the rising main for the sewer connection in partnership with the caravan park owners in a manner that has allowed the Cherokee Village caravan park to also connect to the sewer. The sullage pond on the north-west corner of the Cherokee Village property has already been decommissioned and removed.

7.0 Acid Sulfate Soil & Ground Water Study

Meath has commissioned and carried out substantially more Acid Sulfate Soil studies than would normally be required. The study report confirmed that the site is not located within an area of high or moderate risk of ASS and potential ASS. The site does not therefore trigger any of the criteria detailed within the "Acid Sulfate Soils – Applicant Self-Assessment Form". A full copy of the reports has been attached to this submission (Attachment "A").

Meath has also made the commitment that an Acid Sulfate Soils management plans will be prepared to cover the unlikely event that Acid Sulfate Soil is encountered during building excavation.

8.0 Landscaping

Meath Care has commissioned Tim Davis Landscaping to prepare a new landscape design for the development.

The landscape design will consider the primary concerns of the adjoining Yellagonga Regional wetland as well as safety and security for the residents.

Selection of different species and design will have specific reference to:-

- Security such as the need to maintain clear and open vision;
- Slipping and trip hazards from fallen leaves; and
- Maintenance of trees and gardens

Landscape treatments will include the use of advanced and semi- advanced trees and shrubs and turf lawn throughout the project. The landscaping will compliment the architectural elements.

Reticulation will be from an on-site bore equipped with all necessary alarms and protection devices. Pumping facilities will be appropriately acoustically treated to prevent nuisance to residents.

9.0 Fencing, Security & Access

An electronically operated security gate will be provided at each access road entry. During day-light hours, free access will be allowed into the village. Secured access will be implemented during after-hours when residents will have the ability via audio-visual intercom system to allow access at their discretion.

Other security provisions have been included in the overall design. Such features include direct internal access to all ILVs from secured garage and access to a 24 hour emergency call system.

Fencing along all road boundaries and boundaries to Yellagonga Park will be in accordance with the Residential Design Code and comprise of 2000mm high brick piers with 1800 high open metal pickets and closed sections of brick walls to provide privacy.

Fencing to the eastern boundary will be 1800mm high colorbond Neeta metal fencing on top of brick retaining walls where required.

10.0 Rubbish Collection

Rubbish from the MSC building will be deposited in the main bin and wash down area at the basement level to be collected by the council's collection service. For the ILVs, each will have their own Sulo bin normally kept in their respective garage and wheeled on bin-days to bin stands located at the road entry junctions with the central access road.

In this regard, the access roads have been designed to accommodate the council's rubbish collection vehicles.

11.0 Street Lighting and Security

Street lighting will be provided throughout to the same standards as in a residential development.

12.0 Planning Information

12.1 Zoning & Density

Under the current City of Joondalup town planning scheme, the land is zoned "Residential" with a base density coding of R20. The allowable density for the ILVs part of the development, being for Aged and Dependent Persons accommodation, is therefore R30.

12.2 Minimum Unit Exclusive Site Area

In accordance with clause 3.1.3 A3 (i) of the Residential Design Code, the minimum lot area for aged person's dwellings under the above density is 293.3sqm. As required by Condition (a) of the approved DA, the revised site layout has provided each dwelling with at least the minimum site area of 294.3sqm.

12.3 Open Space Calculation

The calculation for defined site area and open space for the ILVs has been tabled on the 1:200 scaled Site Plans. The calculation confirms that the design complies with the requirement for minimum defined site areas and open space for the each individual ILV.

12.4 Outdoor Living Areas

The outdoor living areas provided are as per the previous DA; with the adjustments made to the minimum site area, some areas have increased.

13.0 Planning & Design Concessions Sought

This application seeks Council approval for concession in the following areas of variation from the requirements of the Residential Design Codes:

13.1 Plot Ratio size of Aged Persons' Dwellings

The standard R-Codes requirement for the size of aged persons' dwellings is 100sqm. The proposed sizes range from 108.5sqm to 139.1sqm. The larger units contain 3 bedrooms.

In order to accommodate the special needs of the elderly or physical dependent persons and designs which permit "ageing in place" and adaptation/modification, the units will all need to exceed the area of 100sqm.

Nevertheless, the units are genuine over-55's accommodation and will not compromise the provision of appropriate aged person's accommodation. We therefore request council's acceptance of the variation from the standard requirement.

13.2 Storage/ Store rooms

As is the case in the previous DA submission, the design proposed lockable storage areas of 3.7- 4sqm for the villa units. With the design adjustments, we request that council accept the storerooms shown for villas types A, C & D of around 3.5sqm. It is anticipated that the slight reduction in the store floor area will not be a problem as all the villas have been provided with double garages, car parking has therefore been provided well in access of the Residential Code requirement. The additional garage space will be available to cater for the any additional storage requirement of the residents.

In this regard, we request that the Council has due regard that the proposed accommodation comes under "Special Purpose Dwellings" under the Codes. As such we ask that Council accept the variation from the Codes requirement under the provision of Performance Criteria that the proposed storage areas do meet the requirements of the residents.

14.0 Benefits for the Community

We believe that the development will bring many benefits to the community and we ask that council grant development approval as soon as possible to allow the project to commence without any further delays.

The proposed development will bring to the community a world-class facility the design of which has been based on world best practice and most current and advanced concepts in the operational requirement and care of aged residents.

The elevation design of the buildings and the palate of external building materials and finishes proposed have been articulated to provide a residential scale which will fit into the streetscape of the area.

This project is very important to the community as well as Meath Care as there is a high level of demand for this type of accommodation in the area. There are many families in the community who have registered their interest and are looking forward to seeing their loved ones being accommodated in this development in Kingsley from 2006 onwards.

Additionally, the facility will also bring training and employment opportunity to the local people. As the facility has substantial requirement for purchases of a wide range of goods and services, it will also bring commercial benefits to local businesses.

15.0 CONCLUSIONS

We believe that the proposed design and design refinements have met with the requirements and standards under the current Town Planning Scheme and the Residential Planning Code. We also believe that the outcome will be a very good development for Meath Care Kingsley which will set the kind of standards which others will emulate in the future.

As project architects, we believe that the design drawings provided have fully addressed all the requirements of the council. However, if you require any other information, please do not hesitate to contact the undersigned.

Yours faithfully
DesignInc PERTH PTY LTD



RON JEE
Director

C.c 1. Mr Trevor Poustie, Chairman, Meath Care Board
 2. Ms Joan Varian, CEO Meath Care