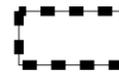


Subject Lot
Liwara Catholic Primary School
Lot 847 Plan 10409 - 4.7714 ha
5 Tuart Road, Greenwood



Local Planning Scheme No.3 Amendment No.

LEGEND

 Boundary of Amendment

REGIONAL SCHEME RESERVES

 MRS - Primary Regional Road

LOCAL SCHEME RESERVES

 Public Open Space

 Drainage / Waterways

 Local District Distributor

 Local Road

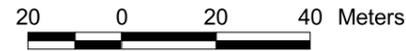
ZONES

 Residential

 Private Community Purposes

 Additional Use

SCALE 1: 3500 @A3

 20 0 20 40 Meters



EXISTING ZONING



SCHEME AMENDMENT



AREAS		
Location	Area	Perimeter
Ground Floor		
(U2) ALFRESCO	20.28	25.72
(U2) HOUSE	301.27	66.63
(U2) PORCH	12.05	15.37
(U1) HOUSE	4.93	8.88
(U1) HOUSE	307.93	114.67
(U1) ALFRESCO	21.94	20.80
(U1) PORCH	38.32	24.93
(U1) GARAGE	45.35	25.02
	746.45 m²	333.02 m



LOT AREA - APPROX. 1527 sqm
UNIT 1 AREA - APPROX. 818 sqm
UNIT 2 AREA - APPROX. 709 sqm

REV	ITEMS	DRW	CHK	DATE
C	SCHEMATIC DESIGN	SG	YA	28/01/2022
B	BOX STUDY	YA	J	08/12/2021
A	BOX STUDY	YA	J	01/12/2021

DRAWING REVISION

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PROJECT: 5 TUART ROAD
 GREENWOOD
 CITY OF JOONDALUP

CLIENT NAME: PERCY DEVELOPMENTS

SHEET: Proposed Floor Plan

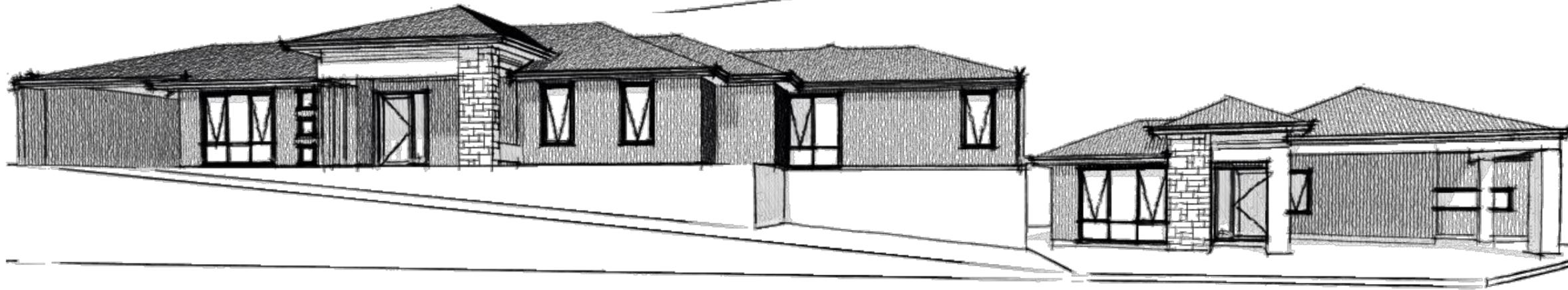
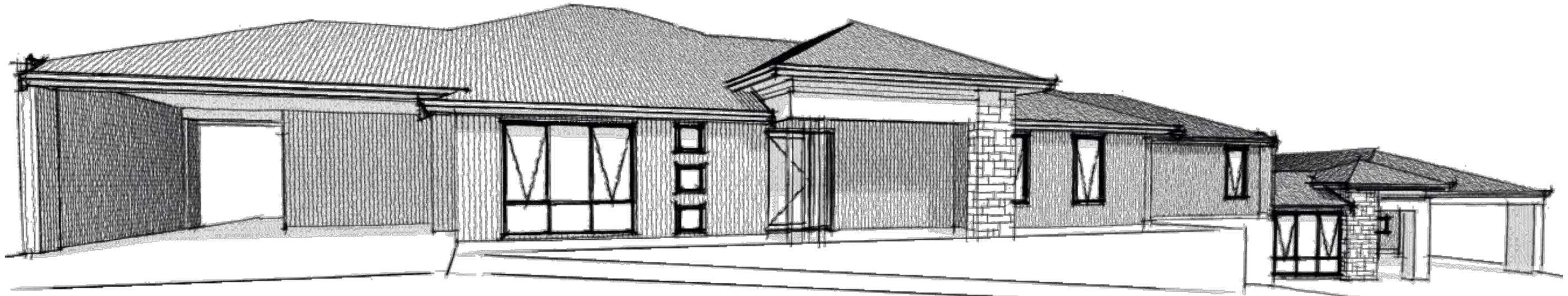
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DRAWING LIST

DRAWING ID	DRAWING NAME
1	3D Elevations
2	3D Elevation
3	3D Elevation
4	Proposed Floor Plan



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C	SCHEMATIC DESIGN	SG	YA	28/01/2022
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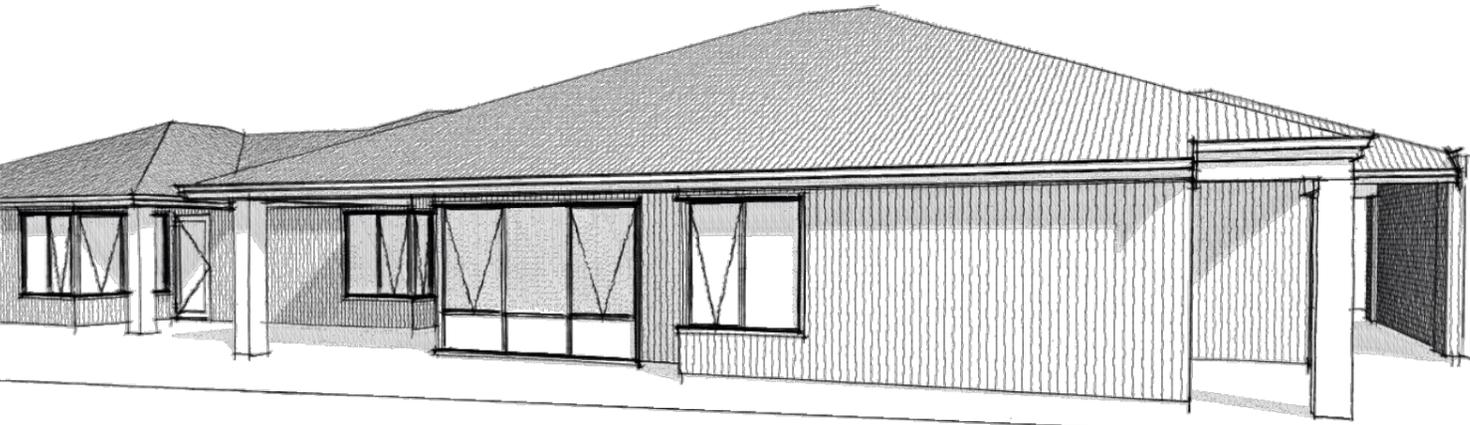
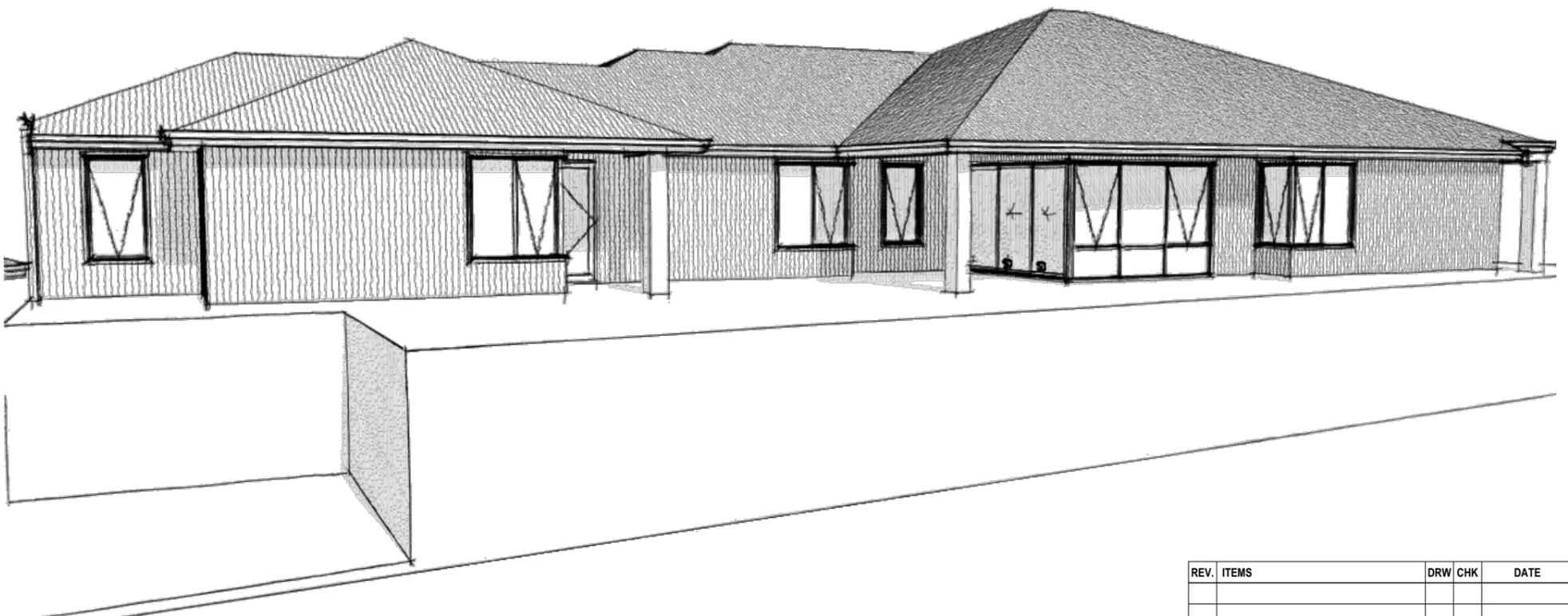
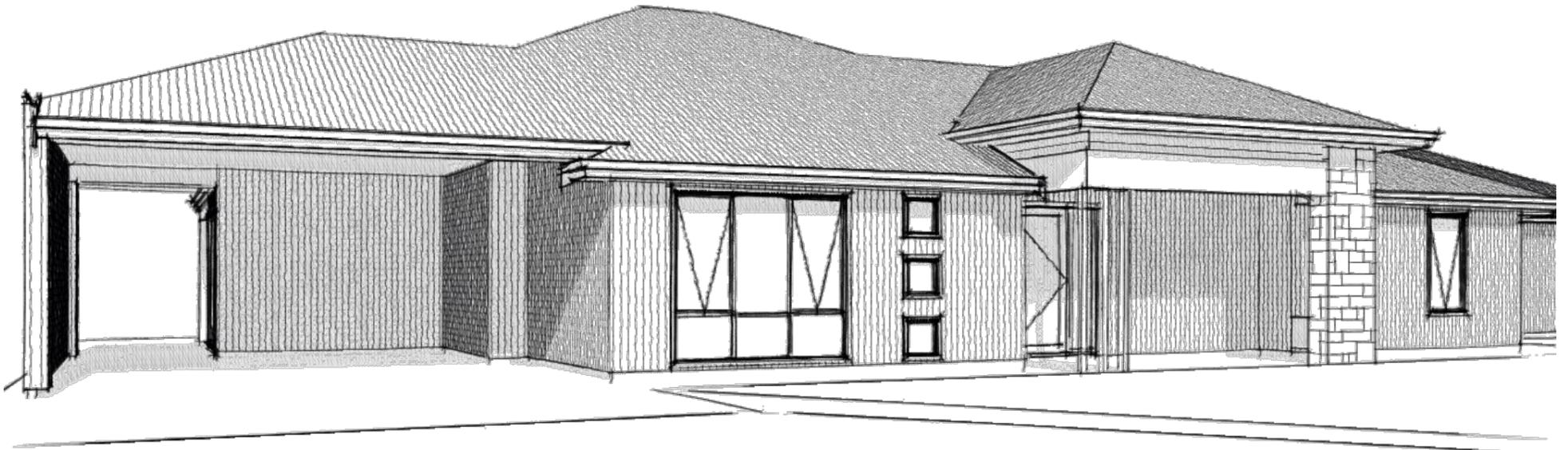
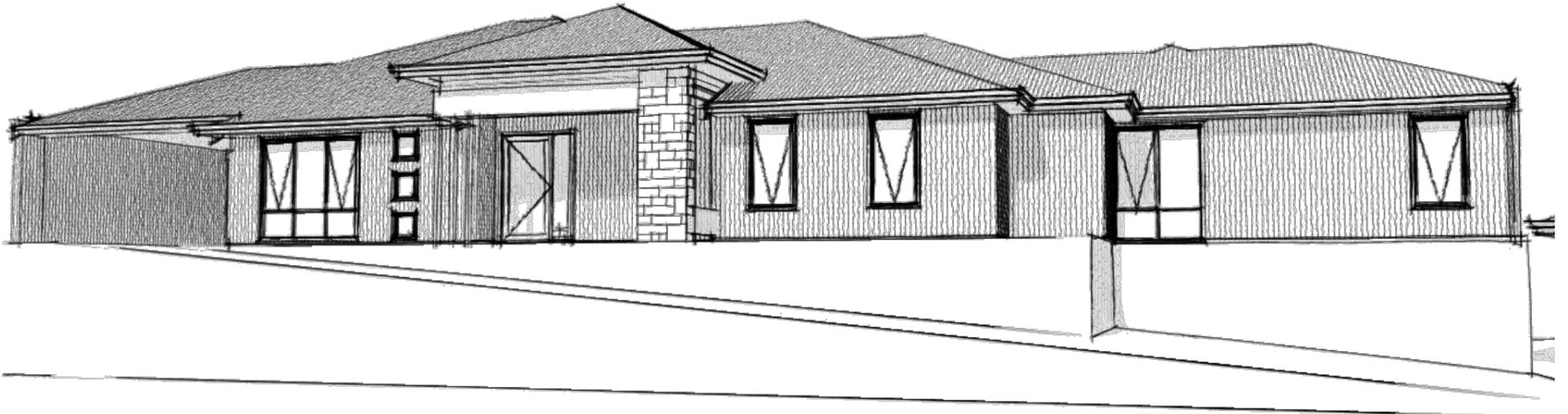
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GREENWOOD
 CITY OF JOONDALUP

CLIENT NAME PERCY DEVELOPMENTS

SHEET 3D Elevations

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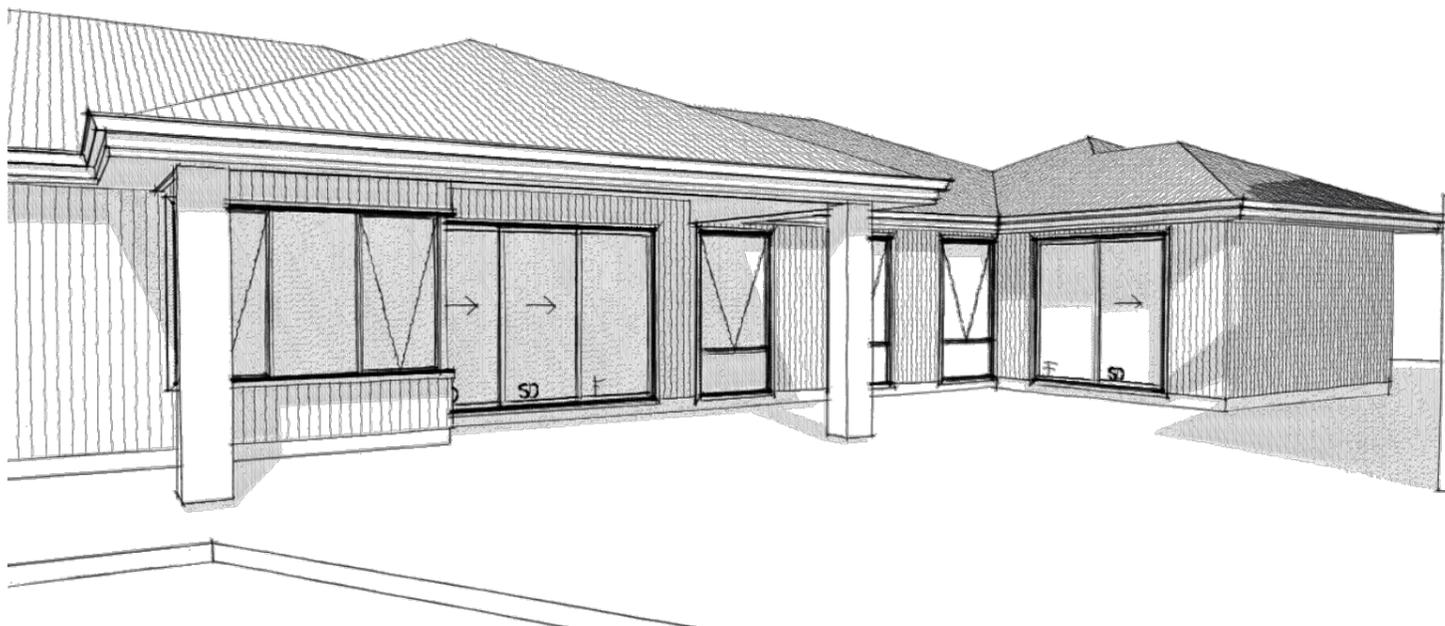
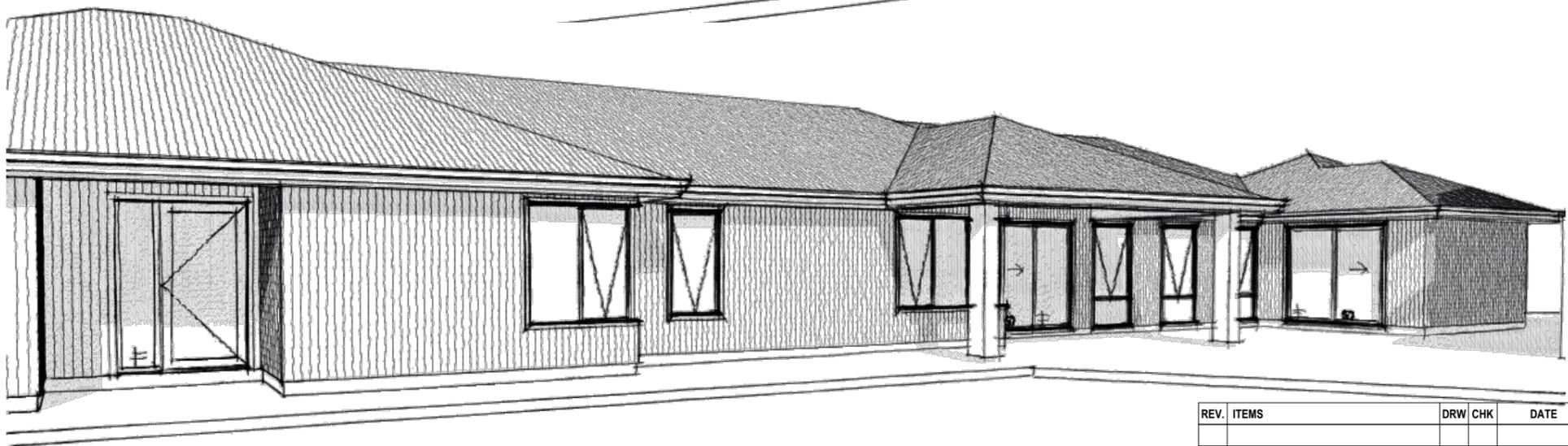
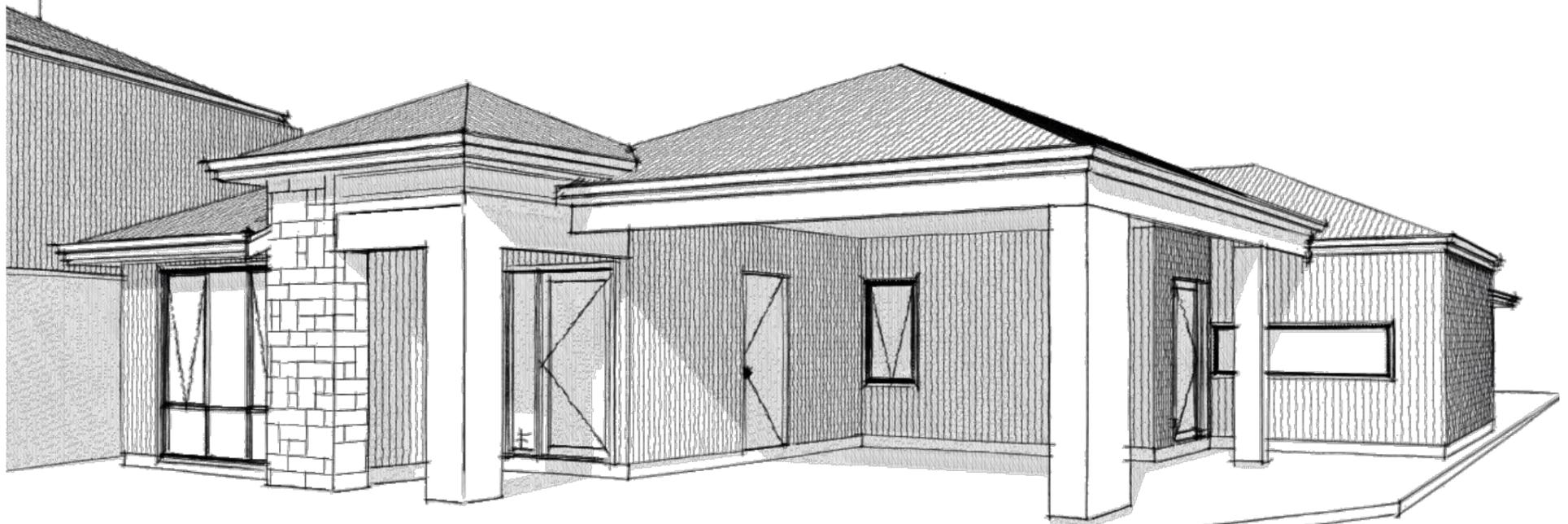
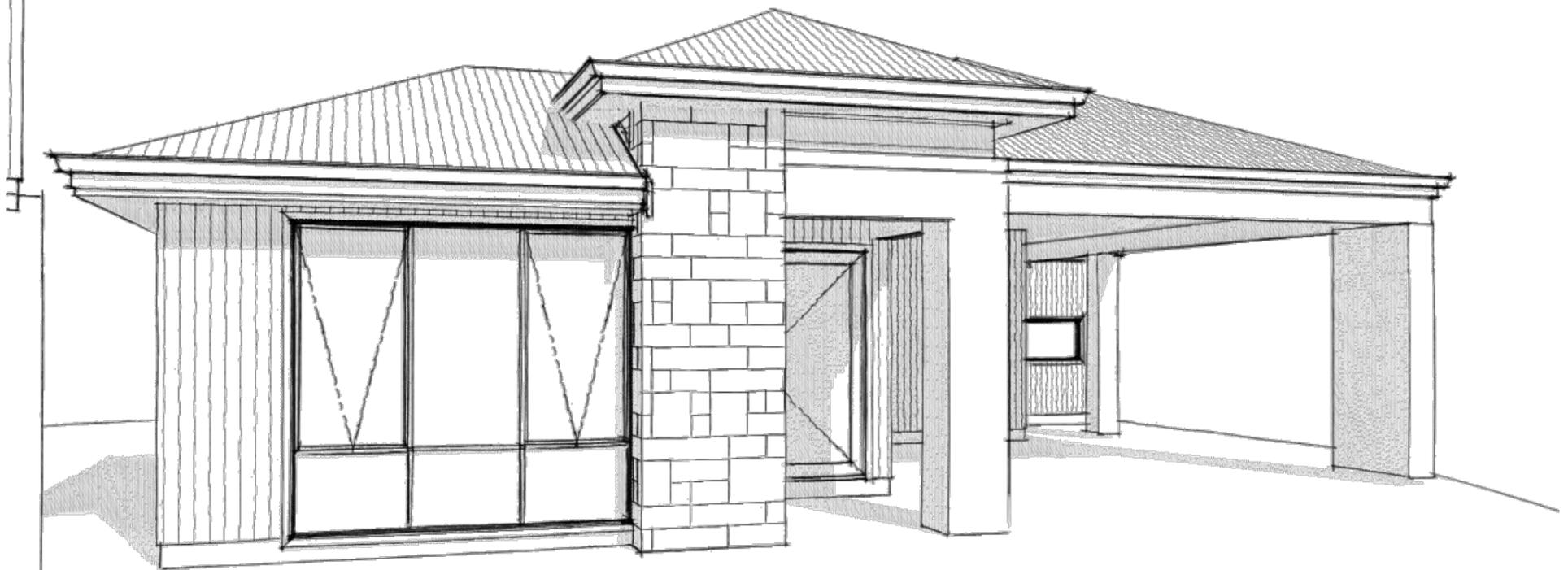
PROJECT **5 TUART ROAD
 GREENWOOD
 CITY OF JOONDALUP**

CLIENT NAME **PERCY DEVELOPMENTS**

SHEET **3D Elevation**

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PROJECT **5 TUART ROAD
GREENWOOD
CITY OF JOONDALUP**

CLIENT NAME **PERCY DEVELOPMENTS**

SHEET **3D Elevation**

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Rise Urban.



Lot 847 Tuart Road, Greenwood

Proposed Amendment to City of Joondalup Local Planning Scheme No.3

Additional Use for SDA Housing



Prepared for:	Identitywa
Prepared by:	Rise Urban Pty Ltd 3/448 Roberts Road Subiaco WA 6008 Cameron@riseurban.com.au
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Job Code:	0612021
Doc Reference:	Rep05A-0612021
Issue No:	2 - Lodgement
Date:	19 September 2022

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Attachments

1. Attachment 1 – Proposed Scheme Map (Rise Urban, 2022)
2. Attachment 2 – SDA Housing - Development Concept Plans (KDG, 2022)

1. Purpose

The purpose of this amendment is to create an Additional Use over part of Lot 847 Tuart Road, Greenwood such that a portion of the site can be developed with two dwellings for the specific purpose of providing Specialist Disability Accommodation for members of the community with severe intellectual/cognitive or physical disabilities.

2. Background

The following sections set out the background to this proposal, including the context / objectives of the amendment and the current site and planning context.

2.1 About Identitywa

Rise Urban is proud to provide planning support to Identitywa. Identitywa is a not-for-profit outreach of the Catholic Archdiocese of Perth. A registered NDIS provider, Identitywa is one of WA's leading agencies supporting people with disabilities to live fulfilled and independent lives. Originally known as Catholic Care, Identitywa was established to provide support, care, and greater acceptance from the parish communities for people with significant intellectual and physical disabilities.

Identitywa is now an agency that supports over 550 individuals and their families, providing support services and supported living options to people with disabilities.

Recently Identitywa has embarked on a program to develop and provide its own range of brand new Specialist Disability Accommodation to meet the needs of the community.

2.2 About SDA Housing

The Federal Government established the National Disability Insurance Scheme (NDIS) and associated legislation in 2013 with a view to providing greater support and access to funding for people with severe disabilities.

As part of the overall NDIS initiative, a need was identified to support and fund Specialist Disability Accommodation (SDA), which differs significantly to more traditional housing with respect to its specific infrastructure needs.

The National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2016 describe SDA and the role of the NDIS in supporting SDA – refer extract below.

- 1.2 *One of the supports that may be funded for some participants who have an extreme functional impairment or very high support needs is SDA. SDA refers to accommodation for people who require specialist housing solutions, including to assist with the delivery of supports that cater for their extreme functional impairment or very high support needs. SDA does not refer to the support services, but the homes in which these are delivered. SDA may, for example, have specialist designs for people with very high needs or a location or features that make it feasible to provide complex or costly supports for independent living.*

At present there is a shortage of SDA housing in the northern suburbs, with current demand for an additional 23-25 dwellings in the Joondalup / Wanneroo region alone ([source](#)). This shortage has resulted in people with disabilities having to be accommodated in aged care facilities (often despite not being elderly), hospitals, or in other unsuitable / undesirable

At present the subject land accommodates the Liwara Catholic Primary School and associated facilities and playing fields, as well as the All Saints Catholic Church and the Chapel of the Blessed Sacrament.

The main infrastructure associated with the school is located at the southern and eastern sides of the site, while the playing fields are located along the western boundary and buffer the school from the adjoining freeway. The church is located on the corner of Liwara Place and Orkney Road, in the north eastern corner of the site, with the Chapel of the Blessed Sacrament immediately adjacent fronting Liwara Place.

There is an undeveloped and under-utilised portion of the site of approximately 1,530m² located in the north western corner fronting Liwara Place and the Mitchell Freeway as depicted in Figure 2 below.



Figure 2 – Proposed SDA Site Location (source: MNG Access, 2022)

An opportunity exists to develop this underutilised area for Specialist Disability Accommodation to provide high-support housing for people with severe disabilities. The purpose of this amendment is to put in place the statutory planning framework that will enable this portion of the site to be developed for SDA housing.

2.4 Current Planning Context

The subject land is zoned ‘Urban’ under the Metropolitan Region Scheme, and ‘Private Community Purposes’ under the City of Joondalup Local Planning Scheme No.3 (“LPS3”).

Clause 16 (Table 2) of LPS3 sets out the objectives of the Private Community Purposes Zone as follows:

- *To provide sites for privately owned and operated recreation, institutions and places of worship.*

- *To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
- *To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.*

Despite referencing the use ‘*Aged and Dependent Persons Dwellings*’ on multiple occasions, LPS3 does not include this use as a stand-alone use class in the Zoning Table (Table 3). Instead, officers have consistently taken the position that accommodation for aged or dependent persons ought to be classified as single, grouped or multiple dwellings depending on the built form proposed in each circumstance.

Amendment 6 to LPS3 was gazetted on 21 June 2021, and had the effect of changing the use class permissibility for *Grouped Dwelling* and *Multiple Dwelling* in the Private Community Purposes zone from ‘D’ to ‘X’ meaning that these uses are now prohibited in this zone. It is understood that this amendment was brought about on the advice of the Western Australian Planning Commission (“WAPC”) who advised the City that residential uses are not aligned with the objectives of the zone and no residential density code (R-Code) has been assigned.

With the exception of the use classes *Residential Building* and *Residential Aged Care Facility* all permanent residential uses are now prohibited in the Private Community Purposes zone unless specified pursuant to clause 19 and Table 4 of LPS3 (Additional Uses).

The same amendment also recognised that there are some exceptions within the Private Community Purposes zone that might be well suited to grouped or multiple dwellings in the future (subject to not undermining the predominant use of the area) and listed them as Additional Uses in Table 4 of the Scheme (additional uses 15-17).

Clause 19 and Table 4 of LPS3 set out those specific sites that are:

- (a) *classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and*
- (b) *the conditions that apply to that additional use.*

This amendment is seeking to include ‘Grouped Dwelling’ as an additional use for the northern portion of the subject land, with the inclusion of appropriate conditions that restrict the use / occupancy of the Grouped Dwellings to SDA / dependent persons, and ensure that the predominant use of the site remains for Private Community Purposes consistent with the conditions to existing Additional Uses 15-17 of Table 4.

3. The Proposed Amendment to LPS3

This amendment proposes the following two modifications to LPS3:

- i. Insert Additional Use No.18 in Table 4 ‘*Specified additional uses for zoned land in Scheme area*’ as shown below.

Table 4 - Specified additional uses for zoned land in Scheme area

No.	Description of land	Additional use	Conditions
18	Lot 847 Tuart Road, Greenwood	Grouped Dwelling	<p><i>Purpose / use of the grouped dwellings is restricted to housing for dependent persons as defined in State Planning Policy 7.3 Residential Design Codes Volume 1, and may include provision for on site care and support services.</i></p> <p><i>A residential density code of R20 shall apply.</i></p> <p><i>The predominant form of development over the site is for Private Community Purposes.</i></p>

- ii. Amend the Scheme Map to designate the Additional Use by including an 'A18' notation over Lot 847 Tuart Road, Greenwood.

The proposed amendment to the Scheme Map is shown indicatively at Attachment 1.

Having regard to regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed amendment is considered to be a *Standard* amendment as the proposal:

- a) Is consistent with the objectives of the Private Community Purposes zone of the City's LPS3;
- b) Will have minimal impact on land in the scheme area that is not the subject of the amendment;
- c) Will not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
- d) Aligns with Amendment 6 to LPS3 which also added additional uses into the Private Community Purposes zone, and was also treated as a Standard amendment.

4. Planning Justification

The following paragraphs set out the justification for the proposed amendment in the context of the City's strategic planning framework.

4.1 Land Use

As noted above, the purpose of this amendment is to facilitate the development of two grouped dwellings for the purposes of providing permanent accommodation for people with severe physical and / or mental disabilities.

Although the built form will appear as traditional single storey grouped dwellings from the street, the dwellings will be custom built to meet the NDIS rules associated with SDA housing, and to ensure high quality and fit-for-purpose residential accommodation for the tenants.

Although the land use is listed as Grouped Dwelling in Table 4, the conditions that are proposed to be added will restrict the use of the grouped dwellings to SDA housing, and will ensure that the development will be very limited in scope.

4.2 Objectives of the Zone

As noted above, Identitywa is a Western Australian based outreach service provided by the Catholic Church. Although its services are non-denominational, Identitywa retains a close affiliation with the Catholic institution.

The proposed amendment, and the resultant SDA dwellings are consistent with the objectives of the Private Community Purposes zone in that:

- It will allow for a site to be developed as a privately owned and operated institution with close affiliations to the adjoining church and school.
- It will deliver a use and form of development that is compatible with the adjoining school, church, and residential properties on the opposite side of Liwara Place.
- The SDA housing is a low-impact and low-intensity form of development comprising two single-storey dwellings, which is in keeping with the surrounding development and the amenity of the area. Furthermore, the proposal will ensure the retention of a number of the existing trees within the development site (to be confirmed at DA stage), ensuring that the existing character is respected.

The proposed amendment is consistent with the principle established in Additional Uses 15-17 as listed in Table 4 of LPS3, where grouped dwellings and multiple dwellings are permissible in the Private Community Purposes zone subject to the predominant use of the site continuing as private community purposes. This proposal will not replace or remove the existing private school or place of worship located on the site, and instead will provide a complementary use that will not undermine the overall purpose of the zone.

It is noted that Residential Aged Care is a permissible use in the Private Community Purposes zone. SDA housing performs a very similar function to residential aged care, and it follows that if aged care is an appropriate use in this zone, then SDA housing should also be permitted on a discretionary basis.

4.3 Special Conditions

The amendment proposes to include three special conditions in Table 4 that will remove the potential for any unintended consequences of the amendment being approved.

1. Occupancy of the grouped dwellings is restricted to dependent persons as defined in the R-Codes Volume 1:

Dependent person: *A person with a recognised form of disability requiring special accommodation for independent living or special care.*

2. A density code of R20 has been allocated in order to ensure that the grouped dwellings are designed and constructed to a comparable standard and density to the surrounding residential areas, which also have a R20 density code.

3. Consistent with Additional Uses 15-17, a condition has been included that ensures the predominant use of the site will remain as Private Community Purposes and will not be undermined or replaced by the proposed SDA housing.

These conditions will ensure that the grouped dwellings can only ever be used as SDA housing, that they will be of a scale and form that is consistent with the surrounding residential context, and that the predominant use of the site as a private community facility is not undermined.

5. Next Steps

This Amendment, if approved, does not in and of itself enable development to occur on the site. There are a number of subsequent steps in the process including planning approval, building certification and construction. Although difficult to predict in this current climate, we estimate that the SDA housing will be completed and ready for occupation within 24 months.

5.1 Development Application

Once the amendment is further progressed to the point that it has been advertised and is considered to be 'seriously entertained', and it is clear that both the City and WAPC are supportive of the proposed additional use, Identitywa will proceed to lodge a development application with the City.

The dwellings will be designed in accordance with the Residential Design Codes Volume 1 and the City's local planning framework. As well as the standard information, the development application will likely provide:

- A site and feature survey;
- An earthworks / retaining strategy;
- An environmental assessment of trees / vegetation and other environmental attributes of the site and identification of those trees / attributes to be retained; and
- An acoustic assessment to address noise mitigation from the Mitchell Freeway.

5.2 Concept Plans

Although the detailed design is yet to be finalised, the preliminary concept plans at Attachment 2 demonstrate a likely built form outcome for the two SDA dwellings fronting Liwara Place. Key aspects of the preliminary concept design include:

- Both dwellings are single storey, and as such are consistent with the local housing character / typology.
- Existing trees are recognised and retained within the outdoor living areas where practicable, having regard to the need to deliver a level development site to ensure sufficient mobility for its future occupants and achieve the necessary NDIS certification.
- Adequate car parking for carers and visitors is provided on site to ensure minimal impact on the street and to meet the NDIS rules for SDA housing.

As demonstrated in the concept plans, the grouped dwellings are consistent with the surrounding scale and form of development, and are a low-impact, low-scale development that will make a positive contribution to the streetscape and the community.

6. Conclusion

There is a significant shortage of suitable SDA housing options for those in need in the northern suburbs at present. The proposed amendment to create an additional use over a portion of Lot 847 Tuart Road will result in the development of two grouped dwellings, accommodating up to eight individual dependent persons. The homes are custom-designed with the end user in mind, and allow the occupants to live independently or semi-independently with dignity. Once completed, the homes will relieve some of the pressure from aged care facilities and hospitals in the locality which are currently struggling to cope with demand.

Overall, the proposed amendment will facilitate a form of development that meets a specific need in the community, whilst also making use of surplus land that would otherwise remain vacant.

From a planning perspective the proposal is very limited in nature, and does not undermine the objectives of the zone or the amenity / character of the area. Further, the site-specific nature and the special conditions associated with the additional use ensure that approval of the amendment will not set any form of precedent for other sites within the Private Community Purpose zone.

On this basis it is requested that the City of Joondalup proceed to initiate the standard amendment to create this additional use over Lot 847 Tuart Road, Greenwood.