



Lot 555 (No. 1), Marangaroo Drive and  
Lot 11250 (No.33) Kent Road, Marangaroo  
**DEVELOPMENT APPLICATION**

717-091  
May 2017



## Document Control

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# Introduction

This report has been prepared by TPG+Place Match, on behalf of Italian Aged Care Incorporated in association with Total Project Management (WA) Pty Ltd, to support a development application for a proposed three storey, plus mezzanine aged care facility on Lot 555 (1) Marangaroo Drive, and Lot 11250 Kent Road Marangaroo (the subject site).

Designed by KPA Architects, the proposed development is to form part of the existing Italian Aged Care Incorporated (IACI) aged care facility which is currently located within Lot 11250 (No. 33) Kent Road, Marangaroo. These two lots are currently in the process of being amalgamated. This report provides details of the proposed development, a summary of the site particulars and an analysis of the relevant planning framework.

## Application Details

Table 1 – Application Details

Element	Summary
Applicant	TPG+Place Match
Property Location	Lot 555 (1) Marangaroo Drive, and Lot 11250 (33) Kent Road, Marangaroo
Responsible Authority	City of Wanneroo
MRS Zoning	Urban
City of Wanneroo Town Planning Scheme No. 2 Zoning	Public Use and Residential (Lot 555), Residential (Lot 11250)
R-Code	R20 (Lot 555), R35 (Lot 11250)
Land Use Classification	Nursing Home
State Strategy and Policy	Residential Design Codes Directions 2031 and Beyond Perth and Peel @ 3.5 Million
Local Strategy and Policy	Residential Development – LPP2.1 Local Housing Strategy – LPP3.1 Signs Local Planning Policy – LPP4.6 Tree Preservation – LPP4.8 Medium Density Housing – LPP4.19
Lot Area	2,111m <sup>2</sup> (Lot 555), 2.19ha (Lot 11250)
Existing Land Use	Vacant Lot (Lot 555), care facilities and independent living units (Lot 11250)

Figure 1 - Artist Impression – View from Corner of Marangaroo Drive and Wanneroo Road



## About Italian Aged Care

IACI is a not for profit benevolent organisation providing residential aged care, housing and community services.

IACI currently manages the retirement village and care facility over Lot 11250 (No. 33) Kent Road, Marangaroo and is now in a position to extend its service offering. With an aging population and the community's desire to remain close to home, IACI's new facility is required to cater for an increase in demand for modern aged care services.

## Background Purpose

The first dwellings within the IACI's site (Lot 11250) were developed in in the early 1970's. Following the success of the initial development, IACI initiated an expansion to the original Independent Living Units (ILU's). The resulting development comprises a mix of dwelling types that are at different stages of their economic lifespans. Lot 555 originally contained a building to accommodate an ambulance residency, however was demolished at some time between 1995 and 2000 and currently remains vacant.

IACI now seek to expand its existing aged care services to the community by providing 84 new beds in a three storey (plus mezzanine) aged care facility.

*Refer to Figure 1 - Artist Impression – View from Corner of Marangaroo Drive and Wanneroo Road*

# Subject Site

## Site Description

The subject site is described as Lot 555 (No. 1) Marangaroo Road and Lot 11250 (No.33) Kent Road Marangaroo.

Lot 555 comprises an area of 2100m<sup>2</sup> and maintains a 51.37 metre frontage to Wanneroo Road to the west, and a 21.47 metre frontage to Marangaroo Drive to the south. The majority of the proposed aged care facility development is located within Lot 555, with a portion encroaching into Lot 11250. It should be noted that the two lots are currently in the process of amalgamation. The new title is expected to be issued imminently.

Lot 555 is currently serviced by one existing crossover from Marangaroo Drive. This crossover shall be removed as part of the development. No access shall be sought from Marangaroo Road, nor Wanneroo Road.

The particulars of the existing Certificate of Title is summarised in the table below.

## Site Context

The subject site is located approximately 13km north of Perth CBD and is situated within an area characterised by a mix of aged care, residential, educational and recreational land uses. The subject site forms part of an existing aged care facility to the east which is owned by Aged Homes Project (Italian Australian Welfare) Inc. and managed by Italian Aged Care Inc.

*Refer to Figure 3 – Location Plan*

Other land uses within the locality include Perth Disc Golf Club and Cockman Park approximately 400 metres to the northwest, Marangaroo Primary School and Marangaroo Golf Course approximately 500 metres to the northeast, a local centre comprising commercial, retail and fast food outlets approximately 800 metres to the southeast, and Warwick Women’s Workout, Warwick Stadium, Warwick Bowling Club and Warwick Senior High School approximately 400 metres to the southwest.

The subject site benefits from high frequency bus services operating along Wanneroo Road and Marangaroo Drive, providing direct connectivity to Greenwood Train Station approximately 4 kilometres to the west, and the wider Perth region.

Lot	Plan	Vol/Fol	Address	Area	Landowner
11250	P189160	1917/239	33 Kent Road	2.1913ha	Aged Homes Project (Italian Australian Welfare) Inc.
555	DP71681	2794/106	1 Marangaroo Drive	2,100m <sup>2</sup>	Aged Homes Project (Italian Australian Welfare) Inc.

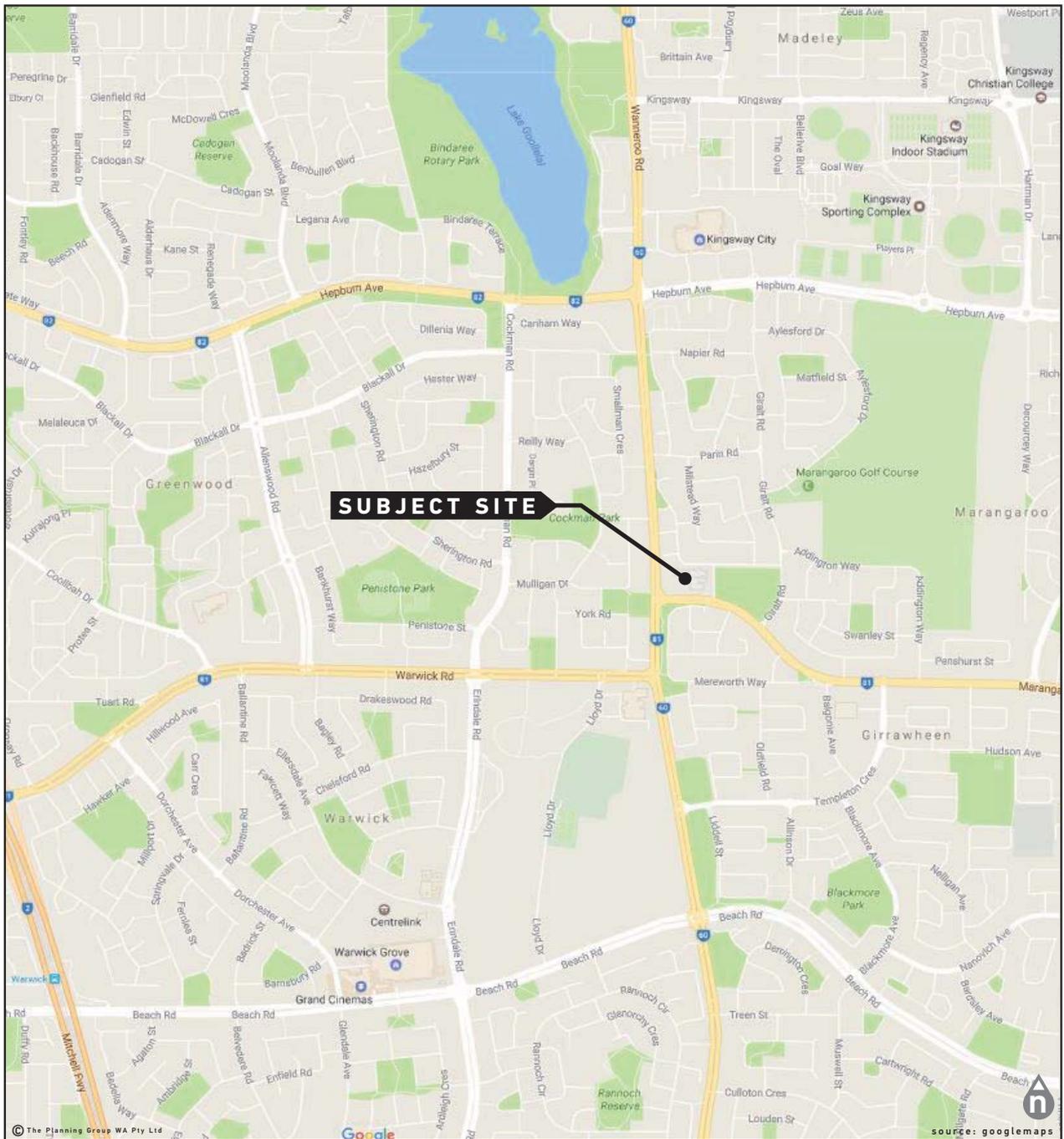
*Refer to Figure 2 – Site Plan*

*Refer to Appendix A – Certificate of Title*

Figure 2 – Site Plan



Figure 3 – Location Plan



## Existing Development

Lot 555 once contained a building to accommodate an ambulance residency, however a desktop search of historical aerial photographs indicate that the building was demolished at some time between 1995 and 2000. The lot is now vacant.

Lot 11250 currently contains:

- 11 independent living units;
- 4 grouped houses offering 41 single ensuite rooms with kitchen, lounge and dining spaces;
- Villa Terenzio nursing home providing for residents with higher levels of care requirements;
- a day therapy centre for the wider community;
- St Joseph's chapel offering daily mass services; and a
- Convent housing nuns from the order, Lovers of The Holy Cross.

*Refer to Figure 4 – Aerial Plan*

## Desktop Ethnographic / Cultural Heritage

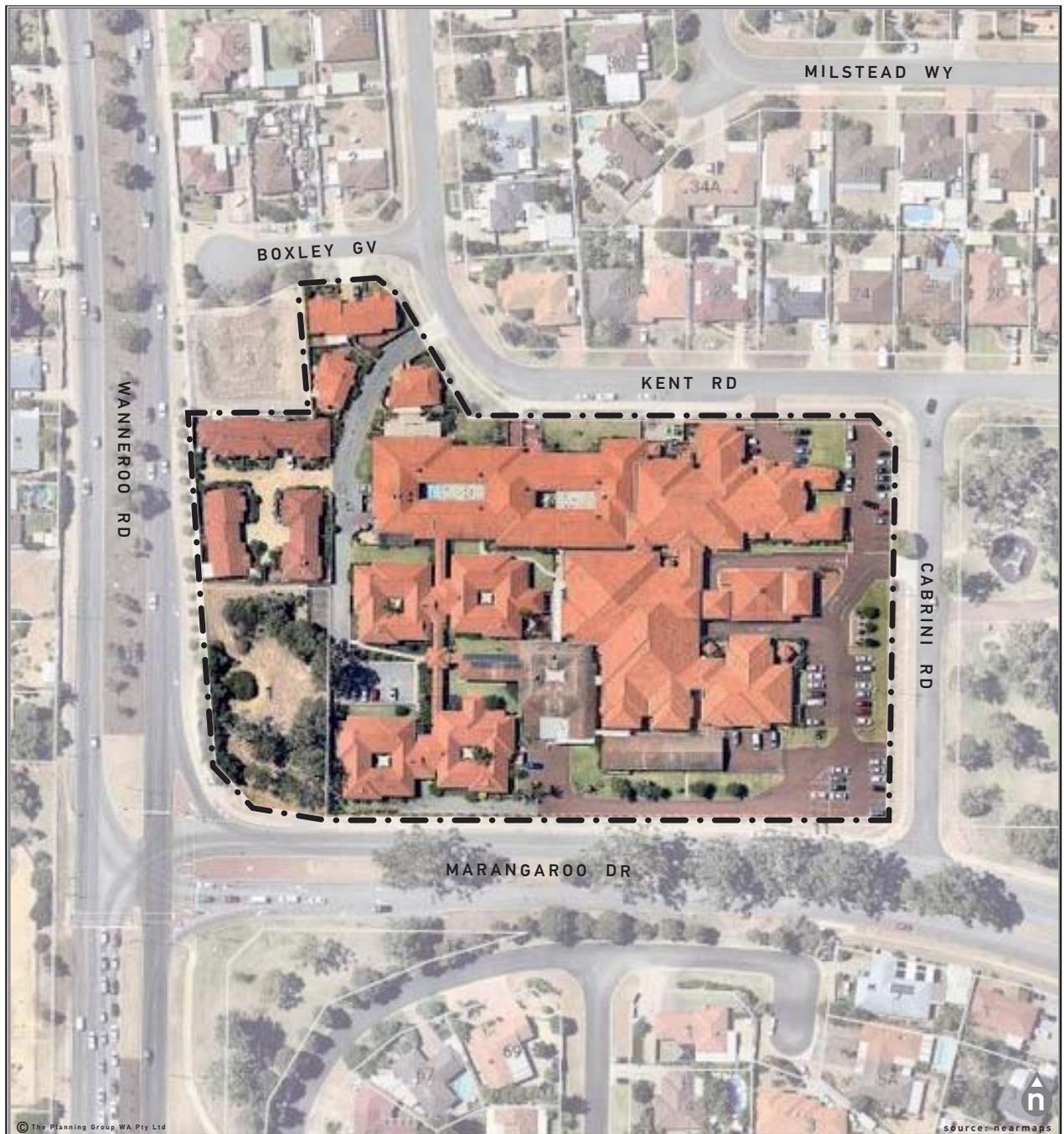
### Indigenous

A search of the Department of Aboriginal Affairs' Aboriginal Heritage Inquiry System (AHIS) confirmed that the subject site has no Registered Aboriginal Sites.

### European

A desktop search of the Heritage Council of Western Australia Register of Heritage Places reveals that the subject site has no known European heritage significance.

Figure 4 – Aerial Plan



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# State Planning Framework

## Metropolitan Region Scheme

Pursuant to the Metropolitan Region Scheme (MRS) the site is zoned 'Urban'. The proposed development is consistent with the purpose and intent of the Urban zone under the MRS.

*Refer to Figure 5 – MRS Extract*

## Draft Perth and Peel @ 3.5 Million and Sub-Regional Framework

Draft Perth and Peel at 3.5 Million is the most recent strategic planning framework for the Perth and Peel Region. Perth and Peel at 3.5 million builds on the vision and objectives of Directions 2031 and beyond and provides a link across the four sub-regional planning frameworks that define the spatial plan for the Perth and Peel regions for the next 35 to 40 years. It aims to achieve a more consolidated urban form to meet long-term housing needs and strengthen key activity centres and employment nodes as the Perth and Peel population grows to 3.5 million.

The subject site is located within the 'North-West Sub-Region' which aims to minimise the impact on existing suburbs and retain the existing built-up residential character by encouraging urban consolidation in areas that have access to existing and future amenity, employment and quality public transport.

The development of the site through this proposal would address some of the priorities identified within the overarching Directions 2031, by increasing the supply the aged care services in response to changing demographics, and by providing local employment opportunities, which will contribute to the facilitation of economic development and employment in the Perth Metropolitan Region.

## Residential Design Codes

Whilst the majority of Lot 555 is reserved 'Public Use', it does have a portion zoned 'Residential' with an R-Code of R20. Lot 11250 has an R-Code of R35. It is acknowledged that Lot 555 is not bound by the R-Codes, however consideration has been given to these provisions. It is envisaged that Lot 555 shall be rezoned as part of a broader omnibus amendment for the City of Wanneroo's District Planning Scheme No.2 (DPS2), and that it would be rezoned to 'Residential' with a similar R-Coding of R35 to align with Lot 11250. The proposed development has been assessed against the relevant provisions of the R-Codes in the Planning Assessment section of this report.

Figure 5 – MRS Extract

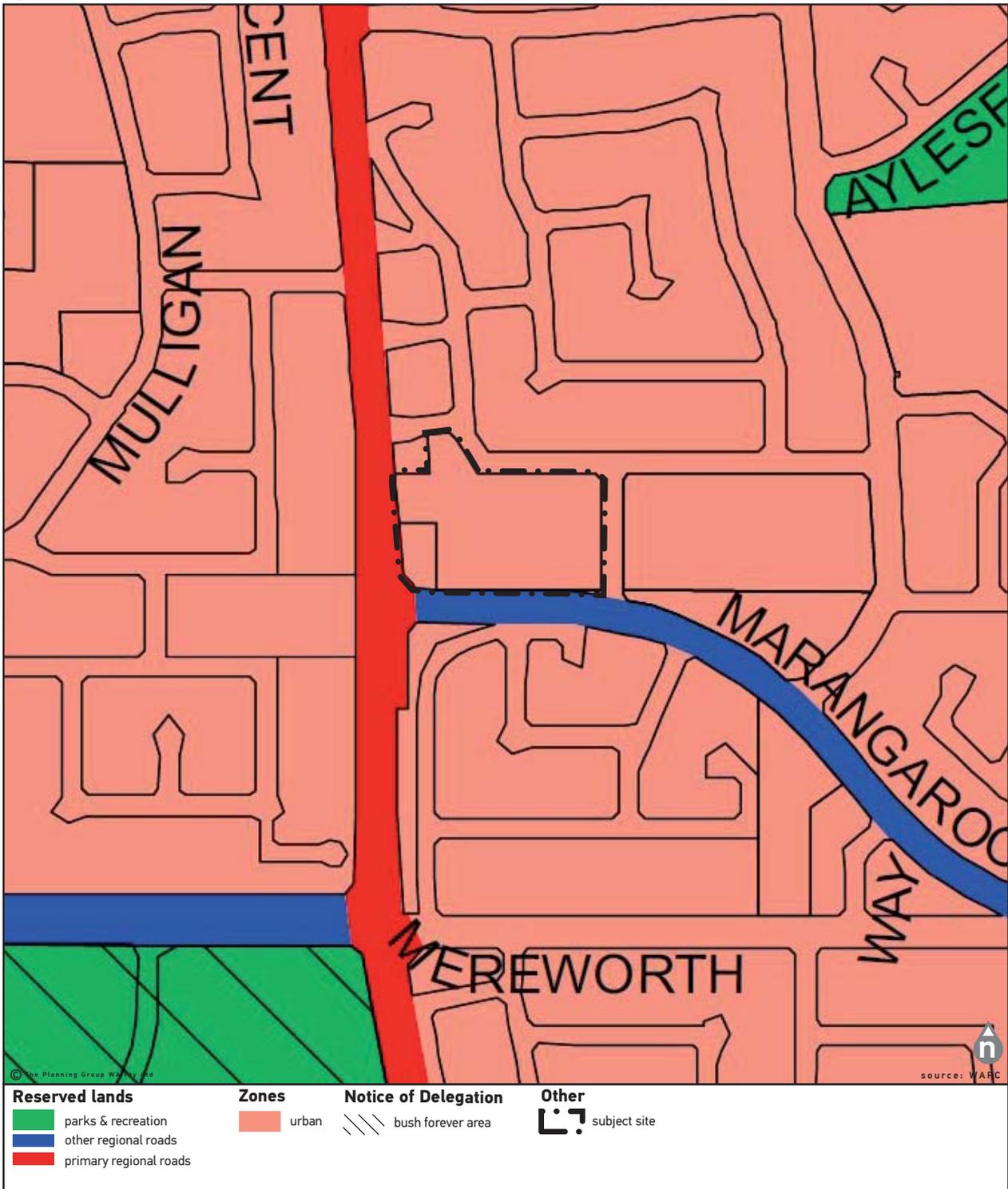
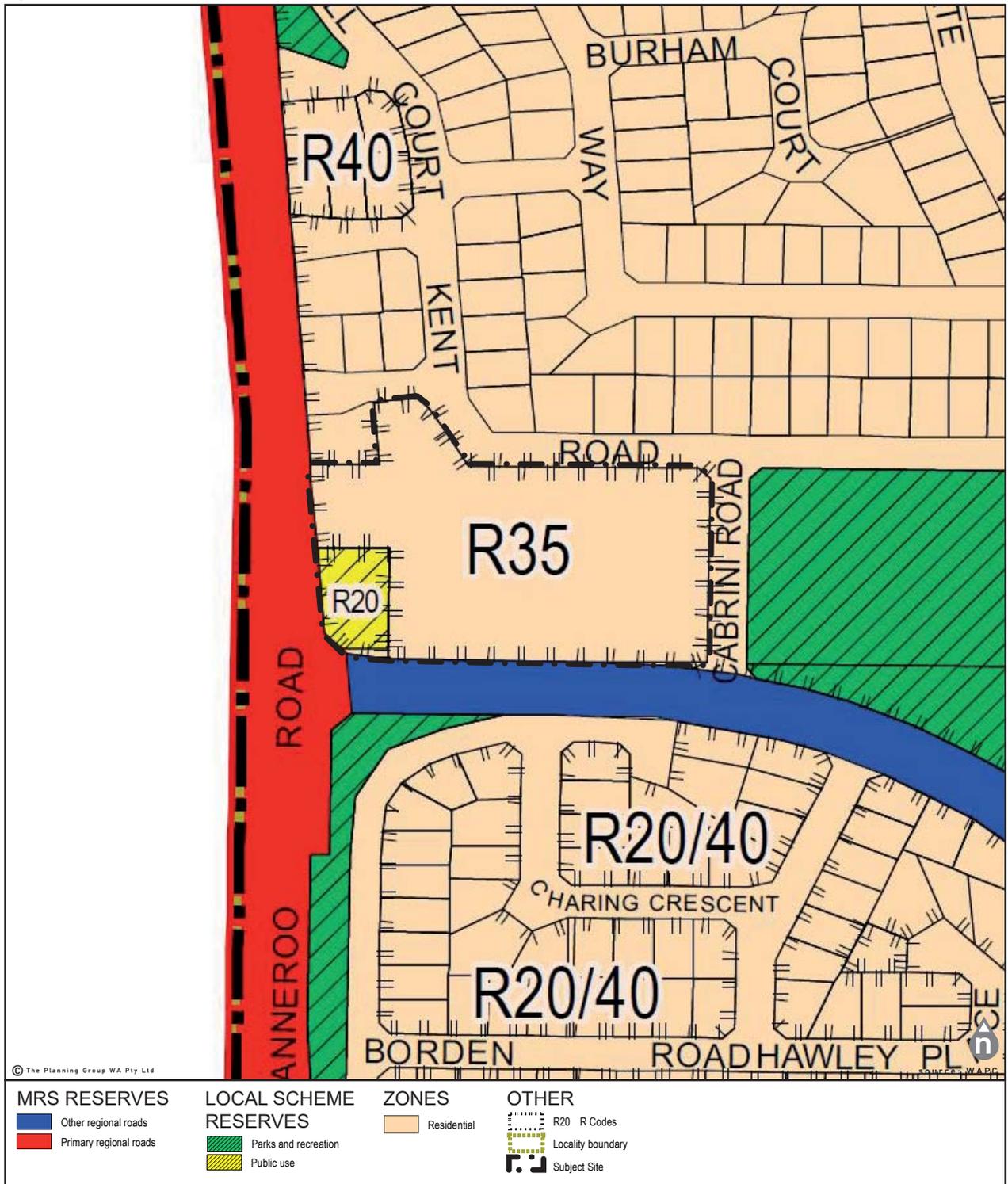


Figure 6 – DPS2 Extract



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# Local Planning Context

## City of Wanneroo District Planning Scheme No. 2

Lot 555 is predominately reserved 'Public Use' and partially zoned 'Residential' pursuant to the City of Wanneroo District Planning Scheme No. 2 (DPS2) with a residential density of R20. Lot 11250 is zoned 'Residential' with a density coding of R35. The relevant objectives of the Residential zone are to:

*provide the opportunity for aged persons housing in most residential areas in recognition of an increasing percentage of aged residents within the City; and provide for compatible urban support services.*

The proposed development is consistent with the objectives above. From our discussions with the City's planning officers, it is envisaged that Lot 555 shall be rezoned as part of a broader omnibus amendment for the City of Wanneroo's District Planning Scheme No.2, and that it would be rezoned to 'Residential' with a similar R-Coding of R35 to align with Lot 11250.

The proposed aged care facility operations align with the 'Nursing Home' land use which is defined as a 'premises in which persons who do not require constant medical attention are received as patients and lodged for the purposes of medical supervision and nursing care.'

The proposed development has been assessed against the relevant provisions of the R-Codes within the Detailed Planning Assessment of this report.

Refer to Figure 6 – DPS2 Extract

## LPP 2.1 - Residential Development

LPP 2.1 has been prepared by the City for the purpose of establishing agreed standards for the assessment and determination of applications for planning approval and those applications requiring the exercise of Performance

Criteria under the provisions of the R-Codes. Specifically, LPP 2.1 prescribes a standard deemed-to-meet performance criteria which do not require advertising.

The proposed development has been assessed against the intent and objective of LPP 2.4 within the Detailed Planning Assessment of this report.

## LPP 2.4 - Establishing Building Pad Levels, Excavation, Fill and Retaining Associated with Residential Development

LPP 2.4 has been prepared by the City with the following objectives:

- *provide "acceptable development" standards that suit local conditions and will limit the extent of cut and fill permitted on sites through the control of building pad levels.*
- *establish an 'acceptable development' height for boundary retaining walls and allow retaining walls to be set on the boundary.*
- *protect streetscape amenity through the control of retaining within the front setback of sites.*
- *protect the amenity of adjoining landowners through greater care in the assessment of building pad levels.*
- *guide applicants in applying for site works and staff in assessment of such applications, to improve customer service and assist in expediting the approval process.*

The proposed development is considered to complement the objectives above, noting the proposed development required retaining within the front setback area.

## LPP 4.6 Signs Local Planning Policy

LPP 4.6 has been prepared to support and be read in conjunction with the DPS 2 and the City's 'Signs Local Laws'. In particular, DPS2 contains the following objectives for the control of advertisements within the City:

- To ensure that the visual quality and character of particular localities and transport corridors are not eroded;
- To achieve advertising signs that are not misleading or dangerous to vehicular or pedestrian traffic;
- To minimise the total area and impact of outdoor advertising commensurate with the realistic needs of commerce for such advertising;
- To prohibit outdoor advertising which is considered to be superfluous or unnecessary by virtue of their number, colours, height, prominence, visual impact, size, content and relevance to the premises on which they are located;
- To reduce and minimise clutter; and
- To promote a high standard of design and presentation in outdoor advertising.

The proposed development is consistent with the objectives above, as the proposed signage shall be integrated into the proposed building resulting in a high standard of design and presentation.

## LPP 4.8 Tree Preservation

The objectives of LPP 4.8 is to protect significant trees within vacant land and bushland subject to future development, and existing and proposed public open space reserves. The City may at its discretion deem that a tree or group of trees is 'significant' based on the following grounds:

- age and condition;
- height;
- spread;
- girth;
- species;
- historical association;
- habitat value;
- landscape amenity value; and
- by the request of the relevant landowner.

The area of Lot 555 is relatively constrained. To achieve a workable aged care facility building footprint it was necessary to utilise the majority of the lot. As a result, it has not been practical to retain vegetation on site. However, the existing periphery trees located within the road reserve shall remain.

# Proposed Development

This development application seeks approval for a three-storey plus mezzanine nursing home development comprising 84 beds. The proposed development shall complement and support the existing aged care facility located on Lot 11250. The proposal consists of:

- 28 beds on ground floor, 28 beds on first floor, and 30 beds on third floor;
- A covered walkway to the north and to the east of the site;
- A foyer lounge to the ground floor level;
- An entrance canopy roof to the east of the site;
- Lounge areas;
- Dining areas;
- Nurse/treatment rooms;
- Associated servicing and utility rooms;
- Associated lift and stairwell access;
- Integrated landscaping areas including a dementia sensory garden ;
- A 1.1 high permeable fencing along the perimeter of the site; and
- Four car parking bays (including one disabled).

*Refer to Figure 7 – Footprint of Proposed Aged Care Facility*

*Refer to Appendix B – Development Plans*

## Built Form and Appearance

### Building Design, Materials and Colours

The building positively interfaces with the public domain along Marangaroo Drive and Wanneroo Road through the incorporation of permeable fencing, floor to ceiling windows and landscaped open spaces. The design of the proposed building facades ensures there are no blank walls facing the streets.

The aged care facility shall incorporate a variety of materials, colours and treatments to add visual interest

and break up building bulk. Materials include finished render, red face brickwork, Colorbond steel roof, powered coated aluminium windows frames and glass balustrading. The proposed development shall also comprise longline metal wall cladding, Colorbond fascia, timber soffit lining, composite wood cladding, and colorbond panelling.

*Refer to Figure 8 – Artist Impression – View from Wanneroo Road Looking East*

### Height and Setback Variations

The proposed aged care facility has been designed to achieve optimal operating efficiencies, offering more needed aged care beds for the community. This requires a critical mass of beds in one care facility to make it economically efficient to operate with staff and facilities. This has meant that the care facility be developed in a multi-storey storey to achieve the required 84 beds. As a result, the care facility shall require three storeys with a mezzanine component centrally located within the building footprint. The mezzanine area shall incorporate a relatively small footprint for the staff tea area, toilets and mechanical and hydraulic plant equipment areas. Whilst the majority of Lot 555 is not zoned for residential purposes and that the aged care facility is classed as a 'Nursing Home' land use, we are cognisant of the R-Codes height requirements which normally apply to residential developments.

A height of three storeys (11.8m metres to top of parapet) is proposed for the main building and 13.4m for the mezzanine level. This is a variance to the R-Codes standards of 7m (to top of external wall) and 9m (to top of pitched roof) which would normally be applied to residential dwellings. The proposed height of the aged care facility is deemed an appropriate proposal when considering the purpose of the facility, being well separated from other private residential sites, and forming an iconic site on the corner of Wanneroo Road and Marangaroo Road. The existing policy provisions

Figure 7 – Footprint of Proposed Aged Care Facility

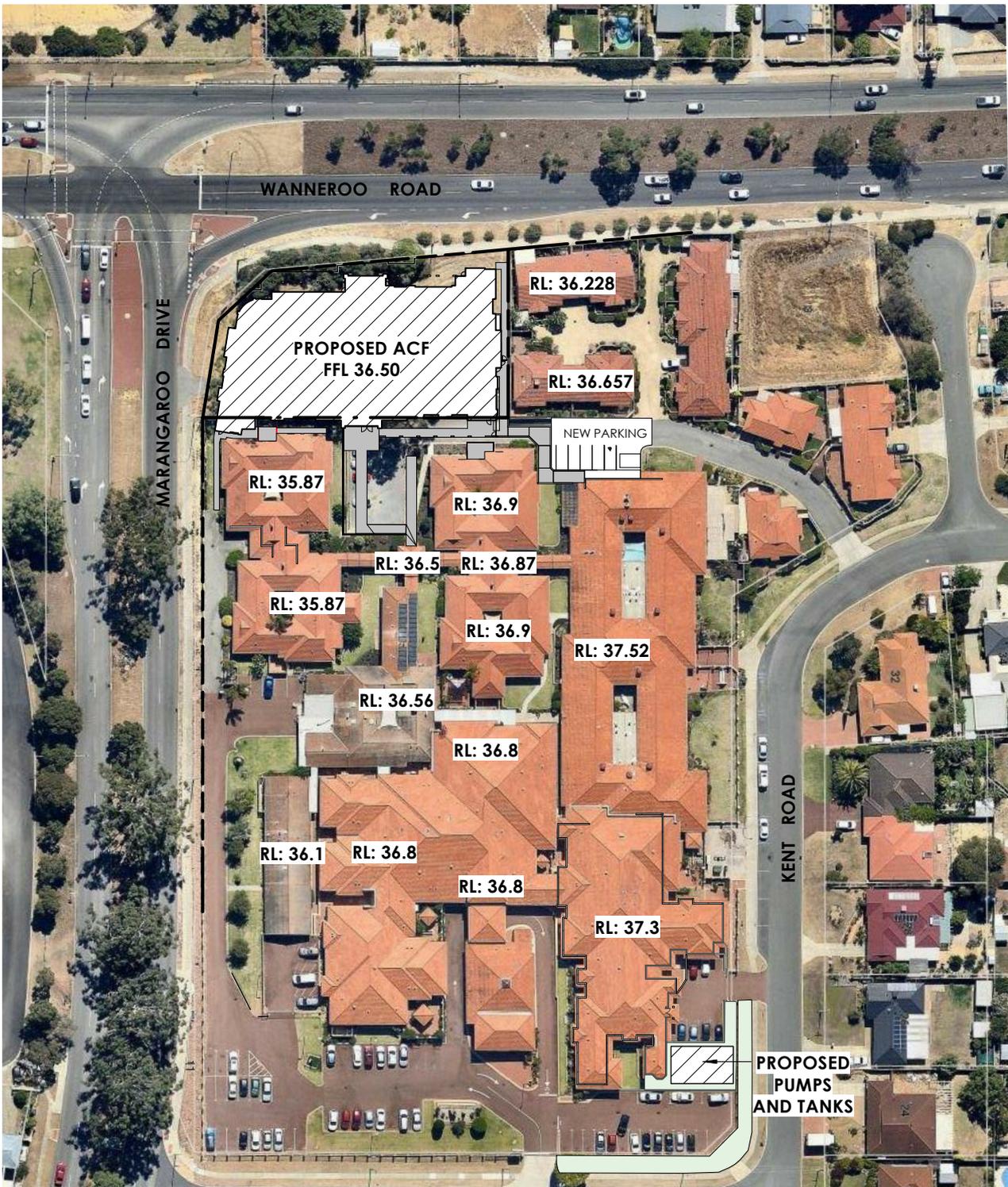


Figure 8 – Artist Impression – View from Wanneroo Road Looking East



(whilst provide a reference point in the context of the proposal), are not deemed entirely relevant in this instance, given that the proposed land use consists of a specialised commercial use (i.e. nursing home) as part of a broader large site that is surrounded by existing Independent Living Units. In this context, the proposed building height is deemed not to have a detrimental impact on the surrounding area with regard to overshadowing.

## Landscaping

This application proposes to enhance the landscaping throughout the subject site for the benefit of residents and visitors of the aged care facility, as well as existing residents within the locality. The layout of the development and its grounds has been designed to encourage outdoor movement and social interaction for all residents. A dementia specific sensory garden is proposed immediately to the east of the proposed aged care facility. Pergola areas located along the western edge of the proposed building shall provide open spaces for residents and family members to relax.

*Refer to Figure 9 – Landscaping Areas*

Further to recent correspondence with the City, it is noted that the subject site currently contains several trees. However, the workable area of Lot 555 is relatively constrained. To achieve a workable aged care facility building footprint it was necessary to utilise the majority of the lot. As a result, it has not been practical to retain vegetation on site. However, the proposed garden areas shall be appropriately vegetated to the satisfaction of the City of Wanneroo. The existing trees located within the road reserve shall remain to assist in softening the edges of the building.

The landscaping areas shall offer seasonal colour, smell and texture to provide sensory experiences to the residents all year round, with regular seating opportunities provided throughout the development. The landscaping shall compliment the building architecture and material palette through the use of native plantings that are robust in terms of ongoing maintenance and longevity. Landscaping has been positioned to screen and soften the built form and to provide shade in areas.

## Access and Parking

### Vehicular Access and Parking

The proposed aged care facility shall be accessible via the existing crossover on Kent Road, located north-east of the proposed development area. The existing crossover located off Marangaroo Drive shall not be used and will be removed.

Staff and visitor car parking for the aged care facility shall be provided by the existing on-site car bays. Five of these bays are proposed immediately north-east of the care facility, including one disabled bay. 80 car parking bays and 2 disabled car parking bays are currently provided on Lot 11250. In addition, 11 on-street car parking bays are provided along Kent Road. A total of 93 car parking bays are currently provided for the existing aged care facility on Lot 11250. Upon completion of the proposed development, five car parking bays are anticipated to be lost which will result in a reduction in the total number of car parking bays to 88.

The City of Wanneroo DPS2 requires the following car parking provision for aged care facilities (Nursing Home):

- Nursing Home: 1 per 5 residents
- Plus 1 bay per staff member.

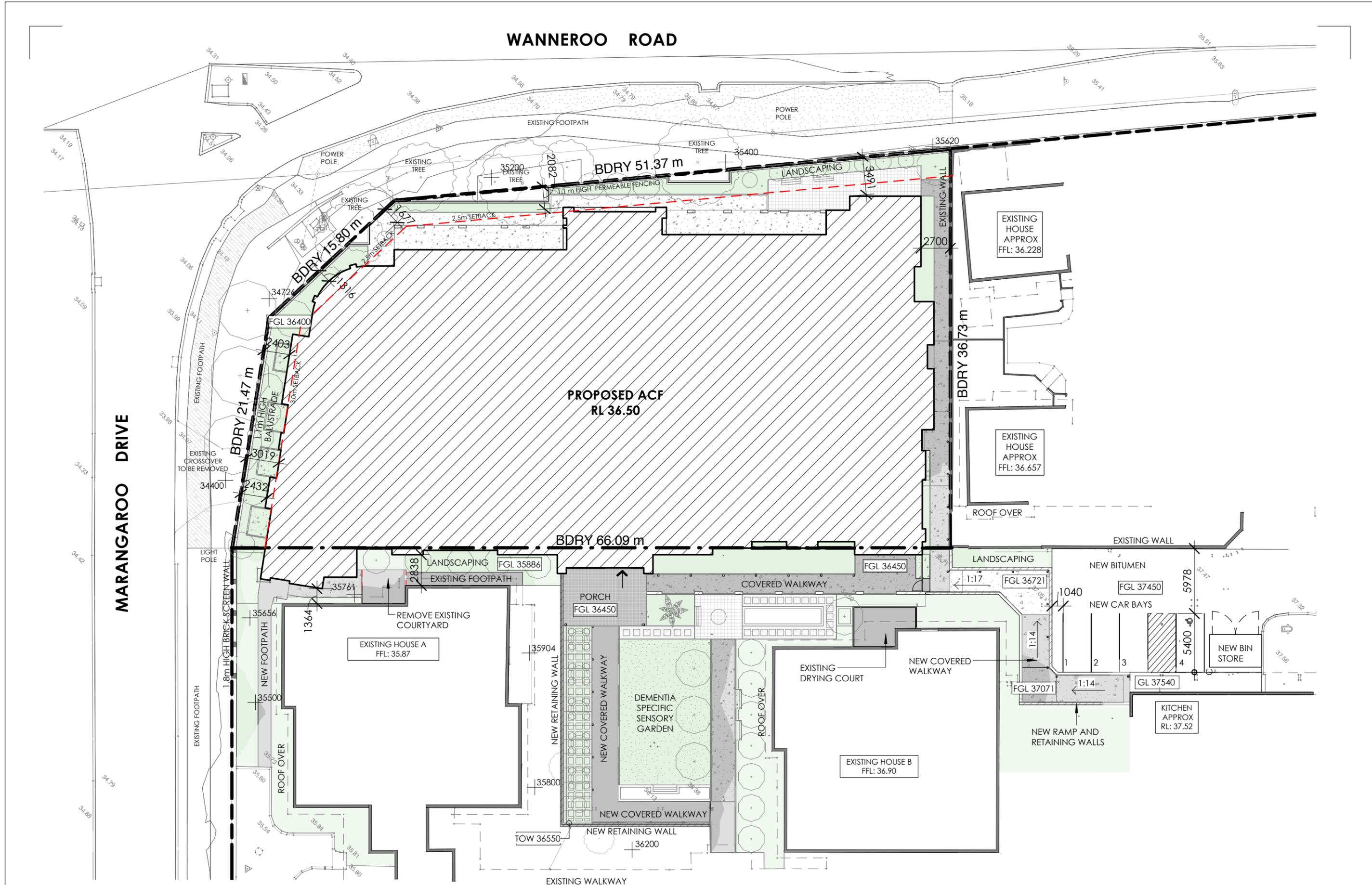
Application of the above parking rates indicates that the existing 85 bed care facilities require 52 car bays. The proposed additional 84 bed facility will require an additional 32 car bays. The total car parking requirement post-development is 84 car bays. The post-development parking supply of 88 bays satisfies the requirements of DPS2 and the practical needs of the aged care facilities. Please refer to the Transport Impact Statement prepared by Transcore for further information.

*Refer to Appendix C – Transport Impact Statement*

### Pedestrian and Cyclist Access

Pedestrians will access the site from the existing external footpath network on Cabrini Road and Kent Road. The proposed development is to provide new covered walkways linking the site to the dementia sensory garden.

Figure 9 - Landscaping Areas



PROPOSED RESIDENTIAL CARE  
ACF SITE PLAN

22/05/2017

KPA PROJECT NO : 16-002



DEVELOPMENT APPLICATION

DA03

DRAWING

A

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## Traffic Impact Statement

A Traffic Impact Statement has been prepared by Transcore to support the proposal and provides a review of the proposed vehicle access, egress and circulation arrangements, parking demand and supply, pedestrian safety and impact of the proposed development on the surrounding road network. A summary of the key findings is provided below.

- *The site features good connectivity with the existing road and pedestrian network. There is good public transport coverage through nearby bus services.*
- *The traffic analysis undertaken in this report shows that the traffic generation of the proposed development is minimal (less than 100vph on any lane) and as such would have insignificant impact on the surrounding road network.*
- *The Transport Impact Statement concludes that the car parking bays provided meet the operational needs of the existing and proposed care facilities.*

## Trip Generation

The proposed development will result in an increase of 84 residents. However, given the use of the site for the care of elderly persons, the residents will not be using cars and therefore not generating additional traffic volumes. Notwithstanding, the number of staff will increase by 15 persons during peak times.

Based on the information provided by Transcore, the afternoon staff changeover will occur at 3:00pm, with the morning care staff departing the site and evening care staff arriving. Therefore, the peak period for assessment occurs 30 minutes before and after the afternoon staff changeover, between 2:30pm and 3:30pm. Based on the information provided by Transcore, the proposed aged care facility will not increase traffic flows on any roads adjacent to the site by the quoted WAPC threshold of +100vph to warrant further analysis. Therefore, the impact on the surrounding road network is considered to be minor.

## Movement and Safety

Given that the proposed development does not require any additional car parking or crossovers, the provision for movement and safety is not considered to be necessary in this instance.

*Refer to Appendix C – Transport Impact Statement*

## Waste Management

Service, waste collection and delivery vehicles will be accommodated on site as per the existing arrangements. Existing waste collection and delivery contractors will be engaged to extend their services to the proposed additional aged care facilities.

## Stormwater Drainage

Pursuant to the City's LPP 4.4 – Urban Water Management, stormwater runoff shall be retained on-site. The proposed development allows for the disposal of stormwater via on-site detention and infiltration, as well as the disposal of larger events on site within existing and proposed landscaping areas.

## Signage

The proposed development is to include type face signage to its western and southern elevations and is considered to be a 'Wall Sign' pursuant to LPP 4.6. The proposed signage is consistent with the objectives of the City's signage policy, and that its function is to convey information to the public, specifically the name of the business who will be occupying the building – 'Italian Aged Care'.

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# Planning Assessment

## Land Use Definition and Permissibility

Lot 555 is predominately reserved 'Public Use' and partially zoned 'Residential' pursuant to DPS2 with a residential density, as described by the Residential Design Codes (R-Codes), of R20. Lot 11250 is zoned 'Residential' with a density code of R35.

In accordance with Table 1 of DPS2, a 'Nursing Home' use a discretionary use within the 'Residential' zone, which requires City to exercise its discretion in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, prior to its determination. The proposed aged care facility

operation is deemed an appropriate land use for this site as it shall operate as a logical extension to the existing Italian Aged Care facilities and associated independent living units on Lot 11250.

## Detailed Planning Assessment

An assessment of the proposed developments performance against the various relevant provisions of the planning framework is provided in the table below. Discussion regarding key planning considerations as well as justification for any variations to the requirements is then further detailed following the end of the table.

*Refer to Table 2 - Compliance Assessment*

Table 2 - Compliance Assessment

Reference	Requirement	Provided	Comment
5.1.3 – R-codes	Setbacks		
	Primary (Kent Road)      6 metres	79 metres.	Kent Road shall become the primary road to the subject site once the amalgamation of the lots occurs. Refer to Clause 4.7.1 of DPS No.2.
	Secondary Streets (Marangaroo Road and Wanneroo Road)      3 metres	1.3m (at truncation) – 6.9 metres (along Wanneroo Road)	Generally meets the 3 metre requirement with minor incursions of building footprint along Marangaroo Drive frontage and truncation. This averages out the built form along this edge.
5.1.4 – R-Codes	Open Space		
	1,050.3m <sup>2</sup> (50%).	417.3m <sup>2</sup> (19.9%) applied to Lot 555 only	Refer to Discussion section of this report.
5.1.6 – R-Codes	Building Height		
	7 metres to top of external wall. 9 metres to top of pitched roof.	11.8 metres above NGL to top of parapet wall for main building. 13.4 metres above NGL to top of mezzanine level.	Refer to Discussion section of this report.
LPP 2.1	Wall height is restricted to no more than 5% in excess of the prescribed 7 metres		Refer to Discussion.

Reference	Requirement	Provided	Comment
5.2.3 – R-Codes	Street Surveillance		
	All street elevations to address the street with clearly definable entry points visible from the street  At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling.	All elevations have a street facing frontage.  Bedrooms, dining and lounge areas interface streets.	Complies.  Complies.
LPP 2.1	Where a dwelling(s) is to be developed behind a dwelling fronting the street, in which case a window from a habitable room of the dwelling is to provide a clear view of the area immediately outside the front door of the dwelling.	Proposed development to front street only.	N/A.
5.2.4 – R-Codes	Street Walls and Fences		
	Front fences within primary street setback area to be visually permeable above 1.2 metres.	1.1 metre high balustrade	Complies.
5.3.3 – R-Codes	Landscaping		
	The street setback area developed without car parking, except for visitors' bays, and with a maximum of 50 per cent hard surface;	Street setback area comprises landscaping.	Complies. Refer to Appendix B.
	Bin storage areas conveniently located and screened from view;	N/A	N/A
	Unroofed visitors' car parking spaces to be effectively screened from the street.	N/A	N/A
Table 2 of DPS2	Car Parking		
	83.8 (1 bay per 5 residents plus staff members)	88	Complies (surplus of 4 bays for operational requirements).
Clause 5.3.9 – R-Codes	Pedestrian Access		
	Separate path provided with at least 1.2m in width.	Minimum 1.9m	Complies.
Clause 5.4.2 – R-Codes	Retaining Walls		
	Setback within 1 metre to be no more than 0.5m	Nil Setback.	Refer to Discussion.
LPP 2.1	Maximum of 1 metre to side and rear boundary.	0.5 metre retaining provided.	Complies.
	The first terrace level if located within 1.0m of the front boundary shall not exceed 0.5m and shall generally be of equal height and equally spaced across the slope and the vertical rise should not exceed the horizontal return.	0.4 metre to 1.0 metre retaining to south and west elevation.	Refer to Discussion.

Reference	Requirement	Provided	Comment
5.3.9-R-Codes	Stormwater Management		
	All water draining from roof to be directed to garden areas, sumps or rain water tanks within the development site.	Stormwater to be discharged directly into sumps and landscaping area.	Complies.
5.4.1	Visual Privacy		
	4.5 metres (bedrooms with major openings).  6.0 metres (other habitable rooms with major openings).	2.0- 4.5 metres northern boundary.  Minimum 3.6 metres to eastern elevation bedrooms.	Refer to Discussion.
5.4.2	Solar Access		
	For adjoining properties coded R25 and lower, no more than 25% of the site area (lot).	Subject site forms part of development on adjoining site (garden areas and ILU roof areas to the east)	Complies. Refer to Discussion.
LPP 4.6	Signage		
	A Wall sign means a sign that is painted or affixed on the front, side or rear elevation of a building or structure but does not project more than 300mm out from the wall. Wall signs shall:  Limited to a maximum of one sign per tenancy, per street frontage;	One sign per frontage	Complies.
	Not extend laterally beyond either end of the wall or protrude above the top of the wall;	Does not extend being any wall surface.	Complies.
	Does not exceed 25% in aggregate area on any one wall to a maximum of 8m <sup>2</sup> ; and	Signage to be type face lettering only with a minimal area.	Complies.
	Be integrated with the building design.	Integrated with south and west elevation	Complies.
	A Wall sign, if located within a Residential zone and attached to a building used predominantly for non-residential purposes, shall be limited to a maximum of one sign per lot and not exceed 1.2m <sup>2</sup> in area.	One sign per elevation in type face letterform.	Complies.

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# Discussion

## Open Space

The proposed development shall provide 417.3m<sup>2</sup> of open space which represents 19.9% of Lot 555. For a residential development the R-Codes would normally require 50% of the site to be allocated as open space. As this proposal is not strictly a residential development, but shall operate for the commercial needs of an aged care facility, this 50% ratio is deemed inappropriate in this instance and should not be applied. The proposed development will incorporate a 'dementia specific sensory garden' on Lot 11250, directly to the east of the site, which will provide a high quality area of space for the elderly community. The landscaped areas shall offer seasonal colour, smell and texture to provide sensory experiences to the residents all year round, with regular seating opportunities provided throughout the development. The landscaping shall compliment the building architecture and material palette through the use of native plantings that are robust in terms of ongoing maintenance and longevity.

## Building Height

As discussed earlier in this report, the proposed aged care facility has been designed to achieve optimal operating efficiencies, offering more needed aged care beds for the community. This requires a critical mass of beds in one care facility to make it economically efficient to operate with staff and facilities. This has meant that the care facility be developed in a multi-storey to achieve the required 84 beds. As a result, the care facility shall require three storeys with a mezzanine component centrally located within the building footprint. The mezzanine area shall incorporate a relatively small footprint for the staff tea area, toilets and mechanical and hydraulic plant equipment areas.

Whilst the majority of Lot 555 is not zoned for residential purposes and that the aged care facility is classed as a 'Nursing Home' land use, we are cognisant of the R-Codes height requirements which normally apply

to residential developments. The R-Codes identifies a maximum height of 7 metres to the top of the external wall for buildings with a concealed roof. This provision is somewhat deficient in accommodating unique situations such as this, where specialised aged care uses need to be accommodated.

A height of three storeys (11.8m metres to top of parapet) is proposed for the main building and 13.4m for the mezzanine level. This is a variance to the R-Codes standards of 7m (to top of external wall) and 9m (to top of pitched roof) which would normally be applied to residential dwellings. The proposed height of the aged care facility is deemed an appropriate proposal when considering the purpose of the facility, being well separated from other private residential sites, and forming an iconic site on the corner of Wanneroo Road and Marangaroo Road. In this context, the proposed building height is deemed not to have a detrimental impact on the surrounding area with regard to overshadowing.

The design of the building incorporates a number of measures which assist with accommodating the proposed height of the building and ameliorate perceived impacts including:

- The location and stepping back of the proposed mezzanine to the fourth level to not be visible from the streetscape at a pedestrian level; and
- The breaking up of the overall form of the building into smaller components through the use of a diversity of materials and colours, and building articulation.

It is acknowledged that portion of the adjoining Lot 11250 to the east and north of the site are not subject to overshadowing by the development, given that the site is located on a north-south orientation. Notwithstanding, given that the nearest private residence to the south is located approximately 70 metres from the subject site, the majority of the winter sun overshadowing shall fall primarily on the adjacent road reserves.

## Retaining Walls

The architects have adopted the Ground Floor level of RL36.50 metres across the site. It is important to achieve a consistent floor level for the ease of movability of patients and access. While it is understood that the City prefers to minimise the amount of retaining, it is respectfully requested that the operational requirements of an aged care facility such as this be acknowledged. There is operational need for consistent levels across the site for the patients. The proposed limestone retaining wall shall vary between 0.4m to 1.0m in some areas.

The raised levels and associated limestone wall are not considered to have any detrimental impact on the busy road intersection. In this instance, the retaining wall shall assist in demarcating the private open spaces from the public footpaths along the busy Wanneroo Road and Marangaroo Drive.

## Visual Privacy

Whilst the propose development does not meet the minimum 4.5 metre setback (to the northern boundary) of the deemed-to-comply requirements of the R-Codes, the proposed care facility bedrooms shall look onto the Italian Aged Care Inc. site and not onto privately owned properties.

# Planning Merit

Based on the detailed planning assessment presented above, the proposed development is considered generally compliant with the development standards used as guidance. The City in exercising its discretion to approve development, is to have due regard to various matters contained within clause 67 of Schedule 2 Deemed Provisions of the Regulations, of which the following provisions are considered to be of particular relevance:

- The proposal is consistent with the objectives of DPS2 as it continues to contribute to servicing the aged persons in the community and presents as a quality development within a residential setting;
- There are no proposed town planning scheme amendments that affect the orderly and proper planning of the subject site;
- It will enable aged residents to remain close to home therefore supporting social ties;
- Adequate provision has been made for the safe and convenient access to and egress from the site;
- Adequate provision has been made for car parking on-site to cater for staff and visitors in accordance with DPS2 requirements;
- The amount of traffic projected to be generated by the proposal can be safely accommodated on the surrounding road network;
- Adequate provision has been made for the quality landscaping of the site, including a dementia specific sensory area; and
- There is no loss of community service or benefit resulting from the proposal, rather the community benefit is being enhanced through the provision of additional and modern aged care beds and services.

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# Conclusion

This application has been prepared by TPG+Place Match on behalf of Italian Aged Care Inc. in support of the development of a 84 bed residential care facility at Lot 555 (No. 1) Marangaroo Drive and Lot 11250 (No.33) Kent Road, Marangaroo. This facility represents an important development for Italian Aged Care Inc and the community. It shall provide much needed aged care services for the community, enabling residents to remain close to home and therefore supporting social ties. The proposal is deemed appropriate for this site on the basis that:

- The proposal is consistent with the land use intentions for the broader site, to be utilised for the benefit of caring for the elderly;
- The built form has been setback appropriately from adjoining lots in accordance with the R-Codes and DPS2 provisions;
- The facility is well located to assist with meeting the City's future aged care needs strategically located arterial roads, and near public transport;
- The day-to-day operational requirements will be met by an appropriate supply of car parking bays, vehicular access points and pedestrian links; and
- The development is appropriately located on the south-western portion of the site, being separated from existing privately owned single-storey residential developments along Kent Road.

On this basis, we respectfully request the support of the City of Wanneroo and the approval of the Metropolitan North West Joint Development Assessment Panel.