

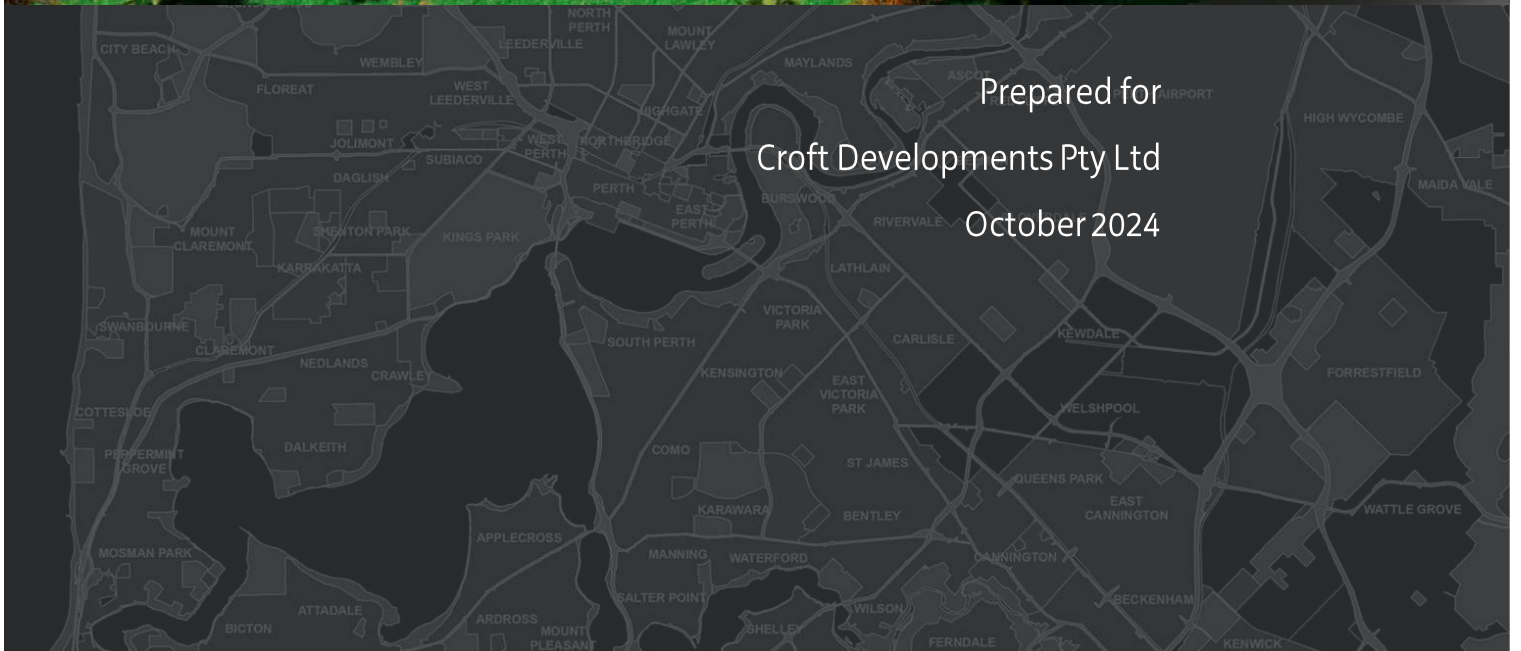
Development Application Report

Amendment to approved Residential Aged Care Facility

Lots 1, 13, 18, 19 (15) Holywell Street, Lot 213 (21) Holywell Street, Lot 180 (180) and Lot 20 (30) Jarvis Street, South Bunbury

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING

PS



Prepared for
Croft Developments Pty Ltd
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1 PRELIMINARY

1.1 Introduction

Planning Solutions acts on behalf of Croft Developments Pty Ltd, the proponent of the development of a Signature Care Residential Aged Care Facility (RACF) on Lots 1, 13, 18, 19 (15) Holywell Street, Lot 213 (21) Holywell Street (Lot 4 on Strata Plan 78838), Lot 180 (180) and Lot 20 (30) Jarvis Street, South Bunbury (**subject site**).

Planning Solutions has been instructed to prepare an application for amendments to the previously approved RACF on the subject site. This application proposes modifications to the existing development plans, approved on 18 May 2020 by the Regional Joint Development Assessment Panel (DAP) to include the recently acquired Lot 20 (30) Jarvis Street, and expand the approved RACF from 144 beds to 180 beds.

The proposed changes are in accordance with regulation 17A and regulation 17(1)(c) of the Planning and Development (Development Assessment Panels) Regulations 2011 (DAP Regulations) and are designed to improve the construction efficiency and bed spaces of the project to meet demand, without substantially altering the originally approved development. Although expanded to provide more beds, include a newly acquired land parcel and a new centralised two-storey element, the proposed remains a RACF. The layout and scale of the proposal does not differ substantially to the approved development.

This report will discuss various issues pertinent to the proposal, including:

- Background.
- Site details.
- Proposed development.
- Town planning considerations.

We respectfully request the City of Bunbury (City) approved the proposed amendments.

1.2 Background

1.2.1 Previous development approval

At its meeting held on 18 May 2020, the DAP resolved to approve a RACF comprising 144 high care beds, resident and staff amenities, access, landscaping and car parking on the subject site. Refer to **Appendix 1** for a copy of the determination letter (dated 21 May 2020).

Condition 1 of the development approval stipulates an approval timeframe of three years from the date of the approval (i.e. 18 May 2023). Prior to the development approval, a State of Emergency was declared and the Minister for Planning issued a notice under clause 78H(1) of Schedule 2 of the LPS Regulations (Notice of Exemption). Under the Notice of Exemption dated 30 April 2020, the DAP development approval was subject to an additional two-year substantial commencement period from the original deadline.

The two year 'substantial commencement' timeframe of this approval therefore ends on **18 May 2025**.

1.2.2 Pre-lodgement engagement with City of Bunbury

Consultation and pre-lodgement engagement occurred with the City's officers with respect to a separate development application for forward works (earthworks and retaining) and whether the proposed modifications to the approved development can be considered as a 'Form 2' application.

1.2.3 Amalgamation

On 12 August 2019, an application was made with the Western Australian Planning Commission (WAPC) to subdivide the subject site by amalgamating the land into a single title. The WAPC approved the subdivision application on 17 December 2019. It is anticipated that a new subdivision application will be lodged to include Lot 20 (30) Jarvis Street as part of the amalgamated land title.

1.2.4 Approval for forward works (earthworks and retaining)

A development application was approved by the City on 14 March 2024 for earthworks and retaining on the subject site. The earthworks are generally consistent with the site levels and finished floor levels conditioned and expected by the DAP approval. For consistency, the attached civil plans prepared by Tabec as part of this development application are generally consistent with the plans approved as part of the forward works application.

1.3 Company profile

Since 2006, Signature Care has been constructing and operating a portfolio of Aged Care facilities across Victoria, ACT, New South Wales and Queensland. The organisation boasts industry operational pedigree over several decades and a very clear and dynamic vision with a very strong focus on delivering services and care for regional areas and regions requiring aged care services to meet local needs.

Signature Care's philosophy is to provide 99% single bedrooms, each with an ensuite providing between 22.5 – 30m² per bedroom and ensuite. Large private bedrooms and ensuites are available, with interconnecting rooms for couple. Dedicated general dementia and memory support wings are provided and respite care is available.

The design of Signature Care's aged care facilities promotes orientation of living areas towards sunshine, with protection from the elements.

As a local example, Signature Care's Singleton Community Aged Care home opened in April 2023, providing a person-centred approach. Signature Care provides 24/7 Registered Nurse clinical care as well as personal care by qualified staff, delicious and nutritious in-house catering and a diverse lifestyle program which will utilise our movie theatre, café, libraries and extensive outdoor areas and gazebos.

In addition, residents have access to its wellness studio for doctor and allied health (e.g. physio) consultations as well as our hairdressing salon for beauty treatments and a formal dining room to celebrate special milestones with family and friends.

2 SITE DETAILS

2.1 Land description

Refer to **Table 1** below for the lot details and a description of the subject site.

Table 1 - Lot details

Address	Lot	Diagram / Deposited Plan	Volume	Folio	Area (m ²)
15 Holywell Street	1	Diagram 789	320	12A	4,043
	13	Diagram 30202	1288	703	1,868
	18	Diagram 51383	1454	256	1,012
	19	Diagram 66716	1696	877	11,243
30 Jarvis Street	20	Diagram 66716	1696	878	3,957
Lot 180 Jarvis Street	180	Deposited Plan 302772	2974	600	2,186
21 Holywell Street	4	Strata Plan 78838	2974	606	6,068
Total					30,377

Portions of Lots 19 and 4 are located on the western side of Five Mile Brook and are not subject to this proposal. A 5.0m wide easement burden to the City of Bunbury for drainage purposes is listed on the Certificate of Title of Lot 4 and illustrated on the Strata Plan.

Refer to **Appendix 3** for copies of the Certificates of Title, Diagrams, Deposited Plan and Strata Plan.

2.2 Location

2.2.1 Regional context

The subject site is located approximately 2km south west of the Bunbury city centre, in the municipality of the City of Bunbury, and the suburb of South Bunbury.

2.2.2 Local context, land use and topography

The subject site is located approximately 200m east from the coast and Ocean Drive and approximately 200m west of the Big Swamp reserve. The subject site is bounded by Hayward Street to the north, Jarvis Street to the east, Holywell Street to the west and a drainage reservation to the south. Existing residential dwellings also adjoin the subject site to the north west, north east and south east.

The wider locality north and south of the subject site is characterised by low density residential development and various short stay accommodation uses.

The subject site is currently vacant and undeveloped. In terms of topography much of the site is generally flat, but with depressions in the south eastern corner of the subject site and a 4m high mound in Lot 4 in the southern portion of the subject site. Some clearing and minor earthworks has since occurred, in preparation of forward works. The house on Lot 20 has also been demolished and removed.

The subject site is in proximity to the following uses/activities:

- Residential properties across 'Five Mile Brook' to the south and across Hayward Street to the north of the subject site.
- The Catholic Homes Inc Residential Care Ocean Star Village, located 1km south west.
- The Bunbury Seaview Apartments, approximately 300m south west of the subject site.
- The Bunbury Wildlife Park, approximately 200m south east of the subject site.
- The Indian Ocean Vista hotel, approximately 200m north west of the subject site.
- Site of the vacant Punchbowl caravan park to the west of the subject site.

Refer to Figure 1, aerial photograph of the subject site below.

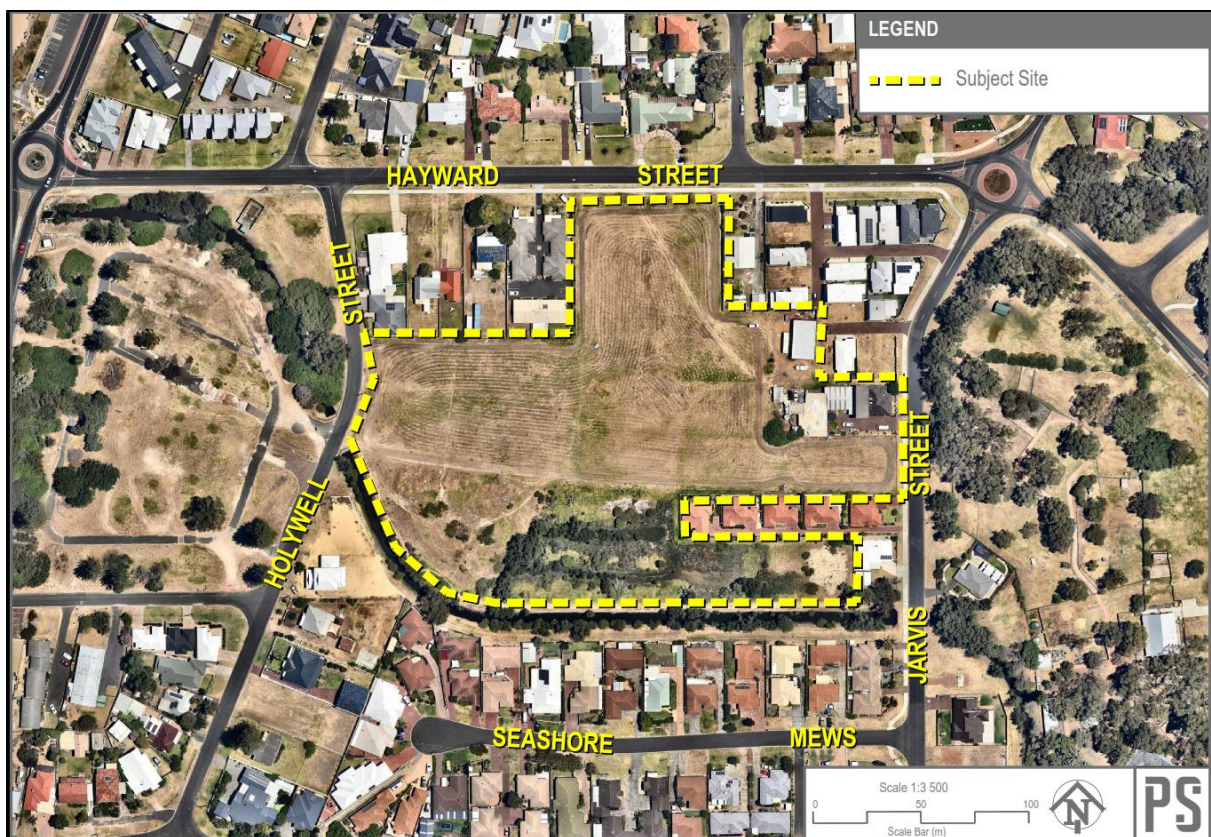


Figure 1: Aerial photograph of the subject site and surrounds (Source: Nearmap)

3 PROPOSED DEVELOPMENT

3.1 Development Summary

This application seeks approval to amend the existing DAP development approval to incorporate Lot 20 (30) Jarvis Street into the site and expand the RACF from 144 beds to 180 beds to meet the growing needs of the South Bunbury community. This application also introduces a two-storey component centrally located within the development, with the proposed RACF remaining predominantly single-storey in scale.

Table 2 below provides a summary of the approved RACF and the proposed amended RACF for comparative purposes.

Table 2 – Summary of the existing approval and the proposed modified proposal

Existing approved	Proposed
Site area of 26,420m ² . The portion of the subject site west of File Mile Brook is not proposed to be developed.	Site area of 30,377m ² with the addition of Lot 20 Jarvis Street which is 3,957m ² in size. The portion of the subject site west of File Mile Brook is not proposed to be developed.
A total floorspace of 9,360m ² , providing for 144 beds.	A total floorspace of 11,656m ² (2,296m ² increase), providing for 180 beds (increase of 36 beds). 2,093m ² of the additional floorspace is on the first floor, meaning the ground floor floorspace has only increased by 202m ² (which is less than the addition of Lot 20 Jarvis Street which is 3,957m ² in size).
The building is setback: <ul style="list-style-type: none"> • Minimum 18.5 metres from the northern (Hayward Street) boundary. • Minimum 9.6 metres to the current south western boundary in the south western aspect of the site. • Minimum 5 metres to the north western boundary. • Minimum 3m to the western lot boundary adjoining Lot 9. • Minimum 5.2m to the eastern lot boundary adjoining Lot 4. • Minimum 7.5m set to the southern lot boundary. 	The building is set back: <ul style="list-style-type: none"> • Minimum 34.7m from the northern (Hayward Street) boundary. • Minimum 10.4m to the current south western boundary in the south western aspect of the site. • Minimum 6.9m to the north western lots. • Minimum 21.4m to the western lot boundary adjoining Lot 9. • Minimum 11m to the eastern lot boundary adjoining Lot 4. • Minimum 5.7m to the southern lot boundary adjoining Lot 4. • Minimum 6.5m to the northern lot boundary adjoining Lot 4 (southern eastern wing of building). • Minimum 6.5m to the southern (Five Mile Brook) lot boundary.
Internal layout at the entry/town centre comprising: <ul style="list-style-type: none"> • Entrance foyer and reception desk / nurse station. • Book station in the foyer. • 38m² café and 42m² café seating area. • 2 formal dining rooms. • 36m² hairdresser. • 52m² cinema. • 44m² chapel. • 18 m² doctor rooms and 14 m² physio. • 28m² multi-purpose room. • Administration offices. • Accessible toilets. 	Internal layout at the entry/town centre comprising: <ul style="list-style-type: none"> • Entrance foyer and reception desk / nurse station. • 29m² meeting room and storerooms. • 23m² café and 58m² café seating area. • 34m² formal dining room. • 29m² hairdresser. • 23m² doctor room and 35m² physio. • Break out lounge. • Administration offices. • Accessible toilet. • Outdoor area and playground to the east.

Existing approved	Proposed
<p>The town centre aims to create a public interface to the RACF, so while the town centre facilities will predominately provide services for residents of the RACF, families of residents and members of the public will not be excluded. This is intentionally done in an attempt to deinstitutionalise the RACF, to increase integration with the general public and increase transparency by allowing members of the public to view the town centre facilities.</p>	
<p>Beyond the town centre, the RACF also comprises:</p> <ul style="list-style-type: none"> • 144 single-bed rooms with ensuites for residents of the facility. • Lounge and dining areas. • Kitchen and food storerooms. • Nursing stations. • Linen and store rooms. • Laundry. • Change rooms. • Amenities, storerooms and back of house areas. • 20m² bin storage area. <p>The building is divided into five wings, each with their own communal areas for residents.</p>	<p>Beyond the town centre, the RACF also comprises:</p> <ul style="list-style-type: none"> • 180 single-bed rooms with ensuites for residents of the facility. • Lounge, activity and dining areas. • Kitchen, food and medication storerooms. • Nursing stations. • Linen and store rooms. • Laundry, one for clean linen and one for soiled linen. • Separate male and female staff change rooms. • Amenities, storerooms and back of house areas. • 30m² chapel. • 44.3m² bin storage area. • Generously sized internal courtyards (open above) with outdoor seating, pergolas and raised garden beds. • 53m² cinema. • 48m² workshop. <p>The building is divided into five wings, each with their own communal areas for residents.</p>
<p>Various landscaped courtyards within the outer perimeter of the building, providing light access for internal rooms and secure outdoor recreation spaces for residents.</p>	<p>Various landscaped courtyards within internal courtyards and the outer perimeter of the building, providing light access for internal rooms and secure outdoor recreation spaces for residents.</p>
<p>A total of 9,705m² of attractively landscaped areas, including hard and soft landscaping elements within the internal courtyards and along the perimeter of the lot boundaries.</p>	<p>A total of 12,700m² of attractively landscaped areas, including hard and soft landscaping elements within the internal courtyards and along the perimeter of the lot boundaries. This equates to approximately 42% of the subject site.</p>
<p>Bowling green and adjacent retreat structure located on the western edge of the subject site. The retreat is setback a minimum 0.57m from Holywell Street and 6.29m from the current southwest lot boundary.</p>	<p>Centrally located bowling green with associated verandas, pergola and playground, accessed from the various lounges and dining areas.</p>
<p>Various pedestrian paths around the perimeter of the building and linking to Hayward Street.</p>	<p>Various pedestrian paths within internal courtyards and around the perimeter of the building and linking to Hayward Street and Jarvis Street.</p>
<p>Vehicle access to be provided via one full movement crossover to Hayward Street.</p>	<p>Vehicle access to be provided via two 4m wide crossovers to Hayward Street (one ingress only, one egress only) and two 6.5m wide crossovers to Jarvis Street (one ingress only, one egress only).</p>
<p>One drop off / pick up area adjacent to the foyer / entrance of the facility, at its northern aspect.</p>	<p>One drop off / pick up area adjacent to the foyer / entrance of the facility, at its northern aspect.</p>
<p>65 car parking bays, including 4 accessible bays.</p>	<p>94 car parking bays, including 4 accessible bays, one truck bay, one bus bay, and 3 motorcycle bays (29 additional car parking bays).</p>
<p>9 bicycle parking racks near the Hayward Street entry, providing 18 spaces.</p>	<p>4 bicycle parking racks near the RACF entry, providing 8 spaces.</p>

Existing approved	Proposed
1.7m high pier and permeable infill fence along the northern (Hayward Street), southern (Five Mile Brook), and western (Holywell Street) perimeter of the subject site. The fence is set back 5.0m from Five Mile Brook in the southwest corner of the subject site, and is aligned to the lot boundary in all other areas.	1.8m high Colorbond acoustic fences proposed to side and rear lot boundaries (adjoining lots) and a 1.8m high pier and permeable infill fencing proposed to the street frontages and Five Mile Brook. A 2.0m high acoustic fence is required to the north of Lot 4. Further details on fencing can be provided prior to building permit.
One 2m high x 3m long facility identification sign, adjacent to the Hayward Street crossover.	One 2m high x 9m long facility identification sign, adjacent to Hayward Street, located between the two crossovers.
A plant room to the east of the site, containing water tanks and fire pumps.	Two water tanks and a fire pump shed/plant room in the eastern aspect.
New electrical transformer in the north eastern aspect of the site.	New electrical transformer in the south eastern aspect of the site, adjacent to Jarvis Street.
Stormwater basin in the south west aspect of the site for drainage purposes.	Six stormwater basins throughout the site for drainage purposes.
A 3m wide footpath through the southwest portion of the subject site and within the Five Mile Brook reserve adjacent to the southern portion of the subject site, linking Jarvis Street and Holywell Street.	A 3m wide footpath through the southwest portion of the subject site and within the Five Mile Brook reserve adjacent to the southern portion of the subject site, linking Jarvis Street and Holywell Street.

Refer to **Appendix 4** for development plans depicting the proposed amended development. The RACF is expected to provide employment for up to 164 staff (maximum of 88 on site at any one time in accordance with the ability daytime rate) and will operate 24 hours a day, 7 days a week, providing 'round-the-clock' care to its residents.

This application does not propose amending any of the conditions of the DAP approval.

3.2 Built form

The built form, bulk, scale and choice of materials have been considered in response to the character of the South Bunbury locality, while remaining generally consistent with other comparably sized RACF's across the metropolitan region. The proposed development will principally front and address Hayward Street, with development scale and façades carefully treated to ensure an appropriate interface and transition to the streetscape and adjacent residential dwellings.

The proposed development utilises a materials and colour palette that is sympathetic to its surrounding coastal and residential setting and urban context. The combined use of both contemporary and traditional/natural materials results in a high quality of built form that is further softened through the use of landscaping throughout the site. Such materials and colours include exposed brick, weatherboard cladding, Colorbond (Monument) fixtures, natural stone, aluminium and exposed aggregate. Refer to the schedule included on the elevations at **Appendix 4**.

3.3 Access, parking, transport and traffic management

The proposed development has been designed in a manner that maximises the safe and efficient ingress and egress of vehicles to the site, as well as overall manoeuvrability within the internal parking areas. Vehicles are proposed to access the RACF via two 4m wide crossovers to Hayward Street (one ingress only, one egress only) and two 6.5m wide crossovers to Jarvis Street (one ingress only, one egress only). The proposed vehicle access arrangements result in a safe and coordinated traffic flow for light vehicles, with the access and internal parking area being designed to maximise the efficient circulation of vehicles through the site.

94 on-site parking bays (including four accessible bays and one bus bay) are proposed as part of this development application. We understand the proposed bays and access aisle dimensions are consistent with the relevant Australian Standards.

Up to 54 (AM) and 63 (PM) traffic movements associated with the amended RACF are expected during the hour of peak shift-changeover, morning and afternoon. The volume of traffic movements is considered low and is expected to have a negligible impact on the operation of the surrounding road network.

Pedestrians will be able to access the proposed development via the existing pedestrian path connections from Hayward Street and Jarvis Street. Pedestrian walkways and crossings are also provided adjacent to the car parking areas for safe pedestrian moveability. The subject site is also serviced by low-frequency public transport, with the nearest bus stop located on Holywell Street, approximately 260 metres walking distance west of the subject site from the Hayward Street site access. Bus route 830 connects the subject site to the Bunbury bus station and College Grove.

The proposed development has also been designed to facilitate the safe and efficient movement of 8.8m service vehicles for both delivery and waste removal.

The proposed RACF is considered entirely acceptable from an access, parking and traffic management perspective. Refer to **Appendix 5** for a copy of the revised Transport Impact Assessment prepared by Stantec.

3.4 Noise management

An Environmental Noise Assessment (Acoustic Report) has been undertaken by Lloyd George Acoustics which addresses the *Environmental Protection (Noise) Regulations 1997* and assesses potential noise sources generated by the proposed development.

The Environmental Noise Assessment undertaken within the Acoustic Report demonstrates that the noise emitted from the proposal will comply with the assigned levels determined in accordance with the *Environmental Protection (Noise) Regulations 1997*, subject to management and mitigation measures.

Refer to **Appendix 6** for a copy of the revised Acoustic Report prepared by Lloyd George Acoustics.

3.5 Landscaping

The proposed development includes substantial areas of landscaping over the subject site, ensuring the development provides green spaces for residents of the facility, complements the streetscape and softens the development with respect to the adjacent existing residential dwellings.

At the entrance to the facility, a range of attractive, feature trees are proposed to enhance the amenity and provide a prominent entrance statement.

A concrete footpath provided adjacent to the RACF provides residents with opportunities for mobility, with an array of seating provided adjacent to the footpath and landscaping strips for residents to sit and admire the landscaping areas. Within the internal courtyard areas, the development provides a range of garden beds and raised planters with sensory planting, shade structures with seating, open lawn areas for recreation and feature deciduous trees for seasonal colour, summer shade and winter solar access. 'Hobby' garden spaces are also provided, providing opportunities for residents to do some gardening. A bowling green is provided centrally within the site, which can be enjoyed by residents and families.

These landscaping features assist in providing a development that not only presents attractively to the public realm and adjoining residential properties, but one that provides essential experiences for residents of the facility and the visitors of residents. A detailed landscaping plan illustrating the specific location of plant species and sizes can be prepared following development approval, in accordance with the existing DAP approval. Refer to **Appendix 7** for the concept landscaping plan prepared by Plan E Landscape Architects.

3.6 Waste Management

The 180 bed RACF has been estimated to generate 16.2m³ of garbage waste (an increase from 12.96m³) and 7.2 m³ of comingled recycling (an increase from 5.76m³) per week. Based on the anticipated waste volume, a private contractor is required to collect waste.

Five 1,100L garbage bins (up from four) and three 1,100L recycling bins (up from two) are required to store the generated waste, within the proposed bin store area. Each type of waste will be collected on-site 3 times per week by an 8.8m rear lift service vehicle, the same frequency of collection as currently approved.

It is anticipated that staff will use smaller bins to collect waste from the facility and transfer the waste to the large bins in the bin store throughout the day.

Refer to **Appendix** for a copy of the updated Waste Management Plan prepared by Leigh Design.

3.7 Civil works

Expert civil engineering inputs have been incorporated into the development plans in support of the proposed development, detailing civil works and drainage for the subject site. The proposed civil arrangements have been prepared by Tabec Civil Engineering Consultants to appropriately respond to the layout and topography of the site. Refer to **Appendix 9** for a copy of the proposed civil plans.

The proposal includes four drainage basins in suitable locations throughout the subject site. These basins are connected to the site's drainage network and include features to adequately manage stormwater overflow. In addition to these basins, five EcoAid underground storage systems are located throughout the site to manage stormwater from the site's drainage network. These systems work in tandem to ensure adequate drainage of the subject site.

Buildings throughout the site have a finished floor level (FFL) of 3.20m AHD, which responds to the topography of the site and sits well above the 1.73m 100-year flood level.

Retaining walls are included as part of the proposed development, with locations shown in the attached civil plans. These retaining walls appropriately manage the change in elevation between the subject site and the surrounding areas.

The proposed civil design responds to the layout and topography of the subject site to ensure that drainage and elevation are appropriately managed. The proposed design has been prepared in by expert civil engineering consultants and is deemed to be suitable for the subject site, warranting approval in this regard.

3.8 Drainage

Stormwater management and management has been considered in the form of a Stormwater Drainage Management Strategy (SDMS). The SDMS identifies physical characteristics of the subject site, determines physical site constraints, includes details of consultation with the City of Bunbury, explores opportunities for appropriate stormwater disposal and details elements required to deliver the recommended stormwater disposal methods.

Please refer to **Appendix 10** the SDMS prepared by Hydrologia.

4 STATUTORY PLANNING FRAMEWORK

4.1 DAP Regulation 17A (1) Justification

This application seeks to amend aspects of the approved development which do not substantially change the development approved, in accordance with regulation 17(1)(c) of the DAP Regulations and clause 77(1)(c) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. In accordance with Regulation 17A(1) of the Dap Regulations, we elect for the City to determine the proposed amendments.

Practice Note 4 – Annex A of the Development Assessment Panel Practice Notes applies to this application. Sections 5 to 8 of Practice Note 4 sets out the relevant matters to be considered by the decision maker when determining a Form 2 application. Section 7 of Practice Note 4 states:

- (b) *A decision-maker must consider whether the proposed development is essentially or materially the same as currently approved. For example, a decision-maker must ask whether the changes would alter the essence of the design and results as currently approved.*
- (c) *The comparison is not merely one of comparing physical features or components of development; rather, it involves both a qualitative and quantitative assessment. For example, a seemingly minor alteration may be a substantial change on the basis of qualitative assessment, whilst a seemingly significant qualitative alteration to the proposed physical form of the development or works, may not in fact be substantial.*

The proposed amendments to the approved development are considered appropriate for determination as a Form 2 application for the following reasons:

- The amendments do not introduce additional land uses. The development remains a RACF, with a very similar layout to what has been approved.
- The overall impact of the proposed development, despite an increase in height for the central component and an increase in beds and floor space, will essentially remain identical to the approved proposal.
- The amendments are unlikely to substantially alter the building's external appearance or character, particularly the Holywell Street façade at the street level. The approved and proposed street façades are essentially identical, maintaining the streetscape character in terms of materiality and visual impact.
- The proposed development still provides over 9,000m² of soft landscaping areas, with an attractive landscaping theme.
- The proposed increase in beds does not necessitate substantial additional infrastructure elsewhere in the design.
- The increase in land use intensity is negligible in the context of the overall development and the size of the subject site. An amended waste management plan has been provided (refer **Appendix 7**), demonstrating that the development can appropriately cater to the additional beds with minimal changes to the waste generation, collection frequencies or size of storage.

The proposed amendments to the approved RACF are considered entirely appropriate.

In respect of new and altered elements of the approved development, the following sections provide an assessment against the relevant provisions of the planning framework.

4.2 Greater Bunbury Region Scheme

The subject site is zoned Urban under the provisions of the Greater Bunbury Region Scheme (GBRS) and is not affected by land reserved by the GBRS. The purpose of the Urban zone under the provisions of the GBRS is "to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities".

Pursuant to the WAPC Resolution RES 2014/03 (as amended) made under clause 27 of the GBRS, the proposed development is exempt from requiring approval under the GBRS.

4.3 City of Bunbury Local Planning Scheme No.8

The City's Local Planning Scheme No. 8 (LPS8) applies to the subject site. LPS8 is supplemented by the 'Deemed Provisions' in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Where a deemed provision is inconsistent with a provision of LPS8, the deemed provision prevails to the extent of the inconsistency.

4.3.1 Zoning

The subject site is zoned Residential under the City's LPS8, with an applicable density of R20/40. Refer to Figure 2 - Zoning map.

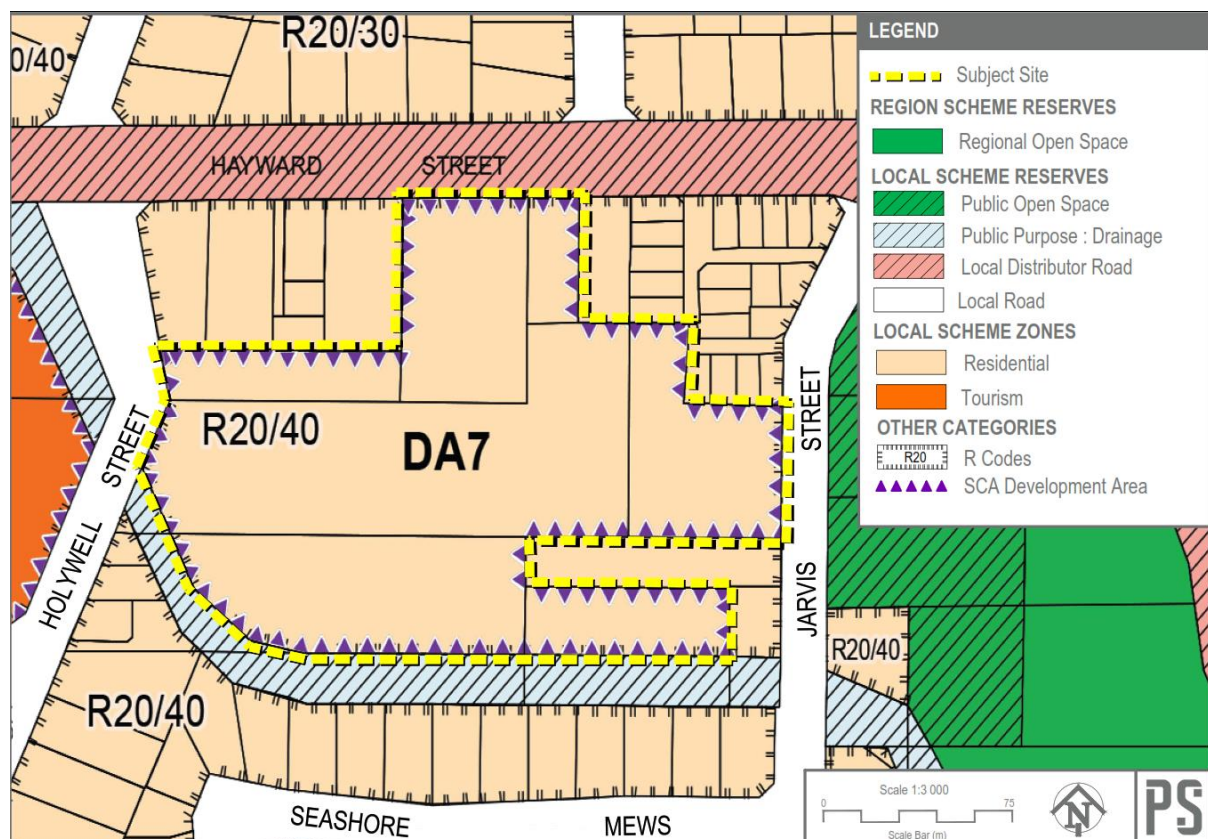


Figure 2: LPS8 zoning map extract

Table 2 – Zone objectives of LPS8 states the objective of the Residential zone as:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
- To preserve and enhance residential amenity in relation to competing land uses and urban design issues within residential neighbourhoods through appropriate housing types, forms and densities, and provision of private and public open spaces that contribute to the city's landscape character.

The subject site is also identified as being within a Special Control Area - Development Area 7 (SCA), the objectives of which are to identify areas requiring structure planning and/or local development planning prior to subdivision or development. Notably, the SCA includes the whole of the subject site including Lot 20 (30) Jarvis Street which has been added into the development site by this application. An approved Local Development Plan applies to the subject site – refer section 4.4 of this report.

4.3.2 Land use classification and permissibility

The approved development is a RACF, providing personal and nursing care and associated services for its residents. Under LPS8, a RACF is defined as 'Residential Aged Care':

Means a residential facility providing personal and/or nursing care primarily to people who are frail and aged and which, as well as accommodation, includes appropriate staffing to meet the nursing and personal care needs of residents; meals and cleaning services; furnishings; furniture and equipment. May also include residential respite (short term) care but does not include a hospital or psychiatric facility.

'Residential Aged Care' is an 'A' use in the Residential zone, meaning the use is capable of approval at the City's discretion following a period of public advertising. No change to the approved land use is proposed.

4.3.3 Development standards and requirements

Part 4 of LPS8 sets out the general development requirements applicable to zoned land (including the Residential zone). The general development requirements of LPS8 remain applicable to the development of the subject site. The provisions of the approved LDP seek to address the specific locational context of the subject site, by providing additional development standards to ensure an appropriate development outcome in consideration of its predominantly residential context.

An assessment against the provisions of LPS8 relevant to this proposal is provided in Table 3 below.

Table 3 - Planning assessment against the relevant general provisions of LPS8

Required	Provided	Complies?
39. Building Height		
<i>Subject to clause 67 of the deemed provisions, maximum building height shall be determined having regard to any local planning policy setting out standards for building height.</i>	Noted. An assessment of building against the relevant local planning policy is provided below.	Refer below

Required	Provided	Complies?
40. Landscaping		
<i>Primary and secondary front street setback areas and other setback areas not used for access, parking and/or waste management are to be landscaped in accordance with the provisions of the relevant local planning policy and Schedule 5.</i>	The Primary Street setback area to Hayward Street is landscaped, as is the secondary street setback to Jarvis Street. The car parking areas are landscaped.	✓
41. Car Parking Requirements		
<p><i>(1) Subject to the provisions of the Scheme, the Car Parking Table in Schedule 4 indicates the minimum number of car parking bays required for each land use class specified therein within the Scheme area.</i></p> <p><i>Where supported accommodation or hospital facilities are provided – 1 bay per 4 beds, plus 1 bay per employee.</i></p>	<p>The prescribed standard of 1 bay per 4 beds, plus 1 bay per employee requires the development to provide a total of 133 bays (180 beds, 88 staff).</p> <p>The development provides 94 car parking bays, an ‘on paper’ shortfall of 97 car bays.</p> <p>A RACF is a high care facility, with very few residents (if any) utilising car parking spaces. Staff and visitors will be the primary users. A provision for 0.25 parking spaces per bed for visitors is considered excessive, when combined with a factor of one car parking space per employee.</p> <p>Accordingly, a dispensation is considered appropriate for the shortfall of 39 parking spaces. Stantec has provided further justification and case study data in its traffic report – refer Appendix 5.</p>	Variation

Having regard for the relevant general standards applicable to development within the Residential zone under LPS8, the proposed RACF is considered entirely acceptable.

4.4 Local Development Plan

An LDP applies to the subject site (except those portions west of Five Mile Brook). The LDP was approved by Council on 10 December 2019.

The provisions of the LDP constitute variations to the local planning policy framework. Compliance with the LDP will not require consultation with adjoining and/or nearby landowners, and minor variations to the requirements of the LDP may be approved by the City of Bunbury.

An assessment of the proposed RACF against the provisions of the approved LDP is provided in **Table 4** below.

Table 4 - Assessment against the provisions of the LDP

Provision	Proposed
<i>1. All development shall comply with the City of Bunbury Local Planning Scheme No.8 (as amended) and any relevant local planning policy (including LPP3 Zone Development Requirements applicable to the Residential Zone)</i>	Refer to the assessment against the relevant provisions of LPS8 in section 4.3 of this report and against the relevant local planning policies in section 4.5 of this report.
<i>2. The residential aged care site shall be developed as a single integrated development.</i>	This application applies to the residential aged care site only, seeking development approval for amendments to the approved single integrated RACF.

Provision	Proposed
3. There shall be a single vehicle access point for both the residential aged care site and the residential site, as generally shown on the plan. All dwellings shall be accessed from this single vehicle access point.	With the incorporation of an additional land parcel, access is now also proposed from Jarvis Street.
4. Fencing to the street and to Five Mile Brook shall be consistent with the deemed-to-comply primary street fence standards under the Residential Design Codes (Volume 1).	Feature fencing is proposed to Five Mile Brook which is considered suitable. Proposed Colorbond fencing to the street is consistent with the residential context and is also suitable.
5. The built form of the residential aged care facility shall comply with the applicable development standards of the Residential Design Codes (Volume 1) and LPP3 Zone Development requirements applicable to the Residential Zone.	The proposed building height, scale and setbacks of the proposal are considered appropriate in the context of the residential area and the approved RACF.
6. The built form of the residential aged care facility will present prominently to Hayward Street and address Holywell Street.	The proposed development presents prominently to Hayward Street, the entrance to the facility, with feature trees and substantial landscaping incorporated to enhance the prominence and presentation.
7. A 5m wide portion of land shall be developed and used for drainage and access purposes in association with the adjoining Five Mile Brook as generally shown on this LDP.	A 5m wide portion of land to the south west of the subject site, adjacent to Five Mile Brook, is proposed to be developed for drainage and access purposes. The location is consistent with that shown on the LDP.
8. Indicative building locations on this LDP are representative of one possible way of developing the LDP. It is not intended to be determinative and other building locations are possible.	The building locations of the proposed development are generally consistent with the locations depicted on the LDP, considering the new land parcel and revised design.
9. The Residential Site adjacent to the LDP boundary shall be subject to a separate LDP. No provisions of this LDP are applicable to the Residential Site.	N/A.
10. A fence shall be erected between the Residential Aged Care Site and the Residential Site.	1.8m high and 2.0m high Colorbond fences are proposed along the eastern lot boundary, between the subject site and the adjacent Residential Site (Lot 4).

As evident in Table 4 above, the amended development is generally consistent with the provisions of the LDP.

4.5 Local Planning Policies

Consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations)* and the Western Australian Planning Commission's (WAPC) Local Development Plan Framework, the LDP provisions constitute variations to the local planning policy framework. An assessment of the amended RACF against the relevant Local Planning Policies is provided below.

4.5.1 LPP3 Local Planning Policy for Zone Development Requirements

Table 4 of LPP3 provides the development standards applicable to development in the Residential zone. Given the proposed amendments are considered minor in the context of the approved development, a full assessment of the RACF against the standards of LPP3 has not been provided. Most of the proposed building is single storey, with the central portion of the building being two storeys. The wall height of the second storey is 6.1m from the proposed ground floor FFL of 3.2. NGL is approximately 1m-2m AHD in the location of the two storey building component. This results in a wall height from NGL of approximately 8.34m, which is considered entirely appropriate for the central location and the proposed setbacks.

4.6 State Planning Policies

4.6.1 State Planning Policy 7.0 - Design of the Built Environment

State Planning Policy No.7.0 – Design of the Built Environment (SPP 7.0) is the lead policy that elevates the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

SPP7 establishes a set of ten 'Design Principles', providing a consistent framework to guide the design, review and decision-making process for planning proposals. Refer to **Table 5** below for an assessment against the ten design principles of SPP7.0.

Table 5 - Assessment against Schedule 1 – Design Principles of SPP 7.0

Design Element	Design Outcome
<p>1. Context and character <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>	<p>The design of the RACF is sympathetic to the predominantly residential character of the locality. The external finishes and materials of the building are consistent with the building materials in the area and assist in creating a soft coastal impression.</p> <p>The built form of the RACF, the provision of landscaping and the land use itself will contribute to a sense of place, resulting in a development that is memorable and recognisable within the South Bunbury locality.</p>
<p>2. Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p>	<p>An updated landscape plan has been prepared by Plan E Landscape Architects to ensure the proposed landscaping is implemented to the highest standard, with landscape design paramount to the design of the facility.</p> <p>Within the verge and car parking areas, an array of native flora species (shrubs and shade trees) are provided. Perimeter planting is also provided along the lot boundaries.</p> <p>The internal landscape design encourages residents to walk outside, interact with the garden and socialise with other residents. This is further encouraged by the outdoor seating, bowling green, and 'hobby' gardens. Signature Care follows Dementia Australia's garden design principles, which revolve around sustainability, orientation, accessibility, socialisation, meaningful activity reminiscence, sensory stimulation and safety. The landscaping areas are designed accordingly.</p>
<p>3. Built form and scale <i>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p>	<p>The predominantly single-storey scale of the building maximizes the benefits of solar access, while its orientation creates a legible entry point to the development.</p> <p>The two-storey component is located centrally within the subject site. The maximum pitched roof height of 8.9m (majority of roof 6.7m high) is considered entirely acceptable within its context as a RACF within a low-rise residential context.</p>
<p>4. Functionality and build quality <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full lifecycle.</i></p>	<p>The building will have 180 single rooms, each with an ensuite. Some rooms will have connecting doors to cater for couples. The building will have large dining rooms, lounge rooms and dayrooms and other recreational areas throughout the facility, including a community hub and café. There will be a wellness centre, a chapel, meeting rooms, formal dining rooms, hairdresser, doctors consulting room, activity rooms, cooking display, craft rooms and also internet & library areas. All of these amenities aim to meet the needs of residents and visitors.</p>

Design Element	Design Outcome
	<p>The building is designed to have five separate wings, (3 wings of 36 places and 2 wings of 18 place secure dementia units), with designated entrances and drop-off points; giving each wing its own identity. Features will include a main reception area with strategically positioned nurse stations throughout, to allow for constant supervision of residents across the wings. There is a main production kitchen and satellite kitchens provided for the preparation and serving of all food to residents. A commercial laundry and ample cleaning and pan rooms are provided to maintain the efficiency of cleaning services.</p> <p>The design ensures the building is designed with maximum efficiency and performance including mechanical ventilation, heating and cooling systems, a complete and integrated nurse call system with Android Devices carried by nurses, a comprehensive CCTV surveillance system, and compliance with fire engineering in accordance with a Residential Class 9C build. The building will contain active and passive fire and smoke protection systems, including smoke & fire compartments, the incorporation of a residential sprinkler system, compliant fire hydrant design and coverage, smoke detectors, emergency lighting, exit signage, and an emergency warning and intercommunication system all integrated with a fire indicator panel located at the main reception, which has a direct link with the local fire authority when activated.</p> <p>Further, the building will have direct and designated paths of egress to ensure a safe evacuation process for residents with limited mobility. Structural and civil design will ensure the building is designed to surpass all local wind and flood requirements.</p>
<p>5. Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>	<p>The RACF incorporates a number of sustainability and eco-friendly initiatives, with passive solar design. The orientation of rooms and common areas, external shading devices (including deep eaves to minimise solar gain), weather-stripping and caulking to minimise energy losses (heating and cooling) and insulation in walls and ceilings all assist in reducing heat gain from outside.</p> <p>There is a natural gas hot water system, water efficient tap ware and dual flush cisterns throughout the development. The lighting circuitry is designed so that an appropriate portion of the lights can be switched off at night, yet still provide adequate lighting. Movement Sensors to utility rooms and common area WC's are in place, to turn on lights only when the room is being used. LED light fittings over WC's (long life, low wattage) are in place as well as compact fluorescent light bulbs throughout and daylight sensors for external lighting.</p>
<p>6. Amenity <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.</i></p>	<p>The design of the RACF takes into account a number of factors, including:</p> <ul style="list-style-type: none"> • Maintaining self-identity (e.g. user-friendly private bathrooms with toilet, basin and shower and bedrooms so people can see the toilet from their beds); • Personal enjoyment (e.g. a warm and welcoming foyer, liveable internal spaces, attractive outdoor landscaped areas / activities); • Healthy and enjoyable eating options (e.g. flexibility in dining so that friends or family members can cook and eat a meal with others or eat in privacy in a private dining room); • Personal spaces (e.g. bedrooms as private rooms with personal ensuites, each bedroom has a view to a covered patio); • Planning for loss (e.g. spaces for family counselling, sitting, resting or time out, and tables and chairs for meals and tea/coffee facilities);

Design Element	Design Outcome
	<ul style="list-style-type: none"> • Designing for family and community (e.g. a homely environment in which family members can be involved in everyday activities: for example, activity kitchens, small dining rooms or small eating areas inside and outside, and recreation areas such as music, games and living rooms); and • Designing for needs (e.g. nurses' stations which promote privacy, confidentiality and safety). <p>The principles of resident comfort, privacy, security and mobility are primary factors in the design of the RACF.</p>
<p>7. Legibility <i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i></p>	<p>Residents' space is designed with respect to the land and surrounding environment, creating the most liveable surroundings for our aged residents. Each wing has designated entrances, giving each wing its own identity. The passageways are like small streets where other residents reside, and may be met or visited. All rooms will be clearly labelled for ease of identification.</p>
<p>8. Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p>	<p>The building will be constructed with state of the art specialised safety and fire equipment, sprinklers and smoke detectors and fully equipped with independence devices such as hand rails and non-slip surfaces to assist in the care for our most vulnerable residents. The facility will be equipped with overhead lifting tracks to minimise manual handling and CCTV for security and access control for the safety of our residents.</p> <p>The secure dementia specific units can only be accessed via keypad and are monitored by a comprehensive CCTV surveillance system. All staff are required to carry Android Devices to maintain contact with each other at all times. Staff who work in our dementia units all have dementia specific education, knowledge and skills.</p> <p>The ideal environment for a resident with dementia is one that is non-stressful, constant and familiar. Signature Care uses Dementia Australia's 'How to Design Dementia Friendly Environments', 'Dementia Enabling Environment Principles' and Dementia Training Australia's 'Designing for People with Dementia' handbook as design guides when planning our dementia units. These principles include, reducing risks, providing a human scale, allowing people to see and be seen, reducing unhelpful stimulation, optimising helpful stimulation, supporting movement and engagement, creating a familiar space, providing opportunities to be alone or with others and providing links to the community.</p>
<p>9. Community <i>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</i></p>	<p>Social interaction continues to be promoted from the point of entry (the town centre), which has a fully staffed and equipped café and dining areas, which will become a social hub. Design elements which encourage social interaction include large dining rooms, lounge rooms and dayrooms and other landscaped recreational areas throughout the facility. There will be a wellness centre, a chapel, meeting rooms, formal dining rooms, hairdresser, doctors consulting room, activity rooms, cooking display, craft rooms and also internet & library areas.</p>
<p>10. Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p>	<p>The modified facility will continue to be a high-quality community development, designed to have a residential and homely feel. The RACF incorporates substantial landscaped areas to encourage residents to have a walk outside, interact with the sensory gardens, and socialise with other residents. The building will be fully disabled compliant with a network of footpaths connecting all external areas of the facility. The satellite kitchens located throughout the home are designed to stimulate residents' sense of smell and enhance their dining experience.</p>

In consideration of the 10 Design Principles of SPP7.0, the proposed amendments to the approved RACF warrants approval.

5 CONCLUSION

This application has provided planning and design justification for the proposed amendments to the approved RACF development. The submission further justifies that the proposed amendments constitute as minor amendments in accordance with regulation 17(1)(c) of the DAP Regulations and clause 77(1)(c) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and can therefore be approved through a Form 2 application.

The proposal appropriately responds to the relevant aspects of the planning framework and warrants approval for the following key reasons:

1. The amended RACF, although expanded, adopts a very similar layout and scale to that of the approved development.
2. The modified development will provide essential aged care services to the growing Bunbury community, with this facility catering for the shortage in aged and dementia care in the locality.
3. The development has been designed to a high standard, with a sympathetic built form and use of materials that are consistent with the existing and future character of the locality.
4. The facility incorporates an array of internal and external amenities for residents, resulting in a community development that has a homely and social feel for residents and visitors alike.
5. Substantial landscaping is provided along the frontages to Hayward Street, Holywell Street and Jarvis Street for additional amenity and softening of the development to the public realm. Landscaping strips are provided internally and adjacent to the lot boundaries to soften the development to adjoining residential properties.
6. High quality landscaping is provided within the development to increase the amenity and liveability for residents. If it is the case that residents have downsized, they will be able to interact with familiarities such as hobby and sensory gardens.
7. The proposed development is generally consistent with the provisions of the approved Local Development Plan, a 'due regard' document that has been prepared to guide development of the subject site.

Planning Solutions respectfully requests the City of Bunbury grants approval to the proposed development.