PLANNING REPORT

Local Development Plan Amendment

Lot 500 (No.32) Gavour Road, Wattle Grove

PROJECT REF: 1982

DYNAMIC PLANNING AND DEVELOPMENTS

Prepared for
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DYNAMIC PLANNING AND DEVELOPMENTS

1.0 Introduction

Dynamic Planning and Developments (DP) acts on behalf of Providence Lifestyle Villages in support of an amendment to the existing Local Development Plan relating to the Integrated Aged Care Facility at Lot 500 (No.32) Gavour Road, Wattle Grove (herein referred to as the 'subject site')

This planning report contains the following pertinent details of the proposal relevant to the assessment of the proposed application:

- Background applicable to the established planning framework and proposed development.
- Details of the proposed amendment including justification for the proposed changes.

Included in the submission is:

- Existing approved LDP (Attachment 1); and
- Proposed LDP (Attachment 2).

For reasons outlined in this report, the proposed amendment is entirely appropriate for approval.

2.0 Site Details

2.1 Legal Description

The subject site is legally described as:

Lot	Plan	Street Address
500	P057971	No. 32 Gavour Road, Wattle Grove

The subject site has an area of 151,808 sqm.

2.2 Locational and Land Use Context

2.2.1 Regional and Local Context

The subject site is located within the City of Kalamunda municipal area, within the suburb of Wattle Grove.

The site is located within an established rural residential area which two separate road frontages to Welshpool Road East to the north and Gavour Road to the South. The site has long been used for rural purposes.

Figures 1 and 2 depict the subject site in its regional and local context, respectively.

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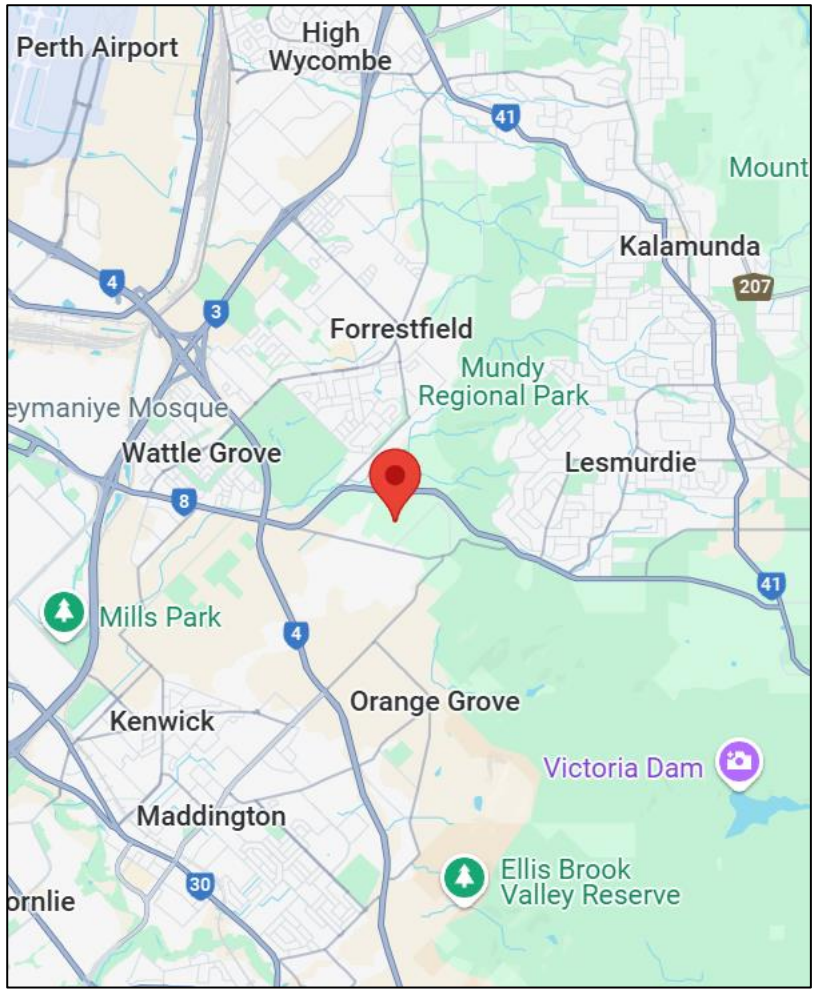


Figure 1: Regional context.



Figure 2: Local context.

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3.0 Background

3.1 Applicable Planning Framework

Metropolitan Region Scheme

The subject site is zoned as 'Rural' under the provisions of the Metropolitan Region Scheme (MRS) and abuts an Other Regional Road reservation associated with Welshpool Road East.

City of Kalamunda Local Planning Scheme No. 3

The subject site is zoned 'Special Use' under the provisions of the City of Kalamunda's Local Planning Scheme No. 3 (LPS3). Schedule 4 of LP3 outlines the applicable 'Special Use 20 (SU20)' provisions applicable to the site which have been summarised below:

Integrated Aged Care Facility
The objective of this particular zone is to achieve the development and operation of an integrated aged care facility that is designed to allow "ageing in place".

It will have a full range of accommodation designed for the aged including independent living units (Aged or Dependent Persons' Dwellings) and a nursing home component (Aged Residential Care facility) as well as common use community facilities.

It will be designed and implemented to maintain the rural character of the adjacent area whilst also maintaining flexibility to enable the facility's integration with development on adjoining properties should land use changes occur in the future.

In developing the site as an Integrated Aged Care Facility, the SU20 provisions include a number of conditions to be met, most relevantly to the subject application Condition e):

Development on Lot 500 shall be designed in the context of a local development plan prepared in accordance with deemed provisions in Schedule 2, Part 6 of the Planning and Development (Local Planning Schemes) Regulations 2015 which covers the entire lot. This will, amongst addressing other relevant planning and design matters, identify the location of the Aged Residential Care Facility, identify proposed staging, and the location of a possible future public road and servicing easement(s) with future implementation arrangements for these should land use changes occur on the properties adjoining Lot 500 in the future.

Figure 3 illustrates the zoning applicable to the subject site.

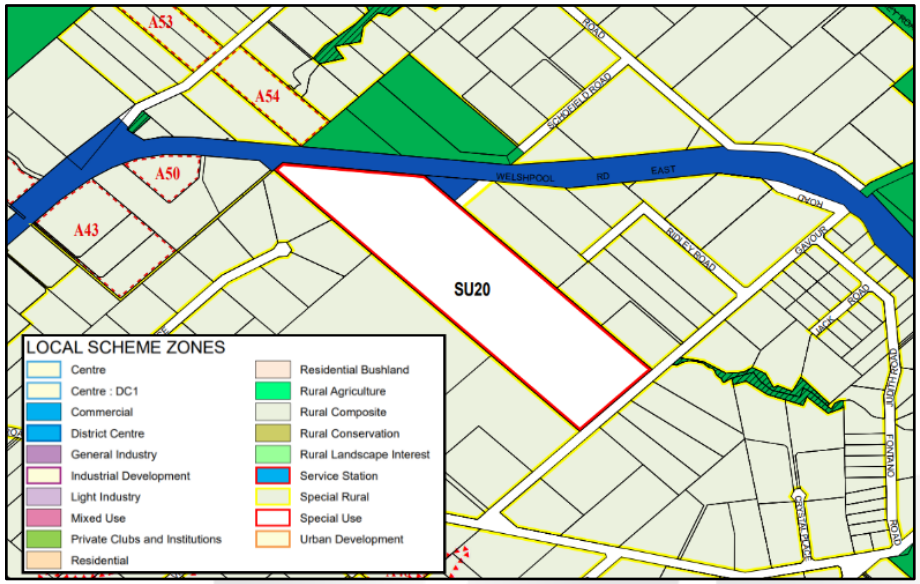


Figure 3: The subject site zoning as per LPS3.

Existing LDP

The subject site has an existing approved Local Development Plan that was prepared and approved in accordance with the SU20 provisions and presumably aligned with the development intent of a prior landowner/developer. A copy of the prior approved LDP is included in Attachment 1.

3.2 Development Intent

Providence Lifestyle Villages have recently agreed to purchase the subject site and in considering the approved planning framework for the site, it was evident that the development intent didn't align with the approved LDP and consequently an amendment is necessary as a pre-cursor to a proposed development application.

Considerable work has been undertaken by a large consultant team to examine the constraints applicable to the subject site which informed the preparation of an overall masterplan for the Integrated Aged Care Facility and has provided confidence in the likely development outcome at the subject site. This work has also informed the LDP amendment being sought and subsequent development application that will be lodged in due course.

4.0 Proposed Amendment

The proposed amendment to the approved LDP is minor in nature and primarily includes:

1. Relocation of the aged care facility from the southeastern corner of the subject site to the northeastern corner of the subject site along Welshpool Road East.

2. Reconfiguration of the independent living units and proposed internal road network to accommodate the relocation of the aged care facility.

3. Minor modifications to the proposed text provisions.

As the proposed LDP does not seek to exempt development from the need for a development application, it is primarily a guide for development at the site with additional detail to be confirmed through the development application process.

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5.0 Justification

The minor amendment to the approved LDP is considered to warrant support for the following reasons:

1. The primary change to the LDP relates to the relocation of the aged care facility which follows a negotiation with a contracted operator for the facility which required increased exposure to Welshpool Road East. This change will enable the delivery of the aged care component which will be the subject of a separate development application.

2. The LDP will remain consistent with the existing SU20 provisions and address all requirements of Condition e).

3. The amended LDP doesn't seek to exempt the requirement for a development application and as such considerable additional detail with regard to technical studies and specific built form outcomes will be provided as part of the subsequent development application process.

Ultimately, the amended LDP is considered to suitably address the SU20 provisions and will inform and support a subsequent development application. As such, it is entirely appropriate for approval.

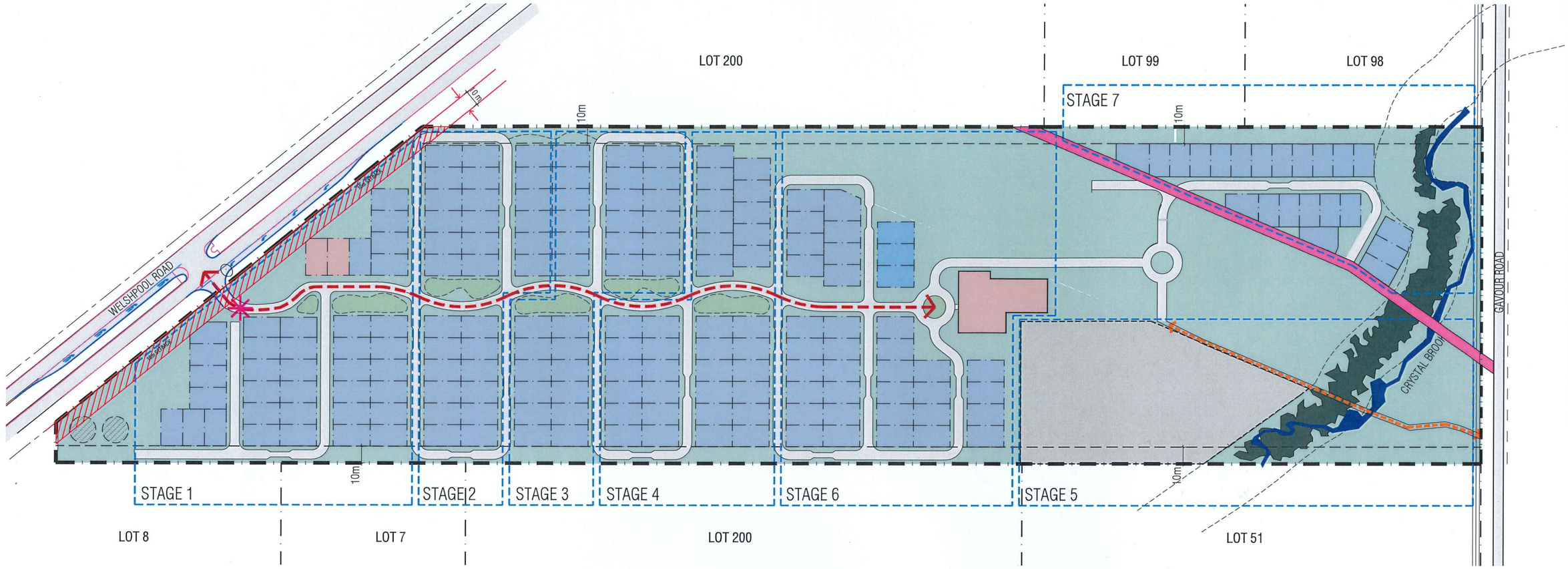
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Appendices

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APPENDIX 1 – Prior approved LDP

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LEGEND

- SUBJECT SITE
- PRIMARY VEHICLE ACCESS ROUTE
- SECONDARY EMERGENCY ACCESS ROUTE (EXISTING DRIVEWAY)
- ENTRY STATEMENT (SEE LANDSCAPE MASTER PLAN)
- INDEPENDENT LIVING SITES
- AGED CARE FACILITY SITE
- CLUBHOUSE
- LANDSCAPE ZONES (REFER TO LANDSCAPE MASTERPLAN)
- EXISTING VEGETATION TO BE MAINTAINED
- 10m MINIMUM SETBACK
- DEVELOPMENT APPLICATION STAGING
- WASTE WATER TREATMENT PLANT
- POSSIBLE FUTURE PUBLIC ROAD

LOCAL DEVELOPMENT PLAN PROVISIONS:

This Local Development Plan (LDP) applies to Lot 500 (#32) Gavour Road, Wattle Grove. Unless otherwise varied by this LDP, development proposed shall be designed and assessed in accordance with the City of Kalamunda Local Planning Scheme No. 3, the Special Use zone requirements and any applicable Local Planning Policies. The following design requirements shall apply in conjunction with the requirements annotated on the plan:

1. Staging of development should be undertaken as generally shown on the LDP.
2. No development is to occur within the 80m wide Western Power easement other than landscaping, communal facilities (including caravan/boat parking, gardens/orchards, tennis courts, bowling green, etc) and vehicle access ways.
3. Fencing along the Welshpool Road property boundary and entry statement should be detailed in the Stage 1 Development Application.
4. Fencing along all other property boundaries is to be of post and wire construction.
5. Vehicle access to Welshpool Road and traffic issues should be assessed through a Traffic Impact Assessment at Development Application stage(s).
6. No development other than vehicle and pedestrian access ways permitted in areas in excess of BAL-29 bushfire zones (refer BAL Contour Plan and Bushfire Management Plan).
7. A Bushfire Management Plan is to be submitted with each Development Application for the relevant stage(s).
8. The Aged Care Facility is to be maximum two storey in height and detailed at the relevant Development Application stage.
9. The secondary vehicle access way to Gavour Road is for emergency access only and can be used by construction vehicles during staged development.
10. Landscaping areas are to be generally in accordance with the Landscape Master Plan. Further detail is required for landscaping at the relevant Development Application stage.
11. Rehabilitation of the Crystal Brook vegetation environment is to be detailed at the relevant Development Application stage. Existing vegetation associated with Crystal Brook to be retained where possible.

This Local Development Plan has been adopted by the City of Kalamunda in accordance with Clause 6.2.6 of Local Planning Scheme No. 3.

Signature

4.6.19
Date

LDP APPROVAL NOTES:

1. An independent Road Safety Audit of the entry point at Welshpool Road East is to be conducted and any resultant road design adjustments made to the median and slip lane based on the recommendations of the Road Safety Audit prior to the lodgement of the Stage 1 development application. Any proposed works in relation to this will need to be undertaken at the time of implementation of Stage 1 of the development at the Applicant's cost.
2. The requirements of the Department of Fire and Emergency Services shall be addressed at Stage 1 of the development application process.
3. The 'future possible public road' identified on the Local Development Plan is subject to further investigation as part of any future Structure Planning for the area and surrounding land as required by Table 7: Implementation actions of the North East Subregional Planning Framework (2018) of the Western Australian Planning Commission.

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REV.	DATE	AMENDMENT	INIT.
-	23.05.18	ISSUE FOR SUBMISSION	SB
-	12.11.18	UPDATED ISSUE	SB
-	14.12.18	UPDATED ISSUE	SB
-	07.02.19	UPDATED ISSUE	SB
-	04.06.19	UPDATED ISSUE	JL

REV.	DATE	AMENDMENT	INIT.

CLIENT: R. LEIGHTON

PROJECT: WATTLEGROVE RETIREMENT
PROJECT ADDRESS: LOT 500 GAVOUR RD WATTLE GROVE

MJA PROJECT NUMBER: 18002
PROJECT STATUS: LDP APPLICATION

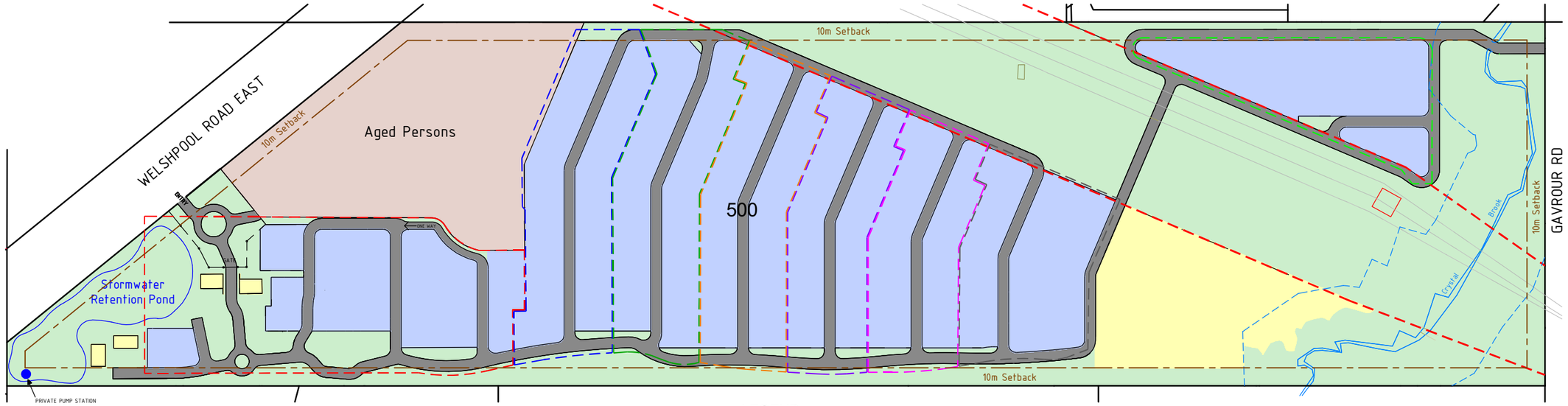
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DRAWING: LOCAL DEVELOPMENT PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A1.01	SB	WB	-

APPENDIX 2 – Proposed LDP

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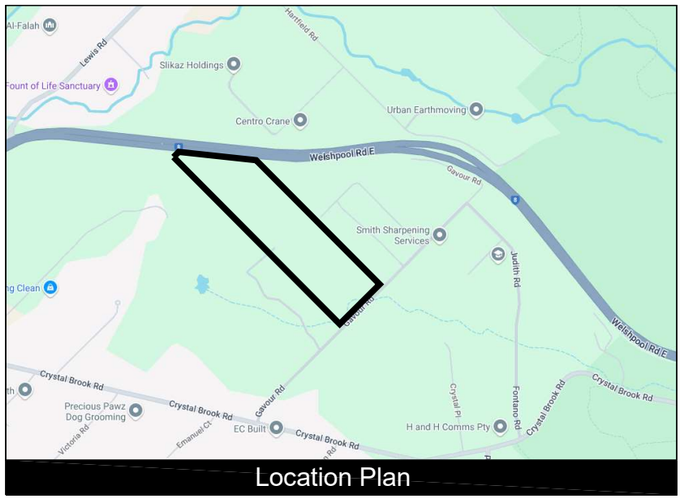


LEGEND:

- Independent Living Units
- Aged Care Facility
- Indicative Services / Amenities - Subject to DA
- 30m Brook Buffer
- Western Power Easement
- Indicative Road Reserve - Subject to DA
- 10m Setback Line

INDICATIVE STAGES

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4
- STAGE 5
- STAGE 6
- STAGE 7
- STAGE 8



LOCAL DEVELOPMENT PLAN PROVISIONS

This Local Development Plan (LDP) applies to Lot 500 (#32) Gavour Road, Wattle Grove. Unless otherwise varied by the LDP, development proposed shall be designed and assessed in accordance with the City of Kalamunda Local Planning Scheme No. 3, the Special Use zone requirements and any applicable Local Planning Policies. The following requirements shall apply in conjunction with the requirements annotated on the plan:

1. This LDP does not exempt development from requiring a Development Application.
2. No development is to occur within the 80m wide Western Power easement other than landscaping, communal facilities (including caravan/boat parking, gardens/orchards, tennis courts, bowling green etc) and vehicle access ways.
3. Fencing along the Welshpool Road property boundary and entry statement should be detailed in the Development Application.
4. Fencing between adjoining property boundaries to be 1.8m and visually permeable.
5. Vehicle access to Welshpool Road and traffic issues should be addressed through a Traffic Impact Assessment at Development Application stage(s).
6. No development other than vehicle and pedestrian access ways permitted in area in excess of BAL-29 bushfire zones.
7. A Bushfire Management Plan and a Bushfire Emergency Evacuation Plan is to be submitted with any development application.
8. The Aged Care Facility is to be maximum two storeys in height and detailed at the relevant Development Application Stage for the Aged Care Facility.
9. The secondary vehicle access way to Gavour Road is for emergency access only and can be used by construction vehicles during staged development.
10. Landscaping detail is to be provided as part of any development application.
11. Rehabilitation of the Crystal Brook vegetation environment is to be detailed at the relevant Development Application stage. Existing vegetation associated with Crystal Brook to be retained where possible.

Approval

This LDP has been approved by the City of Kalamunda under clause 52(1)(a) of the deemed provisions of Local Planning Scheme No. 3

Signature Date

LOCAL DEVELOPMENT PLAN

LOT 500 (No. 32) GAVOUR ROAD WATTLE GROVE

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