



Regis Greenmount
Residential Aged Care
Facility
**Development
Application**

June 2025 | 24-202

element. | PART OF  **SLR**

Acknowledgment of Country

We acknowledge the Whadjuk people of the Noongar nation as Traditional Custodians of the land on which we live and work.







We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

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Contents

Consultant Team	1	4. Orderly and Proper Planning	22
Introduction	2	5. Conclusion	23
Requirement for Planning Approval	2	Appendix A – Certificate of Title	24
1. Site Details	3	Appendix B – Development Plans	25
Subject Site Description and Context	3	Appendix C – Landscape Plan	26
Site Description	3	Appendix D – Acoustic Report	27
Local Context	5	Appendix E – Traffic Impact Statement	28
Regional Context	5	Appendix F – Waste Management Plan	29
Environment	5	Appendix G – Heritage Impact Statement	30
Topography	5	Appendix H – Design Principles Assessment	31
Bushfire	5	Appendix I – Conservation Management Strategy	32
Contaminated Sites	5		
Acid Sulphate Soils	5		
Heritage	6		
Aboriginal Cultural Heritage	6		
Historic Heritage	6		
2. Proposed Development	7		
Development Summary	7		
Specialist Inputs	8		
2.0.1 Landscaping	8		
2.0.2 Acoustics	9		
2.0.3 Traffic and Transport	10		
2.0.4 Waste	10		
3. Planning Framework and Assessment	11		
State Planning Framework	11		
Directions 2031 and Beyond and Perth and Peel @ 3.5 Million 11			
Metropolitan Region Scheme	11		
Planning and Development (Local Planning Schemes) Regulations 2015	11		
State Planning Policy No. 7.0 Design of the Built Environment	15		
State Planning Policy No. 7.3 Residential Design Codes	18		
Local Planning Framework	19		
Shire of Mundaring Local Planning Strategy	19		
Shire of Mundaring Local Planning Scheme No.4	19		
Local Planning Policy 3.3 – Heritage Requirements for Planning Proposals	21		

Consultant Team

Discipline	Consultant	
Architect	LW Architects	
Planning	Element Advisory (Part of SLR)	element. PART OF  SLR
Landscape Design	Plan E	
Traffic	Level 5 Design	
Waste	Talis	
Acoustic	Lloyd George Acoustics	

Introduction

This report has been prepared by Element Advisory, part of SLR ('Element Advisory'), on behalf of Regis Aged Care Pty Ltd ('Regis') for a residential aged care (Nursing Home) development located at Lot 9 (No. 22) Coongan Avenue, Greenmount.

The subject site is located within the Shire of Mundaring local government area ('Shire'). The subject site obtains primary vehicular access from Coongan Avenue via a battleaxe leg to the east, as well as pedestrian access to Great Eastern Highway via a path to the north.

The development seeks to deliver an architecturally designed and modern aged care facility to house and care for 48 residents. The application also includes the incorporation and upgrading of the heritage building 'Undercliffe House' as a central and key part of the development.

The application also seek approval for the demolition of a portion of the existing facility housing 47 beds in the older northeast portion of the site. Ultimately, the subject site will provide a single additional bed after completion, for a total of 127 units.

Requirement for Planning Approval

The development application requires determination under the requirements of the Shire of Mundaring's Local Planning Scheme No. 4 (LPS 4). As the cost of development is over \$2 million, it meets the criteria for voluntary determination by a Development Assessment Panel (DAP). In this case the relevant DAP is the Metro-Outer Joint Development Assessment Panel (MOAP). The applicant requests that this application be lodged with the Shire and determined by the MODAP.

1. Site Details

Subject Site Description and Context

Site Description

The subject site is located within the Shire of Mundaring and provides a total site area of 26,797m² (2.68 ha). The subject site does not provide a primary frontage to main or local roads. The subject site features two (2) minor access roads which connect the subject site to Coongan Avenue and Great Eastern Highway. Vehicle access is obtained via Coongan Avenue in the south-eastern corner of the subject site, and pedestrian access to Great Eastern Highway from the north-western corner.

There is an existing residential aged care facility on the eastern portion of the subject site that comprises a newer two-storey building in the south-eastern corner of the site, with a smaller, older wing located immediately north. The older portion is reaching the end of its economic life and no longer provides the quality of accommodation desired by Regis or its residents. It is intended that this component will be demolished once the new build is complete so residents can transfer directly to the new building on the site.

Located centrally on the subject site is the heritage listed 'Undercliffe House' which has been onsite since 1902 and is in need of some further restoration works.

The western portion of the subject site is vacant since the old Undercliffe Hospital was closed and subsequently destroyed by fire. This is the location of the proposed development.



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□ Cadastre boundaries (linework only)

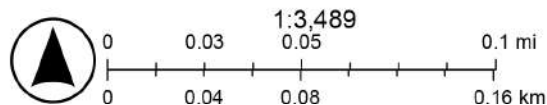


Figure 1. Aerial Photo

Local Context

The site is located in Greenmount, in the Shire of Mundaring and is surrounded by low-density housing ranging in residential density codes from R20–R40 on the, north, east and west, with the Railway Walk Trail abutting the southern boundary. The Greenmount locality is largely characterised by similar residential development with minimal commercial centres and pockets of industrial land within a 2km radius of the subject site.

The site is separated from Great Eastern Highway via existing single residential development to the north and north-east, but is provided with a pedestrian connection where staff and visitors can access the bus stops on Great Eastern Highway.

Whilst access to the site is provided from Coongan Avenue to the east, the site does also connect to two road reserves to the west of the site. Whilst the road reserves Chiraz Street to the south west and Wortley Road to the west, mid-block, both connect to the south, physical access is not currently provided, albeit is readily possible from Wortley Road, whereas Chiraz Street would need significant upgrades and tree removal.

Regional Context

Great Eastern Highway provides the main connection from Midland Town Centre, some 3km to the west, to the Perth Hills and regions. This also connects the site with the Midland Line, providing a major public transport route via a bus, then train to the rest of the metropolitan Perth Metronet rail network.

The proposed development will provide an enhanced residential aged care service and employment opportunities on the site and provides an essential community benefit for the wider residential catchment.

Environment

Topography

The topography of the subject site is sloping with the southern point lower at approximately 41m AHD while the northern-most part of the subject site ranges from 52m and 56m AHD in the north-west and north-east corners, respectively.

The slope of the land means that the access needs careful consideration given the need for a highly accessible environment

Bushfire

According to the Department of Fire and Emergency Services (DFES) mapping of bushfire prone areas, the subject site is not identified as being bushfire prone.

Contaminated Sites

The subject site has no report of site contamination.

Acid Sulphate Soils

The subject site is not identified as posing any threat of acid sulphate soils.

Heritage

Aboriginal Cultural Heritage

The subject site is identified as being located within two (2) areas of aboriginal heritage significance. These areas are Helena River (Place ID 3758) and Blackadder & Woodbridge Creek (Place ID 3720). Noting that the primary zone of development has been previously disturbed with the construction (c.1981) and later demolition (c.2016) of a previous hospital wing (refer also to historical aerials included within the HIS at appendix G), the likely potential for impact on these Registered Sites is deemed to be low, however no further survey of the subject site has been undertaken to date to inform this application..

Historic Heritage

The following Statement of Significance has been taken from the Place Record for the site, prepared by Bruce Callow & Associates Pty Ltd in 1995 as part of the then Municipal Inventory review (now Local Heritage Survey).

'Undercliffe' House has very high aesthetic, social and historic significance for the community as an example of a large, early residence in the area; its associations with prominent people active in the development of the district; and for its role in providing hospital/nursing care in the region for a substantial part of its existence.

A recommendation of this review was that the subject site also be considered for State Registration, however subsequent nomination, and assessment in 2004 deemed the property below threshold for state listing.

The building has been included on the Shire of Mundaring's Heritage List and attributed a Management Category of 2 which requires the following considerations:

High degree of integrity/ authenticity; very important to the heritage of the locality Expectations: Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

The following place specific recommendations were also provided as part of the place record review in 1995:

'Undercliffe' House requires the highest level of protection under the Municipal Inventory and the owners be provided with the maximum encouragement to conserve the significance of the place. The owners are to be commended for finding a compatible use for the place and not resorting to a pragmatic demolition option. Future alterations and adaptations should attempt, wherever possible, to re-establish the integrity and fabric of the original residence.

A review of the 1995 Municipal Inventory was undertaken by Hocking Heritage and Architecture with the resulting Local Heritage Survey review adopted by the Shire of Mundaring in 2025. The LHS review did not propose any change to the previous Statement of Significance or recommendations outlined above and it is unclear if any updated inspections were undertaken to inform this review, with place record images of the property only referencing Google Streetview (2010).

Element Advisory prepared a Conservation Management Strategy (CMS) to develop an understanding of condition and conservation requirements for the subject place in 2023. The findings of the CMS should be considered and conservation requirements incorporated as part of any proposed development of the adjacent landholding.

Refer to Appendix I – Conservation Management Strategy

2. Proposed Development

Development Summary

Table 1 (below) provides a summary of the proposed Residential Aged Care development.

Table 1. Development Details Summary

Development Aspect	Response
Proposed Land Use (Local Planning Scheme No. 4)	Residential Aged Care (Nursing Home)
Land Use Permissibility (Special Use Zone)	Discretionary
Proposed No. of Storeys	2
Proposed Max. Building Height	10.6m
Proposed Min. Setback	9m
No. of Demolished Units	47 units
Proposed No. of Units	48 new (127 total)
Proposed No. of Staff (total site)	39 staff
Proposed No. of Parking Bay (total site)	72 bays

This development application report is also accompanied by the following specialist inputs appended to this report:

- Appendix A: Certificate of Title;
- Appendix B: Development Plans;
- Appendix C: Landscape Plan;
- Appendix D: Acoustic Report;
- Appendix E: Traffic Impact Assessment;
- Appendix F: Waste Management Plan;
- Appendix G: Heritage Impact Statement;
- Appendix H: Part C Design Principles Assessment, and;
- Appendix I: Conservation Management Strategy.



Architect Perspective

Specialist Inputs

2.0.1 Landscaping

This development proposal is accompanied by a Landscape Concept, prepared by Plan E. The Landscape Concept illustrates the retention of existing significant trees which contribute to the heritage fabric of the subject site. The Landscape Concept proposes a wide-open and winding pathway surrounded by a variety of species of medium-sized trees and lower-level shrubbery. The implementation of raised planters with seating contributes to a peaceful amenity for the proposed development. The proposed landscaping values the retention of hardy native plants and the facilitation of social interaction. The landscaping contributes to the care of residents through providing familiar and 'homely' elements which foster memories.

The proposed landscaping has been designed in accordance with the following key design objectives:

- Retention of significant trees and protecting those valuable to the heritage fabric of the site;
- Creation of a highly legible landscape design which is complementary to the building's architecture;
- Facilitate social engagement and outdoor movement through inviting design;
- Provide the opportunities for residents to 'personalise' their own landscaping through planting of their own plants and seasonal varieties;
- Promote the use of hardy, native plant species which require less water usage than introduced species;
- Utilise high-amenity landscaped areas to contribute to the care of residents, especially those suffering with dementia, and;
- Facilitate outdoor areas designed in accordance with Crime Prevention through Environmental Design principles.

Refer to Appendix C – Landscape Plan

2.0.2 Acoustics

An Acoustic Report has been prepared by Lloyd George Acoustics. The Acoustic Report addresses the main acoustic considerations of the development, being reduced noise emissions, adequate noise separation and mitigating against noise intrusion.

The Acoustic Report makes the following recommendations in response to the major considerations:

Noise Emissions

- Noise emissions from the mechanical plant in the development is to be modelled and assessed prior to the issue of a Building Permit;
- Attenuators are to be allowed for on ground level fan systems;
- Internal air conditioning is to utilise 'day' and 'night' modes to reduce noise at night times;
- Mechanical plant is to be treated with acoustic screening where required, and;
- All mechanical plant infrastructure is to be at least 95% vibration isolated between other material.
- Service and Waste vehicle noise such as reversing alarms will be limited in operation to between 7am and 7pm in accordance with the *Environmental Protection (Noise) Regulations 1997*. It is understood any operations outside of these hours will require further assessment and a noise management plan to the satisfaction of the Shire.

Noise Separation

- All separating walls and floors between sole-occupancy units to comply with NCC acoustic performance requirements;
- Avoid services being chased into masonry, and ensure proper treatment of penetrations and flanking paths, and;
- Careful placement of services and use of discontinuous construction in certain areas.

Noise Intrusion

- North-facing units which exceed noise targets under SPP 5.4 due to proximity to Great Eastern Highway are required to incorporate Quiet House Design Package A construction requirements to achieve compliance.
- The proposed development site is located outside of the Australian Noise Exposure Forecast (ANEF) contours for Perth airport.

The Acoustic Report concludes all above noise considerations can be managed effectively by the development, with only minimal construction considerations required during detailed design of north-facing units.

Refer to Appendix D – Acoustic Report

2.0.3 Traffic and Transport

This development application is accompanied by a Transport Impact Statement (TIS) prepared by Level 5 Design. The TIS conducts a review of access, anticipated traffic generation, local road network capacity, on-site parking requirements and alternative modes of transport. The TIS makes the following conclusions and recommendations for the proposal:

- The proposed 72-bay on-site parking provision is compliant with the parking requirements stipulated in the Shire of Mundaring Local Planning Scheme. Additionally, the 72-bay provision exceeds the anticipated peak parking demand detailed in the TIS of 66 bays in the peak hour.
- Proximity to public transport will reduce demand on private vehicle use for staff, with the subject site being directly connected to bus routes Great Eastern Highway via a pedestrian path to the north;
- Service, waste and emergency vehicles are able to manoeuvre safely in the basement carpark and access the loading dock in accordance with the Australian Standards. This is demonstrated through swept path analyses of all vehicles proposed to be used;
- The additional traffic generation caused by the proposed development can safely be accommodated on the existing road network.

Refer to Appendix E – Transport Impact Assessment

2.0.4 Waste

A Waste Management Plan (WMP) has been prepared by Talis Consultants to summarise and provide recommendations for the method of waste management and disposal for the proposed development. Waste collection will be conducted by a private contractor, according to Talis, the minimum waste storage requirements for the development are below:

Rear Lift Waste Collection Vehicle:

- Three 1.5m³ refuse bins, collected three times each week; and
- Seven 240L recycling bins, collected two times each week.

Front Lift Waste Collection Vehicle:

- One 3.0m³ refuse bin, collected five times each week.

Specialist/Controlled Medical Waste Collection Vehicles:

- Two 240L secure document bins, collected as required;
- Thirty-three 120L clinical waste bins, collected weekly;
- Four 1.4L and two 6.5L sharps bins, collected fortnightly; and
- Three 120L cytotoxic bins, collected as required.

The WMP confirms that the proposed 50m² bin storage area in the basement level is of sufficient size to accommodate the above waste requirements. The bin store can be efficiently accessed by waste collection trucks entering and exiting the site in forward gear.

Refer to Appendix F – Waste Management Plan

3. Planning Framework and Assessment

State Planning Framework

Directions 2031 and Beyond and Perth and Peel @ 3.5 Million

The Perth and Peel @ 3.5 Million framework is an overarching suite of documents which builds on the vision established under Directions 2031. The Perth and Peel @ 3.5 Million document 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 framework guides infill development and advocates for greater use of activity centres, transport corridors and station precincts to support a diversity of higher density accommodation.

The subject site is located within the 'North-East sub-region' under the Perth and Peel @3.5 million framework. The following objectives outlined for the North-East sub-region are relevant to development within the subject site:

- Achieve more consolidated urban form and development within the sub-region;
- Meet long-term housing requirements;
- Identify requirements for key community and social infrastructure such as those required for health and tertiary education; and
- Guide the staging and sequencing of future urban development.

The proposed development directly responds to the above strategic aspirations by providing infill opportunities at an underutilised site and increased housing options for aged residents within the locality. Development in this manner will enable increased ageing-in-place within the Shire of Mundaring, whilst contributing to long-term housing needs within the North-East Sub-region.

Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is the overarching statutory land use planning scheme for the Perth Metropolitan Region. The purpose of the MRS is to reserve and zone land for specific purposes, and to provide a framework for development control. The MRS reflects the agreed strategic direction for land within the Perth Metropolitan Region, with all local planning schemes required to align with the MRS in terms of planning controls at the local level.

Under the provisions of the MRS, the subject site is appropriately zoned 'Urban', which is suitable for residential aged care development.

Planning and Development (Local Planning Schemes) Regulations 2015

Clause 67(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Deemed Provisions), specifies matters which are to be given due regard when determining applications for approval.

An assessment of the proposal against the relevant matters outlined in Clause 67(2) of the Deemed Provisions has been undertaken. A summary of the assessment is provided in Table 2.

Table 2. Clause 67(2) assessment

Provision	Applicant response
a. the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area	The proposal has been assessed against the Shire of Mundaring Local Planning Scheme No.4 Special Use Zone requirements. ✓
b. the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving	The development is consistent with orderly and proper planning principles applicable to the site as discussed in this report. ✓
c. any approved State planning policy	The proposal has been assessed against and considered to comply with the relevant provisions of the following State Planning Policies – State Planning Policy 7.0 – Design of the Built Environment Residential Design Codes Volume 1 ✓
d. any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)	N/A
e. any policy of the Commission	The proposal has considered the Commission's March 2024 'Position Statement: Residential Accommodation for ageing persons' and assessed the development in accordance with this document. ✓
f. any policy of the State	N/A
fa. any local planning strategy for this Scheme endorsed by the Commission	The proposal has been assessed against the Shire of Mundaring's 2013 Local Planning Strategy. ✓
g. any local planning policy for the Scheme area	The development has been assessed against the following Shire of Mundaring Local Planning Policies: LPP 3.3 – Heritage Requirements for Planning Proposals ✓
h. any structure plan or local development plan that relates to the development	N/A
i. any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015	N/A

Provision	Applicant response	
j. in the case of land reserved under this Scheme, the objectives of the reserve and the additional and permitted uses identified in this Scheme for the reserve	N/A	
k. the built heritage conservation of any place that is of cultural significance	The subject site has been identified as heritage listed with Category 2 significance on the local heritage list. This application is in accordance with an approved Conservation Management Strategy and is accompanied by a Heritage Impact Statement. Refer to Appendix G – Heritage Impact Statement	✓
l. the effect of the proposal on the cultural heritage significance of the area in which the development is located	Refer to Appendix G – Heritage Impact Statement	✓
m. the compatibility of the development with its setting, including – i. the compatibility of the development with the desired future character of its setting; and ii. the relationship of the development to development on adjoining land or on other land in the locality, but not limited to, the likely effect of the height, bulk, scale orientation and appearance of the development.	The proposed development complies with the desired future character of the area through alignment with the Shire’s Special Use Zone No.4. Bulk and scale of the proposed building has been considered and set back in excess of 9m to reduce impact on surrounding residential land. The proposed development contributes to the community through provided housing and care for an ageing population.	✓
n. the amenity of the locality including the following – i. environmental impacts of the development ii. the character of the locality iii. social impacts of the development	The proposed development contributes greatly to the amenity of the locality through providing extensive landscaping and preserving heritage fabric. Potential amenity impacts of the development have been managed appropriately. Refer to Appendix G – Heritage Impact Statement Refer to Appendix D – Acoustic Report Refer to Appendix E – Traffic Impact Statement	✓
o. the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or mitigate impacts on the natural environment or the water resource	There is no impact on the natural environment caused by the proposed development.	✓

Provision	Applicant response
p. whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	Refer to Appendix C – Landscape Plan ✓
q. the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk	N/A – the subject site is not identified as being in environmentally sensitive areas ✓
r. the suitability of the land for the development taking into account the possible risk to human health or safety	The proposed development poses no risk to human health or safety ✓
s. the adequacy of – i. the proposed means of access and egress from the site; and ii. arrangements for the loading, unloading, manoeuvring and parking of vehicles	Refer to Appendix E – Traffic Impact Statement ✓
t. the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety	Refer to Appendix E – Traffic Impact Statement ✓
u. the availability and adequacy for the development of the following – i. public transport services ii. public utility services iii. storage, management and collection of waste iv. access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities) v. access by older people and people with disability	Refer to Appendix E – Traffic Impact Statement ✓
v. the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses	N/A
w. the history of the site where the development is to be located	Refer to Appendix G – Heritage Impact Statement ✓

Provision	Applicant response
x. the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals	The proposed development facilitates a net positive outcome for the community through provision of housing and care for the elderly. The proposed development does not compromise residential amenity or views of significance. ✓
y. any submissions received on the application	This proposal will be subject to advertising and public comments will be given due regard by the MODAP. ✓
za. the comments or submissions received from any authority consulted under clause 66	
zb. any other planning consideration the local government considers appropriate	

State Planning Policy No. 7.0 Design of the Built Environment

State Planning Policy No. 7.0 – Design of the Built Environment (SPP 7.0) generally guides development through implementing 10 principles of good urban design to be given regard by development applications. The following section provides a brief design response to each of the design principles under SPP 7.0.

Context and Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

- The proposed development is respectful to the context of the site through following the natural contour of the land and providing a bulk and scale commensurate with the existing buildings and heritage fabric.
- The proposal protects the Undercliffe House heritage fabric through respectful building separation and protection and significant enhancement of surrounding landscaped gardens.
- The proposed building respects the surrounding low-density residential context through adequate setbacks and landscaping to avoid visual privacy and noise amenity concerns.

Landscape Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

- The proposed development provides extensive landscaped gardens which surround the new building, as well as a 767m² central courtyard accessible to all residents.
- Landscaping along the western boundary of the subject site allows for adequate separation from single-residential properties and protection of natural amenity.
- Significant trees are to be retained, including the Moreton Bay Fig Tree and American Cypress which are significant heritage aspects.
- A detailed landscaping plan has been prepared by Plan E to accommodate the development proposal which demonstrates a variety species of trees and shrubs dispersed throughout the development.

Built Form and Scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

- Universal design and access are key consideration of the proposed development as a residential aged care facility. Regis are a highly experienced aged care provider and ensure their facilities efficiently meet the needs of its residents.
- Given the need for a highly accessible development on a sloping site, the development has been kept largely at single storey at the rear of the development and extends to only two storeys on the southern side due to the fall of the land.
- All care units are designed to have access to high-amenity views, ventilation and solar access while also achieving equitable access to communal open spaces.
- The central drop-off and driveway loop are designed to make the servicing of residents and the development significantly more efficient.
- The central loop is also designed to maximise the efficiency of ambulances in the case of a medical emergency.

Functionality and Build Quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

- Universal design and access are key consideration of the proposed development as a residential aged care facility as reflected in the proposed development.
- The asset is to be retained by Regis where therefore there is a high level of regard for building durability and low maintenance materials;
- All care units are designed to have access to high-amenity views, ventilation and solar access while also achieving equitable access to communal open spaces.
- The central drop-off and driveway loop are designed to make the servicing of residents and the development significantly more efficient.
- The central loop is also designed to maximise the efficiency of ambulances in the case of a medical emergency.

Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

- The facility is sustainably designed to maximise natural ventilation and solar access to reduce the reliance on energy consumption for artificial climate control.
- The significant landscaping of the proposed development supports water-sensitive urban design through managing stormwater onsite within the gardens.
- Social sustainability is a significant priority of all Regis aged care developments. Allowing ageing in-place within a modern and accessible high-amenity facility.
- The proposed development incorporates a 40Kw solar panel system located on the northern aspect of the roof of the proposed building to maximise energy efficiency.

Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

- The modernised residential aged care facility provides a high-amenity outcome for all residents.
- The development prioritises fostering social cohesion and comfort to assist in provision of care for the elderly.
- The development includes sprawling gardens, large outdoor areas and internal social spaces where residents can interact.
- The development is also highly inviting to visitors, encouraging family and friends to visit residents and sustain mental health.
- There is also a high regard for the amenity of neighbours, being overly compliant with privacy setbacks and retaining access from existing driveways.

Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

- The proposed development is highly legible for the intended visitors. There is a single access way in and out of the development for vehicles which connects to the servicing area and central loop.
- The subject site includes a pedestrian path to the north which connects to public transport infrastructure on Great Eastern Highway.

Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

- The aged care nature of the proposed development prioritises the safety of residents.
- Communal open spaces are designed to be viewed and accessible by all residents and staff to protect passive surveillance and welfare of residents.
- There is a high level of visibility and passive surveillance provided over the more public domains.
- The proposed development also maintains regular visiting hours, with the development not generally open to non-residents outside of these hours.

Community

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

- The development will provide a high quality care facility to the local aged care community.
- Urban design of the development facilitates ample opportunities for enhanced social interaction and the creation of an internal facility community.
- Social interaction is facilitated between residents through the abundant internal amenities, outdoor living areas and central landscaped courtyard.

Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

- The architectural plans and landscape concept designs prepared by LW Architects and Plan E create a modern built form nestled in visually pleasing natural gardens.
- The heritage fabric of the subject site has been protect and conserved, while the new development remains respectful in terms of building bulk and enhances the site through landscaping.

State Planning Policy No. 7.3 Residential Design Codes

State Planning Policy No. 7.3 Residential Design Codes (R-Codes) seeks to facilitate an appropriate standard of housing, promote sustainability and outline assessment pathways to achieve better residential outcomes for occupants. The Western Australian Planning Commission (WAPC) has recently published 'Position Statement: Residential Accommodation for Ageing Persons' in March 2024 which directly relates to the application of SPP 7.3 when assessing aged care facilities.

The WAPC Position Statement outlines the WAPC's requirements to support the provision of residential accommodation for ageing persons, encouraging an appropriate supply and diversity of housing options for ageing populations.

The WAPC Position Statement lists a variety of considerations to be given regard by development applications for residential aged care facilities. This list includes '*the relevant provisions of the R-Codes*'.

In accordance with this consideration requirement and in recognition of the typical residential aged care facility providing a different outcome to the traditional residential development, the proposal has been assessed against the Design Principles of Part C of the R-Codes Volume 1.

It was determined through consultation with the Shire that R40 would be considered the most appropriate applied R-Code for the purposes of assessment in lieu of an R-Code being placed over the subject site via the Local Planning Scheme. Given the proposed aged care units most closely align with the definition of grouped dwellings as there are no dwellings above or below each other, Part C of the R-Codes are the most relevant provisions.

Accordingly, a full assessment of the relevant Part C design principles is attached at Appendix H.

Local Planning Framework

Shire of Mundaring Local Planning Strategy

The Shire of Mundaring Local Planning Strategy (Strategy) was endorsed by the West Australian Planning Commission (WAPC) in May of 2013. The Strategy intended to set out the long-term planning directions for the Shire and to guide land-use planning for the coming decade.

Section 3 of the Strategy includes various Strategic Directions which provide strategic recommendations to the future planning of the Shire in response to identified planning issues. The Strategic Direction most relevant to the proposed development is listed below:

Community facilities, recreation and open space

The level of community facilities and service provided in the Shire is generally sufficient at the time of writing, however the level of provision will need to be reviewed over time to accommodate changing demographics and community needs, notably the aging population and anticipated population growth in new development areas. Aged care facilities and low-order medical facilities need to be encouraged. Community facilities and recreation needs will be generated by urban development of proposed townsite development areas in North Parkerville and North Stoneville. It is proposed to separate local recreation reserves into Local Reserves for Conservation or Recreation under Local Planning Scheme No. 4 to indicate the primary emphasis for each reserve.

Given the above strategic direction, it is understood that the proposed Residential Aged Care development would contribute positively to addressing a shortage of aged care facilities and supporting an ageing population.

Shire of Mundaring Local Planning Scheme No.4

Zoning and Land Use

The Shire of Mundaring Local Planning Scheme No. 4 (LPS4) is the predominant statutory mechanism guiding development within the Shire.

Under LPS4, the subject site is zoned 'Special Use' and is subject to the Special Use requirements listed in Schedule 4 of LPS4. Within Schedule 4, the following land uses are permissible within the subject site:

- Aged persons' village;
- Aged or dependent persons' dwellings;
- Nursing home; and
- Uses incidental to the above.

A 'nursing home' is defined by LPS4 as the following:

"means 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 residential aged care development is consistent with the above definition and therefore is consistent with the objectives of the Special Use Zone.

Additionally, the proposed development includes aspects used for administrative office purposes and an café open only to residents, staff and visitors. As these additional uses are not public-facing uses, they are therefore considered incidental to the proposed uses and consistent with the provisions of the Special Use Zone.

LPS4 Built Form Requirements

Schedule 4 of LPS4 further states that 'all development should be at the Shire's discretion'. No further development requirements or density codes pertaining to the R-Codes are provided under Schedule 4.

The appropriate density code for the purposes of built form assessment has been determined in the above R-Codes section. An assessment of the development against the relevant R-Codes provisions is attached at Appendix H.

Car Parking

Table 2 of LPS4 lists the carparking requirements for different land uses within the scheme. For the 'Nursing Home' land use, the following parking ratio is applied:

1 space per 4 beds, plus 1 space per employee or staff member on premises at any one time

Across the entire subject site and inclusive of the proposed expansion, the site will provide a total of 127 aged care units and accommodate a maximum of 39 staff on the premises at any time. In accordance with LPS4, this requires 32 bays for the resident units and 39 bays for staff, for a total of 71 required parking bays.

The proposed development provides a total of 72 parking bays, including 45 new bays in the undercroft, 5 new bays located centrally and 22 bays retained onsite.

This parking provision is compliant with the LPS4 requirements and the anticipated peak parking demand detailed in the TIS.

The proximity of the subject site to public transport on Great Eastern Highway and the connection of Great Eastern Highway to the proposed facility via a pedestrian access leg further reduces demand on private vehicle parking.

Given the above, no parking or access issues are anticipated to be caused by the proposed development.

Refer to Appendix E – Traffic Impact Statement

Local Planning Policy 3.3 – Heritage Requirements for Planning Proposals

Local Planning Policy 3.3 – Heritage Requirements for Planning Proposals (LPP 3.3) was adopted by the Shire Council in September 2024 for the following purpose:

To provide guidance on the assessment of planning proposals involving works affecting a local heritage place(s) and/or a heritage-protected place(s).

In accordance with the Shire's local heritage list, the subject site is listed as Category 2 for heritage significance due to the presence of Undercliffe House. Category 2 is reserved for sites of 'Considerable Significance', and carries the following expectations from the Shire:

Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

Pursuant to LPP 3.3, development must demonstrate compliance with general assessment criteria under section 4.2 of LPP 3.3 as well as provide a Heritage Impact Statement in accordance with section 4.4.2 of LPP 3.3, summarised below:

4.4.2. *A development application, subdivision application or a structure plan likely to have a negative and/or significant impact on a heritage-protected place must be accompanied by a heritage impact assessment consistent with the guidelines produced by the Heritage Council of Western Australia.*

In line with this expectation, Undercliffe House is being proactively conserved, incorporated into the proposed development and is to be a fully functional part of the facility to ensure its ongoing maintenance and protection.

Consequently, Element Advisory have prepared a Heritage Impact Statement (HIS) in accordance with Heritage Council guidelines which summarises the works and conducts an assessment pursuant to LPP 3.3. The HIS is attached at Appendix G

4. Orderly and Proper Planning

In addition to the assessment and justification provided in the planning assessment above and in the R-Codes assessment at Appendix H, the principles of orderly and proper planning require that new development is consistent with the planning vision and strategic direction for the locality.

The key matters relating to orderly and proper planning are outlined as follows:

- The application seeks approval for a Residential Aged Care Facility (Nursing Home) on a site that is specifically zoned for aged persons under LPS4 and has been used as such for decades;
- The proposed development will demolish an ageing facility and facilitate a modern and high amenity facility in a location on the site that has been previously approved for this use;
- The proposed development will provide a new facility for the housing and care of an ageing population, responding to the demand for higher quality housing and care for the elderly;
- The proposed development is consistent with the design principles of residential development under Part C of the R-Codes and has demonstrated compliance with built form requirements at a worse-case scenario;
- The proposed development is accompanied by detailed reports ensuring acoustic, traffic, heritage and landscape amenity are appropriately managed;
- The accompanying acoustic and traffic reports demonstrate that vehicles can enter and exit the subject site in forward gear, without compromising safety or residential amenity;
- The accompanying traffic report demonstrates that the amount of on-site parking provided is adequate to satisfy generated parking demand;
- The built form of the proposed development responds to the topography of the site and does not compromise any views of significance;

5. Conclusion

This report has been prepared by Element Advisory, on behalf of Regis for a Residential Aged Care (Nursing Home) at Lot 9 (No. 22) Coongan Avenue, Greenmount (the "subject site"). The development proposal seeks approval to demolish a portion of the existing building and construct a 48-bed facility in the south-western corner of the subject site. Ultimately, the entire site will provide a total of 127 single-bed units for elderly assisted living.

This report sets out how the development addresses and complies with the relevant planning framework as per the detailed assessment of the proposal against the relevant aspects of the framework, including LPS4, R-Codes and Local Planning Policies. The proposal is shown to be clearly in accordance with the built form and land use expectations of the subject site and surrounding locality.

This report is accompanied by a variety of specialist inputs prepared by sub-consultants to support the proposal and demonstrate potential amenity concerns are managed.

The proposal is therefore consistent with the principles of orderly and proper planning. It is respectfully requested that the Shire support and recommend approval of the proposed development to the MODAP, subject to appropriate conditions.