

element.

SwanCare Apartments – HOBA

Development Application

Lot 1858 (No. 127-143) Hill View Terrace, Bentley

January 2024 | 22-391

We acknowledge the Whadjuk people of the Noongar nation as Traditional Owners 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.

Document ID:					
Issue	Date	Status	Prepared by	Approved by	
			Name	Name	Signature
	10/01/2024	Draft	Kaitlin Redmond-Ball	Leigh Caddy	LC
	11/01/2024	Final	Kaitlin Redmond-Ball	Leigh Caddy	LC

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Key Application Details

Development Application Details

Proposed development	Eighteen (18) aged persons apartments
Applicant	element , on behalf of SwanCare
Landowner	SwanCare Group Inc
Type of approval sought	Development Application to be determined by Development Assessment Panel (DAP Form 1)
Subject site	127-143 Hill View Terrace, Bentley
Real property address	Lot 1858 on Deposited Plan 168298
Site area	2.558ha
Development value	\$11,533,045

Planning Framework Details

Local Government Area	Town of Victoria Park (the Town)
Region Scheme	Metropolitan Region Scheme (MRS) – <ul style="list-style-type: none">Urban
Local Planning Scheme	Town of Victoria Park Local Planning Scheme No. 1 (TPS1) – <ul style="list-style-type: none">Special Use – Residential and Special FacilitiesPrecinct P13 (Curtin Precinct)
Structure Plan	Bentley-Curtin Specialised Centre Structure Plan – <ul style="list-style-type: none">Residential (Aged/Dependent Persons)
Other Guiding Documents	<ul style="list-style-type: none">Bentley Park Estate Endorsed Master Plan (the Master Plan)
Relevant State Planning Policy(s), Development Control Policy(s), Position Statements and/or Planning Bulletins	<ul style="list-style-type: none">SPP 7.0 – Design of the Built EnvironmentSPP7.3 – Residential Design Codes Volume 2 - ApartmentsPosition Statement: Residential accommodation for ageing persons
Local Planning Policies	<ul style="list-style-type: none">Local Planning Policy 29 – Public Art Private Developer Contribution

Consultant List

This development application has been prepared on behalf of SwanCare with input from the following consultants:

Table 1: Consultant List

Discipline	Consultant
Project Manager	Bridge42
Architect	Iredale Pedersen Hook Architects
Landscape Design	CAPA Studio
Town Planning	Element
Stormwater	Terpkos Engineering

TOWN OF VICTORIA PARK
Received: 15/1/2024

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1. Introduction

This report has been prepared by **element** in association with Iredale Pedersen Hook Architects, on behalf of SwanCare Group Incorporated for a three storey aged persons apartment building situated on a portion of Lot 1858 (No. 127-143) Hill View Terrace, Bentley (the subject site); and more broadly within the Bentley Park Estate. The proposed development comprises eighteen (18) independent living apartments, communal spaces and associated parking.

This report has been prepared to provide an overview of the subject site and the proposed development, as well as a detailed assessment against the relevant planning requirements and an examination of the planning merits of the proposal. This report is accompanied by all required information including architectural plans and perspectives as well as supporting technical reports as follows:

- Appendix A – Certificate of Title
- Appendix B – Planning Framework
- Appendix C – Development Plans
- Appendix D – Design Principles Response and Design Review Panel Meeting Minutes
- Appendix E – Landscape Concept Plans
- Appendix F – Stormwater Management Plan

As detailed in this report, the development is considered appropriate for the location and will provide well located and designed dwellings in a high amenity location. Approval of the application is therefore sought.

1.1 Requirement for Planning Approval

As the cost of development is over \$10 million, it meets the mandatory criteria for determination by a Development Assessment Panel (DAP). In this case the relevant DAP is the Metro Inner-South Joint Development Assessment Panel (JDAP).

2. Background

SwanCare Group Incorporated has been a leader in the provision of accommodation for older Western Australians spanning a period of more than six decades. Non-profit and non-denominational, all resources are owned by the organisation and shared by the community. The original Swan Cottage Homes was established over 60 years ago. Since 1961, the facility has steadily grown and evolved into a thriving community within a community.

Bentley Park Estate is one of a limited number of strategic redevelopment sites offering quality aged care accommodation and amenities within the Perth metropolitan area. The site is significant because of its inner metropolitan location and the large size of the landholding, which provides an opportunity for a large-scale integrated site redevelopment.

The redevelopment potential of the Bentley Park site has been recognised for several years through the Bentley Park Master Plan. The Master Plan outlines the strategic redevelopment for the site to provide Council with a guide to the intended location, layout, building envelope and nature of development of the entire site and to provide context and direction when an individual development application is submitted. The Master Plan demonstrates that when considered as a whole, the total development satisfies all relevant planning control criteria. The history of the Bentley Park Master Plan is set out below:

- **13 April 2004** – Council endorsed Bentley Park Master Plan for the redevelopment of the site for Aged Persons' accommodation. The Master Plan included a total of 550 residential dwellings comprising a mixture of villa lots, new apartments, refurbished apartments and associations amenities, a residential care facility, administration offices and care support facilities.
- **16 May 2006** – Modification approved which sought a number of changes from the endorsed plan as well as a reduction in the total number of units to 542 residential dwellings across the site.
- **2 September 2008** – Modification approved which included a 3774m² parcel of land at No. 22 Hayman Road to provide a landmark building at the location of corner of Hayman Road and Allen Court and increase the total number of units to 595 residential dwellings.
- **25 November 2008** – Modification approved to reconfigure the lots, roads and open space as well as create 'development zones' in lieu of building footprints for the apartment buildings located in two of the staged areas of the site.
- **15 May 2020** – revised Bentley Park Master Plan approved by Town of Victoria Park. The revised Master Plan was prepared following the release of the draft Bentley-Curtin Specialised Activity Centre Structure Plan. The Master Plan proposes a preliminary dwelling yield of 1,261 independent living dwellings (875 new apartment dwellings, 163 refurbished dwellings, 143 existing single level dwellings, 80 Akora dwellings).

3. Site Description and Context

Bentley Park Estate is located on Jarrah Road and Hillview Terrace, within the Town of Victoria Park. The Estate currently comprises of 7 landholdings, which totals approximately 13.6 hectares in area. The Estate is bound by Jarrah Road to the north, Hillview Terrace to the east, Juniper aged care facilities to the south, Boronia Pre-release Facility for Women and Curtin University to the west, and Polytechnic West Bentley Campus to the north-west.

The proposed development is situated on the western portion of Lot 1858 (No. 127-143) Hill View Terrace, Bentley. Lot 1858 has a land area of 2.558 hectares and maintains a frontage to Jarrah Road of approximately 134.78 metres and a frontage to Adie Court of approximately 175.56 metres.

The existing improvements situated on the portion of Lot 1858 comprising the proposed development site (hereafter referred to as the 'site') are to be demolished. Development immediately surrounding the Bentley Estate to the north and east consists of low density residential development. Vehicle access is currently provided from an internal access way which connects with Adie Court.

The site is formally described as set out in Table 2 below.

Table 2: Site Particulars

Lot	Plan	Vol/Folio	Street Address	Landowner	Area
1858	DP168298	349/46A	127-143 Hill View Terrace, Bentley	SwanCare Group Inc	2.558ha

Refer to Appendix A – Certificate of Title

Refer to Figure 1 – Location Plan



Figure 1 – Location Plan

4. Pre-Lodgement Engagement

4.1 Design Review

The project team presented this development to the Town's Design Review Panel (DRP) on 14 June 2023, 9 August 2023 and 8 November 2023.

At the meeting of the 14 June 2023, the DRP considered a proposal for a development scheme that proposed 18 apartments over three (3) levels. The DRP raised a number of concerns with the design, which fundamentally necessitated a holistic review of the proposed development.

Accordingly, a revised development scheme comprising 18 apartments over four (4) levels was presented to the DRP at the meeting of 9 August 2023 that addressed the above concerns. The revised proposal included two options which varied the ground floor setback to the adjacent single storey units to the south.

Following the DRP presentation on 9 August 2023, further detailed work, including a detailed feasibility analysis was undertaken by SwanCare and the consultant team. The feasibility analysis revealed the design presented to the August DRP meeting required substantial additional costs to the overall building construction beyond what was reasonably anticipated. In the interest of finding a more financially feasible project, SwanCare requested the project team review the original design, and identify opportunities as to where modifications can be achieved to address the DRP's comments.

The revised proposal was presented to the DRP at the meeting on 8 November 2023. The revised proposal responds to the comments of the first and second DRP meetings, and was highly commended by the DRP.

The DRP's comments of the 8 November 2023 meeting are provided in the following table:

Table 3: DRP Comments 8 November 2023

DRP Member	DRP Comments
Malcolm Mackay	<ul style="list-style-type: none"> • "Been on a bit of a design journey" – that is the Design process. Sometimes the journey and concept doubles back on itself. Other times it goes off on a tangent. • As a result of that journey, the design has improved. The concept hasn't just gone back to itself. It has progressed. • Struggling to find things to nitpick at. • Tip: Recommend creating a master ground floor plan that has both the architecture and the landscaping. Good to see both at the same time. • Curious to see how the elevations shape up. Need to progress beyond little artistic impressions. The essence can sometimes be lost in translation when these sketches are passed to someone else in the office to refine/develop at the design stage. <p>Applicant response:</p> <ul style="list-style-type: none"> ◦ This will need to happen as part of the DA. • Love that the landscaping has progressed beyond the indicative site boundary. This helps it to become a cohesive place and cohesive design.
Rob Mulcahy	<ul style="list-style-type: none"> • I've read the SwanCare environmental policy and what this proposal needs to do is specify how this proposal (not just the entire campus) implements these things. • Some of these things might just need to be articulated/specified – e.g. cross ventilation:

	<p>Applicant response:</p> <ul style="list-style-type: none"> ○ We'll make sure that this is articulated in the DA stage. Those measures have been thought about, just not articulated yet. ○ For example - rainwater capture is unlikely to happen. We had a meeting to learn from Curtin with respect to water capture under roadways – and while they've done it once, they'll never do it again. It has been somewhat of a disaster. <ul style="list-style-type: none"> • Please ensure that the detailing of sustainability measures is not deferred further.
Tony Blackwell	<ul style="list-style-type: none"> • Re: stormwater capture and reuse - Localised groundwater recharge is probably the best you're going to get. • Things I was hoping to see (following the previous meeting) are largely here. • A bit more information on the SE link would be good. Is this intended to be used by gophers? <p>Applicant response:</p> <ul style="list-style-type: none"> ○ Ideally, yes. Quieter space and slower space than Adie Court. • Attention will be needed to deliver that versatility. Path width and lighting (both ensuring safety, but minimising nuisance to dwellings) need to be considered.

The design team's response to the design principles and copies of DRP's minutes for each meeting are contained in Appendix D.

4.2 Resident Engagement

SwanCare undertook preliminary engagement with residents of Bentley Park Estate. The engagement included an open Resident Information Session held on the 29 May 2023, as well as separate one-on-one meetings with residents of the three adjacent single storey villas.

The Resident Information Session was well attended by 61 residents. Attendees were given a presentation of the current drawings including masterplan overview by the project architect, followed by an opportunity to ask questions.

The residents of the three adjacent single storey villas were presented with an overview of the proposed development and issued with a hard copy of the drawings to take away to review.

At the time of preparing this submission, no further feedback or queries have been raised by residents.

5. Proposed Development

5.1 Development Details

Development approval is sought for a three storey aged persons apartment building situated on a portion of Lot 1858 (No. 127-143) Hill View Terrace, Bentley (the subject site); and more broadly within the Bentley Park Estate. The proposed development comprises eighteen (18) independent living apartments, communal spaces and associated parking.

5.2 Landscaping

CAPA Studio has designed the landscape concept for the proposed development. The landscape design is an integrated landscape/urban/architecture approach that connects importantly on a number of scales; i) precinct, ii) neighbourly and iii) as a building. The landscape elements that reflect these scales follow:

Pedestrian Led

The address for the street scaled entrance to the apartments connects with SwanCare's Grandis Boulevard. This important street has been identified in the masterplan as being a pedestrian first, shared people/ vehicle pathway into the future, with Adie Court to the west being the main transit pathway network.

The pedestrian pathways are designed to provide an infrastructure for pausing and rest (~every 9m) for health and mobility considerations. Landscape arbors, canopy roof and considered building soffits provide important shade amenity and personal scale at street.

Infrastructure for Sustainability

Opportunities for healthy social connections for resident's lives are an important aspect by structured places (gathering spaces at entrances, seating in immersive garden settings) and the incidental (flower cutting gardens and scooter pathways, artwork gallery spaces at ground)

At a larger scale, areas such as Grandis Boulevard are envisioned to become an expanding reserve offering a bio-infrastructure for native flora and fauna, linking to the nearby Curtin 'Pines' and parkland reserves.

Refer to Appendix E – Landscape Plan

5.3 Stormwater

A Stormwater Management Plan has been prepared by Terpkos Engineering in support of the proposed development.

Refer to Appendix F – Stormwater Management Plan

6. Planning Assessment

6.1 Land Use and Permissibility

The site is subject to the provisions of the Town of Victoria Park Town Planning Scheme No.1 ('the Scheme'). The site is zoned 'Special Use: Residential and Special Facilities' under the Scheme and has a density code of R40.

The proposed development can be defined as “aged or dependent persons' dwelling” under the Scheme.

Aged or dependent persons' dwelling is defined as “*an independently constructed dwelling for the purpose of accommodating a person who is aged 55 years or over or is a person with a recognised form of handicap requiring special accommodation provisions for independent living or special care*”.

This land use is capable of being approved in accordance with the provisions of Precinct Plan 13 – Curtin Precinct.

6.2 State Planning Policy 7.3 – Volume 2 Apartments

A detailed assessment of the proposal against relevant standards of the planning framework is provided in Appendix B.

In the context of the following section, it should be noted that a traditional assessment of the development against several of the requirements of SPP7.3 (such as setbacks, plot ratio, open space) is somewhat arbitrary in this instance. This is because Lot 1858 comprises a varied built form, consisting of numerous single storey villas and multi-level apartments situated across the lot. Notwithstanding, a hypothetical development 'lot' defined by Adie Court, Grandis Boulevard, Talbot Place and the proposed extension of Graham Crescent has been adopted for the purposes of discussion.

A summary of the assessment of the development against the provisions of State Planning Policy 7.3 – Volume 2 Apartment (SPP7.3 Volume 2) is provided in Table 4 below. Justification for those aspects that do not meet the Acceptable Outcome (AO) provisions and have been assessed against the relevant Element Objectives (EO) are provided herein.

Table 4: Summary of assessment against State Planning Policy 7.3 – Volume 2 Apartments

Reference	Provision	EO	AO
Precinct Plan 13 – Curtin Precinct & Bentley Park Masterplan	2.2 – Building Height		✓
Bentley Park Masterplan	2.3 – Street Setbacks and 2.4 – Side and Rear Setbacks	✓	
R-Codes Vol. 2	2.5 – Plot Ratio	✓	
R-Codes Vol. 2	2.6 – Building Depth	✓	
R-Codes Vol. 2	2.7 – Building Separation	✓	
R-Codes Vol. 2	3.2 – Orientation		✓
R-Codes Vol. 2	3.3 – Tree Canopy and Deep Soil Areas	✓	
R-Codes Vol. 2	3.4 – Communal Open Space	✓	
R-Codes Vol. 2	3.5 – Visual Privacy	✓	

R-Codes Vol. 2	3.6 – Public Domain Interface		✓
R-Codes Vol. 2	3.7 – Pedestrian Access and Entries		✓
R-Codes Vol. 2	3.8 – Vehicle Access		✓
R-Codes Vol. 2	3.9 – Car and Bicycle Parking	✓	
R-Codes Vol. 2	4.1 – Solar and Daylight Access	✓	
R-Codes Vol. 2	4.2 – Natural Ventilation	✓	
R-Codes Vol. 2	4.3 – Size and Layout of Dwellings		✓
R-Codes Vol. 2	4.4 – Private Open Space and Balconies	✓	
R-Codes Vol. 2	4.5 – Circulation and Common Spaces		✓
R-Codes Vol. 2	4.6 – Storage	✓	
R-Codes Vol. 2	4.7 – Managing the Impact of Noise		✓
R-Codes Vol. 2	4.8 – Dwelling Mix	✓	
R-Codes Vol. 2	4.9 – Universal Design		✓
R-Codes Vol. 2	4.10 – Façade Design		✓
R-Codes Vol. 2	4.11 – Roof Design		✓
R-Codes Vol. 2	4.12 – Landscape Design		✓
R-Codes Vol. 2	4.13 – Adaptive Reuse		✓
R-Codes Vol. 2	4.14 – Mixed Use	N/A	
R-Codes Vol. 2	4.15 – Energy Efficiency		✓
R-Codes Vol. 2	4.16 – Water Management and Conservation		✓
R-Codes Vol. 2	4.17 – Waste Management		✓
R-Codes Vol. 2	4.18 – Utilities		✓

6.2.1 Setbacks and Building Separation

Table 2.1 of SPP 7.3 Volume 2 recommends a 4m setback from the primary and secondary streets, 2m setback from the side and 3m setback from the rear lot boundary. The proposed development is setback 3.3m from Talbot Place, 4.43m from Grandis Boulevard, 3.3m from the independent living units and 17.67m from Adie Court at ground level. The upper levels of the development are setback 2.8m from Grandis Boulevard and 2m from Talbot Place.

The Bentley Park Masterplan through the guiding principles for Built Form Design seeks to maximise the development opportunities through reduced setbacks and multiple dwelling development. The development is considered to achieve this guiding principle as well the element objectives pertaining to setbacks and building separation as:

- There is a clear transition between the public and private realm;
- visual privacy to the apartments from the street is capable of being achieved;
- the setback and orientation of the development enables passive surveillance;
- adequate separation between the neighbouring dwellings is achieved through the proposed pedestrian link, proposed landscaping and surrounding streets;
- the setbacks are consistent with the desired character set out in the Masterplan;

6.2.2 Plot Ratio and Dwelling Mix

As Lot 1858 comprises a combination of existing single storey unit and villa type development associated with the Bentley Park Estate, some of which partially straddle lot boundaries, the

determination of a value for plot ratio by reference to a lot (as would normally be the case) is somewhat complicated by the nature and type of existing development.

It should be noted that the progressive redevelopment of the Estate is primarily guided by the approved Master Plan which envisages a combination of dwelling types and facilities appropriately located and integrated across the Estate, rather than adhering to individual lot boundaries per se.

Table 2.1 recommends a plot ratio requirement of 0.6. Assuming the hypothetical 'lot' as detailed above, which comprises an area of approximately 2500m², the plot ratio would amount to 0.7 (based on a total floorspace excluding balconies/terraces of 1745.5m²).

Adopting a performance-based approach and with regard to the element objectives of the R-Codes, the overall bulk and scale of the building is consistent with the type of development envisaged under the Master Plan at this location.

The façade of the development incorporates articulation and visual interest through recessed balconies and a material/colour palette which assists to ameliorate any perceived issue of building bulk. Additionally, the design and form of the development has been supported by the City's DRP.

6.2.3 Building Depth

The total building depth exceeds the recommended building depth of 20m. The proposed development is considered to meet the element objectives as it has been designed to optimise the number of apartments that face north and the building is well articulated to allow access to daylight and natural ventilation.

6.2.4 Tree Canopy and Deep Soil Areas

A landscaped masterplan for the SwanCare Bentley site continues to evolve with each site development and provides both definition and specific qualities to be explored for each new site.

The extension of Grandis Boulevard creates a pedestrian orientated boulevard, new pedestrian links between and a significant residential amenity.

The ground level plane will include a significant recreational landscape of integrated seating with immersive gardens, planted arbors, shade trees, informal gathering zones, waiting areas and new linkages. The paving strategy invites access from the street, provides a variety of intimate and connecting scales and is highly considerate of universal access.

The setback separating the proposed building from the existing dwellings to the South-East consists of Deep Planting Zones of soft foliage and village scaled pathway links. The link will encourage incidental social connections and improved surveillance. Additional evergreen trees will provide shade and amenity to the apartments and villas and contribute a sense of privacy and screening from the Independent Living Units (ILUs).

Landscaping is also provided to the ends of the common circulation areas on levels 1 and 2. Provision is included for personalised planting on all private balconies.

6.2.5 Open Space

Communal open space is provided at ground level in and around the pedestrian entry points at ground level for opportunities to gather and socialise. This is considered appropriate in the context of the building being within the SwanCare village environment.

The balconies to apartments 9, 11, 16 and 18 have a minimum dimension less than 2.4m. The terraces for apartments 2 and 3 have two smaller terraces which are less than 15m² in aggregate. Notwithstanding, the balconies and terraces are sited, oriented and designed to enhance the liveability of the residents. The residents also have opportunities to utilise the recreational facilities provided within the SwanCare premises.

6.2.6 Visual Privacy

Generally, the development meets the visual privacy provisions. The balconies of apartments 10 and 17 are setback 5.7m in lieu of the recommended 7.5m. A deep balustrade and ledge has been included to create a privacy screen and achieve the requirements of privacy separation. The provision of the pedestrian link and associated landscaping will minimise direct overlooking of habitable and private outdoor living areas within the adjoining properties.

6.2.7 Car Parking

The development includes a total of eighteen (18) parking bays and four (4) visitor bays within the road reserve. The provision of parking bays is considered appropriate given the development's proximity to the services provided by SwanCare and the bus stops located on Adie Court.

6.2.8 Solar Daylight Access & Natural Ventilation

The development has been designed to optimise the number of dwellings that receive winter sunlight through the orientation of the dwellings as well as the incorporation of skylights. Windows to the apartments that receive no direct sunlight on 21 June has been designed and positioned to optimise daylight access for habitable rooms.

The development has been designed to maximise the number of apartments with natural ventilation. Those that are not capable of being naturally cross ventilated are provided with large external windows and doors to encourage natural ventilation.

6.2.9 Storage

Generally, most of the dwellings provide storage that meets the acceptable outcome provisions of SPP 7.3 Volume 2. All dwellings are provided with a well-designed, functional and conveniently located store room. Additional storage space is also capable of being provided within the study spaces on the upper-level apartments.

7. Conclusion

This report has been prepared by **element** in association with Iredale Pedersen Hook Architects, on behalf of SwanCare Group Incorporated for a three storey aged persons apartment building situated on a portion of Lot 1858 (No. 127-143) Hill View Terrace, Bentley (the subject site).

This report sets out the development approval framework, project area description, proposed development and planning framework applicable to the proposal.

Based on the planning assessment set out in this report, it is considered that the proposed development will not compromise the strategic intent for the area and is consistent with requirements and standards in the applicable statutory planning framework. Where variations to the relevant development standards are proposed, they have been justified and are considered appropriate in the context of the development's unique land use opportunity and site context.

The proposal is consistent with the principles of orderly and proper planning. Accordingly, it is respectfully requested that the Town support and recommend approval of the proposed development to the JDAP, subject to appropriate and reasonable conditions.

element.

Appendix A – Certificate of Title

TOWN OF VICTORIA PARK
Received: 15/1/2024

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WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

349

46A

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1858 ON DEPOSITED PLAN 168298

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

SWANCARE GROUP INC OF 26 PLANTATION DRIVE, BENTLEY

(AN K902485) REGISTERED 6/4/2009

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. CROWN GRANT IN TRUST. SEE CROWN GRANT FOR CONDITIONS.
2. E984817 MEMORIAL RETIREMENT VILLAGES ACT 1992. LODGED 10/9/1992.
3. O064806 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 4/1/2019.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 349-46A (1858/DP168298)
PREVIOUS TITLE: 349-46A
PROPERTY STREET ADDRESS: 127-143 HILL VIEW TCE, BENTLEY.
LOCAL GOVERNMENT AUTHORITY: TOWN OF VICTORIA PARK

NOTE 1: I923284 DEPOSITED PLAN NO 40899 LODGED.

TOWN OF VICTORIA PARK
Received: 15/1/2024

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Appendix B – Planning Framework

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 identifies that Australia's ageing population results in a growing demand for housing choices in areas with convenient access to a range of services (particularly community and health) or different styles of housing (for example, smaller dwellings which are easier to maintain) so that people can downsize from the traditional three- or four-bedroom home but remain in the same suburb.

Community and social infrastructure in the sub-regions will need to accommodate a growing and ageing population. The focus will be on the co-location of key community and social infrastructure to promote better use of existing infrastructure and facilities, reduce traffic movements and establish a sense of social cohesion by creating a key focal point for activity and the delivery of services to nearby residents. The greater demand for healthcare and social assistance services also influences projected employment options or opportunities.

The SwanCare Bentley campus is considered one of the most desirable retirement villages in part due to the leisure centre facilities and diversity of housing options. The proposed development seeks to continue to add to the housing diversity and availability by providing 9 different floor plans across the 18 apartment units.

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.

In considering development under the MRS it is necessary to have regard for the purpose for which the land is zoned or reserved under the Scheme, the orderly and proper planning of the locality and the preservation of the amenities of the locality.

Under the provisions of the MRS, the site and surrounds are zoned 'Urban'. The Urban zone is intended to accommodate a range of activities including residential, commercial, recreational and light industry. The proposed development aligns with the intended activities of the zone.

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 7.

Table 7: Clause 67(2) assessment

Provision	Applicant response	
(a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area</i>	<p>The proposal is consistent with the aims of LPS1, as it –</p> <ul style="list-style-type: none"> • caters for the diversity of demands and lifestyles by facilitating and encouraging the provision of housing choice within the SwanCare premises; • Responds to the individual character of the SwanCare precinct; • Includes a land use capable of approval under the Zoning Table; and • Achieves a high-quality built form outcome. 	✓
(b) <i>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</i>	Draft Local Planning Scheme No. 2 (Draft LPS2) was advertised from May to August 2023. The proposed development is considered to be consistent with the provisions of Draft LPS2.	✓
(c) <i>any approved State planning policy</i>	<p>The proposal has been assessed against and considered to comply with the relevant provisions of the following State Planning Policies –</p> <ul style="list-style-type: none"> • State Planning Policy 7.0 – Design of the Built Environment • State Planning Policy 7.3 – Residential Design Codes (Volume 2) - Apartments 	✓
(d) <i>any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)</i>	No policy applicable to the proposed development.	N/A
(e) <i>any policy of the Commission</i>	<p>The proposal has been assessed against and considered to comply with the relevant provisions of:</p> <ul style="list-style-type: none"> • Position Statement: Residential Accommodation for Ageing Persons 	✓
(f) <i>any policy of the State</i>	No policy applicable to the proposed development.	N/A
(fa) <i>any local planning strategy for this Scheme endorsed by the Commission</i>	The proposal has been considered against and is found to be consistent with the Town's Local Planning Strategy.	✓
(g) <i>any local planning policy for the Scheme area</i>	<p>The proposal has been considered against the relevant provisions of the following –</p> <ul style="list-style-type: none"> • LPP 29 – Public Art Private Development Contribution 	✓
(h) <i>any structure plan or local development plan that relates to the development</i>	<p>The proposal has been considered against the relevant provisions of the following –</p> <ul style="list-style-type: none"> • Bentley-Curtin Specialised Activity Centre Plan • Bentley Park Master Plan 	✓
(i) <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</i>	N/A	N/A
(j) <i>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</i>	N/A	N/A
(k) <i>the built heritage conservation of any place that is of cultural significance</i>	N/A	N/A

(l) <i>the effect of the proposal on the cultural heritage significance of the area in which the development is located</i>	N/A	N/A
(m) <i>the compatibility of the development with its setting, including –</i> i. <i>the compatibility of the development with the desired future character of its setting; and</i> ii. <i>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.</i>	The desired future character of the area is set out in the Bentley Park Masterplan. The proposed height, bulk, scale, orientation of the development is consistent with the provisions of the Bentley Park Masterplan and the character of the area.	✓
(n) <i>the amenity of the locality including the following –</i> i. <i>environmental impacts of the development</i> ii. <i>the character of the locality</i> iii. <i>social impacts of the development</i>	The proposed development is sited within a designated residential aged care premise. As noted by the Town's Design Review Panel, the proposed development is considered to be consistent with the context and character of the area.	✓
(o) <i>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</i>	N/A	N/A
(p) <i>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</i>	The application includes landscaping within the subject site as well as the provision of street trees on Grandis Boulevard and the pedestrian link.	✓
(q) <i>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</i>	N/A	N/A
(r) <i>the suitability of the land for the development taking into account the possible risk to human health or safety</i>	N/A	N/A
(s) <i>the adequacy of –</i> i. <i>the proposed means of access and egress from the site; and</i> ii. <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles</i>	The carpark is accessed via the proposed crossover/driveway to Talbot Place. Each dwelling is provided one designated car bay; the car park has sufficient space for manoeuvring. Pedestrians can access/egress the site via the pedestrian entries from Grandis Boulevard or Talbot Place.	✓
(t) <i>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</i>	Traffic generated by the development is considered to be low. The proposed development is well connected the nearby services as well as close proximity to a bus stop.	✓
(u) <i>the availability and adequacy for the development of the following –</i> i. <i>public transport services</i> ii. <i>public utility services</i> iii. <i>storage, management and collection of waste</i> iv. <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities)</i> v. <i>access by older people and people with disability</i>	Public bus stops are sited on Adie Court, within close proximity to the proposed development. The development provides for a bin store area located on the ground level, that will allow for the separate storage and collection of waste and recycling 'sulo' bins for the development. Waste will be collected by SwanCare's contracted waste removal company as part of the existing arrangements employed across the estate. The development is located within a designated residential aged care premise and is designed to provide independent living opportunities for individuals over 55. The development has therefore been designed to provide sufficient access by older people.	✓

(v) <i>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</i>	As a result of Perth's ageing population, SwanCare has experienced a greater demand for independent living apartments. This development will assist in satisfying that demand.	✓
(w) <i>the history of the site where the development is to be located</i>	Historically the site has been used for residential aged care and independent living units. The proposed development is consistent with the use of the site.	✓
(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals</i>	As a result of Perth's ageing population, SwanCare has experienced a greater demand for independent living apartments. This development will assist in satisfying that demand.	✓
(y) <i>any submissions received on the application</i>	N/A	N/A
(za) <i>the comments or submissions received from any authority consulted under clause 66</i>	N/A	N/A
(zb) <i>any other planning consideration the local government considers appropriate</i>	N/A	N/A

Position Statement: Residential Accommodation for Ageing Persons

The position statement outlines the requirements to support the provision of residential accommodation for ageing persons within Western Australia's local government planning framework. Independent living complexes are encouraged within residential zones, mixed use and centre type zones and to take into consideration any Local Planning Strategy, Local Planning Scheme, the R-Codes, SPP 7.0 and any other relevant State Planning Policy. The proposed development is consistent with the intent of the position statement.

State Planning Policy 7.0 Design of the Built Environment

State Planning Policy No. 7.0 – Design of the Built Environment (Design WA) is a State Government initiative aimed at ensuring good design is a key consideration of all development in Western Australia. Design WA comprises a recently adopted suite of documents that came into effect in 2019 and is to be taken into due regard by the determining authority when assessing development applications. The policy also includes the '10 Design Principles of Good Design' which developments are assessed against. A response to the 10 Design Principles of Good Design is included in Table 8 below.

Table 8: Design Principles Statement

Design Principles Architectural Statement
<p>1. Context and Character - Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p> <p>SwanCare Bentley is a unique campus that has evolved since 1961. It was born out of the desire to assist elderly with housing by the late Richard Cleaver. Richard always believed that the feeling of genuine community and togetherness would underpin the success of SwanCare.</p> <p>The design also responds to the intended future character and density of the area. The design responds to the SwanCare 'Bentley Park Master Plan' which sets out overarching Master Plan aims for the area and development principles.</p> <p>The site is in very close proximity to Adie Court which is currently a main transport route, and as noted in the Master Plan, is intended to become the main activity centre by way of a dense urban streetscape which will centralise retail and community facilities at street level.</p> <p>It is intended that the main entry for the project and street address will be from the Grandis Boulevard. It is intended that, as per the Master Plan, the extension of Grandis Boulevard from its current end point to Adie Court will become Pedestrian Priority as part of increased pedestrian networks which will establish a safer pedestrian environment and a greater sense of community.</p> <p>Grandis Boulevard connects through to the Porte Cochere on the opposite side of Adie Court which forms a major transport arrival point to the SwanCare campus and a connection point to the Leisure Precinct further to the northwest.</p>
<p>2. Landscape Quality - Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</p>

This site forms part of a landscaped masterplan that continues to evolve with each site development. The completion of the Leisure Centre Precinct extended the role of landscape to meet Adie Court. The Masterplan defined precinct specific qualities that would be explored for each site.

This development includes the extension of Grandis Boulevard to create a pedestrian orientated boulevard while preserving Talbot Place to fulfil the future landscape and pedestrian zone.

The ground level plane will include perimeter landscape including shade trees, seating and informal gathering zones and paving that merges the building with the pedestrian footpath.

The rear setback separating the proposed building from the existing dwellings to the South-East consist of a Deep Planting Zone of soft foliage. The trees provide good shelter and amenity to the apartments and contribute a sense of privacy. The use of landscaping within this particular area of the proposal creates screening from the ILUs.

Landscaping is also provided to the shared common area on level 2 and to the ends of the common circulation areas on levels 1 and 2. Provision is included for personalised planting on all private balconies.

3. 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.

Based on the Bentley Park Master Plan document, the intended density of this site is a maximum of 6 storeys, stepping to a maximum of 4 storeys to interface with the existing ILUs that cover from the northeast to the southeast of the site.

The site acts a mediator between the single storey area and the future high-density developments. The site also retains the existing single 1960's building that was recently restored and converted to the community grocery store and hairdressers.

The proposed design maintains the undulating roof form of the existing context and rises to address Adie Court while falling to address the single storey existing houses. The building maintains a higher presence to Adie Court (3 storeys) and lower height to the South-East.

The form of the building is further articulated in plan to create three distinct modules, reducing scale and bulk and allowing additional material connections to be created that respond to the current context.

4. 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.

The design of Independent Living Units for older residents requires increased sensitivity to mobility difficulties, vision impairment and other qualities. The apartments are design based on the best practice in liveable home design-Platinum level Livable Housing Design. This level responds to people with higher mobility requirements allowing for enhanced independent living and increased capacity to age in place.

Internal spaces are generous and include the main bedrooms opening to living spaces and outlook and access to balconies.

Balconies are designed for personalisation while providing a safe and secure environment.

Apartment designs allow for personalisation, flexibility of use and long-term flexibility to re-configure.

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

SwanCare Bentley's focus is on building individual, SwanCare community and extended community relationships. Since the completion of the Leisure Centre Precinct local residents outside of SwanCare regularly make use of SwanCare facilities interacting with residents forming friendships and general communication. The central boulevard has proven to be an important walking and meeting place. This has greatly increased demand for accommodation places, this project is helping to meet some of this demand.

SwanCare developed a site wide environmental sustainability approach incrementally addressing energy consumption and generation, water consumption and preservation, appropriate landscape species (predominately endemic species), increasing green space and reducing reliance of motor vehicle use.

All of the above items will be applied to this project including low embodied energy material selection, durability and future-proofing.

6. 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.

SwanCare HOBA provides a variety of apartments types to best cater for the diverse range of potential residents. All residents enjoy the benefit of the SwanCare Bentley shared amenities including the award-winning Leisure Centre Precinct.

At a building level, significant care has been invested to minimise overshadowing and overlooking, achieving cross ventilation and natural light to private and shared spaces and providing protected outdoor spaces.

Shared outdoor terraces are landscaped and undercover obtaining morning and mid-morning sun. Private balconies obtain midday and afternoon sunlight. Shared terraces include landscaped planters including shade trees. Private balconies are semi enclosed to provide privacy and shade.

Material and colour selection reduces glare and reflection. Roof forms are pitched to reduce reflection.

Designing for mobility devices including scooters, wheelchairs and walking frames ensures easy access for residents and guests.

Apartments designs continue the focus on mobility, acoustic separation, visual privacy, personalisation, flexibility and connection to exteriors.

7. 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.

SwanCare HOBA forms and important node connecting Grandis Boulevard via Adie Court across to the main pedestrian boulevard and the SwanCare Leisure Centre precinct. This connection occurs via a pedestrian orientated intersection with Adie Court. A change in material and level focus attention to the pedestrian and acts as a passive vehicle slowing device.

Landscaping and places to gather and rest will reinforce the hierarchy of this intersection.

This automatically extends to the entry of the apartment building with seating protected by a canopy that clearly identifies the entries.

Internally communal passages are wide and straight, opening to landscaped terraces with natural light and ventilation. Passages are sufficiently sized to enable passing mobility devices and emergency trolleys and stretcher beds. Two central lifts are provided to ensure continued accessibility and sized to suit scooters and emergencies.

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

Safety at the SwanCare retirement village is considered a priority that filters from the shared public spaces to the individual apartments. Legible movement systems with continuous lighting avoids the need for fenced and gated environments. SwanCare welcomes visitors and encourages the social interaction and mix of residents with the surrounding community.

Encouraging passive surveillance forms a significant design device for both streets and buildings.

Access to the building is clearly legible and well-lit and provides access to a secure area. Direct secure access is provided from the secure carpark to the secure entrance Mews.

Visibility from Grandis Boulevard entry through to the Talbot Place entry is continuous. This transparency continues in to the main shared access paths.

The vehicle crossover includes sufficient setback to observe exiting vehicles in advance.

9. 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.

SwanCare Bentley is now considered one of the most desirable retirement villages. This in part is due to the Leisure Centre facilities but also the diversity of apartment types and diversity of care levels.

As noted previously SwanCare was developed with the belief that the feeling of genuine community and togetherness would underpin the success of SwanCare.

SwanCare actively engages with the surrounding community and with an extended community including Curtin University students.

SwanCare is underpinned by diverse experiences that accommodate individuals, small and larger groups. The ground level spaces will continue this relationship with shared private spaces providing more intimate group experiences.

SwanCare Bentley provides accommodation and experiences for all retirees while supporting all abilities, cultures and household budgets.

10. 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.

SwanCare HOBA continues the exploration of a multi-sensory experience. This commenced with the Leisure Centre Precinct and incorporated sight, smell, sound and touch extending and connecting buildings to outdoor spaces and landscaping. This is particularly important in the context of vision impaired residents and sound restricted residents.

The leisure centre precinct has proven to be extremely successful, a recent consultation session with residents verified the importance of this approach.

The building base includes masonry connecting to the SwanCare aesthetic with tactile and smooth bricks contrasted. Building entries include glazed green bricks or tiles connecting aesthetically to the adjacent grocery store building and providing a legible entry.

Handrails will be lightly polished brass and continue the material explorations that change with time. Building weathering will be carefully considered to minimise building maintenance while maximising experience.

Colorbond cladding is contrasted with terracotta colours, visually connecting to adjacent roof tile colours.

Building elements including corner towers and pitched, undulating roofs continue the SwanCare language.

State Planning Policy 7.3 – Residential Design Codes – Apartments

Table 9: State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments Assessment

Reference	Provision
2.2 – Building Height	N/A – set out in Precinct Plan 13 – Curtin Precinct and Bentley Park Master Plan
2.3 – Street Setbacks and 2.4 – Side and Rear Setbacks	<i>Performance based assessment required</i>
2.5 – Plot Ratio	<i>Performance based assessment required</i>
2.6 – Building Depth	Building depth greater than 20m. <i>Performance based assessment required.</i>
2.7 – Building Separation	<i>Performance based assessment required</i>
3.2 – Orientation	The building frontages are oriented to face the public realm and incorporate direct access from the street. The adjoining independent living units adjoining the subject site have a residential density of R40. Overshadowing of the adjoining properties does not exceed 35% of the site area.
3.3 – Tree Canopy and Deep Soil Areas	<i>Performance based assessment required</i>
3.4 – Communal Open Space	<i>Performance based assessment required</i>
3.5 – Visual Privacy	The bedrooms of apartments 10 and 17 and kitchens for apartments 9, 11, 16 and 18 are setback 8.8m from the "lot boundaries" of the independent living units. The balconies of apartments 10 and 17 are setback 5.7m in lieu of the recommended 7.5m. <i>Performance based assessment required.</i>
3.6 – Public Domain Interface	The ground floor dwellings have direct access to private terraces whilst maintaining a connection to the street and adjoining footpath. Car parking is not located within the primary street setback and is incorporated within the building behind the front building façade. Upper-level balconies and windows overlook the street and public domain. Finished floor level of ground floor elevated above street level Front fence visually permeable above 1.2m and designed to eliminate opportunities for concealment Bins are located within an alcove of the car parking area, not visible from the primary street Services and utilities are integrated into the design within the car parking area, not visible from the street.
3.7 – Pedestrian Access and Entries	A pedestrian entry ramp to the building is provided from both Grandis Boulevard and Talbot Place, creating a continuous path of travel. Both are well protected by the upper levels of the building. The pedestrian entries are well lit and sited separate to the vehicle access. The bins are stored in an alcove within the carpark.
3.8 – Vehicle Access	Vehicle access to the development site is obtained via Talbot Place. The entry is clearly identifiable from the street and located behind the front building line. The vehicle entry is sited 24m from the Talbot Place/Adie Court intersection; is 5.8m in width and designed for two-way access. No walls are proposed within 1.5m of where the vehicle access point meets the public street.
3.9 – Car and Bicycle Parking	Eighteen (18) car parking bays are provided onsite in addition to one (1) visitor bay in front of the sliding gate. No bicycle bays are provided on site. <i>Performance based assessment required.</i>
4.1 – Solar and Daylight Access	13 or 72% of the apartments achieve at least 2 hours of direct sunlight to the living rooms and private open space. 5 or 28% of the

	apartments receive no direct sunlight on 21 June. <i>Performance based assessment required.</i> Every habitable room is provided at least one window. Where access to direct sunlight is limited, skylights are provided where possible.
4.2 – Natural Ventilation	The apartments are single aspect with 44% of the dwellings being naturally cross ventilated with openings oriented between 45 and 90 degrees of the prevailing cooling wind direction. <i>Performance based assessment required.</i> No habitable rooms rely on lightwells as the primary source of fresh air.
4.3 – Size and Layout of Dwellings	All apartments are 2 bedroom, 1 bathroom and exceed the minimum internal floor area of 67m ² . All bedrooms and habitable rooms exceed the minimum dimension and internal floor areas required.
4.4 – Private Open Space and Balconies	All terraces have a minimum dimension greater than 2.4m. The balconies on the second and third floor have a minimum dimension greater than 2.4m with the exception of apartments 9, 11, 16 and 18. All private balconies on floors 2 and 3 and the terraces for apartments 1 and 4 are greater than 10m ² . The terraces on apartments 2 and 3 are less than 10m ² . <i>Performance based assessment required.</i>
4.5 – Circulation and Common Spaces	All corridors are greater than 1.5m in width. All corridors and common spaces are capable of passive surveillance and avoid opportunities of concealment. No major openings or windows open directly onto corridors or common spaces.
4.6 – Storage	All stores are provided within each individual apartment. Apartments 2 and 3 do not meet the minimum requirements for area and dimensions. Apartments 5, 8, 12 and 15 do not meet the minimum storage areas. All other apartments are fully compliant. <i>Performance based assessment required.</i>
4.7 – Managing the Impact of Noise	The development will meet the requirements of the NCC. Major openings are located away from potential noise sources.
4.8 – Dwelling Mix	The development proposes 6 different apartment configurations. Each apartment however contains two bedrooms. <i>Performance based assessment required.</i>
4.9 – Universal Design	Apartment design based on Platinum level Liveable Housing Design principles (where possible).
4.10 – Façade Design	The form of the building is articulated in plan to create three distinct modules, reducing scale and bulk and allowing additional material connections to be created that respond to the current context. The building base includes masonry connecting to the SwanCare aesthetic with tactile and smooth bricks contrasted. Building entries include glazed green bricks or tiles connecting aesthetically to the adjacent grocery store building and providing a legible entry. Colorbond cladding is contrasted with terracotta colours, visually connecting to adjacent roof tile colours. Building elements including corner towers and pitched, undulating roofs continue the SwanCare language. Building service fixtures are sited within the car park, tucked into an alcove formed by the staircases such that they are not visually intrusive from the public realm. The development provides definitive, weather protected entry points.
4.11 – Roof Design	The proposed design maintains the undulating roof form of the existing context and rises to address Adie Court while falling to address the single storey existing houses. The building maintains a higher presence to Adie Court (3 storeys) and lower height to the South-East. The roof design incorporates sky lights and solar panels which are considered not to be visually intrusive when viewed from the street.
4.12 – Landscape Design	CAPA Landscape Architecture has prepared a landscape plan which includes a species list and irrigation plan and is found at Appendix E. The landscaping design supports mature street trees which will provide shade to the pedestrian link and Grandis Boulevard.
4.13 – Adaptive Reuse	Demolition works are proposed as demonstrated on the Demolition Plan. The existing grocery store on the 'subject site' is proposed to be retained. The new development on the site maintains the undulating roof form of the existing context and rises to address Adie Court while falling to address the single storey existing houses. The materiality of

	the proposed development has been designed to connect with the existing SwanCare aesthetic.
4.14 – Mixed Use	The Bentley Park Masterplan designates the uses and activities of SwanCare site providing a centralised facilities model. The subject site is identified for use as 'Independent Living Apartments'.
4.15 – Energy Efficiency	Energy efficient initiatives for the development include: <ul style="list-style-type: none"> • The omission of natural gas; • An electrical metering system to monitor resident and common area usage to minimise energy loss or waste; • Instantaneous electric hot water systems; • Low energy appliances; and • Photovoltaic cells provided on the roof of the development.
4.16 – Water Management and Conservation	Hydraulic sub-metering on cold water supplies is proposed to monitor consumption of water as well as low water consumption appliances, tapware, fixtures and landscaping. A stormwater management plan is provided at Appendix F.
4.17 – Waste Management	A bin store is provided on the ground floor within an alcove of the car park, screened from view of the street, open space and private dwellings. The development provides for a bin store area located on the ground level, that will allow for the separate storage and collection of waste and recycling 'sulo' bins for the development. Waste will be collected by SwanCare's contracted waste removal company as part of the existing arrangements employed across the estate.
4.18 – Utilities	Utilities are located within the are sited within the car park, tucked into an alcove formed by the staircases such that they are not visually intrusive from the public realm. Services are also capable of being located on the balconies of the apartments within an enclosed portion of the balcony. The laundries are co-located with a powder room and are of a size and dimension that is appropriate to the size of the development.

Local Planning Framework

Town of Victoria Park Local Planning Scheme No. 1

The site is subject to the provisions of the Town of Victoria Park Town Planning Scheme No.1 ('the Scheme'). The site is zoned 'Special Use: Residential and Special Facilities' under the Scheme and has a density code of R40.

The proposed development can be defined as **"aged or dependent persons' dwelling"** under the Scheme.

Aged or dependent persons' dwelling is defined as *"an independently constructed dwelling for the purpose of accommodating a person who is aged 55 years or over or is a person with a recognised form of handicap requiring special accommodation provisions for independent living or special care"*.

Curtin Precinct Plan 13

Under the Scheme, the site is included within Precinct P13 (Curtin Precinct), which outlines the Council's planning intentions for the precinct. The site is identified as being used primarily for aged persons accommodation and ancillary uses. Permitted ancillary uses may include recreational facilities, hospital care and consulting rooms, local shops and restaurants.

Development shall generally be in accordance with the Residential Design Codes R40 standards; with the exception of Building Height. The Precinct Plan identifies a maximum building height of 15 metres over the site, although maximum height from the street boundary is subject to a 45° recession plane along the Jarrah Road, Hillview Terrace and Marquis Street frontages. Building height is considered below.

Table 10: Curtin Precinct Plan Development Standards Assessment

Precinct Plan 13 – Curtin Precinct		
Building Height	Maximum 6m where setback 6 metres from street boundary. Maximum 15 metres where setback 15 metres from street boundary.	Peak roof height 14.41m setback 25m from Adie Court.

Development shall be of a high standard and set within spacious and well landscaped surrounds. Landscaping is required to blend new development with existing buildings. The development proposes extensive landscaping within the public realm to provide a shaded boulevard and pedestrian walkway.

The Precinct Plan also requires that all car parking be provided on-site and screened from the street and adjacent residential areas. Car parking is proposed on site and is to be screened from view of the street and adjacent residential areas.

Bentley-Curtin Specialised Activity Centre

The Bentley-Curtin Specialised Activity Centre Plan was endorsed by the WAPC in June 2018. The Bentley-Curtin Specialised Activity Centre has a unique combination of education, research, technology, aged care and specialised functions. The vision is to deliver a vibrant place that is accessible, safe, sustainable, affordable and attractive for people to study, work, live and enjoy life.

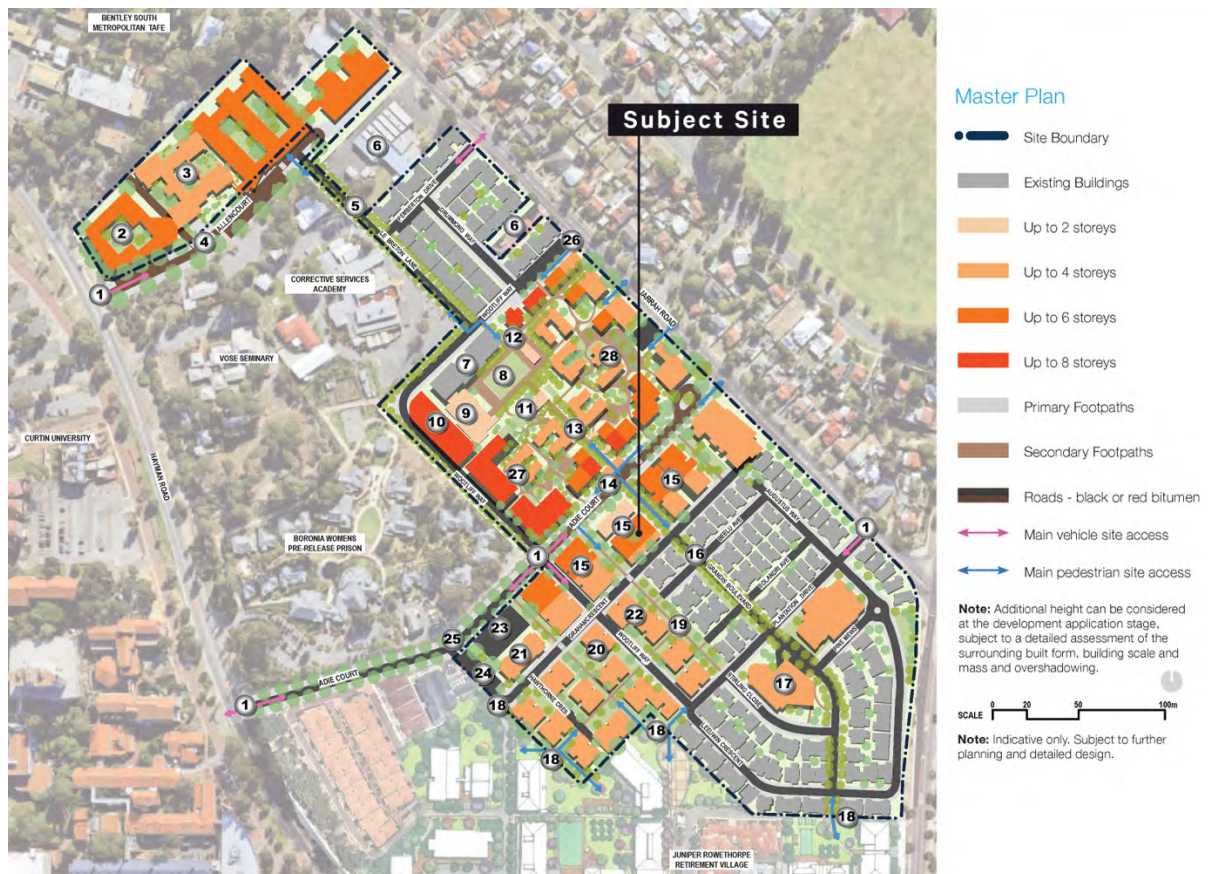
Bentley-Curtin has extensive aged and dependent persons accommodation and care facilities. Providers share facilities and amenities and residents make up a substantial proportion of Bentley-Curtin's population. The study area is broken into precincts, defined by the prominent activities of the land. The subject site is located within the Special Use and Education Precinct in which retirement, aged care and dependent persons facilities are expected to continue to provide a variety of accommodation choices; with increased medium density and intensity to occur. The proposed development is consistent with this key element of the precinct.

The Activity Centre Plan reflects prominent activities of the land, providing context and rationale for planning. The site is identified as Residential (aged/dependant persons) being an area that has special residential functions for aged and dependent people with ancillary and complimentary uses.

Bentley Park Master Plan (Adopted 2020)

The Bentley Park Master Plan, adopted by the Town of Victoria Park Council in 2020, provides an agreed framework for the Town that outlines SwanCare's overall vision for Bentley Park, and assist with the assessment and consideration of development applications, and other initiatives over time.

The Master Plan is formulated around a series of key elements and associated principles, which are intended to guide further detailed planning at the precinct and site level, thereby ensuring the overall vision is translated through to future built form and public realm redevelopment projects.



The following table details responses to key elements and design principles identified under the document and relevant to the proposal.

Table 11: Bentley Park Masterplan Development Standards Assessment

Element	Principle	Design Response
Use & Activities	<p>Independent Living Apartments.</p> <p>Incorporate universal access and a common design theme.</p>	<p>Independent Living Apartments provided.</p> <p>Apartment design based on Platinum level Liveable Housing Design principles (where possible).</p>
Access, Movement & Parking	<p>Internalised parking within new development (preferably basement forms, although can include at-grade parking with shade structures).</p> <p>Grandis Boulevard developed as a 'shared' pedestrian / vehicular link.</p> <p>Main pedestrian site access to be provided via Grandis Boulevard and Talbot Place</p> <p>Vehicle access via Graham Crescent</p> <p>Talbot Place adjacent to development site key pedestrian link</p>	<p>The development provides at-grade resident parking (incorporating weather protection). The provision of basement parking is not viable in this instance, rather appropriate for more intensive forms of development envisaged under the Master Plan.</p> <p>Grandis Boulevard is proposed to be extended to link to Adie Court. An expansive footpath is proposed in addition to the vehicular link.</p> <p>Vehicular access to the development is proposed from Talbot Place.</p> <p>Pedestrian access is provided via both Grandis Boulevard and Talbot Place</p>
Landscaping & Street Trees	<p>Incorporate sensory based landscaping within the public realm, whilst allowing for individual expression with private resident gardens.</p> <p>Open Space provided within Grandis Boulevard and Talbot Place road reserves, with stop and perch spots on Grandis Boulevard.</p>	<p>Perimeter landscaping will be provided consisting of shade trees, seating and informal gathering zones to facilitate the creation of a pedestrian priority streetscape.</p> <p>Private rear garden spaces are provided to the ground floor units, which will incorporate deep soil planting of soft foliage. As well as providing shade and amenity for residents of the units, the trees will assist with creating a soft interface to the adjacent ILU's.</p> <p>Landscaped planters comprising shade trees are proposed to the communal terraces.</p>
Accommodation Typologies	<p>Provide a mix of accommodation types to meet the different needs of residents.</p> <p>Ensure accommodation types are responsive to market and industry trends.</p>	<p>The apartments will complement the diverse range of independent living across the broader Bentley Park estate which includes studio bed-sits, 1, 2 and 3 bedroom independent living units (within single storey and multi-storey development).</p>
Built Form Design	<p>Maximum 6 storey height stepping down to 4 storeys.</p> <p>The stepping down in height of new apartment development is envisaged where adjacent single level ILU's are retained.</p> <p>Promote sustainable building design for all new buildings.</p> <p>Buildings shall address streets and public spaces.</p> <p>Maximise site development opportunities through reduced setbacks and multiple dwelling development.</p> <p>Apartment buildings shall address the interface with adjacent ILU villa development.</p>	<p>Overall height of 3 storeys proposed.</p> <p>The design of the building maintains a strong presence to Adie Court, with modulations in building and roof forms to create a reduced scale to interface with the adjacent single storey ILU's.</p> <p>Sustainability initiatives proposed to be incorporated as part of the development will include energy and waterwise appliances, appropriate landscape species (predominately endemic species), low embodied energy material selection, durability and future-proofing.</p> <p>The main entry for the development and street address will be from Grandis Boulevard. The varied use of materials, colours, and modulations in the built form will not only address public realm interface but build upon the principle of creating an urban environment that offers a multi-sensory experience for SwanCare's residents.</p> <p>Reduced setbacks are proposed to the adjacent single level ILU villas, however with close consideration to ensuring privacy, solar access and natural ventilation are achieved.</p>

Local Planning Policy No. 29 – Public Art Private Developer Contribution

Public art is seen to enhance the amenity and increase the attraction of new and refurbished developments and their surrounding environments. Local Planning Policy No. 29 (LPP 29) seeks to facilitate the provision of public art as part of the private development process.

Local Planning Strategy

The Town's Local Planning Strategy was endorsed by the WAPC in May 2022. The subject site is located within the Curtin-Bentley Neighbourhood. It is acknowledged through the Strategy that no current provisions requiring the preparation of an overarching plan to guide future development of the sites. It was recommended that the future Local Planning Scheme text incorporates provisions that ensure cohesive interfaces and connections across the sub-precinct and appropriate land uses within the sites.

Draft Local Planning Scheme No. 2

Draft Local Planning Scheme No. 2 (draft LPS2) was advertised for public comment between May and August 2023. Consideration of the submissions and proposed modifications to Draft LPS2 was deferred at the December 2023 Ordinary Council Meeting until March 2024.

The subject site is zoned 'Special Use' under draft LPS 2. 'Special Use 2 – Residential and Special Facilities' provides specialised uses of regional significance, operated by both the public and private sector, and by welfare/charitable organisations. The primary uses are for aged persons accommodation and specialised public services.

An 'Independent Living Complex' (defined as *a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation but does not include a development which includes these features as a component of a residential aged care facility*) is a 'P' permitted use in SU2.

The provisions of SU2 specify that existing Masterplans endorsed prior to the gazettal of the Scheme have the effect of a local development plan. The Bentley Park Masterplan is therefore given statutory effect through draft LPS2.

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Appendix C – Development Plans

TOWN OF VICTORIA PARK
Received: 15/1/2024

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TOWN OF VICTORIA PARK
Received: 15/1/2024

Refer separate attachment.

Appendix D – Design Principles Response and Design Review Panel Meeting Minutes

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RESPONSE TO DESIGN PRINCIPLES



10.01.24	Issued for DA Submission	A
DATE	REVISION	No.

1. CONTEXT AND CHARACTER

SwanCare Bentley is a unique campus that has evolved since 1961. It was born out of the desire to assist elderly with housing by the late Richard Cleaver. Richard always believed that the feeling of genuine community and togetherness would underpin the success of SwanCare.

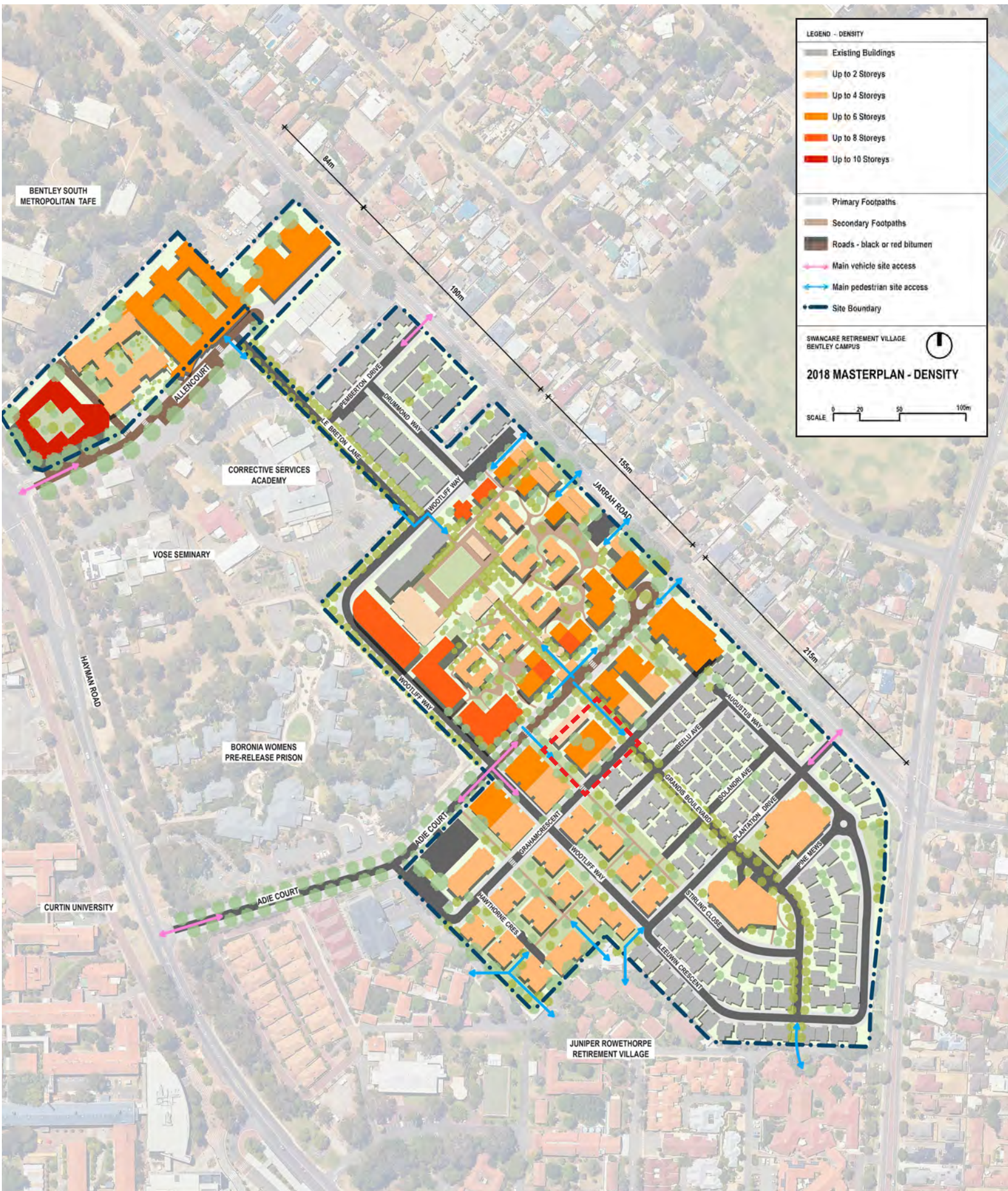
The design also responds to the intended future character and density of the area. The design responds to the Swancare 'Bentley Park Master Plan' which sets out overarching Master Plan aims for the area and development principles.



Examples of character & density in area



Examples of character & density in area



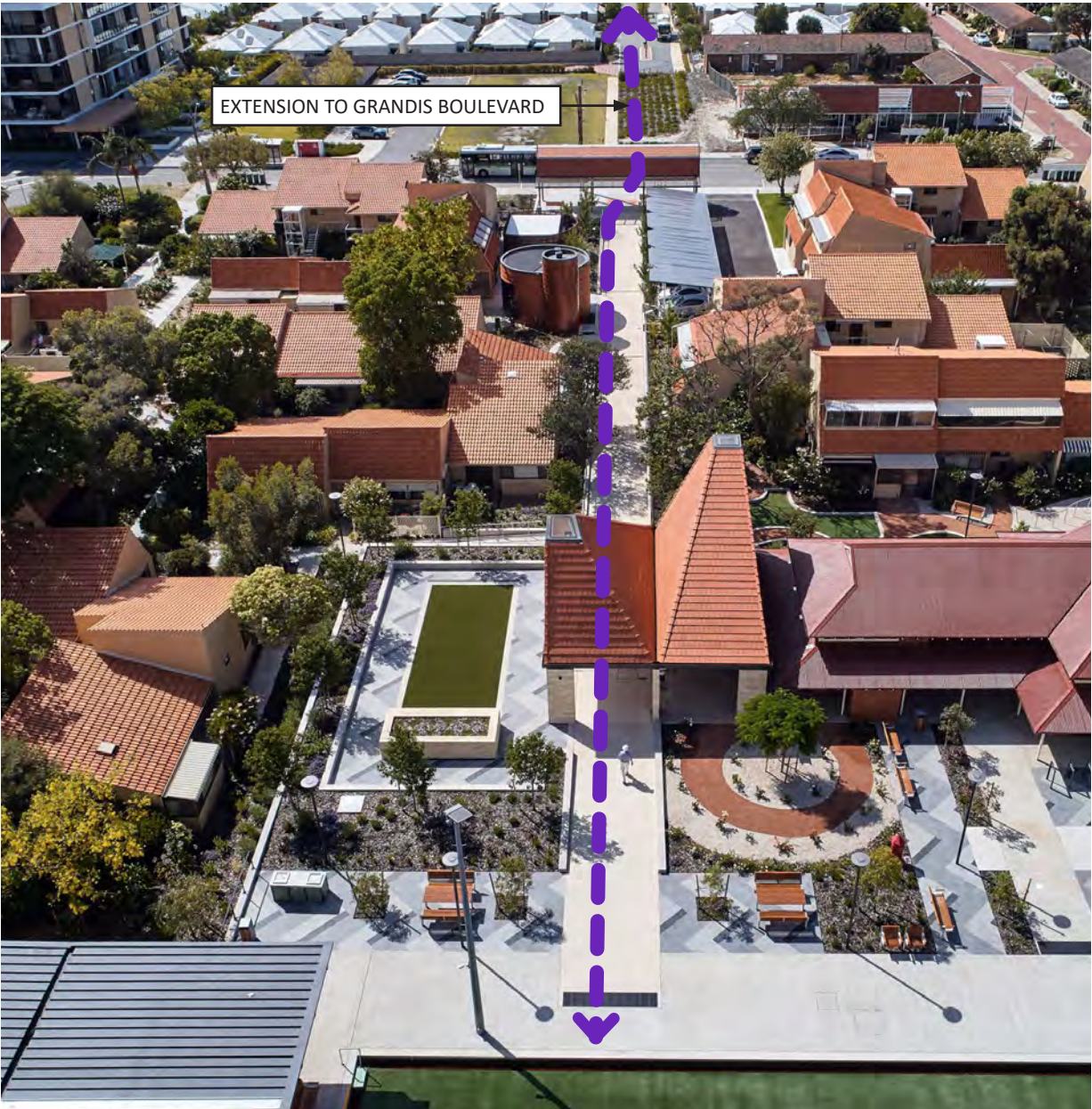
Bentley Park Master Plan

The site is in very close proximity to Adie Court which is currently a main transport route, and as noted in the Master Plan, is intended to become the main activity centre by way of a dense urban streetscape which will centralise retail and community facilities at street level.

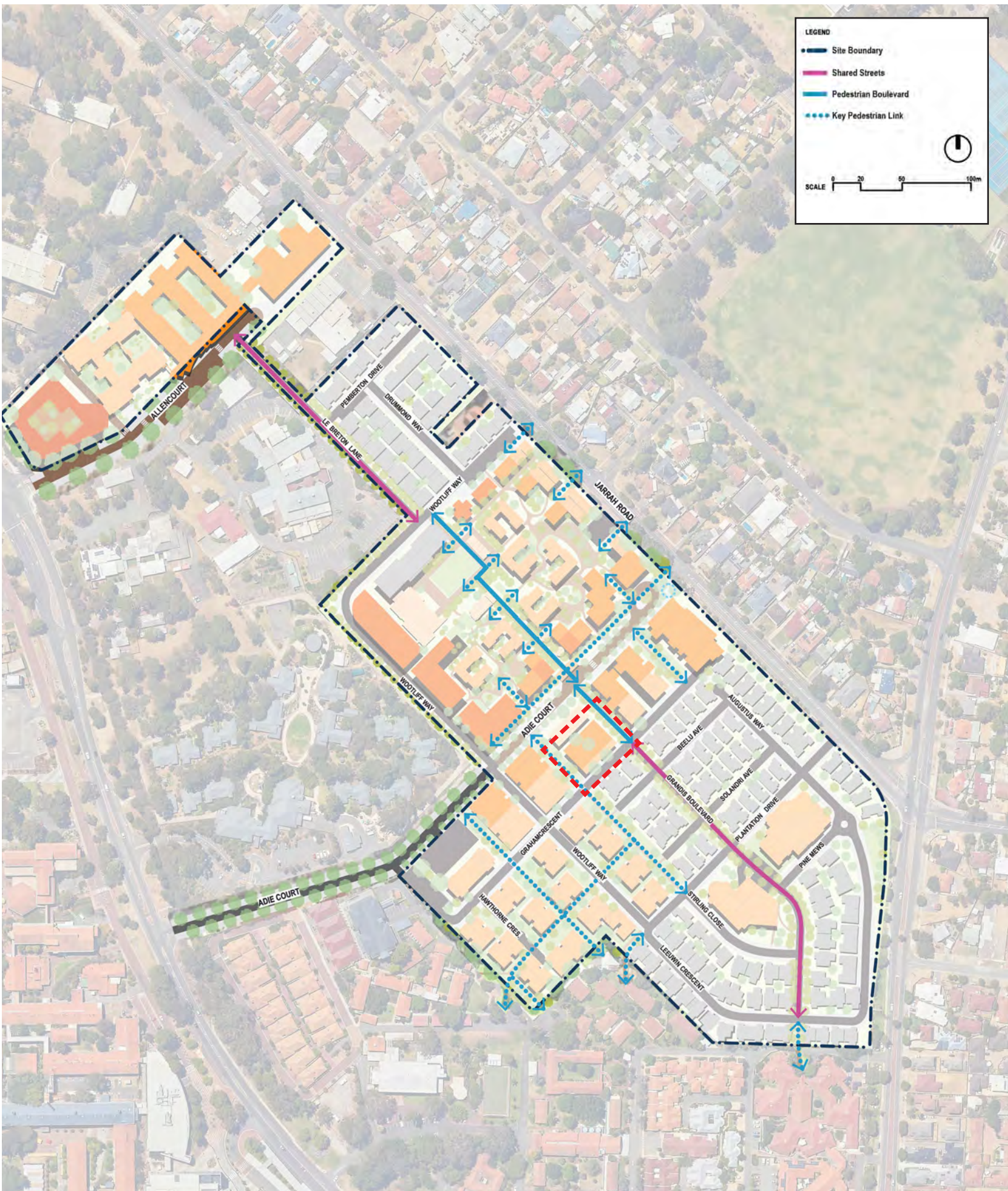
It is intended that the main entry for the project will be from Grandis Boulevard and Talbot Place, and carpark entry will be from Talbot Place. It is intended that, as per the Master Plan, the extension of Grandis Boulevard from its current end point to Adie Court will become part of increased pedestrian networks which will establish a safer pedestrian environment and a greater sense of community.

Grandis Boulevard connects through to the Porte Cochere on the opposite side of Adie Court which forms a major transport arrival point to the Swancare campus and a connection point to the Leisure Precinct further to the northwest.

A pedestrian and mobility scooter pathway on the southeastern side of the site creates a extension of Graham Crescent through the site.



Relationship between Grandis Boulevard extension and Central Boulevard



Bentley Park Master Plan - Pedestrian Links

2. LANDSCAPE QUALITY

A landscaped masterplan for the Swancare Bentley site continues to evolve with each site development and provides both definition and specific qualities to be explored for each new site. The completion of the Leisure Centre Precinct extends the importance of landscape and its meeting with the main avenue of Adie Court.

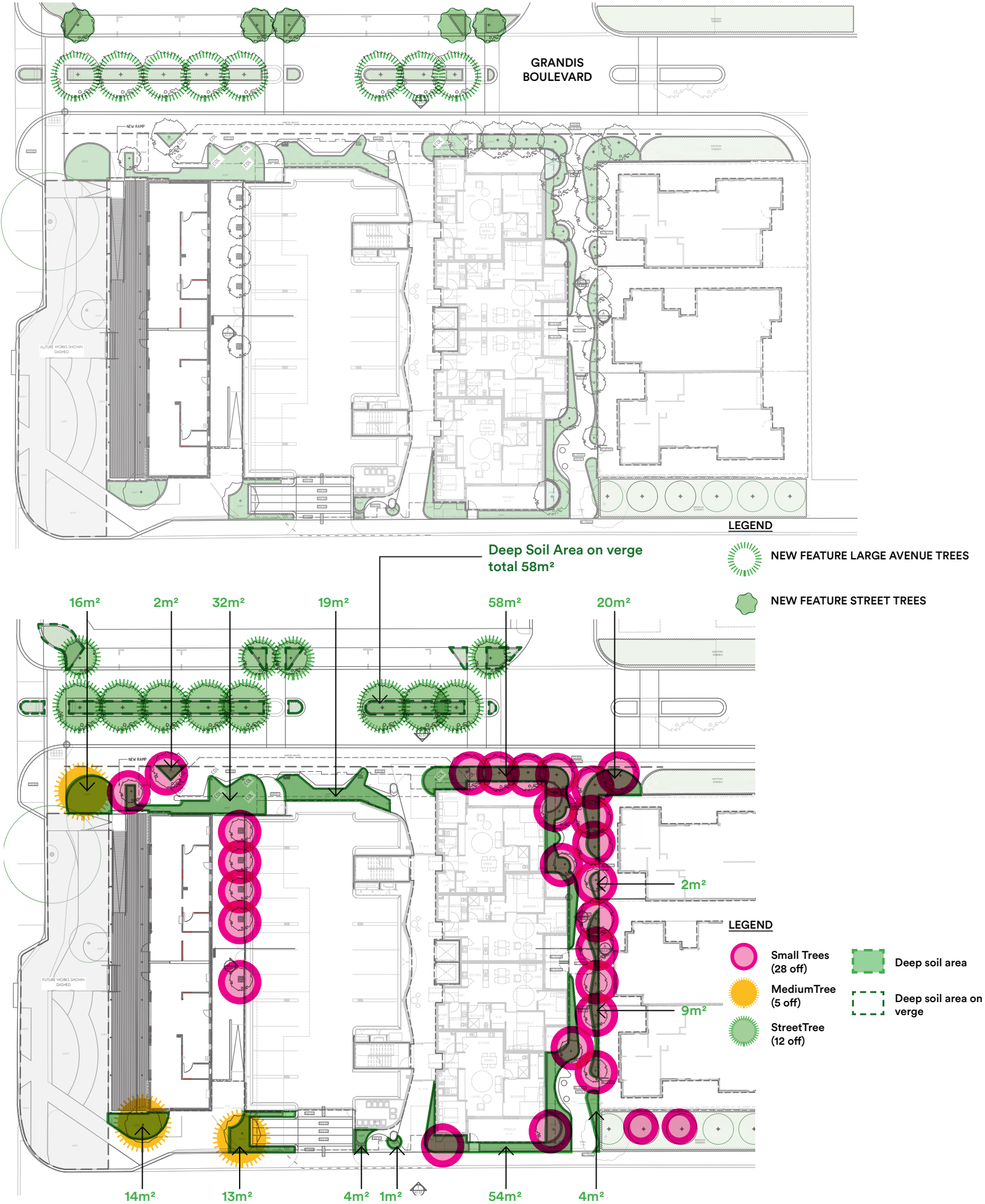
This planning proposal includes the extension of Grandis Boulevard to create a pedestrian orientated boulevard, new pedestrian links between and a significant residential amenity. A recently renovated corner store and garden and renewed Talbot Place adjacent to the site have been envisaged for future connections and improvements.

The ground level plane will include a significant recreational landscape of integrated seating with immersive gardens, planted arbors, shade trees, informal gathering zones, waiting areas and new linkages. The paving strategy invites access from the street, provides a variety of intimate and connecting scales and is highly considerate of universal access.

The setback separating the proposed building from the existing dwellings to the South-East consists of Deep Planting Zones of soft foliage and village scaled pathway links. The link will encourage incidental social connections and improved surveillance. Additional evergreen trees will provide shade and amenity to the apartments and villas and contribute a sense of privacy and screening from the Independent Living Units (ILUs).

Landscaping is also provided to the ends of the common circulation areas on levels 1 and 2. Provision is included for personalised planting on all private balconies.

The planting strategy celebrates the precinct's use of flowering trees and strengthens the sustainability approach to water conservation and increased bio-diversity through the majority plantings of endemic species. Flowering climbers and shrubs that are culturally and sentimentally evocative will be encouraged and incorporated as feature moments.



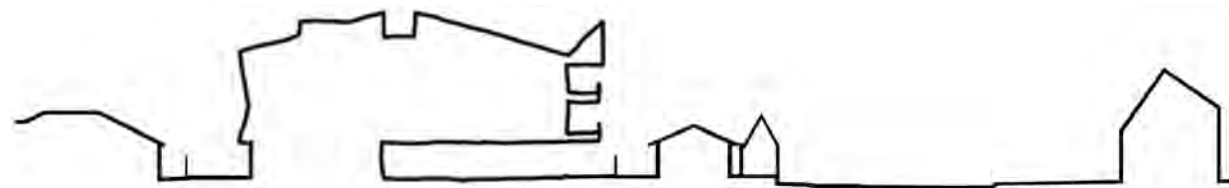
3. BUILT FORM AND SCALE

Based on the Bentley Park Master Plan document, the intended density of this site is a maximum of 6 storeys, stepping to a maximum of 4 storeys to interface with the existing ILUs that cover from the northeast to the southeast of the site.

The site acts a mediator between the single storey precinct and the future high density developments. The site also retains the existing single 1960's building that was recently re-stored and converted to the community grocery store and hairdressers.

The proposed design maintains the undulating roof form of the existing context and rises to address Adie Court while falling to address the single storey existing houses. The building maintains a higher presence to Adie Court (3 storeys) and lower height to the South-East.

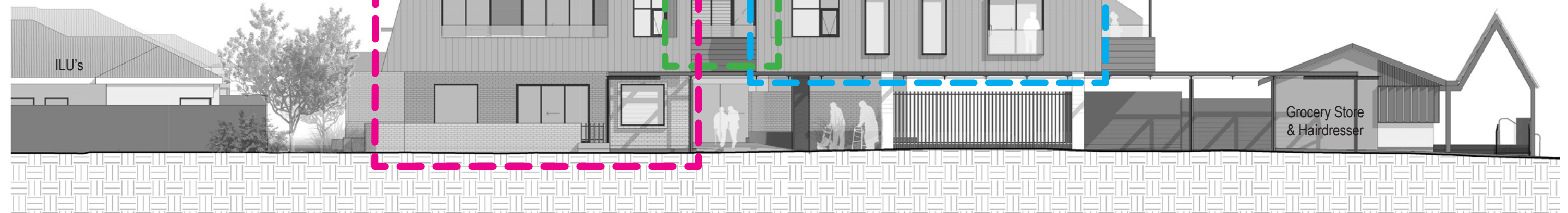
The form of the building is further articulated in plan to create three distinct modules, reducing scale and bulk and allowing additional material connections to be created that respond to the current context.



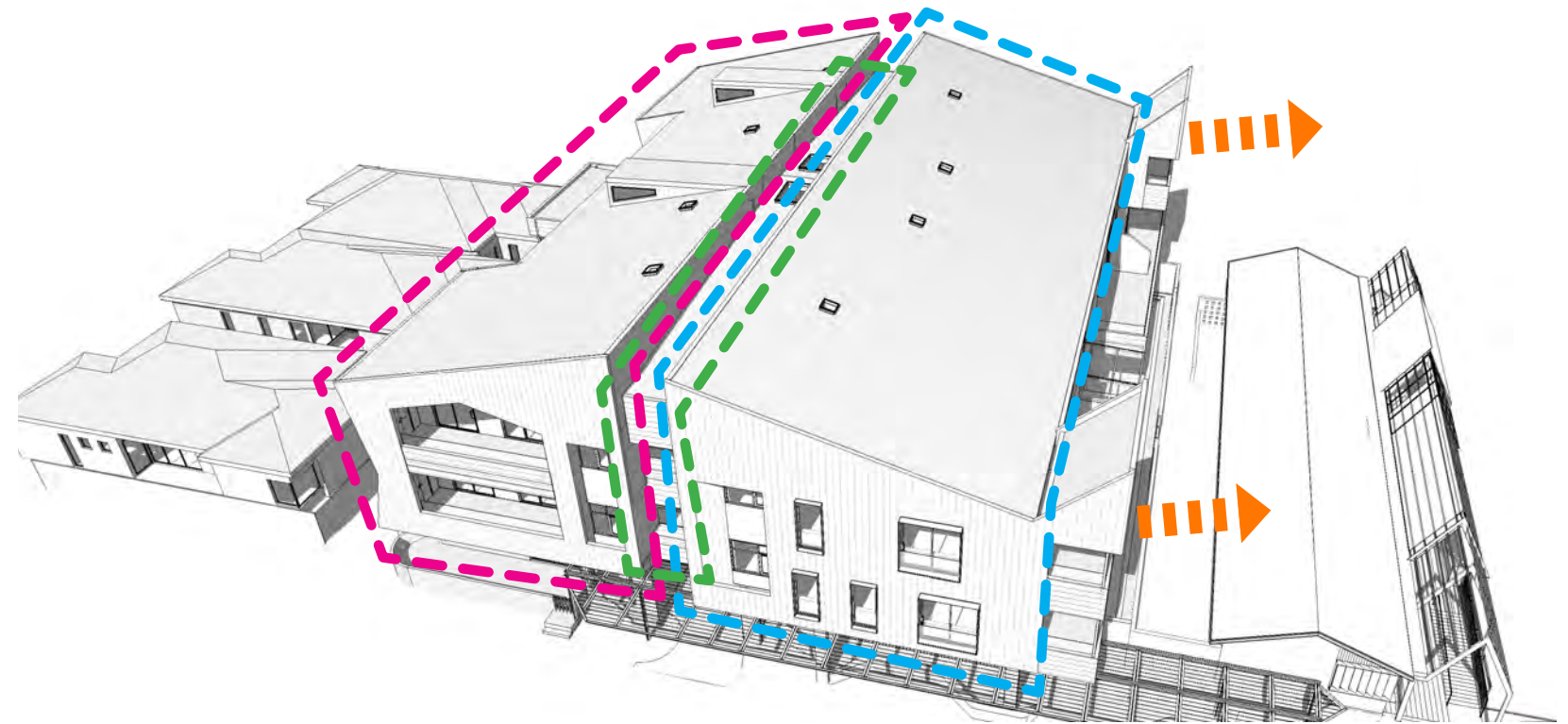
Site Section

A street level arbor further reduces the scale at street level.

Two corner elements act as markers and street entry signifiers.



Grandis Boulevard Elevation - Articulated Modules



External View - Articulated Modules

4. FUNCTIONALITY AND BUILD QUALITY

The design of Independent Living Units for older residents requires increased sensitivity to mobility difficulties, vision impairment and other qualities. The apartments are design based on the best practice in livable home design-Platinum level Livable Housing Design. This level responds to people with higher mobility requirements allowing for enhanced independent living and increased capacity to age in place.

Internal spaces are generous and include the main bedrooms opening to living spaces and outlook and access to balconies.

Balconies are designed for personalisation while providing a safe and secure environment.

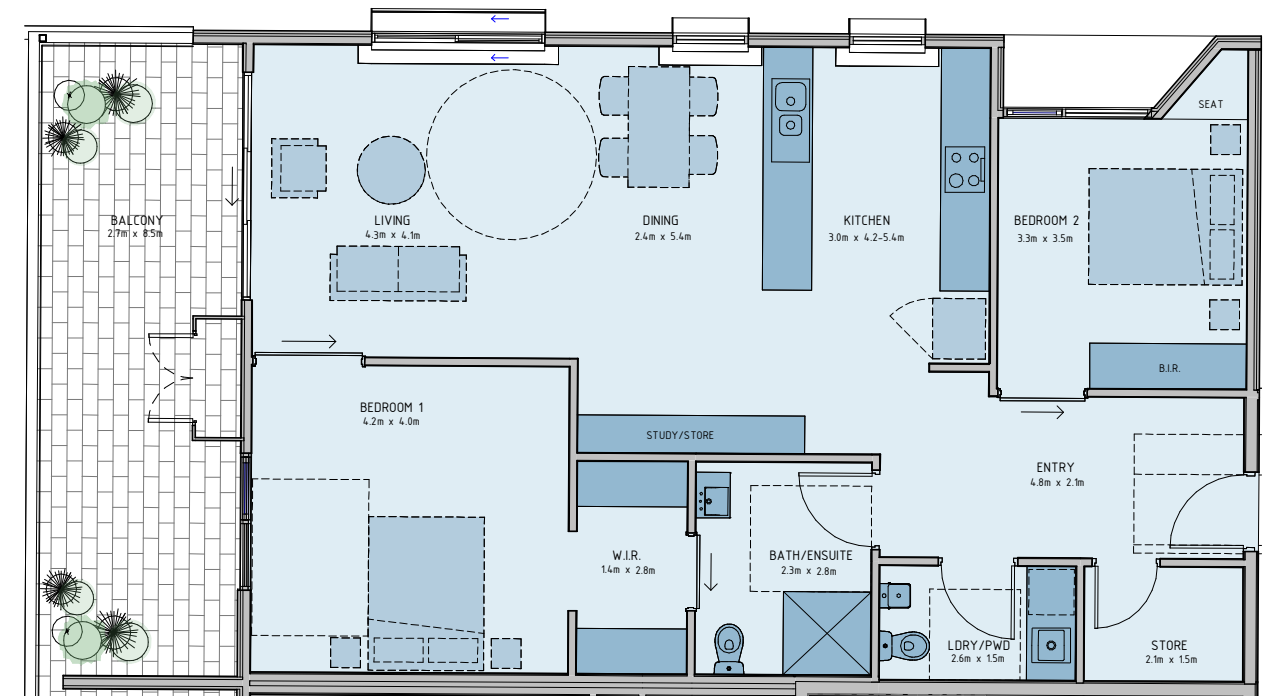
Apartment designs allow for personalisation, flexibility of use and long term flexibility to re-configure.



Platinum Level

Some further enhanced requirements for the core livable housing design elements plus all remaining elements.

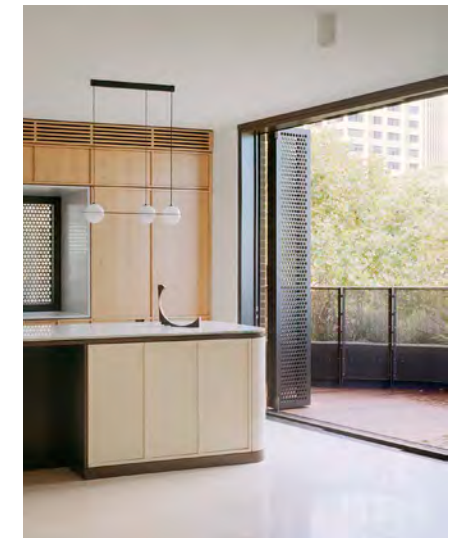
All 15 elements are featured in the platinum level. This level describes design elements that would better accommodate ageing in place and people with higher mobility needs. This level requires more generous dimensions for most of the core livable design elements and introduces additional elements for features such as the living room and flooring.



Sample Apartment Layout



Precedent: Quay Quarter Lanes, Studio Bright



5. SUSTAINABILITY

SwanCare Bentley's focus is on building individual, SwanCare community and extended community relationships. Since the completion of the Leisure Centre Precinct local residents outside of SwanCare regularly make use of SwanCare facilities interacting with residents forming friendships and general communication. The central boulevard has proven to be an important walking and meeting place. This has greatly increased demand for accommodation places, this project is helping to meet some of this demand.

SwanCare developed a site wide environmental sustainability approach (this is outlined in the Swancare Environmental Sustainability Plan) that targets key areas of Waste, Energy, Water, Established Environment and Amenity, Built Environment, Noise and Pollution, Product Sourcing, and Transport.

Specific targets that our project is addressing are:

- Reduce electricity consumption
- Renewable Energy use
- Selection of low environmental impact materials and products
- Increase tree planting
- Reduce water consumption



Central Boulevard as meeting place



Existing Endemic Landscaping

Specific sustainability initiatives for this project are as follows:

Environmental:

- Cross Ventilation
- Natural Light
- Lightweight – low embodied energy assessment / materials
- Future change and adaption
- Consideration for incorporating recycled brick at ground level and repurposing bricks sourced from existing structures.
- Reduced concrete – use of steel structural framing
- Natural gas has been omitted.
- Endemic species used in landscaping design
- Electrical energy metering system to monitor resident and common area usage. This should assist in minimising energy loss or wastage.
- Hydraulic sub-metering on cold water supplies to monitor consumption.
- Hot water units – instantaneous electric hot water units are proposed.
- Photovoltaic cells

Social:

- Gathering Spaces for meeting and greeting – availability to all community
- Personalization of apartments
- Connection to Grocery Store – Social Hub
- Connection to main pedestrian boulevard
- Ageing in place – Platinum level for majority of spaces

Standard Initiatives:

- LED lighting
- Low energy and water consumption appliances
- Low water consumption tapware, fixtures and landscaping
- Low VOC paints
- Recycled timber

LANDSCAPE

Social:

- Cultural memories for tree, plant and material selection
- Garden areas for active participation and community engagement
- Garden areas designed for seasonal use. Shade provision for summer, solar access for winter and opportunities for plant and floral sharings.
- Dedicating reserve areas for trees to remain in perpetuity and have 'legacy tree status' for generations.

Landscape:

- Tree and plant selections for low water (endemic and low water succulents)
- Tree and plant selections to promote and encourage native insects, butterflies, birds.

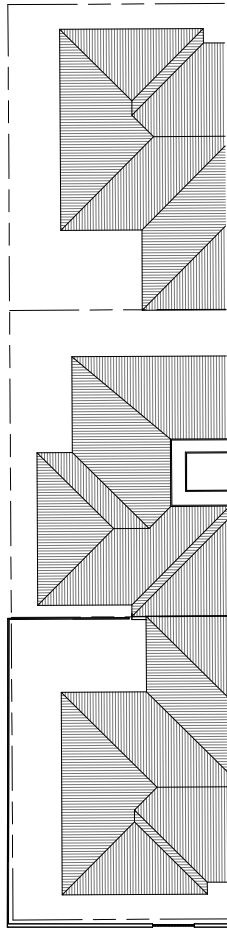
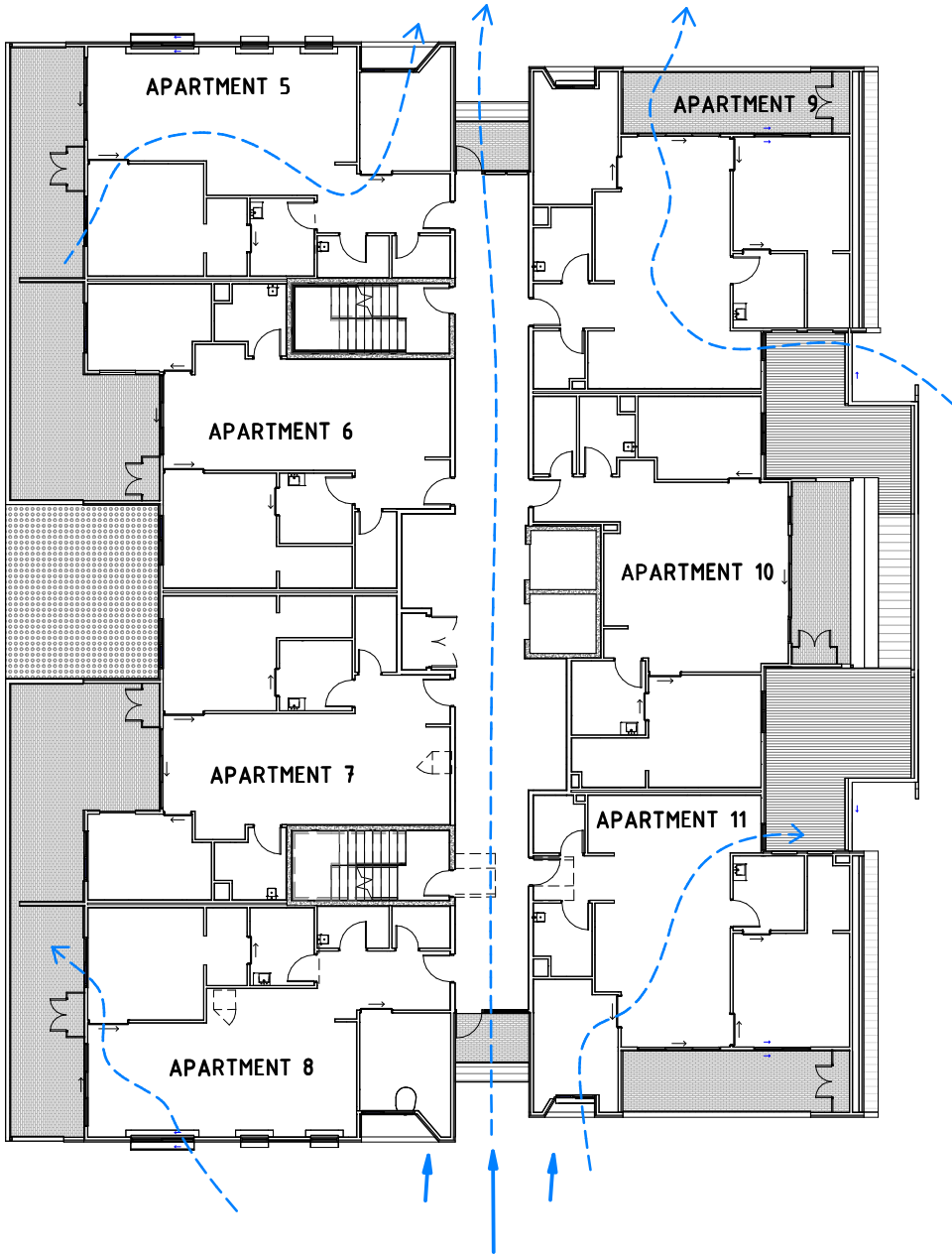
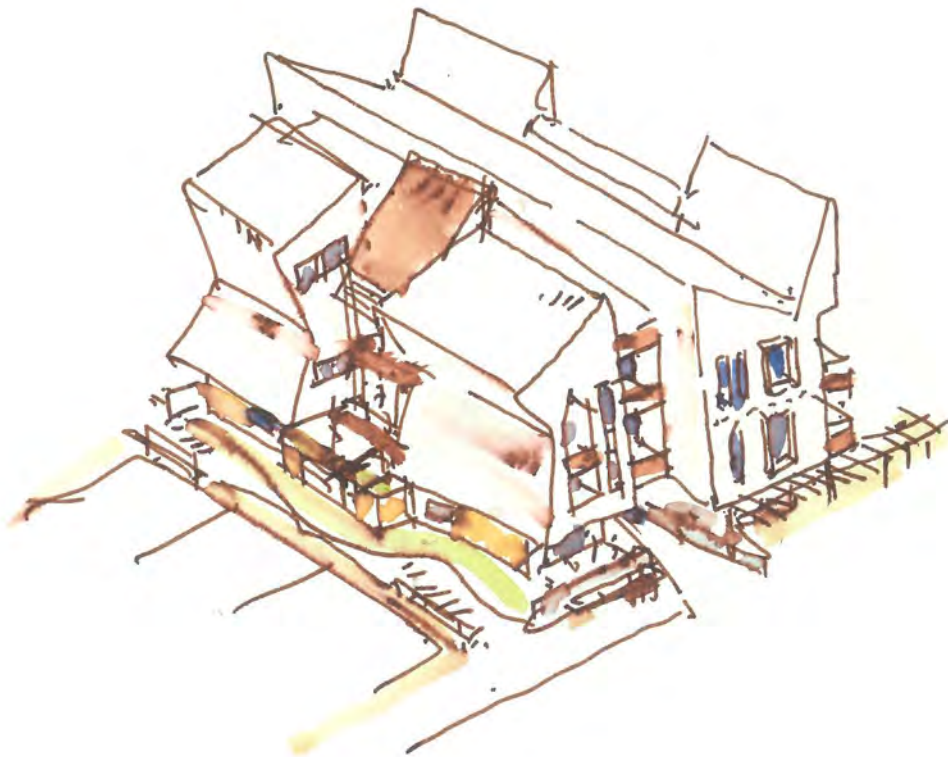
- Reducing the heat island effect and encouraging heat sinks. i.e. softscape areas where possible and increased tree canopy areas.
- Re-use of existing building materials and reduction of waste.
- Consideration of tree selections for carbon sink

Irrigation:

- Consideration of sustainable aquifer water use and recharge. i.e. filters, water infiltration zones (additional costs for filtering)
- Implement low water emitting strategies appropriate for water source.
- Considered water retaining strategies. Mulch selections

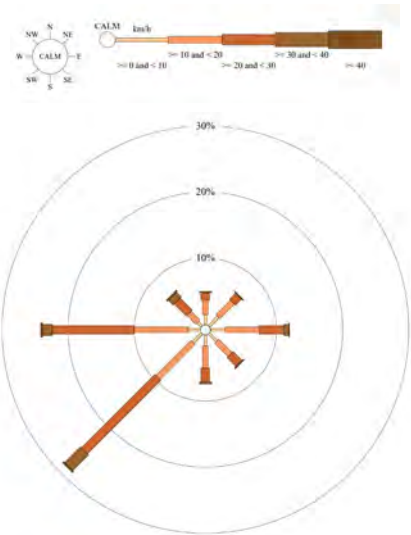
Soil Quality:

- Composting strategies for on-site production
- Fertilising strategies for environmental impact



PREVAILING
SOUTH-WESTERLY
WINDS

FF - Cross Ventilation



6. AMENITY

SwanCare HOBA provides a variety of apartments types to best cater for the diverse range of potential residents. All residents enjoy the benefit of the SwanCare Bentley shared amenities including the award winning Leisure Centre Precinct.

At a building level, significant care has been invested to minimise overshadowing and overlooking, achieving cross ventilation and natural light to private and shared spaces and providing protected outdoor spaces.

The project creates casual and intimate landscaped areas to the Grandis Boulevard entrance and Talbot Place as communal meeting areas.

Outdoor communal meeting areas are landscaped and undercover obtaining morning and mid-morning sun. Private balconies obtain midday and afternoon sunlight. Private balconies are semi enclosed to provide privacy and shade.

Material and colour selection reduces glare and reflection. Roof forms are pitched to reduce reflection.

Designing for mobility devices including scooters, wheelchairs and walking frames ensures easy access for residents and guests.

Apartments designs continue the focus on mobility, acoustic separation, visual privacy, personalisation, flexibility and connection to exteriors.



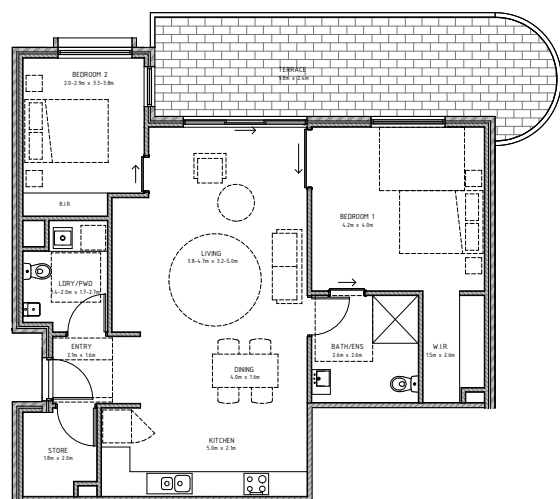
Link between Leisure Centre Precinct and Site



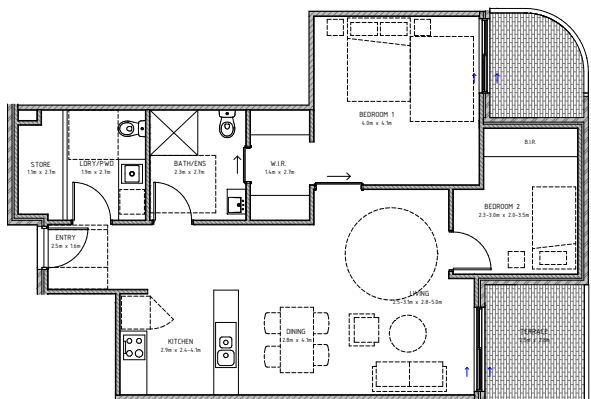
SwanCare Amenities



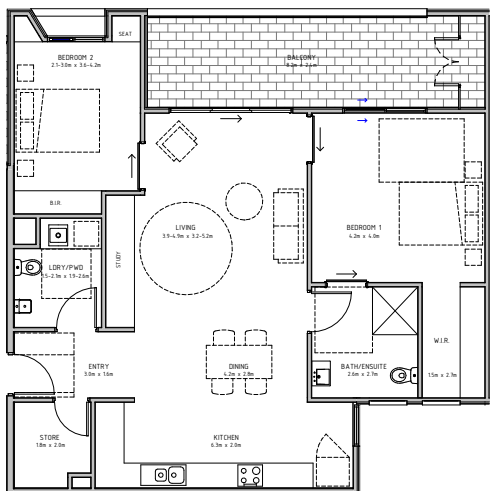
APARTMENT TYPES



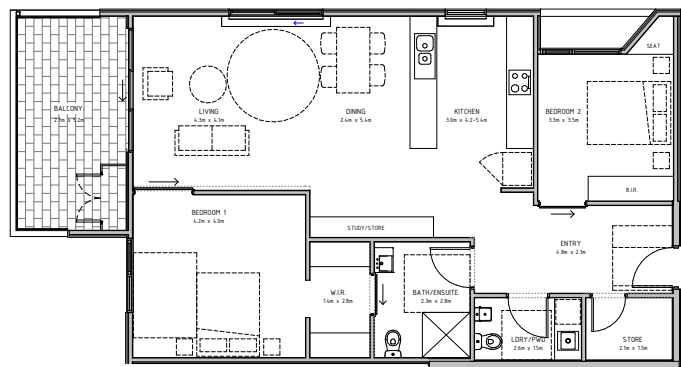
Type A
Area: 94m²



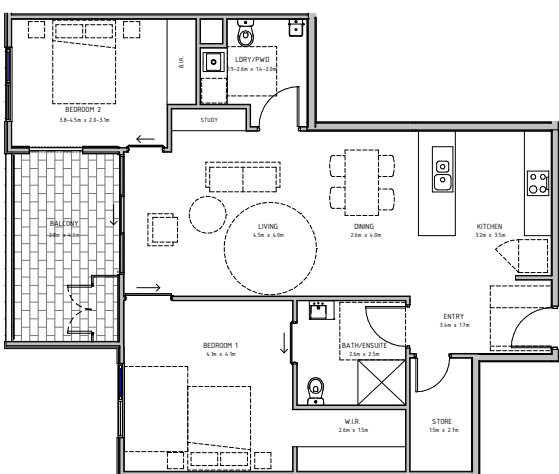
Type B
Area: 87m²



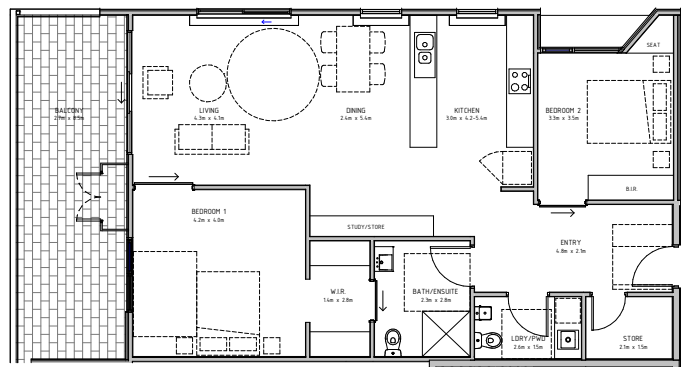
Type E
Area: 103m²



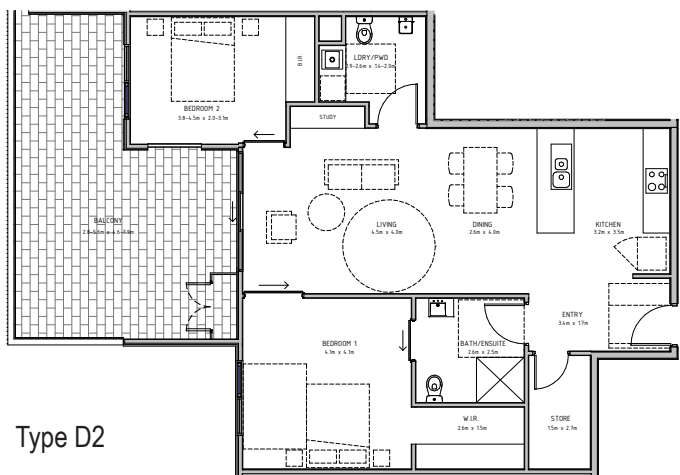
Type C1
Area: 107m²



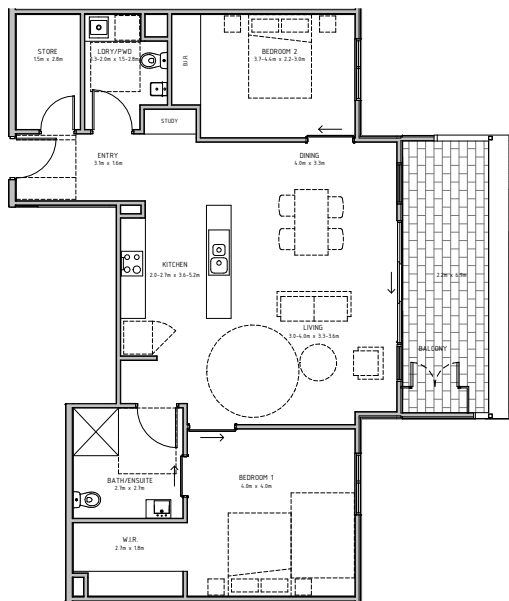
Type D1
Area: 101m²



Type C2
Area: 107m²



Type D2
Area: 101m²



Type F
Area: 104m²

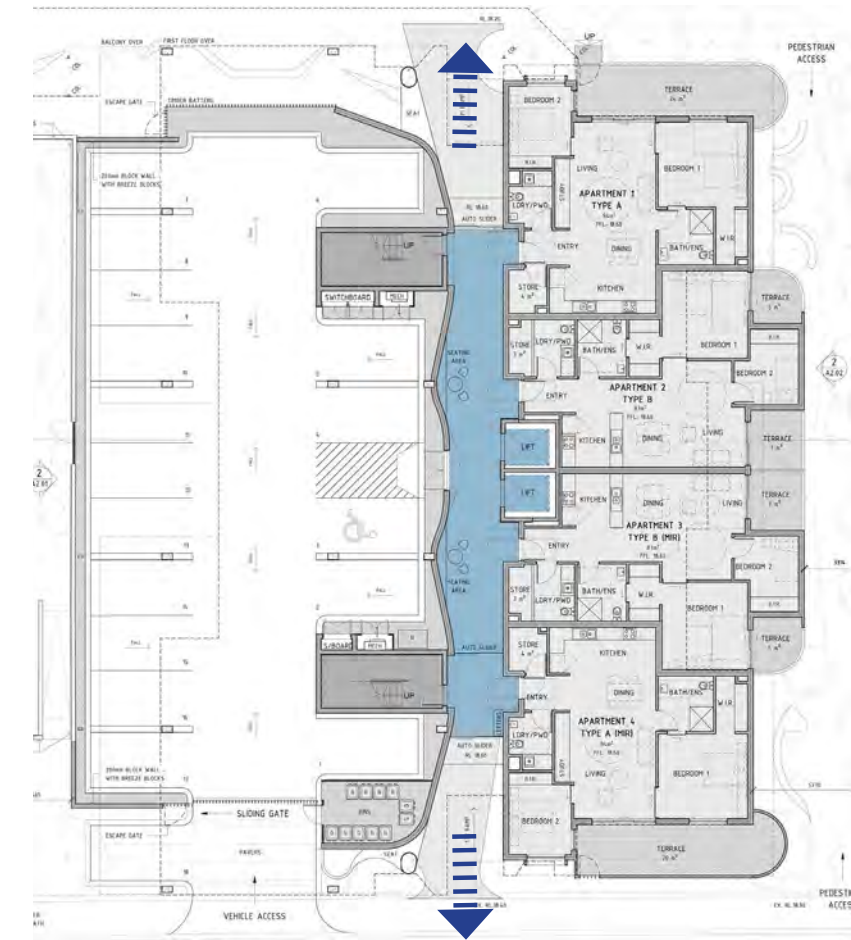
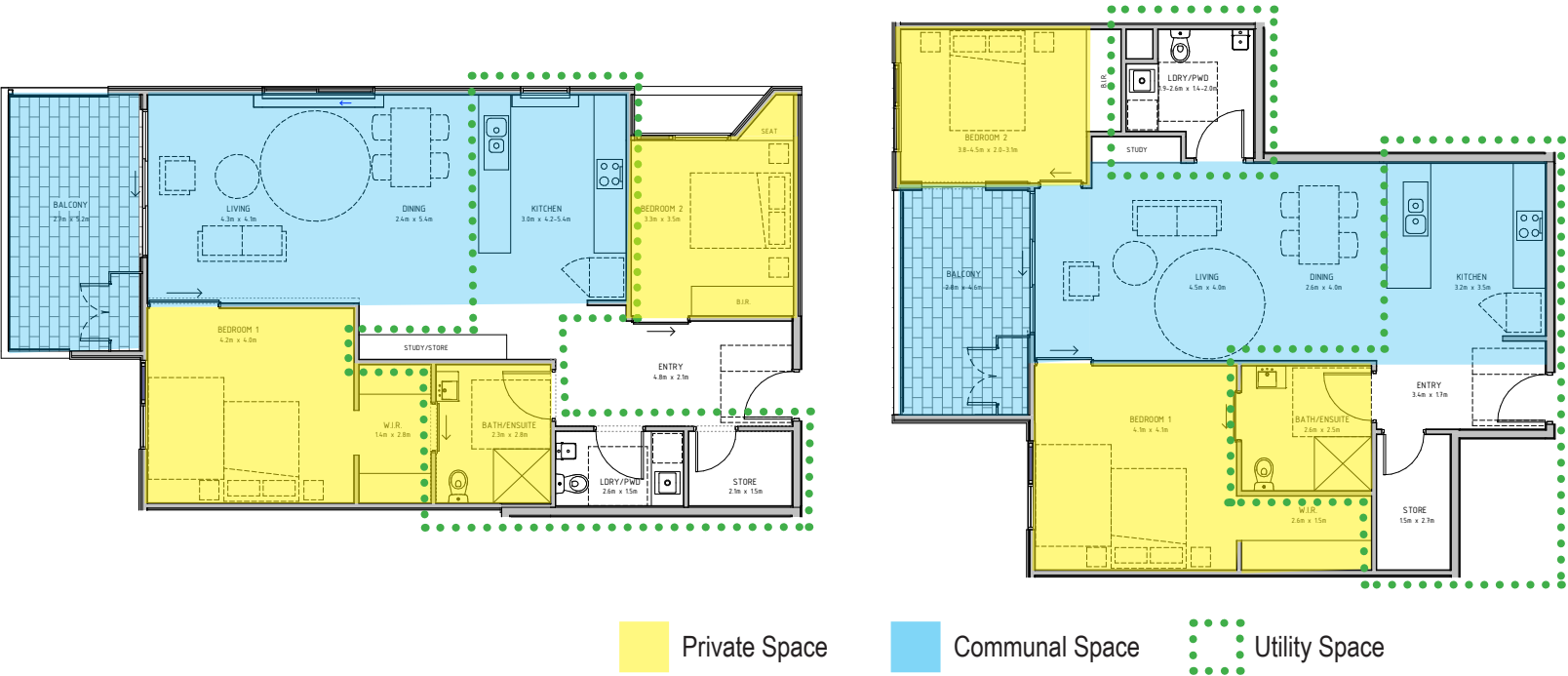
APT #	TYPE	LOCATION
01	A	SOUTH EAST
02	B	SOUTH EAST
03	B (MIR)	SOUTH EAST
04	A (MIR)	SOUTH EAST
05	C1	NORTH WEST
06	D1	NORTH WEST
07	D1 (MIR)	NORTH WEST
08	C1 (MIR)	NORTH WEST
09	E	SOUTH EAST
10	F	SOUTH EAST
11	E (MIR)	SOUTH EAST
12	C2	NORTH WEST
13	D2	NORTH WEST
14	D2 (MIR)	NORTH WEST
15	C2 (MIR)	NORTH WEST
16	E	SOUTH EAST
17	F	SOUTH EAST
18	E (MIR)	SOUTH EAST

7. LEGIBILITY

SwanCare HOBA forms an important node connecting Grandis Boulevard via Adie Court across to the main pedestrian boulevard and the SwanCare Leisure Centre precinct. This connection occurs via a pedestrian orientated intersection with Adie Court. A change in material and level focuses attention to the pedestrian and acts as a passive vehicle slowing device.

Landscaping and places to gather and rest will reinforce the hierarchy of this intersection. This automatically extends to the entry of the apartment building with seating protected by the building line above that clearly identifies the entries.

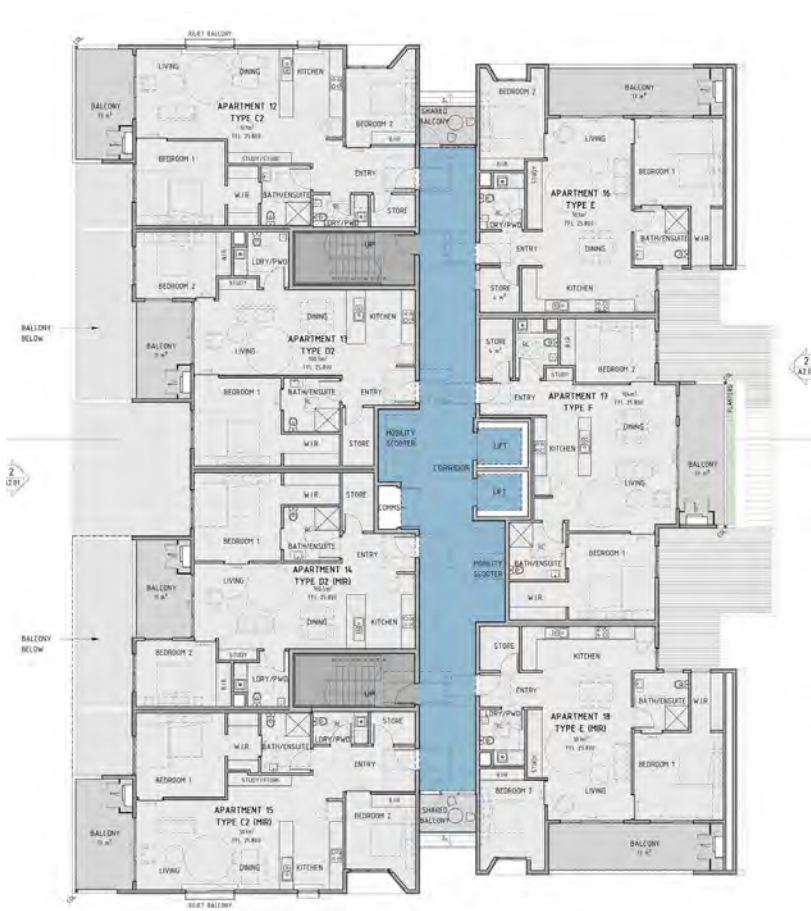
The ground floor corridor undulates in plan providing moments of rest and informal meeting spaces. Entry doors to apartments at ground level are clearly identified at recesses in the corridor wall. Internally communal passages are wide and straight at the upper floors, opening to landscaped terraces with natural light and ventilation. Passages are sufficiently sized to enable passing mobility devices and emergency trolleys and stretcher beds. Re-charging stations allow for safe parking of mobility scooters without impacting on passage spaces. Two central lifts are provided to ensure continued accessibility and sized to suit scooters and emergencies.



GF - Communal Passages



FF - Communal Passages



SF - Communal Passages

8. SAFETY

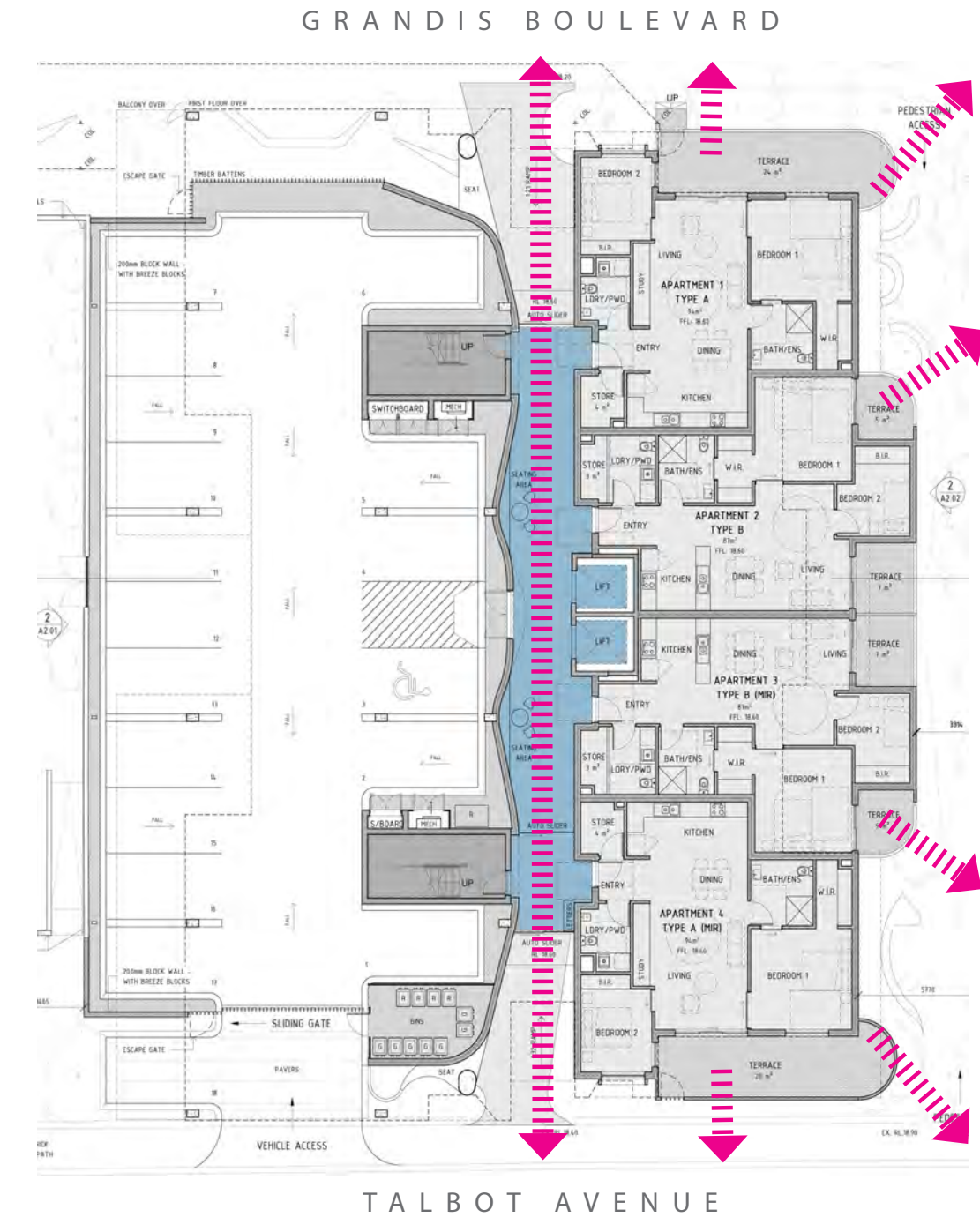
Safety at the SwanCare retirement village is considered a priority that filters from the shared public spaces to the individual apartments. Legible movement systems with continuous lighting avoids the need for fenced and gated environments. SwanCare welcomes visitors and encourages the social interaction and mix of residents with the surrounding community.

Encouraging passive surveillance forms a significant design device for both streets and buildings. This is also balanced with providing clear thresholds and private space.

Access to the building is clearly legible and well-lit and provides access to a secure area. Direct secure access is provided from the secure carpark to the secure entrance internal street.

Visibility from Grandis Boulevard entry through to the Talbot Place entry is continuous. This transparency continues in to the main shared access paths.

The vehicle crossover includes sufficient setback to observe exiting vehicles in advance.



GF - Passive Surveillance



FF - Passive Surveillance

9. COMMUNITY

SwanCare Bentley is now considered one of the most desirable retirement villages. This in part is due to the Leisure Centre facilities but also the diversity of apartment types and diversity of care levels.

As noted previously SwanCare was developed believing that the feeling of genuine community and togetherness would underpin the success of SwanCare.

SwanCare actively engages with the surrounding community and with an extended community including Curtin University students.

SwanCare is underpinned by diverse experiences that accommodate individuals, small and larger groups. The ground level spaces will continue this relationship with shared private spaces providing more intimate group experiences.

SwanCare Bentley provides accommodations and experiences for all retirees while supporting all abilities, cultures and household budgets.



10. AESTHETICS

SwanCare HOBA continues the exploration of a multi-sensory experience. This commenced with the Leisure Centre Precinct and incorporated sight, smell, sound and touch extending and connecting buildings to outdoor spaces and landscaping. This is particularly important in the context of vision impaired residents and sound restricted residents.

The leisure centre precinct has proven to be extremely successful, a recent consultation session with residents verified the importance of this approach.

The building base includes masonry connecting to the SwanCare aesthetic with tactile and smooth bricks contrasted. Building entries include glazed green bricks or tiles connecting aesthetically to the adjacent grocery store building and providing a legible entry.

Handrails will be lightly polished brass and continue the material explorations that change with time. Building weathering will be carefully considered to minimise building maintenance while maximising experience.

Colorbond cladding is contrasted with terracotta colours, visually connecting to adjacent roof tile colours.

Building elements including corner towers and pitched, undulating roofs continue the SwanCare language.



Notes of the Design Review Panel Meeting

Wednesday 14 June 2023

Meeting to Discuss Swancare Apartments at 127 Hill View Terrace, Bentley

Attendance:

Council Officers: Robert Cruickshank, Manager Development Services
Sturt McDonald, Senior Planning Officer

Design Review Committee Members: Chris Maher (Architecture)
Tony Blackwell (Landscape Architecture)

Apologies: Malcolm Mackay (Urban Design)

Applicant's Attendees: Adrian Iredale (Iredale Pedersen Hook Architects)
Leigh Caddy (Element)
Rebecca Angus (Iredale Pedersen Hook Architects)
Lorraine Ponti (Bridge 42)
Kaitlin Redmond-Ball (Element)

Presentation/Applicant Comments:

- This is the next project on Swancare's radar. There's a bit of demand for accommodation.
- Within the context of the timeframes, this is likely to fall within the remit of the 2023 Residential Design Codes Part C - Medium Density Codes.
- We're bringing this to the Design Review Panel (DRP) for feedback.

1. Context and character:

- Context of Swancare – eclectic mix of built form. Strong sense of identity through materiality. We've reflected that in our proposal.
- It's a large facility. Over 1000 residents
- Strong demand that they can't quite fulfil at the moment.
- Subject site sits behind existing grocery store and hair-dressers. We did that fitout. That, combined with the porte cochere, has been a great success and draw-card.
- It's a site that really needs to respond to the existing context and master plan.
- Adie court was identified in terms of sense of arrival.
- Stepping down to single storey for adjacent Independent Living Units (ILUs)

2. Landscape quality:

- To the north of Adie court, Grandis boulevard is a Pedestrian only link. To the south of Adie court, Grandis Boulevard serves vehicles too. It is intended to be a pedestrian friendly environment however.

- Discussion regarding road surfaces – material finishes. Slow speed environment.
 - Location for Swancare fully electric buggy service
3. Built form and scale:
 - Rather than raise the building to six storeys near Adie Court and dropping it down to four near the ILUs - we decided to keep it at three. We tested six storeys, but (despite being what was envisioned in the masterplan) this had too great an impact on the area.
 - Built form of this proposal inspired by the adjacent shop
 4. Functionality and build quality:
 - Aiming for platinum level accessibility
 - Units have been designed with potential long-term flexibility in mind re: differing occupants/household makeup.
 5. Sustainability:
 - We have to look at this topic globally (as a company) but also as one small part of the Swancare Bentley site.
 - Social sustainability – community
 - Looking at PVs. Looking at naturally ventilation. No commitments yet.
 6. Amenity:
 - Multiple apartment types. Sense of individuality
 - Out of 18 apartments, there are 9 different apartment types.
 7. Legibility:
 - Strong sense of identity/being able to identify and orient oneself.
 8. Safety:
 - CPTED. It's a non-gated community, so that's really important.
 9. Community:
 - Community – sense of evolving community that has emerged with the leisure precinct.
 10. Aesthetics:
 - Aesthetics – breaking up the building (massing and form) and materiality. Can't afford terracotta – so going to keep that just as a colour palette.

Q: Clarification sought regarding the street network. The masterplan shows Graham Crescent continuing through the site in a NE direction towards the Akora apartments, serving as a gap/point of separation between the subject site and the adjacent ILUs to the southeast. Discussion?

A: Akora apartments access is effectively a ramp to a basement carpark. Not a road. In terms of master planning, it's not a critical link. It is a back laneway and service area.

Design Review Panel (DRP) Members Comments:

- Thanks. The presentation touched on a lot.
- Broadly – The proposal is not considered to currently be working. Key problems with orientation. Back to square one - Rethinking the site planning.

Note: The following comments have been grouped under the 10 Design WA Principles (State Planning Policy 7.0 – Design of the Built Environment). Accordingly, they aren't attributed to any particular panel member, nor are they listed in chronological order.

1. Context and character:

- How does this fit into the site?
- In terms of the proposed departure from the masterplan with respect to vehicle access and road layout (Graham Crescent not continuing through the site) this should be part of the presentation. The changes need to be articulated.
- There is some tightness in the outcome.
- I can see the issues you're grappling with re: proximity and privacy.
- The site is bound by two 'key links'. The masterplan did describe the importance of those boulevards and pause points. They provide shelter, movement.
- I don't see the edges of this development marrying in with the development.
 - Applicant's response - I completely agree with you and am hoping that our landscaping architect to improve that. We've been holding off on that.
- There is a key issue with the building interface to the key links. The design isn't addressing those frontages enough.
- At first glance –it's a really interesting building, but that doesn't resolve the above issues

2. Landscape quality:

- Not much provided by way of landscaping.
- The problem is that you're trying to squeeze on quite a bit of yield.
- You could be building up though, but you're currently not – and there's no landscaping.
- The entrance points lack a sense of entry – seats & landscaping could help with that.
- Visitor bay near entry would be good to replace with landscaping
- ILUs have a street setback to allow for landscaping. The proposal, in contrast, has effectively zero street setback with a hard interface
- Would like to know the metrics – Deep soil area etc. This can't be palmed off as *"Landscaping is provided across the Swancare campus"*. Each development site contributes (or relies on the landscaping contributions of others). Information needs to be provided for landscaping specifically for this development site *or* it needs to be detailed for the entire campus (or both).

3. Built form and scale:

- Opportunity to get better solar gain at back of Adie Court grocery shop.
- Recommend reorienting carparking and access.

- Applicant comment: I think we had that around revision 10. We've had 20 revisions so far. Economic modelling, among other things, make some proposals non-viable.
 - Think that height is a card that is still up your sleeve.
 - You could go higher with the NE.
4. Functionality and build quality:
- Back to square one - Rethinking the site planning.
 - You're forcing more of the units to address the ILUs.
 - The privacy screen battens to the balconies required as a result of this orientation undermine the functionality of the balconies.
 - The existing older U-shaped single storey developments on site had good light, ventilation and even mature trees. Serves as an interesting point of comparison.
 - The masterplan emphasised an intention for developments with basement car parks. It is understood that this development is not doing a basement, presumably on the basis of costs.
 - Good response to changing levels, ground floor ramps
5. Sustainability:
- ESD information for this concept was pretty underwhelming.
 - Sustainability – need some commitments.
 - Applicant comment: Value management session – about to go into the 5th one.
 - Wind modelling should be considered.
 - Even if you're arguing a precinct approach – you can get away from the fundamentals/basics of solar access and natural ventilation.
6. Amenity:
- Corridor, while generous, is very institutional. Unformal width. Can it open up?
 - Access to light is challenging in some of those dwellings.
 - Is there something that can be done with the upper floor communal space? Its currently not a space you'd want to occupy.
 - There's not a lot about the entrances that suggest/indicate a sense of welcoming.
 - Privacy battens – the balconies are caged in.
7. Legibility:
- Graham Crescent not continuing through the site would seem to present a lost opportunity for permeability and a decrease in general mobility.
 - Simpler grid is easier to navigate. Fewer lefts and rights to get to and from any given location (eg, to the Swancare leisure precinct and back).
8. Safety:
- The development lacks the feeling of safety.
 - CPTED principles - The building interface should be addressing the key links. The design isn't addressing those frontages enough.

9. Community:

- Upper floor community space is located on the south of the building. Orientation is poor and dimensions aren't right either.
- This panel does not have an expert in aged psychology – but we have come across need to recreate some memories. Familiarity. To be clear though, it isn't (and shouldn't be) a suburban development on steroids.
- Discussion regarding improvements to Grandis Boulevard.

10. Aesthetics:

- The materiality is a strength of this proposal.
- The solid ground floor fence/wall to either main street is a not-ideal outcome. A wall with landscaping would be better (or at least less bad).
- Appreciate the 'whimsy' of some of the architecture.
- Fenestration proposed is repetitive.

ToVP Comments:

- Nil setback a bit jarring

Notes prepared by: Sturt McDonald, Senior Planning Officer

Additional comments prepared and provided by Malcolm Mackay (Urban Design):

Context and character

The site has two street frontages (one planned) and two backs, yet it addresses the backs instead of the streets – a fundamental issue.

Furthermore, the car park takes up nearly 50% of each of the street fronts.

The architectural character is a creative and appealing interpretation of the place and relates to other recent buildings.

Landscape quality

There is very little and it is largely in private areas other than a few planters.

The landscape elements of the new street should be included give the street extension is required for access.

Built form and scale

No issues with the height and overall massing.

However, the internal planning of that massing is fundamentally wrong.

The apartments should look to the streets and car parking should be centralised in the site and sleeved with ground floor uses.

Functionality and build quality

Generally functional, but mere functionality is not enough.

Sustainability

Little concession to accessing northern sun into the internal/external living areas (this can be forgiven where the priority is to orientate to the street, but that's not happening here).

Privacy screens to the SE facing balconies make matters worse.

Cross ventilation is limited and could be better if the apartments were reorientated to the street with a central courtyard between them.

No evidence of PV on the roof.

No sustainability strategy at this time, just the hint of a promise.

Amenity

Caged balconies provide little outlook to the SE.

NW facing apartments look out over a roof (yawn).

Communal area is narrow, split in two by the lifts and the AC compound and will be largely in shadow for most of the year, except when it's too hot to use.

Visitor bays diminish the amenity of the future street.

No generosity of landscape to improve the amenity of the streetscape.

Legibility

Entrances are underwhelming and the lift location give primacy to the car park.

The entry sequence for pedestrians is a non-descript passageway with a gate at each end.

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Safety

Limited passive surveillance of the existing and future street.

No continuity of footpath provision to Talbot Place – an existing shortcoming that should be addressed.

Community

New apartments are a community benefit.

Uninspiring community terrace split in two and with no view to the public realm.

Poor engagement generally with the public realm.

Any public art requirement?

Aesthetics

Looks promising, but that's not enough.

Notes of the Design Review Panel Meeting

Wednesday 9 August 2023

Meeting to Discuss Swancare Apartments at 127 Hill View Terrace, Bentley

Attendance:

Council Officers: Robert Cruickshank, Manager Development Services
Sturt McDonald, Senior Planning Officer

Design Review Committee Members: Malcolm Mackay (Urban Design)
Tony Blackwell (Landscape Architecture)
Rob Mulcahy (Sustainability/Engineering)

Apologies: Chris Maher (Architecture)

Applicant's Attendees: Adrian Iredale (Iredale Pedersen Hook Architects)
Leigh Caddy (Element)
Rebecca Angus (Iredale Pedersen Hook Architects)
Lorraine Ponti (Bridge 42)
Steve Postuma (CAPA Studio)

Design Review Panel (DRP) Members Comments:

Malcolm Mackay

- The revised proposal is a massive improvement on the previous Scheme.
- Favours the option with the wider entry foyer – creates an increased sense of welcoming. Can introduce seating and some homeliness to the space. Encouraged the applicant to further consider any fire exit and fire stair implications.
- The rear laneway should be a narrow laneway for pedestrian/gopher movement rather than cars. A narrow laneway also presents opportunities for increased landscaping and increased amenity to the adjacent ground floor units.
- While the car parking is still exposed to the street, happy with the proposed landscaping solution with an emphasis on spaces for people. Doesn't see the need for the provision of a R-Codes Volume 2 area of communal open space given the site context of the building being within a village environment.
- Likes the small, casual, intimate landscape spaces.

- Recommended that the applicant consider flipping the vehicle access and visitors bays to Talbot Avenue, so as to have increased areas of communal open space on the north side – flipping the vehicle access access frees up space to put the good stuff on the northern side.
- Supports the design amendments with a loss of 2 units per floor, and an increase in the building height.
- There is good articulation to the elevations so as to break up the building mass.
- Commented that the elevations are wonderful. The context affords the freedom to be quirky and playful.

Tony Blackwell

- There a lot of very good improvements with the amended design.
- Likes many aspects of the proposed landscaping approach, particularly the arbor structure.
- Had a slightly different view to Malcolm in relation to the provision of an area of communal open space for residents – from his own lived experience, considers there is merit in still have a private communal space for the residents of the building to gather and socialise. Did however acknowledge the applicant's earlier comments that the experience for the Akora building is that residents prefer ground floor communal areas.
- Questioned what is being gained from a wider entry foyer and whether it may be better for the width to be given over to external spaces. Commented that he is interested in seeing the further development of this space, including details such as ceiling heights, seating etc.
- Suggested an alternative approach to the rear laneway allowing for two way movement but throttled down to one way through landscaping.
- Suggested that the landscape architect reconsider the use of Banksia Grandis which is prone to dieback.

Rob Mulcahy

- Ambivalent about 1 way vs 2 way and considers there is a balance somewhere to be found.
- Building services need consideration as the design develops.
- Sustainability needs to be integrated early into the building design rather than being an add-on.
- The applicant needs to consider the proposed sustainability initiatives and measures now.

Notes prepared by: Robert Cruickshank, Manager Development ServicesComments from Chris Maher, received by email prior to the meeting

The new drawings both plans, 3D sketches and elevations show significant improvement and demonstrate that the design team has considered much of the panels previous feedback.

Given that the proposed project will sit within an existing although evolving masterplan, and the context of the buildings location requires careful integration with neighbouring buildings and movement patterns both context and character are paramount. This to ensure a good building and also importantly masterplan outcome.

The issues which were described previously by the DRP concerning the building interface to key links are to my mind now much removed. The building thresholds on all sides have been more carefully considered and the additional space provided by the removal of apartments and a reduction of floor plate area has enabled appropriate additional amenity as part of these interface thresholds with the inclusion of communal landscaping and meeting areas. This additional space has relaxed the building interface not only at ground level but also for the building form above.

Namely;

1. The turning of apartments 1 & 2 to face the primary Talbot Place and Grandis Boulevard creates opportunity for street life and street engagement. These apartments are also able to have some courtyard/balconies adjacent to Graham Crescent this too creates the potential for some eyes on the street and partial activation.
2. Additional planting and presumably (though not described) deep soil. More opportunity to screen both flanks of the parking court.
3. The addition of external communal places for visitors and residents to meet. Well located in close proximity to the building entries, which are now much more welcoming, wider and have the potential to provide a real sense of entry.
4. The ability to provide more day-light and landscaping to the rear of the adjacent shop. Together with increased set back to these northwest facing apartments.
5. A larger entry foyer is now positioned adjacent to both entrances. This I believe, if Option A is adopted, could also facilitate small internal meeting spaces for visitors and residents during wet/cold days.
6. The narrow one-way option for Graham Crescent (option A) I believe provides a better outcome for the adjacencies of the adjoining properties and new apartments while also facilitating the benefits described above of a wider more welcoming foyer.
7. Improved access to daylight for the balconies of Apartment 1 & 2 no longer requiring the privacy/solar screening to the morning eastern sun.
8. An opportunity exists for daylight via additional roof glazing or windows in the Southeast facing corridor wall on level 3.
9. While the elevations and sketch perspectives are still abstract, they do convey a highly considered approach to the elevational treatment, form, and fenestration of the building quite in-keeping and reflective of its recent neighbour. The over-looking

of the two primary movement corridors by balconies and windows will do much to improve some of the potential CPTED issues.

On the whole the proposal is moving forward now. Still elements that need to be considered including landscape specificity, environment, wind, and sustainability. These elements cannot be held off & should now be fully integrated into this potentially exciting project.

Notes of the Design Review Panel Meeting

Wednesday 8 November 2023

Meeting to Discuss Swancare Apartments at 127 Hill View Terrace, Bentley

Attendance:

Council Officers: Robert Cruickshank, Manager Development Services
Sturt McDonald, Senior Planning Officer

Design Review Committee Members: Malcolm Mackay (Urban Design)
Tony Blackwell (Landscape Architecture)
Rob Mulcahy (Sustainability/Engineering)

Apologies: Chris Maher (Architecture)

Applicant's Attendees: Adrian Iredale (Iredale Pedersen Hook Architects)
Leigh Caddy (Element)
Rebecca Angus (Iredale Pedersen Hook Architects)
Lorraine Ponti (Bridge 42)
Steven Postuma (CAPA Studio)

Proponent comments:

- This design process has been a journey. We think we're in a position to deliver a really good design outcome.
- The shift of the crossover location to Talbot Place has freed up Grandis Boulevard, and allowed a much better streetscape interface.
- It is really fortunate for Swancare that they don't have to consider land cost and a unique financing context which makes this viable (or else it really wouldn't be)
- We now have really good integration with landscaping.
- Landscaping explanation from Steven Postuma (CAPA Studio):
 - Analysis of building aspects and working the landscape response accordingly.
 - North – buggy dropoff
 - South – clear delineation of footpath, crossover threshold and entry point
 - SE – pedestrian access. Meandering – not a "gun barrel"
 - Grandis Blvd. Moments. Connected linkages to far side of street
 - Incorporated some species selections recommended by TB. Habitat
 - Kept *some* of the deciduous tree themes that run throughout the village.
 - Evergreens adjacent to living areas (less maintenance for residents)
 - Flowering plants
- Next steps DA?

Design Review Panel (DRP) Members Comments:Malcolm Mackay

- "Been on a bit of a design journey" – that is the Design process. Sometimes the journey and concept doubles back on itself. Other times it goes off on a tangent.
- As a result of that journey, the design has improved. The concept hasn't *just* gone back to itself. It has progressed.
- Struggling to find things to nitpick at.
- Tip: Recommend creating a master ground floor plan that has *both* the architecture and the landscaping. Good to see both at the same time.
- Curious to see how the elevations shape up. Need to progress beyond little artistic impressions. The essence can sometimes be lost in translation when these sketches are passed to someone else in the office to refine/develop at the design stage.
 - Applicant: This will need to happen as part of the DA.
- Love that the landscaping has progressed beyond the indicative site boundary. This helps it to become a cohesive place and cohesive design.

Rob Mulcahy

- I've read the Swancare environmental policy and what this proposal needs to do is specify how this proposal (not just the entire campus) implements these things.
- Some of these things might just need to be articulated/specified – eg cross ventilation:
Applicant response:
 - We'll make sure that this is articulated in the DA stage. Those measures *have* been thought about, just not articulated yet.
 - For example - rainwater capture is unlikely to happen. We had a meeting to learn from Curtin with respect to water capture under roadways – and while they've done it once, they'll never do it again. It has been somewhat of a disaster.
- Please ensure that the detailing of sustainability measures is not deferred further.

Tony Blackwell

- Re: stormwater capture and reuse - Localised groundwater recharge is probably the best you're going to get.
- Things I was hoping to see (following the previous meeting) are largely here.
- A bit more information on the SE link would be good. Is this intended to be used by gophers?
Applicant response:
 - Ideally, yes. Quieter space and slower space than Adie Court.
- Attention will be needed to deliver that versatility. Path width and lighting (both ensuring safety, but minimising nuisance to dwellings) need to be considered.

Robert Cruickshank – any comments re: interface between NW balconies and carpark below?

Malcolm Mackay

- Risk of dropped objects? – item placed on balustrade wall and knocked off onto car below.
Applicant response:

- This risk is eliminated by a balcony design detail. Solid up to 700. Glass above to 1.2m. Nowhere to place objects to accidentally knock. Additionally, this makes the balcony a much better semi-private living space.
- Recommend some form of shading pergola/arbor structure for cars below

Notes prepared by: Sturt McDonald, Senior Planning Officer

element.

Appendix E – Landscape Concept Plans

TOWN OF VICTORIA PARK
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TOWN OF VICTORIA PARK
Received: 15/1/2024

Refer separate attachment.

element.

Appendix F – Stormwater Management Plan

TOWN OF VICTORIA PARK
Received: 15/1/2024

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STORMWATER DRAINAGE DESIGN SUMMARY

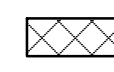
PROPOSED DEVELOPMENT

ROAD EXTENSION CATCHMENT AREA = 675m² APPROX.TOTAL ON-SITE STORAGE REQUIRED = 16.88m³ APPROX.

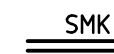
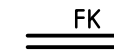
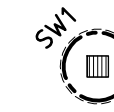
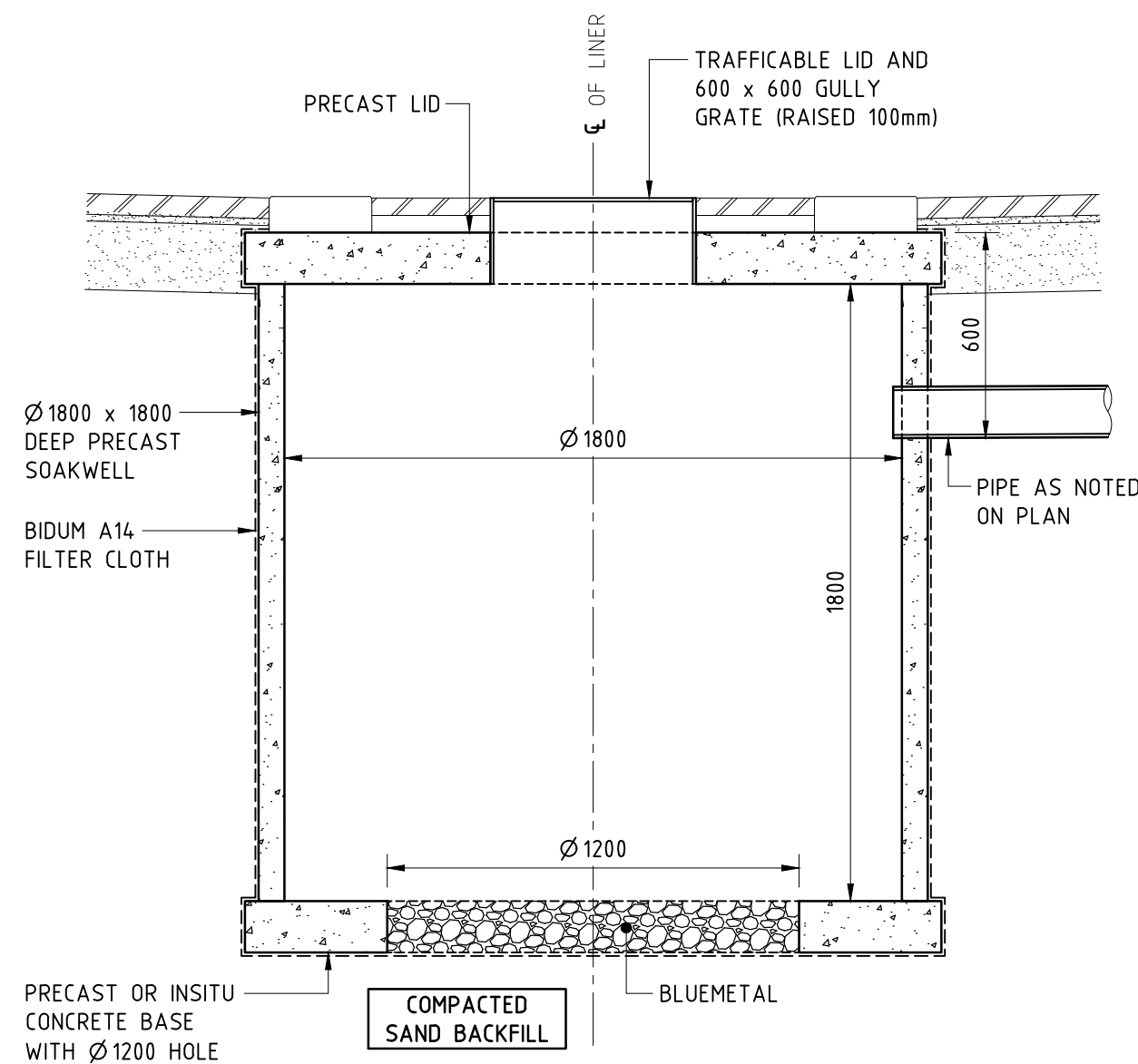
STORAGE CAPACITY:

SOAKWELLS: 4 x 1800Ø x 1800 DEEP = 18.32m³ APPROX.

LEGEND

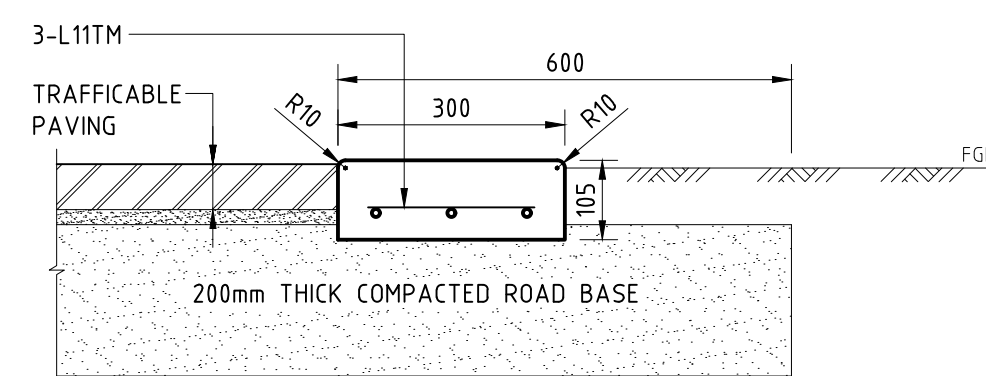
 DENOTES PROPOSED BUILDING ENVELOPE DENOTES EXISTING BUILDING DENOTES TRAFFICABLE PAVING ON SAND BEDDING AND 200mm COMPACTED ROAD BASE ALL TO FUTURE DETAIL DENOTES 150mm THICK N32 COLOURED CONCRETE AS SPECIFIED DENOTES BRICK PAVING TO ARCH'S DETAILS

FFL 18.600 DENOTES FINISHED FLOOR LEVELS

 DENOTES 250mm WIDE SEMI-MOUNTABLE KERB DENOTES 300mm WIDE FLUSH KERB DENOTES 310mm WIDE MOUNTABLE KERB DENOTES TRANSITION KERB DENOTES Ø1800 x 1800 DEEP PRECAST SOAKWELL WITH PRECAST LID AND 600 x 600 RAISED (100mm HIGH) GULLY GRATE AND PRECAST BASE WITH Ø1200 HOLE. DENOTES FINISHED PAVING DESIGN LEVEL -18.00- EXISTING GROUND CONTOURTYPICAL SOAKWELL WITH
TRAFFICABLE LID (SW1) 1:20

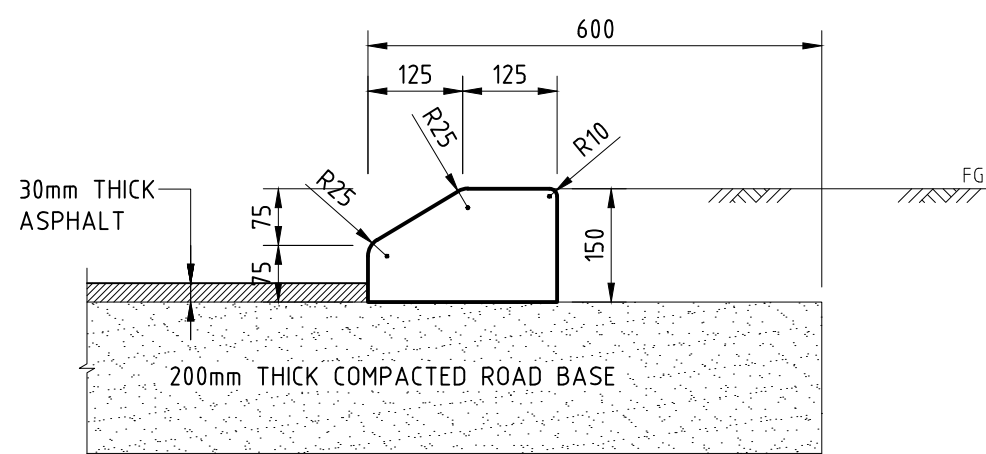
GRANDIS BOULEVARD EXTENSION SITE PLAN 1:200

- UNDERGROUND SERVICES OMITTED FOR CLARITY.
- REFER C2.01 FOR BUILDING CARPARK DETAILS.



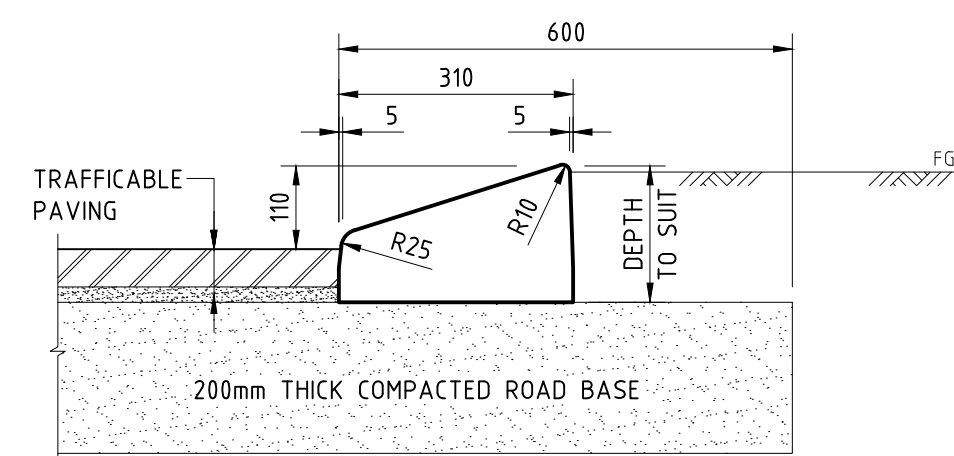
TYPICAL FLUSH KERB (FK) DETAIL 1:10

PROVIDE CONTRACTION JOINTS AT 2.5m MAX CRS.
PROVIDE EXPANSION JOINTS AT 7.5m MAX CRS.
CONCRETE GRADE TO BE N25



TYPICAL SEMI-MOUNTABLE KERB (SMK) DETAIL 1:10

PROVIDE CONTRACTION JOINTS AT 2.5m MAX CRS.
PROVIDE EXPANSION JOINTS AT 7.5m MAX CRS.
CONCRETE GRADE TO BE N25



TYPICAL MOUNTABLE KERB (MK) DETAIL 1:10

PROVIDE CONTRACTION JOINTS AT 2.5m MAX CRS.
PROVIDE EXPANSION JOINTS AT 7.5m MAX CRS.
CONCRETE GRADE TO BE N25

REV	NO.	DATE	DESCRIPTION	BY	APPR.
4	10.01.24		REVISED FOR PLANNING APPROVAL	J.V.	P.T.
3	15.06.23		CONNECTION TO ADIE COURT MODIFIED	J.V.	P.T.
2	26.05.23		ISSUED FOR SCHEMATIC DESIGN REVIEW	J.V.	P.T.
1	19.05.23		SCHEMATIC DESIGN CO-ORDINATION	J.V.	P.T.

DESIGNED:	P.T.	DATE:	APR 2023	PROJECT No:	14909
DRAWN:	J.V.	SCALE:	1:200	DRAWING No:	C1.01
CHECKED:		CAD REF:	J.V. 14909(01.dwg)	REVISION No:	4
APPROVED:		THIS DRAWING SHALL BE CONSIDERED FOR REFERENCE PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED.			

CLIENT:	SWANCARE
PROJECT:	SWANCARE APARTMENTS TALBOT PLACE BENTLEY

TITLE:	GRANDIS BOULEVARD EXTENSION SITE PLAN AND DETAILS
--------	--

DESIGNED:	P.T.	DATE:	APR 2023	PROJECT No:	14909
DRAWN:	J.V.	SCALE:	1:200	DRAWING No:	C1.01
CHECKED:		CAD REF:	J.V. 14909(01.dwg)	REVISION No:	4
APPROVED:		THIS DRAWING SHALL BE CONSIDERED FOR REFERENCE PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED.			

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LEGEND

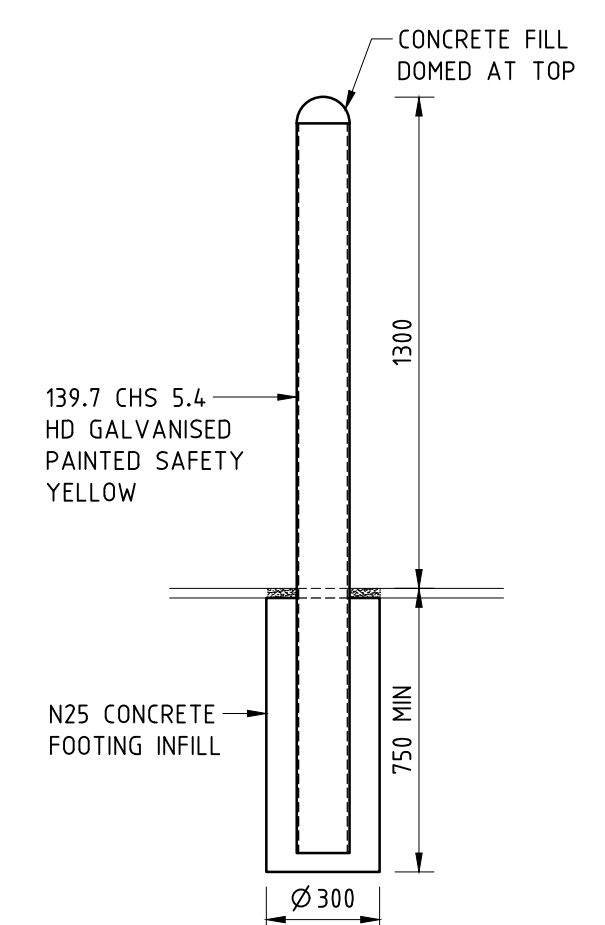
- DENOTES PROPOSED BUILDING ENVELOPE
- DENOTES EXISTING BUILDING
- DENOTES NEW 30mm THICK AC10 ASPHALT ON 200mm COMPACTED ROAD BASE
- DENOTES TRAFFICABLE PAVING ON SAND BEDDING AND 200mm COMPACTED ROAD BASE ALL TO FUTURE DETAIL
- DENOTES BRICK PAVING TO ARCH'S DETAILS
- FFL 18.600** DENOTES FINISHED FLOOR LEVELS
- DENOTES 250mm WIDE SEMI-MOUNTABLE KERB
- DENOTES 300mm WIDE FLUSH KERB
- DENOTES 310mm WIDE MOUNTABLE KERB
- DENOTES TRANSITION KERB
- DENOTES Ø1800 x 1800 DEEP PRECAST SOAKWELL WITH PRECAST LID AND 600 x 600 RAISED (100mm HIGH) GULLY GRATE AND PRECAST BASE WITH Ø1200 HOLE. REFER C1.01 FOR DETAILS.
- DENOTES FINISHED PAVING DESIGN LEVEL
- 18.00- EXISTING GROUND CONTOUR
- DENOTES NEW WHEEL STOPS TO AS 2890.1
- DENOTES NEW BOLLARD. REFER THIS SHEET FOR DETAIL.

STORMWATER DRAINAGE DESIGN SUMMARY

ROOF AND CARPARK CATCHMENT AREA = 1280m² APPROX.

MINIMUM REQUIRED ON-SITE STORAGE = 42.66m³ APPROX.
KIOSK BUILDING STORAGE = 9m³ APPROX.
TOTAL ON-SITE STORAGE REQUIRED = 51.66m³ APPROX.

STORAGE CAPACITY:
SOAKWELLS: 3 x 1800Ø x 1800 DEEP = 13.74m³ APPROX.
DRAINAGE CELLS = 38.88m³ APPROX.
TOTAL ON SITE STORAGE PROVIDED = 52.62m³ APPROX.



TYPICAL BOLLARD DETAIL 1:20

REV No	DATE	DESCRIPTION	BY	APPR.
2	10.01.24	REVISED FOR PLANNING APPROVAL	J.V.	P.T.
1	26.05.23	ISSUED FOR SCHEMATIC DESIGN REVIEW	J.V.	P.T.

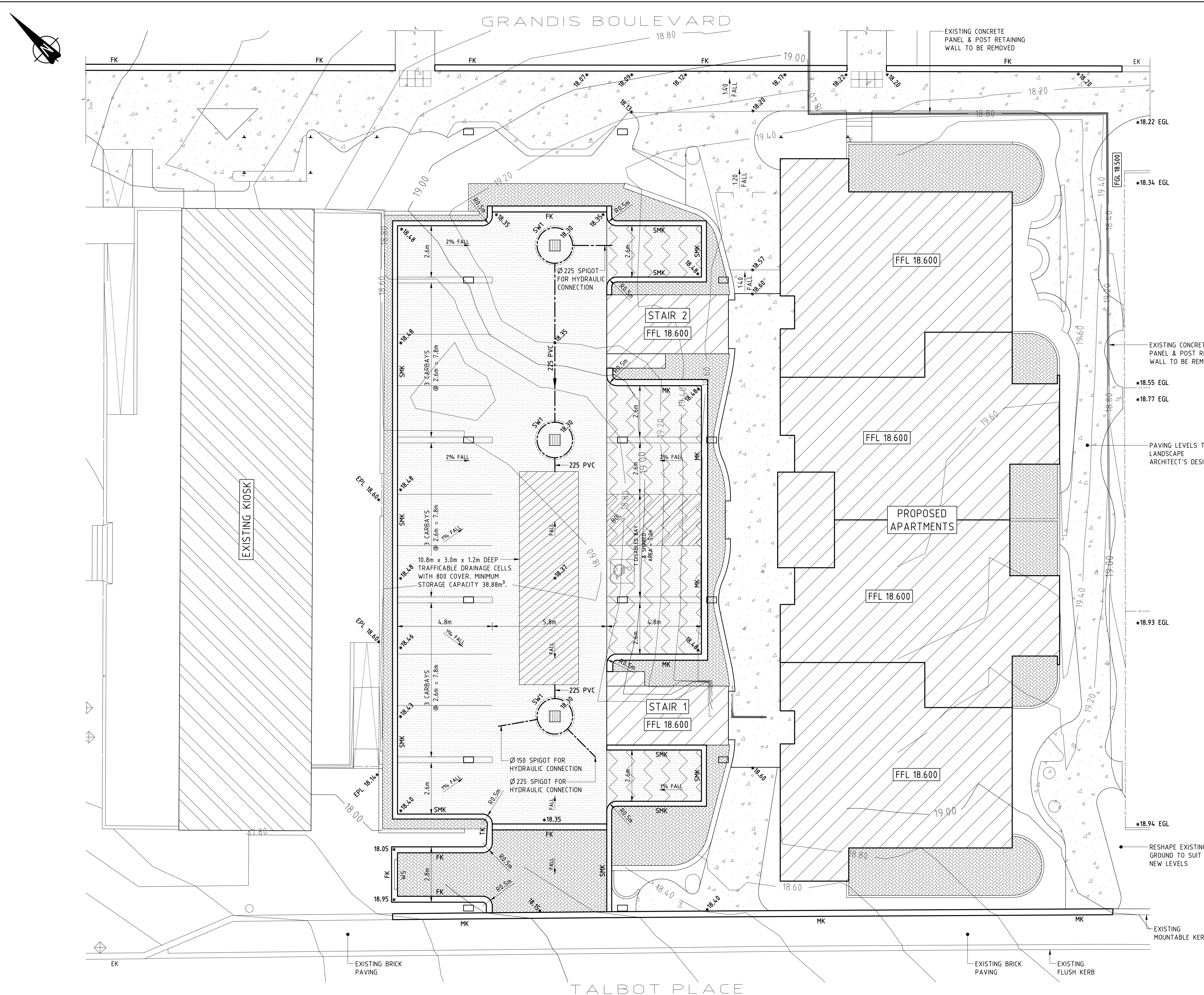


ph: (08) 9389 7226 f: (08) 9389 7221 Unit 10/18 Stirling HWY Nedlands Perth, WA 6009

CLIENT: SWANCARE
PROJECT: SWANCARE APARTMENTS TALBOT PLACE BENTLEY

TITLE: CARPARK AND STORMWATER DRAINAGE LAYOUT PLAN

DESIGNED: P.T.	DATE: APR 2023	PROJECT No: 14909
DRAWN: J.V.	SCALE: 1:100	DRAWING No: C2.01
CHECKED:	CAD REF: J.V. 14909C2.01.dwg	REVISION No: 2
APPROVED:	THIS DRAWING SHALL BE CONSIDERED FOR REFERENCE PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED.	



CARPARK AND STORMWATER DRAINAGE LAYOUT PLAN 1:100