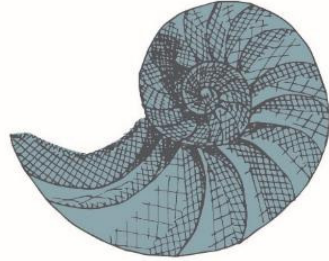

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Curtin Care

SUPPORT, BALANCE, COMMUNITY

Wearne Cottesloe Redevelopment
Council Agenda Forum – 20th June 2017

Planning Framework

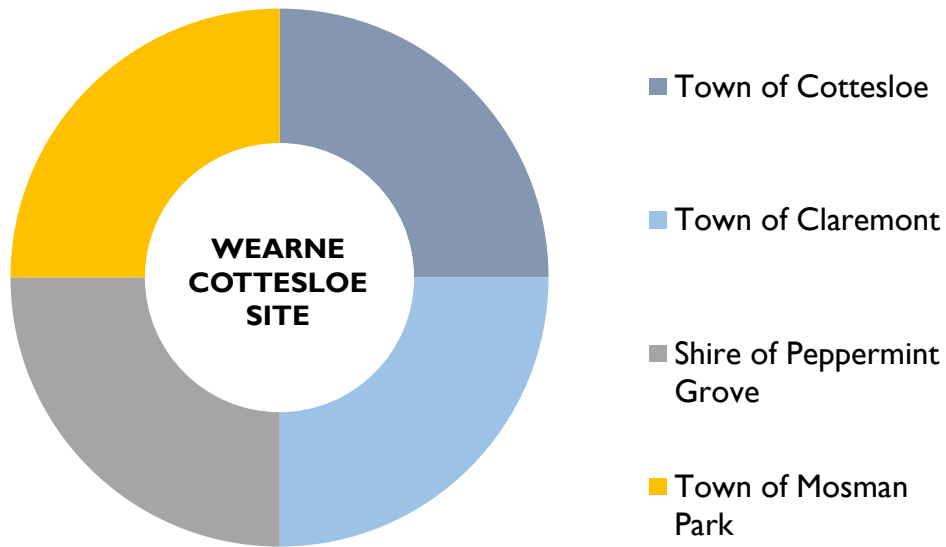
INTRODUCTION

- Address an unmet community and social need
- Inadequate capacity for residential aged care places in Cottesloe and surrounds
- Curtin Care's facilities are at capacity – with waiting lists
- Current facilities are aged and require substantial upgrades to meet contemporary aged care expectations
- Replace existing 88 places, with urgency to provide additional 22 provisionally allocated places as early as possible
Wearne (annual renewal required)
- Considerable delays in negotiating new tenure arrangement (Agreement to Lease and Redevelop) with 4 Council's due to complex nature of ownership.

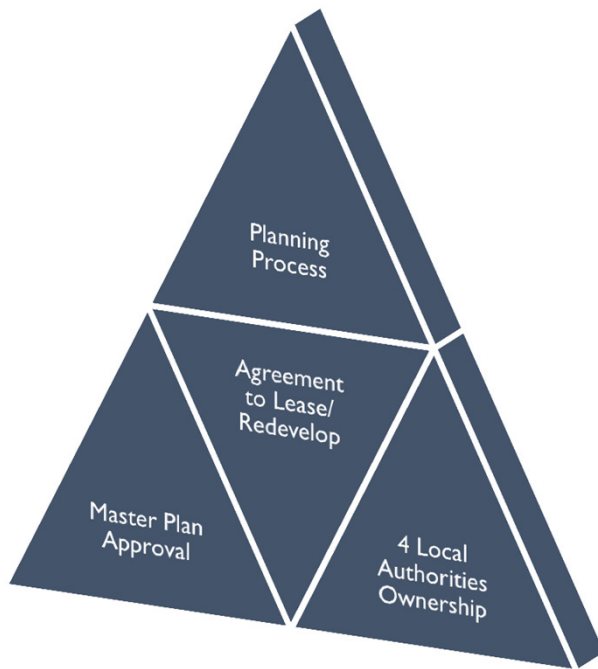
Urgent need to expedite planning approvals to enable Stage I construction to commence

GOVERNANCE STRUCTURE

Land Ownership



STRINGENT GOVERNANCE CONTROLS



- The site is leased to Curtin Care.
- The four Councils and Curtin Care have signed an Agreement to Lease and Redevelop in relation to Wearne Cottesloe.
- The Agreement requires the four Councils to sign off on a Master Plan prior to commencement of works.
- Town of Cottesloe is a landowner and one of the regulatory authority.

EXISTING PLANNING FRAMEWORK

Town of Cottesloe Local Planning Scheme No. 3

- Development Zone
- Site C - Schedule 14 of LSP3 requires a local structure plan be prepared to guide subdivision and development of the site
- Planning and Development Regulations 2015 (Regulations)
 - Introduced new 'Deemed Provisions' for local structure plans
 - removed the statutory weight of an LSP – due regard document only
 - WAPC became approval authority for LSP
 - Introduced provisions which allow a decision maker to approve a development application without a local structure plan

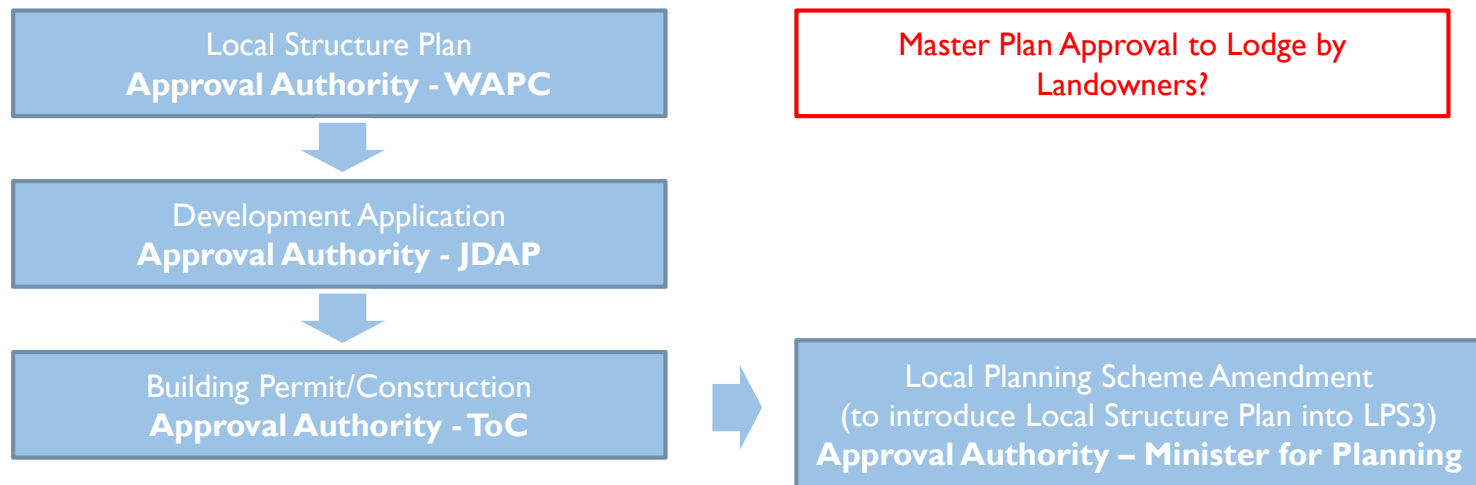
PLANNING AND DEVELOPMENT REGULATIONS 2015 (REGULATIONS)

Clause 27. Effect of Structure Plan Part (2)

- Deemed provisions allow a decision maker to approve a development application without a local structure plan provided:
 - The proposed development does not conflict with the principles of orderly and proper planning; and
 - The proposed development would not prejudice overall development potential of the area.

We believe there is merit in pursuing this approach and this will be presented in further detail

CURRENT PLANNING FRAMEWORK



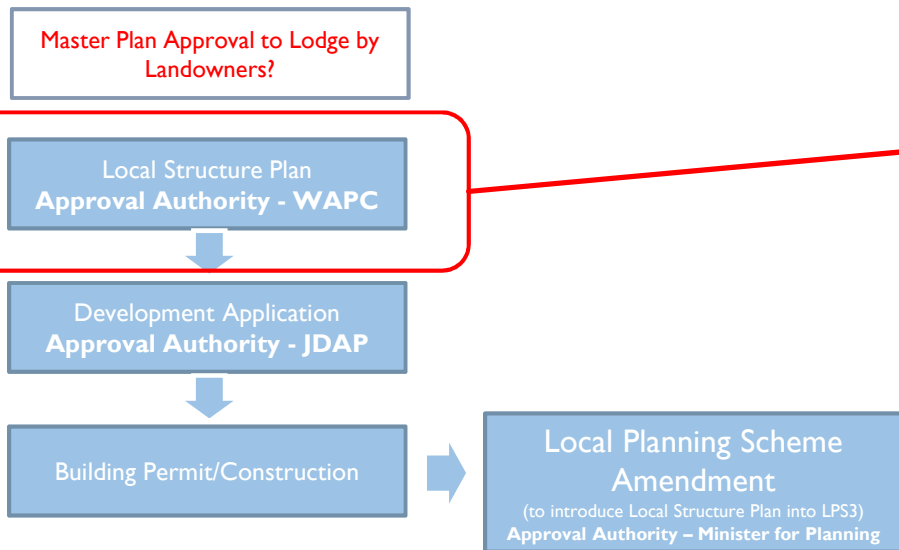
CURRENT PLANNING FRAMEWORK

Stage 1 would be ready for occupancy upon completion in May 2021

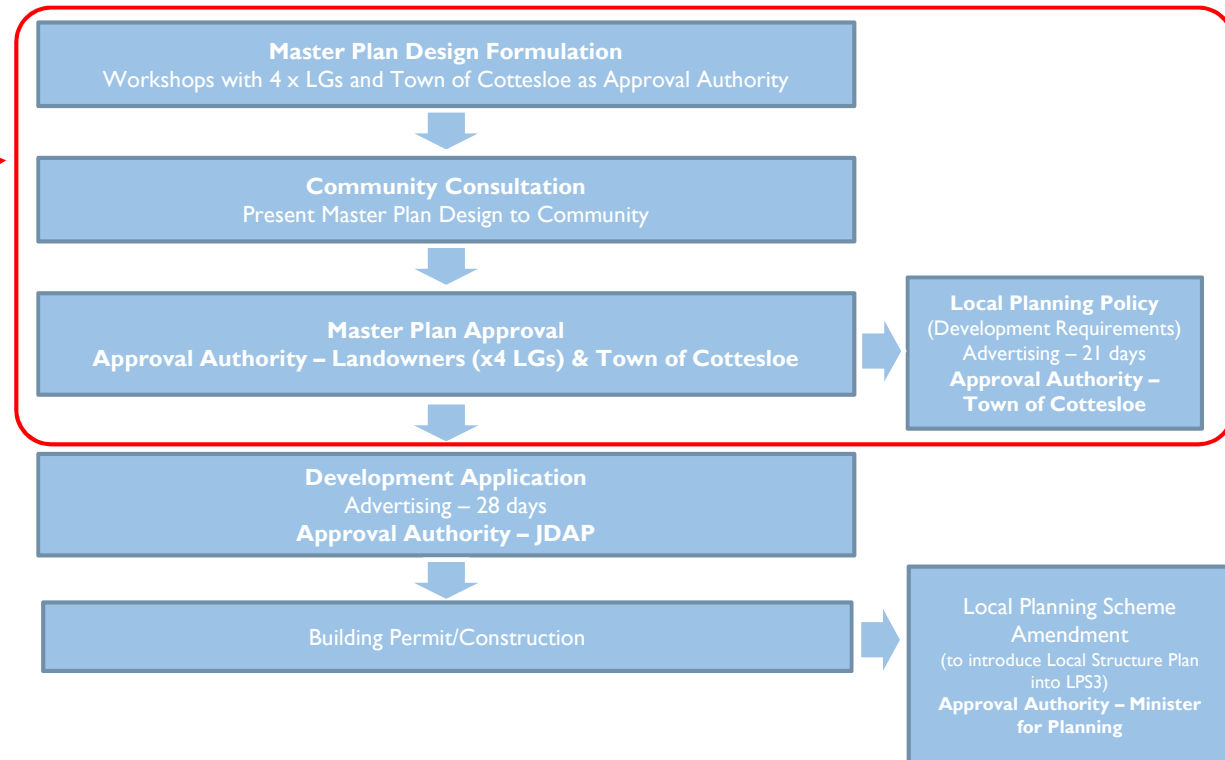
	Master Plan Endorsement ?	Local Structure Plan	Development Application	Local Planning Scheme Amendment (to introduce Local Structure Plan into LPS3)
Outputs		<ul style="list-style-type: none"> Local Structure Plan – Plan 1 Part 1 - Development Requirements Planning Report Landscape Plan Technical Reports: <ul style="list-style-type: none"> Environmental Engineering Bushfire Management Transport Water Heritage Economic, Retail & Employment 	Planning Report <ul style="list-style-type: none"> Contour & Feature Survey Site Plan Floor Plans Elevations Sections Perspectives Schedule of Materials & Finishes Landscape Plan 	<ul style="list-style-type: none"> Planning Report Scheme Provisions to be included within Schedule 14 based on Local Structure Plan Part 1 – Development Requirements
Approval Timeframes		12 months	90 days	15 months
Approval Authority		WAPC	JDAP	Minister for Planning

PROPOSED PLANNING FRAMEWORK

Current Planning Framework



Proposed Planning Framework



PROPOSED PLANNING FRAMEWORK INCLUDING LANDOWNER APPROVAL

	Master Plan Design Formulation	Master Plan & Local Planning Policy Lodgement and Approval	Development Application Lodgement and Assessment	Local Planning Scheme Amendment (Town)
Outputs	<p>Formulate and Evolve:</p> <ul style="list-style-type: none"> • Master Plan • 3D Massing • Site Sections • Street Interface • Concept Elevations • Staging • Development Requirements <p>Prepare Draft Technical Reports:</p> <ul style="list-style-type: none"> • Planning Rationale • Environmental • Engineering • Bushfire Management • Transport • Water • Heritage • Economic, Retail & Employment 	<p>Formal lodgement with Landowners and Town of Cottesloe as approval authority:</p> <ul style="list-style-type: none"> • Master Plan • 3D Massing • Site Sections • Street Interface • Concept Elevations • Staging • Landscape Plan • Development Requirements <p>Planning Report</p> <p>Technical Reports:</p> <ul style="list-style-type: none"> • Environmental • Engineering • Bushfire Management • Transport • Water Management • Heritage • Economic, Retail & Employment 	<ul style="list-style-type: none"> • Planning Report • Contour & Feature Survey • Site Plan • Floor Plans • Elevations • Sections • Perspectives • Schedule of Materials & Finishes • Landscape Plan <p>Technical Reports:</p> <ul style="list-style-type: none"> • Environmental • Engineering • Bushfire Management • Transport, traffic and parking • Servicing • Heritage • Economic, Retail & Employment 	<p>Schedule 14 provisions to be updated to remove requirement for LSP and potentially include key elements from LPP.</p>
Timeframes	July – End August	September – November	90 days	15 months following DA
Approval Authority	Landowners & Town of Cottesloe	Landowners & Town of Cottesloe	JDAP	Minister for Planning

Present Master Plan design to community

Landowner approval to lodge DA and ToC agreed development requirements adopted in Local Planning Policy

PLANNING AND DEVELOPMENT REGULATIONS 2015 (REGULATIONS) CONTD....

Does Not Conflict with the Principles of Orderly and Proper Planning

- Master Plan and DA process clearly defined
- Redevelopment consistent with aims of LPS3, LPS, Draft Perth & Peel 3.5 million and Draft Central Sub-Regional Planning Framework
- Structure Plan – coordination of future subdivision and zoning, not applicable to site
- Master Plan is a requirement
- Development standards can be addressed through LPP – more efficient and Town of Cottesloe adopt
- Community consultation not compromised – informal consultation, LPP and DA advertised

Would Not Prejudice Overall Development Potential of the Area

- Whole of site Master Plan and a DA will be submitted
- Master Plan and DA will address WA School for Deaf and interface with adjoining residents
- Technical reporting to support LSP will be submitted with Master Plan and DA

BENEFITS OF REVISED PLANNING FRAMEWORK

- Curtin Care evolve a Master Plan with input and endorsement from the Landowners and the community prior to lodgement.
- The landowner group has a clear understanding of the process to endorse the Master Plan and have contributed to this process to achieve a shared vision for their own asset.
- The Town - as landowner and regulatory authority is able to give landowner consent to the Master Plan with the full knowledge of a planning assessment having occurred concurrently.
- The Town of Cottesloe becomes the approval authority to the Master Plan (as opposed to WAPC for the LSP).
- The Town of Cottesloe becomes the approval authority to the Local Planning Policy which will outline the development requirements (as opposed to WAPC for the LSP).
- This process enables DA to be lodged December 2017 as opposed to in 15 months time following LSP approval. This reduces the overall approval timeframes by approx 15 months
- Consistent approach to other local authorities like City of Belmont on DA6 and City of Stirling on Herdsman Glendalough.
- Achieves the same planning outcomes within a significantly reduced timeframe, which will assist in providing new accommodation to the existing residence within a shorter timeframe.

PROPOSED PLANNING FRAMEWORK INCLUDING LANDOWNER APPROVAL

