



## **Metro South West Joint Development Assessment Panel Agenda**

**Meeting Date and Time:** 9 March 2020; 9am  
**Meeting Number:** MSWJDAP/205  
**Meeting Venue:** City of Rockingham  
Civic Boulevard, Rockingham

### **Attendance**

#### **DAP Members**

Mr Tony Arias (Presiding Member)  
Ms Lee O'Donohue (Deputy Presiding Member)  
Mr John Syme (A/Specialist Member)  
Cr Mark Jones (Local Government Member, City of Rockingham)  
Cr Deb Hamblin (Local Government Member, City of Rockingham)

#### **Officers in attendance**

Mr Mike Ross (City of Rockingham)  
Mr David Waller (City of Rockingham)

#### **Minute Secretary**

Ms Nicole D'Alessandro (City of Rockingham)

#### **Applicants and Submitters**

Mr Oliver Basson (Planning Solutions)  
Mr Ross Underwood (Planning Solutions)  
Mr Clinton Witnish (Croft) – *via teleconference*

#### **Members of the Public / Media**

Nil

### **1. Declaration of Opening**

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

### **2. Apologies**

Nil

### **3. Members on Leave of Absence**

Nil



#### **4. Noting of Minutes**

Signed minutes of previous meetings are available on the [DAP website](#).

#### **5. Declarations of Due Consideration**

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

#### **6. Disclosure of Interests**

Nil

#### **7. Deputations and Presentations**

- 7.1** Mr Ross Underwood (Planning Solutions) presenting in support of the application at Item 8.1. The presentation will speak in support of the proposed development and request changes to the introductory wording to the recommendation.

The City of Rockingham may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

#### **8. Form 1 – Responsible Authority Reports – DAP Applications**

<b>8.1</b>	Property Location:	Lot 507 Foreshore Drive, Singleton
	Development Description:	Nursing Home
	Applicant:	Planning Solutions Pty Ltd
	Owner:	Signature Care Land Holdings Pty Ltd
	Responsible Authority:	City of Rockingham
	DAP File No:	DAP/19/01714

#### **9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval**

Nil

#### **10. Appeals to the State Administrative Tribunal**

Nil

#### **11. General Business / Meeting Closure**

In accordance with Section 7.3 of the DAP Standing Orders 2017 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.





## Form 1 – Responsible Authority Report (Regulation 12)

<b>Property Location:</b>	Lot 507 Foreshore Drive, Singleton
<b>Development Description:</b>	Nursing Home
<b>DAP Name:</b>	Metro South-West JDAP
<b>Applicant:</b>	Planning Solutions Pty Ltd
<b>Owner:</b>	Signature Care Land Holdings Pty Ltd
<b>Value of Development:</b>	\$14.2 million
<b>LG Reference:</b>	DD020.2019.00000325.001
<b>Responsible Authority:</b>	City of Rockingham
<b>Authorising Officer:</b>	Bob Jeans, Director Planning & Development Services
<b>DAP File No:</b>	DAP/19/01714
<b>Report Due Date:</b>	27 February 2020
<b>Application Received Date:</b>	11 December 2019
<b>Application Process Days:</b>	90 Days
<b>Attachment(s):</b>	<b>Attachment 1</b> Development Application Submission  <b>Attachment 2</b> Development Plans  <b>Attachment 3</b> Schedule of Submissions  <b>Attachment 4</b> Applicant's Supporting Letter  <b>Attachment 5</b> Bushfire Management Plan

### Officer Recommendation:

That, subject to the Western Australian Planning Commission approving the modified Bayshore Gardens Local Structure Plan to identify Lot 507 Foreshore Drive, Singleton as 'Community Purposes - Nursing Home', the Metro South-West Joint Development Assessment Panel (MSWJDAP) resolves to:

**Approve** DAP Application reference DAP/19/01694 and accompanying plans:

- Cover Page, Drawing DA00 Revision B, Dated 11 November 2019;
- Site Analysis, Drawing DA01 Revision C, Dated 23 January 2020;
- Site Plan, Drawing DA02 Revision C, Dated 23 January 2020;
- Ground Floor Plan, Drawing DA03 Revision C, Dated 23 January 2020;
- First Floor Plan, Drawing DA04 Revision C, Dated 23 January 2020;
- Elevations, Drawing DA05 Revision B, Dated 11 November 2019;
- Sections, Drawing DA06 Revision B, Dated 11 November 2019;

in accordance with the Metropolitan Region Scheme and Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of 68(2)(b) of the deemed provisions of the City of Rockingham Town Planning Scheme No. 2, subject to the following conditions:

### **Conditions**

1. This decision constitutes development approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. Prior to applying for a Building Permit, a revised Landscaping Plan to the satisfaction of the City of Rockingham must be prepared and approved and must include the following detail:
  - (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
  - (ii) any lawns to be established and areas to be mulched;
  - (iii) any natural landscape areas to be retained;
  - (iv) those areas to be reticulated or irrigated;
  - (v) footpaths in the adjoining streets; and
  - (vi) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas.

The landscaping, paving and reticulation must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the City of Rockingham for the duration of the development.

3. Prior to applying for a Building Permit, all service areas and service related hardware, including antennae, satellite dishes and air-conditioning units, must be designed to be located away from public view and/or screened, and this design must be provided to, and approved by, the City of Rockingham.
4. Prior to applying for a Building Permit, the Bayshore Beachside Urban Water Management Plan (v.J5352b) must be updated to the satisfaction of the City of Rockingham. The approved plan must be implemented and all works must be maintained for the duration of the development.
5. Earthworks over the site associated with the development must be stabilised to prevent sand or dust blowing off the site, and appropriate measures must be implemented within the time and in the manner directed by the City of Rockingham in the event that sand or dust is blown from the site.
6. Prior to applying for a Building Permit a Dust Management Plan is required to be submitted to and approved by the City of Rockingham. The requirements of the approved plan must be implemented for the duration of the construction works.
7. The carpark must:
  - (i) be designed constructed, sealed, kerbed, drained and marked in accordance with User Class 2 in accordance with Australian/New Zealand Standard AS/NZS 2890.1:2004, *Parking facilities, Part 1: Off-*

- street car parking* unless otherwise specified by this approval, prior to applying for a Building Permit;
- (ii) provide four (4) car parking space dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1: General Requirements for access—New building work;
  - (iii) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter; and
  - (iv) comply with the above requirements for the duration of the development.
8. Prior to the occupation of the development, any damage to existing City infrastructure within the road reservation including kerb, road pavement, turf, irrigation, bollards and footpaths is to be repaired to the satisfaction of the City of Rockingham at the cost of the applicant.
  9. The requirements of the Lot 9001 Foreshore Drive, Singleton - City of Rockingham October 16, 2019 Bushfire Management and Emergency Evacuation Plan prepared by Bushfire Safety Consulting Pty Ltd dated 16 October 2019 are to be implemented for the duration of the development.
  10. All illumination must be confined to the land in accordance with the requirements of Australian Standard AS/NZS 4282:2010 - *Control of the obtrusive effects of outdoor lighting* and Australian Standard AS/NZS 1158.3.1:2005 - *Lighting for Roads and Public Spaces*, at all times and, for the duration of development.
  11. The bicycle parking spaces must be designed in accordance with AS2890.3—1993, Parking facilities, Part 3: Bicycle parking facilities and must be approved by the City of Rockingham prior to applying for a Building Permit and constructed prior to occupancy of the development.  
  
The bicycle parking spaces must be retained and maintained in good and safe condition for the duration of the development.
  12. The showers, change rooms and clothing lockers must constructed prior to occupancy of the development and maintained in good and safe condition for the duration of the development.
  13. The Waste Management Plan prepared by Leigh Design dated 3 December 2019 must be implemented for the duration of the development.
  14. The proposed bin storage areas must be screened from view of the street to the satisfaction of the City of Rockingham. The bin storage area must be constructed prior to the occupation of the development and must be retained and maintained in good condition for the duration of the development.
  15. Materials, sea containers, goods or bins must not be stored within the car park at any time.

16. Prior to applying for a Building Permit, details of fencing and screening of plant on the Fitch Street frontage is required to be submitted to and approved by the City of Rockingham.
17. Commercial vehicles are not permitted to access the site between the hours of 7am-9am and 4pm-6pm.

### **Advice Notes**

1. The development must comply with the *Environmental Protection (Noise) Regulations 1997*; contact the City's Health Services for information on confirming requirements.
2. The development must comply with the Health (Public Building) Regulations 1992; the applicant and owner should liaise with the City's Health Services in this regard.
3. A Certified Building Permit must be obtained prior to construction and thereafter an Occupancy Permit must be obtained; the applicant and owner should liaise with the City's Building Services in this regard.
4. All works in the road reserve, including construction of a crossover or footpath, and any works to the road carriageway must be to the specifications of the City of Rockingham; the applicant should liaise with the City of Rockingham's Engineering Services in this regard.
5. All playground installations must be installed and maintained in accordance with all relevant Australian Standards AS 4685:2014 1-6, 11 and all relevant amendments including additional criteria outlined in the following; AS 4685.0:2017 Playground equipment and surfacing Part 0: Development, installation, inspection, maintenance and operation; and AS/NZS 4422:1996 - Playground Surfacing - Specifications, Requirements & Test Methods; Suitable impact absorbing surfacing, termed soft-fall must be installed, wherever falls from fixed or portable playground equipment is possible.
6. With regard to the Landscaping Plan, please contact the City's Land Development and Infrastructure team for further detail.
7. A Sign Permit must be obtained for any advertising associated with the development, including signage painted on the building; the applicant should liaise with the City's Building Services in this regard.
8. Prior to the occupancy of the development approval is required under the Food Act 2008. Please contact the City's Health Service for further information.
9. The crossovers to the development are required to be constructed in accordance with the City's Commercial Crossover Specifications. The applicant is advised to contact the City's Engineering Services Department for specifications and construction advice.

## **Background:**

### **Site Context**

The site has been extensively cleared of any remnant vegetation and earth worked to prepare the site for future development, to a relatively flat landscape. Some low, coastal vegetation has since grown back, stabilising the site.

The subject lot is bounded by Seaside Link to the north, Foreshore Drive to the west, Fitch Street and an existing commercial development to the south and a child care premises and vacant land to the east; reserved for a church and civic & cultural purposes. Within the local area there is a mix of double and single storey residential development.

### **History**

In April 1993, the Council resolved to initiate an amendment to former Town Planning Scheme No.1 to rezone the land comprising Bayshore Gardens estate from 'Rural' to 'Development' zone to facilitate the use of the land for Urban use.

In September 1993, the Council then resolved to grant Final Approval to the rezoning and requested that the Hon Minister for Planning grant Final Approval. At the same Meeting, the Council approved a Comprehensive Development Plan (CDP) (now referred to as a Structure Plan) for the Bayshore Gardens Estate.

Following the approval of the original CDP, the Council approved seven modifications to the Structure Plan. The most recent amendment was approved in 2016.

### **Proposed Local Structure Plan Amendment**

The applicant has concurrently lodged an application with the City to amend the Bayshore Gardens Local Structure Plan (the LSP). The Amendment to the LSP proposes to change the designation of Lot 507 Fitch Street, Singleton from 'Residential R40 (Grouped Housing Lifestyle Village over 55s)' to 'Community Purposes – Nursing Home'.

Other minor modifications are being proposed to update the LSP according to the Western Australian Planning Commission's (WAPC) Structure Plan Framework, by making the following changes:

- Realigned the Structure Plan boundary to apply to land zoned 'Development' under the City's Town Planning Scheme No.2;
- Remove reference to the R-Codes variations and RMD standards, as these are now addressed under Local Planning Policy 3.3.22; and
- Updates to text and map to reflect the format required under the WAPC Structure Plan Framework.

### **Details: outline of development application**

Zoning	MRS:	Urban
	TPS:	Development
Use Class:		Nursing Home

Strategy Policy:	State Planning Policy 3.7 – <i>Planning in Bushfire Prone Areas</i> ; State Planning Policy 7.0 - <i>Design of Built Environment</i> ; <i>Planning Policy 3.3.1 - Control of Advertisements</i> ; and <i>Planning Policy 3.3.14 – Bicycle Parking and End of Trip Facilities</i> .
Development Scheme:	City of Rockingham Town Planning Scheme No.2
Lot Size:	1.76Ha
Existing Land Use:	Vacant lot

A Development Assessment Panel (DAP) application to construct a Nursing Home was lodged with the City on 6 November 2019. The proposed development includes:

- A two storey Nursing Home with an overall height of 10.4m;
- A total floorspace of 9,361m<sup>2</sup> over two levels, providing for 144 beds.

The Nursing Home will include the following incidental amenities :

- Lounge, cinema and activity rooms.
- Dining areas.
- Kitchen.
- Doctor / Physio / Nurses' stations.
- Salon / hairdresser.
- Laundry rooms.
- BBQ area.
- Bowling green.
- Life size chess board.

The building is set back:

- Minimum 8.41 metres from the eastern boundary, with the majority set back 9.6m.
- Minimum 5.1 metres from the northern boundary, with the majority set back 10m.
- Minimum 16 metres to the western boundary in the north western aspect of the site.
- Minimum 15.7 metres to the southern boundary.

The following reports accompanied the DAP application:

- Planning Report;
- Traffic Impact Assessment;
- Landscape Plan;
- Civil Plans;
- Waste Management Plan; and
- Bushfire Management Plan and Emergency Evacuation Plan.

### **Legislation and Policy:**

The development has been assessed against the following statutory and strategic planning instruments:

- Planning and Development (Local Planning Scheme) Regulations 2015;
- City of Rockingham Town Planning Scheme No.2;

- State Planning Policy 3.7 - Planning in Bushfire Prone Areas;
- State Planning Policy 7.0 - Design of the Built Environment;
- Planning Policy 3.3.1 - Control of Advertisements; and
- Planning Policy 3.3.14 - Bicycling Parking and End of Trip Facilities.

## Consultation:

### Public Consultation

The application was advertised for public comment over a period of 35 days, commencing on 20 December 2019 and concluding on 24 January 2020 as the development is not permissible under the current Local Structure Plan.

Advertising was carried out in the following manner:

- All owners and occupiers of properties within or partially within 500m of the proposal were notified in writing and invited to comment, including specific referral to the Singleton Residents Association.
- Copies of technical documents and plans of the proposal were made available for public inspection at the City's Administration Offices and placed on the City's website.

At the close of the public consultation period a total of 55 submissions were received, which included 36 letters of support, 16 objections and three (3) neutral.

The objections received have been summarised in the table below, including the applicant's and City's responses to the submissioners' objections.

<b>Traffic and Parking</b>
<p><b><u>Submission:</u></b></p> <p><b>Substantial increase in local traffic movement especially considering that the site is on the bus route and there is a school in close proximity, which generates extra traffic morning and afternoon.</b></p>
<p><b><u>Applicant's Response:</u></b></p> <p><i>The subject property does not have any direct access to Navigator Drive. Therefore is not on the bus route.</i></p> <p><i>This level of traffic generation is considered low &amp; is not expected to have a discernible effect on the operation of Seaside Link, Foreshore Drive, Fitch street and the surrounding road network. This is supported by the Traffic Impact Assessment prepared by Cardno.</i></p>
<p><b><u>City's Comment:</u></b></p> <p>The City has assessed the submitted traffic report and considers that the local road network is capable of handling the traffic generated by the development.</p>
<p><b><u>Submission:</u></b></p> <p><b>Conflict with on-street parking during school hours.</b></p>
<p><b><u>Applicant's Response:</u></b></p> <p><i>The aged care home will have sufficient off street parking. While there are traffic movements, they are dispersed over different times of the day and are</i></p>

<p><i>not typically aligned to the high intensity of primary school peak times.</i></p> <p><i>Traffic Impact: In traffic engineering terms, the level of traffic expected to be generated by the proposed aged care development is considered to be very low</i></p>
<p><b>City's Comment:</b></p> <p>There is sufficient on-site car parking provided for the demands of the development.</p>
<p><b><u>Submission:</u></b></p> <p><b>Roads are insufficient in widths to cater for future traffic due to proximity to primary school.</b></p>
<p><b><u>Applicant's Response:</u></b></p> <p><i>The site has the advantage that it has three road frontages, two differing entry/exit points will provide the disbursement of traffic. While the primary school provides significant traffic loads the timing of these loads is outside the typically movements of an aged care home. An aged care home also has the advantage of having a fairly dispersed distribution of traffic movements.</i></p> <p><i>The peak-hour is expected to see 30 vehicle movements, including both arrival &amp; departure trips, which is equivalent to an average of 1 vehicle movement per two-minutes across the hour.</i></p> <p><i>This level of traffic generation is considered low &amp; is not expected to have a discernible effect on the operation of Seaside Link, Foreshore Drive, Fitch street and the surrounding road network.</i></p>
<p><b>City's Comment:</b></p> <p>The City has assessed the submitted traffic report and considers that the local road network is capable of handling the traffic generated by the development.</p>
<p><b><u>Submission:</u></b></p> <p><b>Insufficient on-site parking is provided for staff and visitors</b></p>
<p><b><u>Applicant's Response:</u></b></p> <p><i>Traffic Impact: In traffic engineering terms, the level of traffic expected to be generated by the proposed aged care development is considered to be very low.</i></p> <p><i>We have designed more additional car parking than what is required by Australian standards, for a 144 bed facility.</i></p>
<p><b>City's Comment:</b></p> <p>There is sufficient on-site car parking provided for the demands of the development.</p>
<p><b><u>Submission:</u></b></p> <p><b>Access to Fitch Street should be removed due to conflict with on-street parking during school hours. Suggested that this be relocated to Seaside Link.</b></p>



Applicant's Response:

*The site has the advantage that it has three road frontages, two differing entry/exit points will provide the disbursement of traffic. While the primary school provides significant traffic loads the timing of these loads is outside the typically movements of an aged care home. An aged care home also has the advantage of having a fairly dispersed distribution of traffic movements.*

*The peak-hour is expected to see 30 vehicle movements, including both arrival & departure trips, which is equivalent to an average of 1 vehicle movement per two-minutes across the hour.*

*This level of traffic generation is considered low & is not expected to have a discernible effect on the operation of Seaside Link, Foreshore Drive, Fitch street and the surrounding road network.*

*There are restrictions on access, to our site from Seaside link.*

**City's Comment:**

Two access points have been provided ensuring that vehicle movements will be dispersed onto the local road network, which is capable of handling the traffic generated by the development.

**Submission:**

**Should the access point on Fitch Street be approved it should be widened.**

Applicant's Response:

*This level of traffic generation is considered low & is not expected to have a discernible effect on the operation of Seaside Link, Foreshore Drive, Fitch street and the surrounding road network.*

*The home has been designed to a high standard and will contribute to the street scape, currently there are no aged care homes in the local area therefore amenity for local residents will be improved.*

*The streetscape will only be improved with this facility.*

**City's Comment:**

The access to Fitch Street will be required to be designed in accordance with the City's crossover specifications.

**Miscellaneous**

**Submission:**

**Negative impact to property values.**

Applicant's Response:

*This not a valid planning consideration. However, a quality home will enhance values, this gives residents (in particular retirees) the benefits if a partner requires care, they would not have to leave the community making it a more attractive location. This is also applicable for staff whom either work in the home or want to work in the home as most people prefer a reduced commute to employment. A vibrant community will also have local employment which we will provide. Typically property prices are impacted positively when they*

are close to services, this will be the case here. In all of the developments we have produced we have never seen a property price impact due to the provision of our aged care homes, only positive outcomes.
<b>City's Comment:</b> This is not a relevant planning consideration.
<b><u>Submission:</u></b> <b>Noise impacts</b>
<b><u>Applicant's Response:</u></b> <i>Minimal noise impact from this facility. There are no adjoining residential dwellings. We are striving to provide a secure and peaceful environment for our residents &amp; neighbours.</i> <i>The acoustic report will facilitate any noise requirements.</i>
<b>City's Comment:</b> The development is sufficiently separated from existing and proposed residential development. As such, the Nursing Home, which is largely residential in nature, is considered to have minimal noise impacts. An advice note has been recommended advising of the requirement to comply with the <i>Environmental Protection (Noise) Regulations 1997</i> .
<b>Design</b>
<b><u>Submission:</u></b> <b>Two Storeys will be an eyesore and is not in keeping with the character of the area.</b>
<b><u>Applicant's Response:</u></b> <i>The home will not exceed two storeys and is designed to fit within the local surroundings. All appropriate setbacks and landscaping have been taken into consideration with a quality design and finish being used on the building.</i> <i>Singleton Aged Care Facility is designed to be respectful to its surrounding context in term of building height, scale, materials and overall design.</i> <i>The building is a maximum two storeys with half of the building being only single storey.</i> <i>There are numerous two storey building in the neighbourhood, this facility is perfectly consistent with the character and the scale of the area.</i> <i>Brickwork and timber are carefully chosen as prominent external materials to be consistent with neighbourhood coastal characteristics.</i>
<b>City's Comment:</b> The building is a mix of single and double storey forms which is reflective of the prevailing residential character of the area.
<b><u>Submission:</u></b> <b>Too many single rooms, not enough allowance for dependent couples to stay together.</b>

<p><b><u>Applicant's Response:</u></b></p> <p>Selections of rooms are configured with interconnecting doors. This allows for a room configuration of either 2 bedrooms or 1 double bedroom and adjoining private lounge. This provides couples with the best possible configuration, which they can choose depending upon their personnel preferences.</p>
<p><b>City's Comment:</b></p> <p>Although this is not a relevant planning consideration, a number of rooms are provided with adjoining doors in order to allow for ageing couples to reside together.</p>
<p><b><u>Submission:</u></b></p> <p><b>Bulk and scale of the building is not consistent with the character of the area</b></p>
<p><b><u>Applicant's Response:</u></b></p> <p><i>The development application contains floor plans, elevations and rendered 3d images of the proposal building. That provides sufficient information in regards to building form, scale, characteristics and the consistency with surrounding neighbourhood. Some of the key elements considered in this design are included but not limited to:</i></p> <ul style="list-style-type: none"> <li><i>• Sufficient building setback to allow for landscaping</i></li> <li><i>• Building height to be maximum two stories with some of the building only being single storey</i></li> <li><i>• Material choice to be consistent with commonly used material in area (brickwork) and natural material (Timber) to project the nature of coastal environment</i></li> <li><i>• Elegant façade design to create a welcoming entry to the building while accumulating an interesting frontage to the streetscape</i></li> </ul>
<p><b>City's Comment:</b></p> <p>The building is a mix of single and double storey forms which is reflective of the prevailing residential character of the area.</p>
<p><b>Location</b></p>
<p><b><u>Submission:</u></b></p> <p><b>The location is better suited for employment and an expanded centre for activity and vibrancy.</b></p>
<p><b><u>Applicant's Response:</u></b></p> <p><i>The aged care home will be providing employment for circa 167 people (full time equivalent of 144). While our homes are fairly low traffic and quiet residences we will be adding to the service offerings of the local community. As there are no aged care homes in Singleton/Golden Bay/Secret Harbour this central location will be advantageous for providing services to the area. The provision of housing and employment will be a positive outcome for the area and be an advantage to attract residents to the area as the aged care service will provide options in later stages of aging or for aging relatives.</i></p>

**City's Comment:**

The lot is currently designated as Residential on the adopted Local Structure Plan with a proposal to change it to Community Purposes. As such, the proposed Nursing Home is considered to be an appropriate land use for the location provided the designation changes as intended.

**Submission:**

**Too close to the school. Concern that patients may come into conflict with nearby school children.**

**Applicant's Response:**

*The School is not adjacent to the aged care facility. There is a block & road separation to the local school.*

*The residents of the aged care are typically the elderly & frail members of the community, who have reduced mobility.*

*We provide a secure environment so as residents with memory issues are not exposed to an environment where they may become dis-orientated.*

*While the school will provide higher levels of noise and traffic movements, it will not impact on resident's typical sleeping pattern.*

*The typical residents are Parent, grand parent or great grandparents of members of the community.*

**City's Comment:**

The proposed operator is an experience care provider, there is no evidence to suggest that patients will come into contact with children within the public realm.

**Submission:**

**The location is too isolated for this land use. It should be near hospitals.**

**Applicant's Response:**

*Currently there is no local aged care services in Singleton/Golden Bay/Secret Harbour with a population base in this area of over 20,000 residents we believe the area is well behind, as far as aged care services go, by not having an aged care service. It is very rare to have such a high population base without an aged care service. The federal Department of Health has also realised this by the granting of the aged care places to the site/location.*

Doctors are at Juniper Health Singleton, Juniper Health Lakelands & Golden Bay Medical Centre are within a couple of kilometres from the development. Hospitals and emergency departments are not a necessity to be close to an aged care home; residents are transferred if required. A better outcome for residents is when they either continue to live in their local community or close by family and friends. Currently in Singleton /Golden Bay/Secret Harbour there are no aged care services to provide care.

The Federal Department of Health has also realised this by the granting of the aged care places to the site/location.

**City's Comment:**

The Structure Plan's intended designation for the site as Community

Purposes – Nursing Home clearly indicates that the site is suitable for this land use.
<b><u>Submission:</u></b> <b>Will have a detrimental impact on the amenity of the location.</b>
<b><u>Applicant's Response:</u></b> <i>The home has been designed to a high standard and will contribute to the streetscape, currently there are no aged care homes in the local area therefore amenity for local residents will be improved.</i>
<b><u>City's Comment:</u></b> The land use and built form are considered to be appropriate for this location. As such, it is unlikely to have negative impact on the amenity of the area.
<b><u>Submission:</u></b> <b>The proposal is incompatible with existing residential land use pattern.</b>
<b><u>Applicant's Response:</u></b> <i>The aged care design is first class, inside the facility and outside. This facility will be the diamond in the crown for the community and has been sympathetically designed in consideration of the existing character of the locality.</i> <i>It will be a beautiful development that all members of the community will be proud of and will be proud to send their own parents to when the time comes.</i>
<b><u>City's Comment:</u></b> The Structure Plan's intended designation for the site as Community Purposes – Nursing Home clearly indicates that the site is suitable for this land use.

#### Consultation with other Agencies or Consultants

Given that the proposal is on land designated as bushfire prone under the State's bushfire prone mapping and that it involves a vulnerable land use identified under *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* (SPP3.7), the bushfire management plan (BMP) was required to be referred to the Department of Fire and Emergency Services (DFES).

<b><u>DFES Submission:</u></b> Given that the proposed development application has the potential to increase the threat of bushfire to people, property and infrastructure, the decision maker should ensure that the bushfire risk and bushfire protection measures are established and understood before making a determination. Consequently, the decision maker should require that the BMP addresses the policy requirements of SPP 3.7 and the Guidelines to inform decision making.		
<b>Issue</b>	<b>Assessment</b>	<b>Action</b>

<b>Vegetation classification</b>	Evidence to support the exclusion of areas within Plot 3 as managed to low threat in accordance with AS3959 is required. The POS to the east of the proposed development (Harmony Park) is crown land and appears to be actively managed by the City of Rockingham. An area within Plot 2 has also been excluded based on the management of this POS (Lot 47 Navigator Drive is greater than 4,047 sqm which is not excludable under the firebreak notice). An enforceable mechanism is required to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable.	Insufficient information. The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed. If unsubstantiated, the vegetation classification should be revised to apply the worst-case scenario as per AS 3959, or the resultant BAL ratings may be inaccurate.
<b>Location</b>	A1.1 – insufficient information The BAL ratings cannot be validated as the vegetation classification inputs require clarification as per the above table.	The decision maker to be satisfied that compliance with Element 1 and Element 2 can be achieved.
<b>Bushfire Emergency Evacuation Plan (EEP)</b>	The referral has included a 'Bushfire Evacuation (Response) Plan' for the purposes of addressing the policy requirements. Consideration should be given to the Guidelines Section 5.5.2 'Developing a Bushfire Emergency Evacuation Plan'. This contains detail regarding what an EEP should include and will ensure the appropriate content is detailed when finalising the EEP to the satisfaction of the decision maker.	Comment.

**City's Comment:**

Based on the DFES submission, the applicant has updated the BMP to clearly delineate plots that are excluded in accordance with AS3959.

As such, the City is satisfied with the vegetation exclusions and vegetation management proposed.

## **Planning Assessment:**

### **Planning and Development (Local Planning Schemes) Regulations 2015 - Deemed provisions for local planning schemes Schedule 2 (The Regs)**

As per Clause 27 of the Regs, a decision-maker for a development application in an area that is covered by a structure plan that has been approved by the Western Australian Planning Commission is to have due regard to, but is not bound by, the structure plan when deciding the application.

The land is subject to the Bayshore Gardens Local Structure Plan (The LSP) as such due regard must be given to the provisions of the LSP in determining the application. As noted, there is currently an application with the City to amend the LSP's designation for the subject site from Residential to Community Purposes – Nursing Home. The assessment of this application has therefore been undertaken against the existing and proposed LSP.

### **City of Rockingham Town Planning Scheme No.2**

#### **Residential Zone**

Given that the land is currently designated as Residential under the LSP it is appropriate to assess the proposal against the provisions of the Residential Zone under TPS2.

<b>Item</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Compliance</b>
Land Use	Permitted (P), Discretionary (D) or Discretionary with advertising (A)	Not Permitted (X)	No. A Nursing Home cannot be approved within the Residential Zone. It should, however, be noted that the land is zoned Development with a Residential designation under the LSP. As such, the decision maker is not bound by the requirements of the LSP but must have due regard to it.
Objective of Residential Zone	To promote a high quality residential environment by maintaining and enhancing the quality of existing residential areas and providing for a range of residential densities and housing types	No residential development proposed	N/A

Item	Requirement	Proposal	Compliance
	throughout the Scheme Area		

Given the above assessment, it was necessary to amend the sites designation under the LSP in order to facilitate a development of this nature.

### Community Purpose Zone

Given that the land is proposed to be designated as Community Purposes – Nursing Home under the LSP, it is considered worthy to assess the proposal against the provisions of the Community Purpose Zone under TPS2.

Item	Requirement	Proposal	Compliance
Land Use	Permitted (P), Discretionary (D) or Discretionary with advertising (A)	D	Yes, provided the decision maker applies its discretion and grants Development Approval.
Objective of Community Purposes Zone	To provide for the development of religious, educational, health and social care facilities, accommodation for the aged and infirm, and other services by organisations involved in activities for community benefit, in convenient locations within the Scheme Area.	An Aged Care Facility is being proposed.	Yes
Form of Development	Site planning, scale, built-form, elevations and landscaping of the development are to positively contribute to the streetscape, appearance and amenity of the locality	Although taller than any of the buildings within the vicinity, the development utilises a mixture of single and double storey forms that is generally residential in scale and reflective of the characteristics of the location. Additionally, 39% of the site has been set aside for	Yes



Item	Requirement	Proposal	Compliance
		landscaping ensuring that the development can respond positively to the streetscape.	
Parking	<p>The City is to determine the minimum number of car parking bays required for the development having regard to:-</p> <ul style="list-style-type: none"> <li>(i) the nature of the proposed development;</li> <li>(ii) the number of employees likely to be employed on the site;</li> <li>(iii) the anticipated demand for parking; and</li> <li>(iv) the orderly and proper planning of the locality.</li> </ul>	<p>Given that there is no TPS2 parking requirement, the applicant has undertaken a parking needs assessment based upon the <i>Roads and Traffic Authority Guide to Traffic Generating Developments</i> for a development of this nature and scale. This assessment concludes that 39 bays are required. 64 on-site parking bays (including four accessible bays) are proposed as part of this development application. This includes staff and visitor bays.</p>	Yes
Setbacks	<p>The Local Government taking into account the principles outlined in clause 4.14.2 and the requirements of the Building Code of Australia.</p>	<p>The building is set back from the street boundaries by a combination of parking and landscaping. The inclusion of landscaping at every boundary will soften impacts of the development. It is noted that there is plant such as water meters and fire hydrants located within the Fitch Street setback as such it is recommended that a condition be applied that further</p>	Yes

Item	Requirement	Proposal	Compliance
		detail of proposed fencing and screening be submitted to the City for approval.	
Landscaping	10% of the total site area to be provided as landscaping in the form approved by the City	39% of the site has been set aside for landscaping. Should the development be approved an updated landscaping plan is requested as a condition of approval. This will ensure that a positive landscape outcome is realised.	Yes

As demonstrated above, the development is considered appropriate for the site once the LSP has been modified.

### **State Planning Policy 3.7 Planning in Bushfire Prone Areas**

The submitted Bushfire Management Plan (BMP) and Emergency Evacuation Plan (EEP) demonstrate compliance with SPP3.7 and the associated Guidelines for Planning in Bushfire Prone Areas. Should the development be approved a condition of approval requiring implementation of the BMP is recommended.

### **State Planning Policy 7.0 - Design of the Built Environment**

Item	Requirement	Proposal	Compliance
Context and character	Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	The development draws upon the residential nature of the location by providing form, materials and finishes that are reflective of the local area.	Yes
Landscape quality	Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological	39% of the site has been set aside for the landscaping. Although a landscaping plan has been submitted in support of the proposal, the City	Yes

Item	Requirement	Proposal	Compliance
	context.	has identified that further detail is required. As such, the City can work with the applicant to ensure that a suitable landscape outcome is realised for this location.	
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.	Although taller than any of the buildings within the vicinity, the development utilises a mixture of single and double storey forms that is generally residential in scale and reflective of the location. Although the footprint of the building seems large, this is only a symptom of the large site area. The fact that the building is located on its own site, separate from any other residential land uses by road reserves, helps to place it comfortably within the landscape without having an undue impact on existing or future residential development.	Yes
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 intended operator is an experienced care provider, as such the design responds positively to the specific needs of the land use.	Yes
Amenity	Good design	An abundance of	Yes

Item	Requirement	Proposal	Compliance
	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.	communal and community type elements are being provided within the development to offer high levels of amenity to occupants and their visitors. Additionally, given the residential scale of the building, and the fact that it is separated from other residential development, the development will not impact on the amenity of existing or future residents within the area.	
Legibility	Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.	The building itself is set out in a logical pattern which will aid internal legibility for occupants, staff and visitors. From an external perspective, the two storey elements of the building will be identifiable within this predominantly single storey environment. The concentration of building height at the front entry point of the building further assists with the legibility of the building.	Yes
Safety	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and	As per the applicant's submission: <i>"Signature Care uses Dementia friendly guide in the design of their</i>	Yes

Item	Requirement	Proposal	Compliance
	use.	<i>buildings to create safe engaging spaces."</i>	
Community	Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.	The provision of this land use is a reflection of an ageing demographic within the City. It will provide people with the opportunity to age in their local areas, assisting with the maintenance of an established community.	Yes
Aesthetics	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	The combination of a residential scale building with substantial landscaped areas will provide a development that is reflective of, and comfortable within, its location. A pallet of quality materials and finishes will ensure that an attractive, suitable building is delivered in this location.	Yes

#### **Planning Policy 3.3.14 Bicycle Parking and End-of-Trip Facilities**

Item	Requirement	Proposal	Compliance
Number of Bicycle Bays Required	1 Short Term for visitors and 5 long term for Staff	20 provided	Yes
Design of Bicycle Parking Facilities	<ul style="list-style-type: none"> <li>Bicycle parking facilities shall be located in a convenient and safe location and not require access via steps;</li> <li>Bicycle parking facilities shall be located as close</li> </ul>	Located within the front setback area with a view to the front door. Should the development be approved a condition requiring design in accordance with AS 2890.3 is	Yes

Item	Requirement	Proposal	Compliance
	as possible to the main entrance of the premises <ul style="list-style-type: none"> <li>Designed in accordance with AS 2890.3 - Bicycle Parking Facilities and Austroads Part 14 – Bicycles.</li> </ul>	recommended.	
End of Trip Facilities	One shower following the first five (5) long-term parking spaces and one change room or direct access to a communal change room per shower. Clothing lockers to be provided	Two Showers provided with two change rooms including lockers provided.	Yes

### **Planning Policy 3.3.1 Control of Advertisements (P3.3.1)**

The development proposes two identical pylon signs. The following is an assessment of the signs against PP3.3.1:

Item	Requirement	Proposal	Compliance
Location	<ul style="list-style-type: none"> <li>Must not be located within 1.8m of a boundary</li> <li>Must not be situated within 6.0m of any other sign of the same lot</li> <li>Must not project over a street, walkway or any other public area by more than 1.0m</li> </ul>	<ul style="list-style-type: none"> <li>1.83m from the boundary</li> <li>Not within 6m of other sign</li> <li>Not projecting over street</li> </ul>	Yes
Height	Must not have a height exceeding 6.0m,	1.5m high	Yes
Underside clearance from ground	Must not have any part of the sign less than 2.7m from the ground level,	0.5 clearance from ground	No, however, given that it is a small sign there is sufficient space to

Item	Requirement	Proposal	Compliance
	unless the sign is designed such that the underside of the face area is located at ground level;		maintain the area around and under the sign.
Face Area	<ul style="list-style-type: none"> <li>• Must not have a face area exceeding more than 3.5m width or height;</li> <li>• Must not have a face area of more than 4m<sup>2</sup> on each side (single tenancy) or 13m<sup>2</sup> on each side (multiple tenancy).</li> </ul>	<ul style="list-style-type: none"> <li>• 3m wide and 1m high</li> <li>• Face area 3m<sup>2</sup></li> </ul>	Yes

Based upon the above assessment the proposed signs are considered to be acceptable.

#### **Officer Comments:**

The subject lot is zoned Development under TPS2. As such, a Structure Plan is required prior to the development of land. The Bayshore Gardens Local Structure Plan applies to the subject land and designates it as Residential (R40) with a Lifestyle Village Over 55's annotation. Consequently, one is directed to the "Residential" zone and the "Residential" use classes within the Zoning Table of TPS2 in order to determine the appropriateness of a land use on the subject site.

It is noted that the applicant has applied to amend the LSP's land use designation of the subject site from "Residential" to "Community Purposes". As such, the application has been assessed on the basis of both the current LSP and the proposed LSP.

As noted in the Planning Assessment of this report, the JDAP must give due regard to but is not bound by a LSP. Therefore the option of approving the development application exists. The City, however, considers that it would be against the principles of orderly and proper planning to circumvent the current strategic planning process in progress. It is therefore recommended that JDAP approval be applied following the modification of the LSP.

#### **Options/Alternatives:**

N/A

#### **Council Recommendation:**

The RAR was considered by the Council at its ordinary Meeting on the 25th January 2020, where the officer's recommendation was adopted by the Council.

**Conclusion:**

Subject to the WAPC approval of the proposed LSP modification, the development is considered to be consistent with the intent and changes proposed to the planning framework. As such, it is recommended for conditional approval.

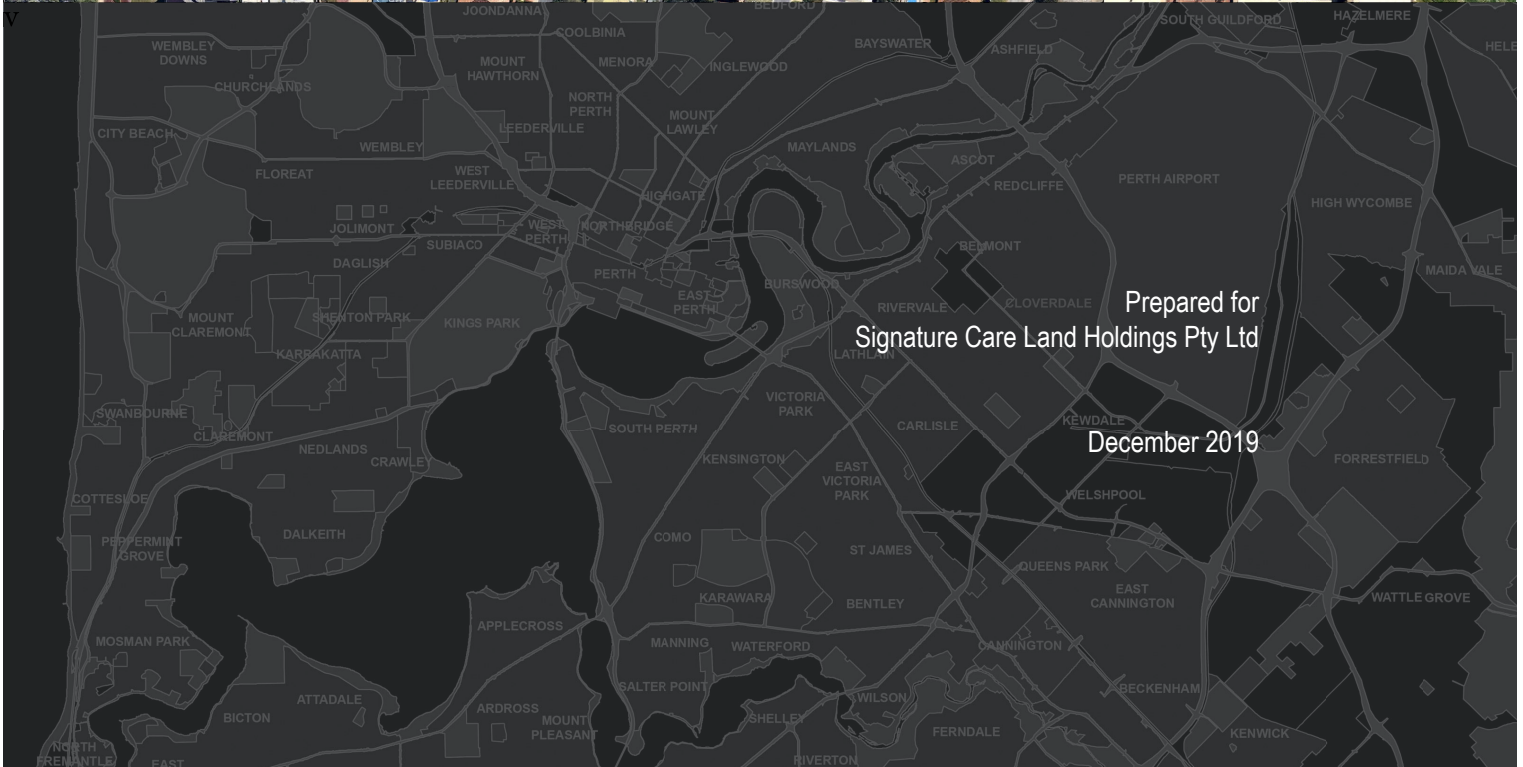


# Development Application Residential Aged Care Facility

Lot 507 Foreshore Drive,  
Singleton, WA

PLANNING SOLUTIONS  
URBAN & REGIONAL PLANNING

PS



Prepared for  
Signature Care Land Holdings Pty Ltd

December 2019

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## Document control

Revision number	File name	Document date
Rev 0	191203 6148 DA report - Singleton Residential Aged Care Facility	3 December 2019

### Figures

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Figure 2: Zoning Map

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Appendix 5: Bushfire Management Plan and Emergency Evacuation Plan  
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Appendix 7: Waste Management Plan  
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# 1 Preliminary

## 1.1 Introduction

Planning Solutions acts on behalf of Croft Developments Pty Ltd, the proponent of the development of Lot 507, corner of Foreshore Drive and Seaside Link, Singleton (**subject site**). Planning Solutions has prepared the following report in support of an Application for Approval to Commence Development for a residential aged care facility (**RACF**) on the subject site.

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

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

The application seeks approval to develop the subject site with a two-storey residential aged care facility, operated by Signature Care. The facility is designed to a high standard and will contribute positively to the locality, noting the site is currently vacant and undeveloped. The development will provide for a total of 144 beds and associated facilities, catering to the anticipated demand for aged care within the wider locality.

We respectfully request the Metro South-West Joint Development Assessment Panel (**JDAP**) grant approval to the proposed development.

## 1.2 Background

### 1.2.1 Meeting with local authority

Consultation and pre-lodgement engagement occurred with the City of Rockingham (**City**) with respect to the proposed development.

On 31 May 2019, Planning Solutions and a representative of Croft Developments attended a meeting with senior officers at the City. The City provided no 'in principle' objection to a development of a residential aged care facility on the subject site from a land use planning perspective, subject to an amendment to the Bayshore Gardens Local Structure Plan (**Structure Plan**).

### 1.2.2 Planning background

The Bayshore Gardens Local Structure Plan was prepared in 2010, to guide the subdivision and development of land generally east of Dorado Street, south of Crystaluna Drive and north of Fitch Street, including the subject site and residential properties to the north and east.

An amendment to the Structure Plan was formally lodged with the City on 23 July 2019 and formally accepted on 30 October 2019. The Structure Plan amendment modifies the Bayshore Gardens Local Structure Plan (**Structure Plan**) by reclassifying the subject site as 'Community Purpose (Nursing Home)'. The amendment also adjusts the boundary of the Structure Plan area to align with that land which is zoned Development under the City of Rockingham Town Planning Scheme No.2, and removes variations to the Residential Design Codes (**R-Codes**) and the imposition of R-MD codes given those matters are now addressed via a local planning policy. Refer to the proposed Structure Plan map in **Appendix 1**.

Advertising of the Structure Plan amendment commenced on 13 November 2019 and concludes on 11 December 2019. It is anticipated the Structure Plan amendment will be presented to the City's 28 January 2020 Ordinary Council Meeting for endorsement, prior to approval from the Western Australian Planning Commission.

## 2 Site details

### 2.1 Land description

The land subject of this application is legally described as “*Lot 507 on Deposited Plan 415313*”, being the whole of the land contained within Certificate of Title Volume 2965 and Folio 44. The property has a total lot area of 17,637m<sup>2</sup>. In May 2019 the subject site was acquired by Signature Care Land Holdings Pty Ltd.

There are two covenants benefiting the subject site, as listed on the Certificate of Title and illustrated on the Deposited Plan.

Refer to **Appendix 2** for a copy of the Certificate of Title and Deposited Plan.

### 2.2 Location

#### 2.2.1 Regional context

The subject site is in the municipality of the City of Rockingham, in the suburb of Singleton. It is approximately 18km south of the Rockingham city centre and 10km north of the Mandurah city centre. Mandurah Road is located 1km east of the subject site.

The subject site is in the municipality of the City of Rockingham (**City**).

#### 2.2.2 Local context, land use and topography

The subject site is located approximately 500m inland from the Singleton Foreshore, and approximately 1.2km south east of the Golden Bay Foreshore. Harmony Park is located approximately 80m east of the subject site, abutting Navigator Drive.

The subject site is bounded by Seaside Link to the north, Foreshore Drive to the west, Fitch Street to the south, an existing commercial development to the south west, an existing child care centre to the north east and land identified for future residential development to the west and north west. The subject site is currently cleared and undeveloped. In terms of topography, the site is generally flat.

The lot to the north east of the subject site involves the Harmony Park Child Care Centre and the lot adjacently south west comprises a retail complex. The lots adjacently south east and east of the subject site are undeveloped and also comprise intermittent grasses and shrubs. It is envisioned that community and church uses will be developed on this land in the future.

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

- Singleton Primary School, located approximately 110m to the south east.
- Coles Express, approximately 1.1km south east of the subject site.
- Singleton Community Centre, approximately 1.1km south of the subject site.

Refer to **Figure 1** for an aerial photograph and photos 1-6 depicting the subject site and surrounds.





**LEGEND**

**Subject Site**

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**Photograph 1: Seaside Link facing east. The adjoining child care premises is on the right.**



**Photograph 2: The subject site facing west towards the Indian Ocean, with the car park of the adjoining commercial development on the left.**



**Photograph 3: Fitch Street facing east, as viewed from the Bayshore Shopping Village.**





**Photograph 4: The adjoining commercial development, as viewed from Fitch Street to the south.**



**Photograph 5: The subject site, facing south towards Fitch Street.**



**Photograph 6: The residential interface north of Seaside Link, as viewed from the subject site.**

## 3 Proposed development

This application seeks development approval for the use and works associated with establishing a 144 bed RACF on the subject site to meet the growing needs of the Singleton community.

### 3.1 Signature Care Philosophy

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

The designs are based on a maximum of 36 people per house, with multiple houses totalling 144 bed households. Signature Care's philosophy is to provide 99% single bedrooms, each with an ensuite providing between 22.5 – 30m<sup>2</sup> per bedroom and ensuite. Dementia areas are designed as a 36 bed wing split into 2 x 18 bed wings. This conforms to a 1:6 staffing ratio during the daytime, with one nurses station able to supervise both wings concurrently.

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

### 3.2 Development overview

Specifically, the proposed two storey RACF comprises:

- A total floorspace of 9,361m<sup>2</sup> over two levels, providing for 144 beds.
- The building is setback:
  - Minimum 8.41 metres from the eastern boundary, with the majority set back 9.6m.
  - Minimum 5.1 metres from the northern boundary, with the majority set back 10m.
  - Minimum 16 metres to the western boundary in the north western aspect of the site.
  - Minimum 15.7 metres to the southern boundary.
- The RACF aims to create an atmosphere and provide amenities similar to that of a 'town centre', with the internal layout comprising:
  - Entrance foyer and reception desk
  - 144, 1-bed rooms with ensuite.
  - Lounge, cinema and activity rooms.
  - Dining areas.
  - Kitchen.
  - Doctor / Physio / Nurses' stations.
  - Salon / hairdresser.
  - Laundry rooms.
  - BBQ area.
  - Bowling green.
  - Life size chess board.

- Amenities, storerooms and back of house areas.
  - Playground.
  - Outdoor gazebos.
  - A workshop and outdoor entertainment area.
- 68 car parking bays, including 4 accessible bays. Two shared access bays are also provided adjacent to the accessible bays.
- One drop off / pick up area adjacent to the foyer / entrance of the facility, at its western aspect.
- A total of 6,856m<sup>2</sup> of attractively landscaped areas, including hard and soft landscaping elements within the internal courtyards.
- Vehicle access to be provided via:
  - One full movement crossover to Foreshore Drive.
  - One full movement crossover to Fitch Street.
- 10 bicycle parking racks, providing 20 spaces.
- Pedestrian access links provided via dedicated pedestrian walkways from the surrounding road / public path network.
- 18m<sup>2</sup> bin storage area.
- One 1.5m high x 3m long facility identification sign, adjacent to the Foreshore Drive crossover.
- A plant room to the south of the site, containing water tanks and fire pumps. The plant room will be appropriately screened from the street.
- New electrical transfer to the west of the existing transfer, in the south east aspect of the site.

The RACF is expected to provide employment for up to 164 staff (maximum of 50 on site at any one time in accordance with the ability daytime rate) and will operate 24 hours a day, 7 days a week, providing 'round-the-clock' care to its residents.

Refer to **Appendix 3** for a copy of the development plans.

### 3.3 Built form and urban design

The built form, bulk, scale and choice of materials have been considered in response to the character of the Singleton locality, while remaining generally consistent with other comparably sized RACF's across metropolitan Perth. The proposed development will principally front and address Foreshore Drive and Seaside Link, with development scale and façades carefully treated to ensure an appropriate interface and transition to the streetscape and residential dwellings opposite.

The proposed development utilises a materials and colour palette that is sympathetic to its surrounding coastal and residential setting and urban context. The combined use of both contemporary and traditional/natural materials such as faux wood aluminium screening, weatherboard cladding, rendered block work, concrete, metal, brick and glass facades, results in a high quality of built form that is further softened through the use of landscaping throughout the site.

### 3.4 Access, parking and traffic management

The proposed development has been designed in a manner that maximises the safe and efficient ingress and egress of vehicles to the site, as well as overall manoeuvrability within the internal parking areas. Vehicles are proposed to access the RACF via the full movement crossover from Foreshore Drive and the full movement crossover from Fitch Street. The proposed vehicle access arrangements result in a safe and coordinated traffic flow for light vehicles, with the access and internal parking area being designed to maximise the efficient circulation of vehicles through the site.

68 on-site parking bays (including four accessible bays) are proposed as part of this development application, with proposed bay and aisle dimensions consistent with Australian Standards.

Up to 30 traffic movements associated with the proposed residential aged care are expected during the hour of peak shift-changeover, morning and afternoon. The volume traffic movements is considered low and is expected to have a negligible impact on the operation of the surrounding road network.

Pedestrians will be able to access the proposed development via the existing pedestrian path connections from Fitch Street and Foreshore Drive. Pedestrian walkways and crossings are also provided within the car parking areas for safe pedestrian moveability. The subject site is also serviced by public transport, with the nearest bus stop located close to Singleton Primary School and Harmony Park, approximately 100 metres walking distance west of the subject site from the Fitch Street site access. Bus route 558 connects the subject site to the Mandurah, Rockingham and Warnbro bus stations.

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

The proposed RACF is considered entirely acceptable from an access, parking and traffic management perspective.

Refer to **Appendix 4** for a copy of the Traffic Impact Assessment prepared by Cardno.

### 3.5 Bushfire management

As the subject site is located within a designated 'bushfire prone area' in accordance with the Department of Fire and Emergency Services Map of Bushfire Prone Areas, a Bushfire Attack Level (**BAL**) assessment was undertaken over the site. The BAL assessment confirms the subject site has ratings of between BAL-LOW and BAL-19, with a Bushfire Management Plan (**BMP**) required in support of this application.

A BMP and Bushfire Emergency Evacuation Plan (**BEEP**) have been prepared in support of the proposed development and sets out appropriate mitigation/bushfire protection measures satisfying the relevant requirements of SPP3.7.

Refer to **Appendix 5** for a copy of the BMP and BEEP prepared by Bushfire Safety Consulting.

### 3.6 Landscaping

The proposed development includes 6,856m<sup>2</sup> of landscaping over the development area, ensuring the development provides green spaces for residents of the facility, and complements the streetscape. Native streets trees and turf is proposed in the verges areas fronting Foreshore Drive, Seaside Link and Fitch Street.

At the entrance to the facility, a range of attractive, flowering feature trees are proposed to enhance the amenity and provide a prominent entrance statement. It is envisioned that these trees will be deciduous, providing ample shade in the summer and allowing for solar access in the winter.

A 6.6m landscaping strip is provided along the eastern lot boundary, with the concrete footpath provided adjacent to the eastern building elevation. The footpaths provided residents with opportunities for mobility, with an array of seating provided adjacent to the foot path and landscaping strip for residents to sit and admire the landscaping area.

Within the internal courtyard areas, the development provides a range of garden beds with sensory planting, gazebo shade structures with seating, open lawn areas for recreation, fruit trees, community garden spaces and feature deciduous trees for seasonal colour, summer shade and winter solar access.

Within the main internal courtyard in the northern aspect of the development provided many of the above features, with the addition of a bowling green, life size chess board, multi generation play area so that grandchildren may play with grandparents, a workshop / outdoor entertainment area and an outdoor alfresco / barbecue area.

All of these landscaping features assist in providing a development that not only presents attractively to the public realm, but one that provides essential experiences for residents of the facility and the visitors of residents.

Refer to **Appendix 6** for the landscaping plan and planting palette prepared by Plan E Landscape Architects. A detailed landscaping plan illustrating the specific location of plant species and sizes can be prepared following development approval. It is anticipated that this will be a condition of approval.

### 3.7 Waste management

The 144 bed RACF has been estimated to generate 12.96m<sup>3</sup> of garbage waste and 5.76m<sup>3</sup> of comingled recycling per week. Based on the anticipated waste volume, a private contractor is required to collect waste.

Four 1,100L garbage bins and two 1,100L recycling bins are required to store the generated waste, within the proposed 18m<sup>2</sup> bin store area. Waste will be collected on-site 3 times per week by an 8.8m rear lift service vehicle.

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

Refer to **Appendix 7** for a copy of the Waste Management Plan prepared by Leigh Design.

### 3.8 Site works

Expert civil engineering inputs have been incorporated into the development plans in support of the proposed development, detailing civil works and drainage for the subject site. The proposed design has been considered in a holistic manner to enable the development of the proposed RACF.

In summary, the proposed civil arrangements are site-responsive, and address the topography of the site in an appropriate manner through input from a civil engineering consultant. Refer to the Civil Plans in **Appendix 8** which depict site works and drainage.



## 4 Strategic Planning Framework

### 4.1 State Planning Strategy 2050

The State Planning Strategy 2050 is an integral part of the Western Australian planning system designed to inform planning policies and decisions throughout the State. Its vision is that by 2050, Western Australia will have a diverse range of interconnected and vibrant local communities and regional centres, with living standards continuing to be amongst the highest in the world. It promotes a 'can do' attitude.

Relevantly to this proposal, the State Planning Strategy 2050's principle for infrastructure provides:

*All levels of government have a role to play in the coordinated delivery of the 'hard' elements of community infrastructure, including schools, hospitals, civic centres, aged care facilities and public open spaces, as well as the 'soft' elements of community infrastructure, which include social services, community building, and culture and arts programs. [emphasis added]*

In considering social infrastructure, the State Planning Strategy 2050 also states:

*Ensuring people who are ageing can remain in their long-term communities through the provision of aged care retirement housing options and land tenure arrangements will ease the stress on the State's service delivery programs.*

In considering the vision and principles of the State Planning Strategy 2050 in the context of this development application, the need to provide aged care facilities is apparent, as is the role of government in supporting planning proposals that increase availability to aged care facilities.

### 4.2 Perth and Peel@3.5 million

Perth and Peel@3.5million provides an overarching strategic framework for the Perth and Peel region for the next 35 to 40 years. It provides guidance on where development should occur to ensure sustainable urban growth, protecting the environment and heritage and making the most effective use of existing infrastructure.

It states that in 2015, around 13% of people in Perth and Peel were aged over 65; this is expected to rise to 22% by 2051 with the forecast average increase in life expectancy for all Australians at six years (84.2 years for males and 87.7 years for females).

Perth and Peel@3.5million requires that as the composition of the population changes, planning must respond by anticipating the evolving needs and making provision for different types of housing in terms of size, type and location of homes. In this respect, the proposed development will create access to facilities for care of aged persons, which will relieve pressure in the community for accommodation that is suitable for aged persons needing care.

## 5 Statutory Planning Framework

### 5.1 Metropolitan Region Scheme

The subject site is zoned Urban under the provisions of the Metropolitan Region Scheme (**MRS**). The proposed development is entirely consistent with the intent of the MRS.

### 5.2 State Planning Policies

#### 5.2.1 State Planning Policy 7.0 - Design of the Built Environment

*State Planning Policy 7.0 – Design of the Built Environment (SPP7.0)* addresses the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

SPP7 establishes a set of ten (10) 'Design Principles', providing a consistent framework to guide the design, review and decision-making process for planning proposals. An assessment of the proposed development against the 10 Design Principles of SPP7.0 is provided in **Table 1** below.

**Table 1: SPP7.0 Design Principles Statement**

SPP7 DESIGN PRINCIPLE	DESIGN RESPONSE
<p><b>1. Context and character</b>  <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>	<p>The design of the RACF is sympathetic to the predominantly residential character of the locality and nearby Community uses. The external finishes and brick materials of the building are consistent with the building materials in the area. The white render on each of the elevations and use of natural materials such as timber cladding and feature screens assist in creating a soft coastal impression.</p> <p>The built form of the RACF, the provision of landscaping and the land use itself will contribute to a sense of place, resulting in a development that is memorable and recognisable within the Singleton locality.</p>
<p><b>2. Landscape quality</b>  <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p>	<p>A landscape plan has been prepared by Plan E Landscape Architects to ensure the proposed landscaping is implemented to the highest standard, with landscape design paramount to the design of the facility.</p> <p>Within the verge and car parking areas, an array of native flora species are provided. Refer to the planting palette within <b>Appendix 7</b>.</p> <p>The internal landscape design encourages residents to walk outside, interact with the garden and socialise with other residents. This is encouraged by the outdoor barbeque area, gazebos, bowling green, chess board and workshop where activities are held.</p> <p>Signature Care follows Dementia Australia's garden design principles, which revolve around sustainability, orientation, accessibility, socialisation, meaningful activity reminiscence, sensory stimulation and safety. The landscaping areas are designed accordingly.</p>

SPP7 DESIGN PRINCIPLE	DESIGN RESPONSE
<p><b>3. Built form and scale</b>  <i>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p>	<p>The two-storey scale of the building to the north maximizes the benefits of northern sun, while to the west it maximises views to the Indian Ocean and creates a legible entry point of the development.</p> <p>The maximum pitched roof height of 10.45m is considered entirely acceptable within its context as a RACF within a predominantly developing residential area.</p> <p>The southern side of the building is designed at a single storey scale to be consistent with its low-rise residential context.</p>
<p><b>4. Functionality and build quality</b>  <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.</i></p>	<p>The building will have 144 single rooms, each with an ensuite and an external patio area. Some rooms will have connecting doors to cater for couples. The building will have large dining rooms, lounge rooms and dayrooms and other recreational areas throughout the facility, including a community hub and café. There will be a wellness centre, a chapel, meeting rooms, formal dining rooms, hairdresser, doctors consulting room, activity rooms, men's shed, cooking display, craft rooms and also internet &amp; library areas. All of these amenities aim to meet the needs of residents and visitors.</p> <p>The building is designed to have five separate wings, (2 wings of 36 places and 4 wings of 18 place secure dementia units), with designated entrances and drop-off points; giving each wing its own identity. Features will include a main reception area with strategically positioned nurse stations throughout, to allow for constant supervision of residents across the wings. There is a main production kitchen and satellite kitchens provided for the preparation and serving of all food to residents. A commercial laundry and ample cleaning and pan rooms are provided to maintain the efficiency of cleaning services.</p> <p>The design ensures the building is designed with maximum efficiency and performance including mechanical ventilation, heating and cooling systems, a complete and integrated nurse call system with dect phones carried by nurses, a comprehensive CCTV surveillance system, and compliance with fire engineering in accordance with a Residential Class 9C build. The building will contain active and passive fire and smoke protection systems, including smoke &amp; fire compartments, the incorporation of a residential sprinkler system, compliant fire hydrant design and coverage, smoke detectors, emergency lighting, exit signage, and an emergency warning and intercommunication system all integrated with a fire indicator panel located at the main reception, which has a direct link with the local fire authority when activated.</p> <p>Further, the building will have direct and designated paths of egress to ensure a safe evacuation process for residents with limited mobility. Structural and civil design will ensure the building is designed to surpass all local wind and flood requirements.</p>



SPP7 DESIGN PRINCIPLE	DESIGN RESPONSE
<p><b>5. Sustainability</b>  <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>	<p>The home incorporates a number of sustainability and eco-friendly initiatives, with passive solar design. The orientation of rooms and common areas, external shading devices (including deep eaves to minimise solar gain), weather-stripping and caulking to minimise energy losses (heating and cooling) and insulation in walls and ceilings all assist in reducing heat gain from outside.</p> <p>There is a natural gas hot water system, water efficient tap ware and dual flush cisterns throughout the development. The lighting circuitry is designed so that an appropriate portion of the lights can be switched off at night, yet still provide adequate lighting. Movement Sensors to utility rooms and common area WC's are in place, to turn on lights only when the room is being used. LED light fittings over WC's (long life, low wattage) are in place as well as compact fluorescent light bulbs throughout and daylight sensors for external lighting.</p>
<p><b>6. Amenity</b>  <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.</i></p>	<p>The design of the RACF takes into account a number of factors, including:</p> <ul style="list-style-type: none"> <li>• Maintaining self-identity (e.g. user-friendly private bathrooms with toilet, basin and shower and bedrooms so people can see the toilet from their beds);</li> <li>• Personal enjoyment (e.g. a warm and welcoming foyer, liveable internal spaces, attractive outdoor landscaped areas / activities);</li> <li>• Healthy and enjoyable eating options (e.g. flexibility in dining so that friends or family members can cook and eat a meal with others or eat in privacy in a private dining room);</li> <li>• Personal spaces (e.g. bedrooms as private rooms with personal ensuites, each bedroom has a view to a covered patio);</li> <li>• Planning for loss (e.g. spaces for family counselling, sitting, resting or time out, and tables and chairs for meals and tea/coffee facilities);</li> <li>• Designing for family and community (e.g. a homely environment in which family members can be involved in everyday activities: for example, activity kitchens, small dining rooms or small eating areas inside and outside, and recreation areas such as music, games and living rooms); and</li> <li>• Designing for staff needs (e.g. nurses' stations which promote privacy, confidentiality and safety).</li> </ul> <p>The principles of resident comfort, privacy, security and mobility are primary factors in the design of the RACF.</p>
<p><b>7. Legibility</b>  <i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i></p>	<p>Residents' space is designed with respect to the land and surrounding environment, creating the most liveable surroundings for our aged residents. Each wing has designated entrances and drop-off points; giving each wing its own identity.</p> <p>The passageways are like small streets where other residents reside, and may be met or visited. All rooms will be clearly labelled for ease of identification.</p>

SPP7 DESIGN PRINCIPLE	DESIGN RESPONSE
<p><b>8. Safety</b> Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<p>The building will be constructed with state of the art specialised safety and fire equipment, sprinklers and smoke detectors and fully equipped with independence devices such as hand rails and non-slip surfaces to assist in the care for our most vulnerable residents. The facility will be equipped with overhead lifting tracks to minimise manual handling and CCTV for security and access control for the safety of our residents.</p> <p>The secure dementia specific units can only be accessed via keypad and are monitored by a comprehensive CCTV surveillance system. All staff are required to carry dect phones to maintain contact with each other at all times. Staff who work in our dementia units all have dementia specific education, knowledge and skills.</p> <p>The ideal environment for a resident with dementia is one that is non-stressful, constant and familiar. Signature Care uses Dementia Australia's "How to Design Dementia Friendly Environments", 'Dementia Enabling Environment Principles' and Dementia Training Australia's 'Designing for People with Dementia' handbook as design guides when planning our dementia units. These principles include, reducing risks, providing a human scale, allowing people to see and be seen, reducing unhelpful stimulation, optimising helpful stimulation, supporting movement and engagement, creating a familiar space, providing opportunities to be alone or with others, providing links to the community and responding to a vision for way of life.</p>
<p><b>9. Community</b> Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</p>	<p>Signature Care has implemented and maintained excellent relationships with key personnel and existing service providers within regions that it provides care, which extend to the Rockingham/Mandurah catchment. It has had some interim discussions with the Rockingham Peel Aged Care Assessment Service, discharge planners, social workers and at the Mandurah/Peel Hospital and the Rockingham General Hospital, and Mandurah HealthCare who provide community health services. They have advised that there is a need for more residential aged care accommodation in the region (limited choice), a high need for dementia specific accommodation and services, a need for respite accommodation and services, limited provision for couples and that there is limited provision for ageing in place.</p> <p>Social interaction is promoted from the point of entry, which has a fully staffed and equipped café which will become a social hub. The café also leads to an externally paved and shaded café area and a children's playground. Other design elements which encourage social interaction include large dining rooms, lounge rooms and dayrooms and other landscaped recreational areas throughout the facility. There will be a wellness centre, a chapel, meeting rooms, formal dining rooms, hairdresser, doctors consulting room, activity rooms, men's shed, cooking display, craft rooms and also internet &amp; library areas.</p>

SPP7 DESIGN PRINCIPLE	DESIGN RESPONSE
<b>10. Aesthetics</b> Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	This will be a high-quality community development, designed to have a residential and homely feel. The RACF incorporates substantial landscaped areas to encourage residents to have a walk outside, interact with the sensory garden, and socialise with other residents when outdoor barbeques and activities are held. The building will be fully disabled compliant with a network of footpaths connecting all external areas of the facility.  The satellite kitchens located throughout the home are designed to stimulate residents' sense of smell and enhance their dining experience.

The proposed development suitably responds to the SPP7 design principles, and warrants approval accordingly.

### 5.2.2 State Planning Policy 3.7 Planning in Bushfire Prone Areas

The subject site is within an area identified as 'bushfire prone' under the Department of Fire and Emergency Services (**DFES**) bushfire prone mapping system. The relevant provisions and requirements of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7)* therefore apply to the proposal.

The proposed development is considered a vulnerable land use for the purposes of clause 6.6.1 of SPP3.7. Clause 6.6.1 states development applications should be supported by a bushfire management plan, including an emergency evacuation plan.

A BMP has been prepared in support of the proposed development to demonstrate it meets the relevant requirements of SPP3.7. Having regard for the classification of a RACF as a 'vulnerable' land use, a BEEP has also been prepared in support of the proposal.

The BAL assessment provided as part of the development application demonstrates that the proposed building is situated in a compliant location (BAL LOW to BAL 19 across the site) as per the requirements of SPP3.7 (i.e. located in an area not subject to BAL-FZ or BAL 40 construction requirements).

Given the development site is located within a 'bushfire prone area', we have provided a further assessment against the requirements of SPP3.7, and associated Guidelines for Planning in Bushfire Prone Areas (**Bushfire Guidelines**). Appendix 4 of the Bushfire Guidelines details the Bushfire Protection Criteria, which are addressed in the following table.

**Table 2 – Bushfire assessment**

Bushfire Protection Criteria	Provided	Complies
<b>Element 1 - Location</b>		
Development to be located in BAL-29 or below.	Maximum bushfire attack level for the development site is BAL Low to BAL 19.	✓
<b>Element 2 – Siting and Design of Development</b>		
Siting and design is appropriate to the level of bushfire threat.	A BAL rating of BAL LOW to BAL 19 has been established for the subject site, corresponding to a limited scale of bushfire risk emanating from the non-vegetated area surrounding the development site and the low threat vegetation to the west of the subject site. As a result, the bushfire risk of the proposed development is manageable through standard building code management measures, as detailed within sections 3 and 5 of AS 3959-2009.	✓

Bushfire Protection Criteria	Provided	Complies
<b>Element 3 – Vehicular Access</b>		
Internal layout, design and construction of vehicle access and egress in the development allows for emergency and other vehicles to move through it easily and safely at all times.	The subject site proposes two separate vehicle access / egress points to the public road network. The development site has three street frontages including perimeter access for fire vehicle movements.	✓
<b>Element 4 – Water</b>		
The development is provided with a permanently and secure water supply that is sufficient for fire fighting purpose.	The subject site is located within an emerging residential area and will contain a water mains connection.	✓

As demonstrated in the above table, the existing development meets the Bushfire Protection Criteria of the Bushfire Guidelines. Refer to **Appendix 6** for a copy of the BMP that was conducted by Bushfire Safety Consulting.

## 5.3 City of Rockingham Town Planning Scheme No.2

The City's Town Planning Scheme No. 2 (**TPS2**) applies to the subject site. TPS2 is supplemented by the 'deemed provisions' in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Where a deemed provision is inconsistent with a provision of TPS2, the deemed provision prevails to the extent of the inconsistency.

### 5.3.1 Zoning

The subject site is zoned 'Development' under the provisions of TPS2, and is also identified with a 'Development Area 13' (**DA13**) overlay (Bayshore Gardens Estate). Refer to **Figure 2** - Zoning map.

The purpose of the 'Development' zone is *to identify areas requiring comprehensive planning prior to subdivision and development and to coordinate subdivision, land use and development in areas requiring comprehensive planning.*

Clause 27(3) of Schedule A of TPS2 provisions that a structure plan is required for a Development Area before approving the development of land within the Development Area. The DA13 provisions of Schedule 8 of TPS2 similarly provides that an approved structure plan applies to the land to guide subdivision and development. Refer to section 5.4 for consideration of the structure plan.

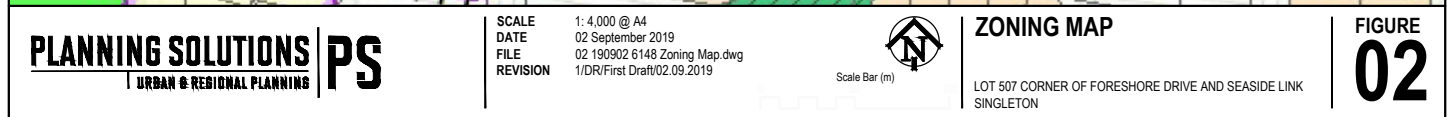
### 5.3.2 Land use classification and permissibility

The proposed development seeks approval for a RACF, providing personal and nursing care and associated services for its residents. Under TPS2, a RACF is best classified as a 'Nursing Home' under TPS2. Which means:

*any building used for the medical treatment or care of sick persons, whether resident or not, but does not include a Medical Centre or hospital.*

In the State Administrative Tribunal's decision of *Amherst Developments Pty Ltd and City of Gosnells [2017] WASAT 16*, the Tribunal concluded a structure plan cannot have the effect of altering the site's zoning, all it can do is indicate, as a matter of strategic planning, the planned future zoning of the site. Therefore, a Nursing Home (and in fact any use) is capable of approval so long as due regard is given to the Structure Plan (refer to section 5.4).

The proposed land use is consistent with proper and orderly planning, as it provides essential aged care services for the Singleton community, as intended by the Community Purpose (Nursing Home) classification assigned to the subject site by the amended Bayshore Gardens Local Structure Plan.



### 5.3.3 Development standards

Clause 4.15 and Table 2 of TPS2 prescribes car parking standards. An assessment is provided in **Table 3** below.

**Table 3: Planning assessment against the provisions of the Community Purposes zone**

Required	Proposed
<b>4.14.3 Parking</b>	
<i>Provision shall be made for the on-site parking of motor vehicles in all development in the Community Purposes Zone in accordance with the provisions of clause 4.15 and Table No.2.</i>	<p>Table No. 2 of TPS2 sets out the car parking requirements for various land uses. A Nursing Home is a land use which is not listed within Table 2 of TPS2, and therefore there are no defined minimum car parking rates are applicable to the proposed development.</p> <p>The proposal provides for 68 on-site car parking bays, which is considered sufficient to accommodate the 50 staff on site (maximum) and the expected visitors to the facility. Refer to the parking analysis within the TIA, which concludes that there is a surplus of 29 spaces.</p>

Notwithstanding the fact that a structure plan does not zone land, we have considered the provisions of TPS2 as they relate to the Community Purposes zone. This provides guidance on the type of standards that may apply if the land was zoned Community Purposes under TPS2. Refer to **Table 4** below.

**Table 4: Planning assessment against the TPS2 provisions of the Community Purposes zone**

Required	Proposed
<b>4.14.4 Planning Control</b>	
<p><u>a) Setbacks</u></p> <p><i>In determining applications for development approval, the Local Government shall take into account the following requirements when determining the setbacks for developments in the Community Purposes Zone:-</i></p> <p>(i) <i>where a development is proposed to be located on a lot having a common boundary with a Residential zoned lot or residential use class, the setbacks shall not be less than those prescribed in the R-Codes for the particular density code of the adjoining residential lot;</i></p> <p>(ii) <i>in all other cases, setbacks to be determined by the Local Government taking into account the principles outlined in clause 4.14.2 and the requirements of the Building Code of Australia.</i></p>	<p>N/A – The proposed RACF does not share a common boundary with a Residential zoned lot. A Commercial zone lot is located to the south west, a Community Purposes zoned lot to the south east, a Civil and Cultural zoned lot to the west and a Special Commercial zoned lot to the north east.</p> <ul style="list-style-type: none"> <li>• The new two storey RACF is setback: <ul style="list-style-type: none"> <li>○ Minimum 8.41 metres from the eastern boundary, with the majority set back 9.6m.</li> <li>○ Minimum 5.1 metres from the northern boundary, with the majority set back 10m.</li> <li>○ Minimum 16 metres to the western boundary in the north western aspect of the site.</li> <li>○ Minimum 15 metres to the southern boundary.</li> </ul> </li> </ul>
<p><u>b) Landscaping</u></p> <p><i>Within any development in a Community Purposes Zone the Local Government may require a contribution of up to ten percent (10%) of the total site area to be provided as landscaping in the form approved by the Local Government. The area of the site required to be provided under this clause should not include areas which would normally be set aside for pedestrian movement.</i></p>	<p>The proposed development provides 6,856m<sup>2</sup> of landscaped areas, equivalent to 39% of the site area.</p>

Having regard for the standards applicable to development within the Community Purposes zone under TPS2, the proposed RACF is considered entirely acceptable.



### 5.3.4 Matters to be Considered

Clause 67 of the Deemed Provisions of TPS2 details the matters to be considered in determining a development application. The provisions of the Regulations applicable to the proposal are addressed in **Table 5** below.

**Table 5 – Matters to be considered**

Matter to be considered	Provided
(a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	The aims and provisions of TPS2 are considered and addressed throughout this report.
(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>	There is no known Scheme Amendment that would affect the merits of this application for development approval. The proposed amendment to the Bayshore Gardens Local Structure Plan has been discussed earlier in this report.
(g) <i>any local planning policy for the Scheme area;</i>	Refer to section 5.5 of this report.
(h) <i>any structure plan, activity centre plan or local development plan that relates to the development;</i>	Refer to section 5.4 of this report.
(l) <i>the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	The subject site is not included on the City's Register of Places of Cultural Heritage Significance.
(m) <i>the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	Strong emphasis has been placed on the design of the RACF ensuring the built form is sympathetic to the prevailing residential characters of the locality.  Overall, the scale, height, orientation and appearance of the development is consistent with the character of the locality.
(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 responds to the character of the area through the use of various façade treatments, materials and textures. The development also provides substantial landscaping areas throughout the RACF and with trees and other vegetation along its frontages. The proposal will not affect the amenity of the locality.  There will be no detrimental social impacts resulting from the proposed development. Conversely, the proposal will positively contribute to the locality, through the creation of jobs and the provision of quality aged care to support the Singleton community.
(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>	A landscape plan is provided in <b>Appendix 6</b> which demonstrates high quality landscaping will be provided, both at the street frontage areas and throughout the development itself.
(s) <i>the adequacy of —</i> (i) <i>the proposed means of access to and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	A TIA has been prepared, demonstrating the proposed development is sound from a traffic and access point of view – refer to <b>Appendix 4</b> .

Matter to be considered	Provided
(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>	A TIA has been prepared, demonstrating the proposed development is sound from a traffic and access point of view – refer to <b>Appendix 4</b> .
(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>	Availability of transport options near the subject site is considered in the TIA prepared for the proposed development – refer <b>Appendix 4</b> . A Transperth bus stop is located on Navigator Drive.
(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>	The proposed development will not result in the loss of a community service. Contrary, the proposed development will contribute to the delivery of a critically important community service.
(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i>	<p>The proposed development will contribute to the delivery of an important community service, being aged care.</p> <p>It is also noted the proposed development will provide additional employment opportunities for residents in the locality and passing trade for the commercial development to the south west.</p> <p>In this respect, there are positive social and economic outcomes resulting from this development.</p>
(y) <i>any submissions received on the application;</i>	Submissions will be considered during the assessment of the application.
(za) <i>the comments or submissions received from any authority consulted under clause 66;</i>	Noted.
(zb) <i>any other planning consideration the local government considers appropriate.</i>	No other planning considerations have been identified at this stage.

Having regard to **Table 5** above, it is considered that the proposed development meets the relevant due regards of the Regulations and warrants approval accordingly.

### 5.3.5 Development contributions

The subject site is also within Development Contribution Area No.2 (**DCA2**) under TPS2, requiring a payable developer contribution where new dwellings or lots are provided. Given a RACF does not create any dwellings, it is considered DCA2 will not apply to the proposed RACF. During pre-lodgement engagement, the City confirmed that no developer contributions will apply to the proposed development.



## 5.4 Structure Plan

A Structure Plan has been prepared and approved for the subject site, being the Bayshore Gardens Local Structure Plan (**Structure Plan**). The Structure Plan currently designates the subject site for “R40 Grouped Housing Lifestyle Village Over 55’s.” The explanatory report accompanying the Structure Plan includes the following description:

*Active Lifestyle Villages have been proposed in the south east corner of the subject site, adjacent the Village Centre. Whilst some facilities will be provided within the development, the higher density of the Active Lifestyle Villages will ensure support for the Village Centre and complement the surrounding R40 ‘easy care’ lots. Furthermore, the Medical Centre/Childcare Centre, the Church site and the Community Purpose site, which all surround the Active Lifestyle Village, will facilitate the creation of a community node within the estate and adjoining residential areas. It is intended that the units within the Village will address the perimeter roads (Road 5 and Road 9), promoting passive surveillance instead of presenting a solid wall to the street.*

Clause 27(1) of the Deemed Provisions provides that:

*A decision-maker for an application for development approval or subdivision approval in an area that is covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by, the structure plan when deciding the application. [Emphasis added]*

In the matter of Scutti -v- City of Wanneroo [2017] WASC 70, the Supreme Court at [46] provided the following explanation for the meaning of ‘due regard’ (as it appears in the above clause):

*ASP6 is a plan for the co-ordination of future subdivision and zoning of the land to which it relates. In determining any application for development approval on land to which ASP6 relates the City must have due regard to the relevant provisions of ASP6, that is the City must give proper, genuine and realistic consideration to those provisions which consideration is adequate in all the circumstances. However, the City is not bound by the structure plan. The City may, in considering an application for development approval, depart from the structure plan if it is consistent with proper and orderly planning. [Emphasis added]*

In other words, the JDAP is not bound by the land use description in the current Structure Plan and can approve a development which departs from that land use. In doing so, the JDAP is to consider whether it should depart from it. The JDAP can also consider a ‘seriously entertained’ planning proposal. In this respect, there is an amended Structure Plan that has been prepared and is currently undergoing going public advertising. This amended Structure Plan identifies the subject site as a ‘Community Purpose (Nursing Home)’ site. Refer to **Appendix 1** - Structure Plan map.

The proposed amendment to the Structure Plan must be seriously entertained, as it has been publicly advertised by the City and has been prepared specifically for the subject site, in order to accommodate development of a RACF. As such, due regard is required to be given not only to the approved Structure Plan, but also to the proposed Structure Plan.

The objective of the Community Purposes zone under TPS2 is:

*To provide for the development of religious, educational, health and social care facilities, **accommodation for the aged and infirm**, and other services by organisations involved in activities for community benefit, in convenient locations within the Scheme Area. [Emphasis added]*

The proposed development is entirely consistent with objective for the Community Purposes zone of TPS2 as the development significantly increases the opportunity for the provision of quality aged persons housing and care in the locality, including those who are frail or have dementia.

## 5.5 Local Planning Policies

### 5.5.1 Planning Policy 3.3.14 Bicycle Parking and End-of-Trip Facilities

Planning Policy 3.3.14 Bicycle Parking and End-of-Trip Facilities (**PP3.3.14**) applies to all applications for Development Approval.

Table 1 of PP3.3.14 prescribes the bicycle parking rates for various land uses. As Nursing Home is not listed, it is considered that Community Use is the most appropriately applicable to the RACF. The use requires the provision of 1 space for every 30 people the building is designed to accommodate

The proposed RACF is designed to accommodate 144 residents and 50 daytime staff, requiring 7 short term bicycle bays. 10 bicycle racks (20 spaces) for use by employees and visitors are provided in the western aspect of the site, adjacent to the car parking area.

The short-term bicycle parking facilities allow bicycle frames and wheels can be locked, and are located in a convenient and secure position close to the entrance of the RACF. The proposed development provides 2 showers for employees.

Having regard to the provisions of PP3.3.14, the proposed development is considered acceptable.

### 5.5.2 Planning Policy 3.3.1 Control of Advertisements

One 1.5m high x 3m long standalone sign is proposed at the entrance to the RACF, fronting Foreshore Drive. The sign is best classified as a 'Sporting and Community Sign' under Planning Policy No.3.3.1 Control Of Advertisements. The sign is located at the main entrance of the RACF, displaying the name of the facility only. As such, the proposed sign is considered entirely acceptable and warrants approval. Refer to the location and elevations of the proposed sign within the development plans in **Appendix 3**.

## 6 Conclusion

The proposed development of the RACF is entirely acceptable and warrants approval for the following reasons:

1. The proposed development will provide essential aged care services to the growing Singleton community, which is currently undergoing residential subdivision and development. This facility will cater for the shortage in aged and dementia care in the locality.
2. The development has been designed to a high standard, with a sympathetic built form and use of materials that are consistent with the existing and future character of the locality.
3. The facility incorporates an array of internal and external amenities for residents, resulting in a community development that has a homely and social feel for residents and visitors alike.
4. Substantial landscaping is provided along the street frontages for additional amenity and softening of the development to the public realm.
5. High quality landscaping is provided within the development to increase the amenity and liveability for residents. If it is the case that residents have downsized, they will be able to interact with familiarities such as fruit trees and sensory gardens.
6. The development is consistent with the amended Structure Plan, which is a seriously entertained planning proposal and therefore is a matter the JDAP can give regard to.

For the above reasons, it is respectfully requested the Metropolitan South West Joint Development Assessment Panel grant approval to the proposed development.

## **Appendix 1**

### **Structure Plan Map**





**LEGEND**

- Local Structure Plan Boundary
- Community Purpose: Nursing Home
- Local Roads
- Residential R20
- Residential R25
- Residential R40
- Public Open Space
- R40 Grouped Housing Lifestyle Village over 55's





## **Appendix 2**

# **Certificate of Title and Deposited Plan**

WESTERN



AUSTRALIA

REGISTER NUMBER

**507/DP415313**DUPLICATE  
EDITION**1**

DATE DUPLICATE ISSUED

**17/4/2019**

# RECORD OF CERTIFICATE OF TITLE

## UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
**2965**FOLIO  
**44**

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.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 507 ON DEPOSITED PLAN 415313

**REGISTERED PROPRIETOR:**  
 (FIRST SCHEDULE)

SIGNATURE CARE LAND HOLDINGS PTY LTD OF LOT 507 FITCH STREET SINGLETON WA 6175  
 (T O144312 ) REGISTERED 6/5/2019

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

1. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 404888 AS CREATED ON DEPOSITED PLAN 47806 AND INSTRUMENT J771304.
2. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 413655 AND INSTRUMENT O033914

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.  
 \* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
 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: DP415313  
 PREVIOUS TITLE: 2958-848  
 PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
 LOCAL GOVERNMENT AUTHORITY: CITY OF ROCKINGHAM

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING  
 O144312





## **Appendix 4**

# **Traffic Impact Assessment**

# Traffic & Transport Assessment

Singleton Aged Care Facility

V190852



Prepared for  
Croft Developments Pty Ltd

3 December 2019

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## Document Information

Prepared for Croft Developments Pty Ltd

Project Name Singleton Aged Care Facility

File Reference adads.docx

Job Reference V190852

Date 3 December 2019

Version Number F01

Effective Date 3/12/2019

Approved By:



Eric Kydd

Associate – Traffic, Transport &amp; Parking

Date Approved 3/12/2019

## Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
D01	20/11/2019	Draft Traffic Report	Callum Thomas	Eric Kydd
F01	03/12/2019	Final Traffic Report	Callum Thomas	Eric Kydd

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# 1 Introduction

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Cardno has been engaged by Croft Developments Pty Ltd to undertake a traffic and transport assessment of the proposed aged care development at the corner of Foreshore Drive and Seaside Link, Singleton, WA.

In the course of preparing this assessment, plans of the development have been reviewed as provided by Croft Developments, and relevant staffing level data collected and analysed.

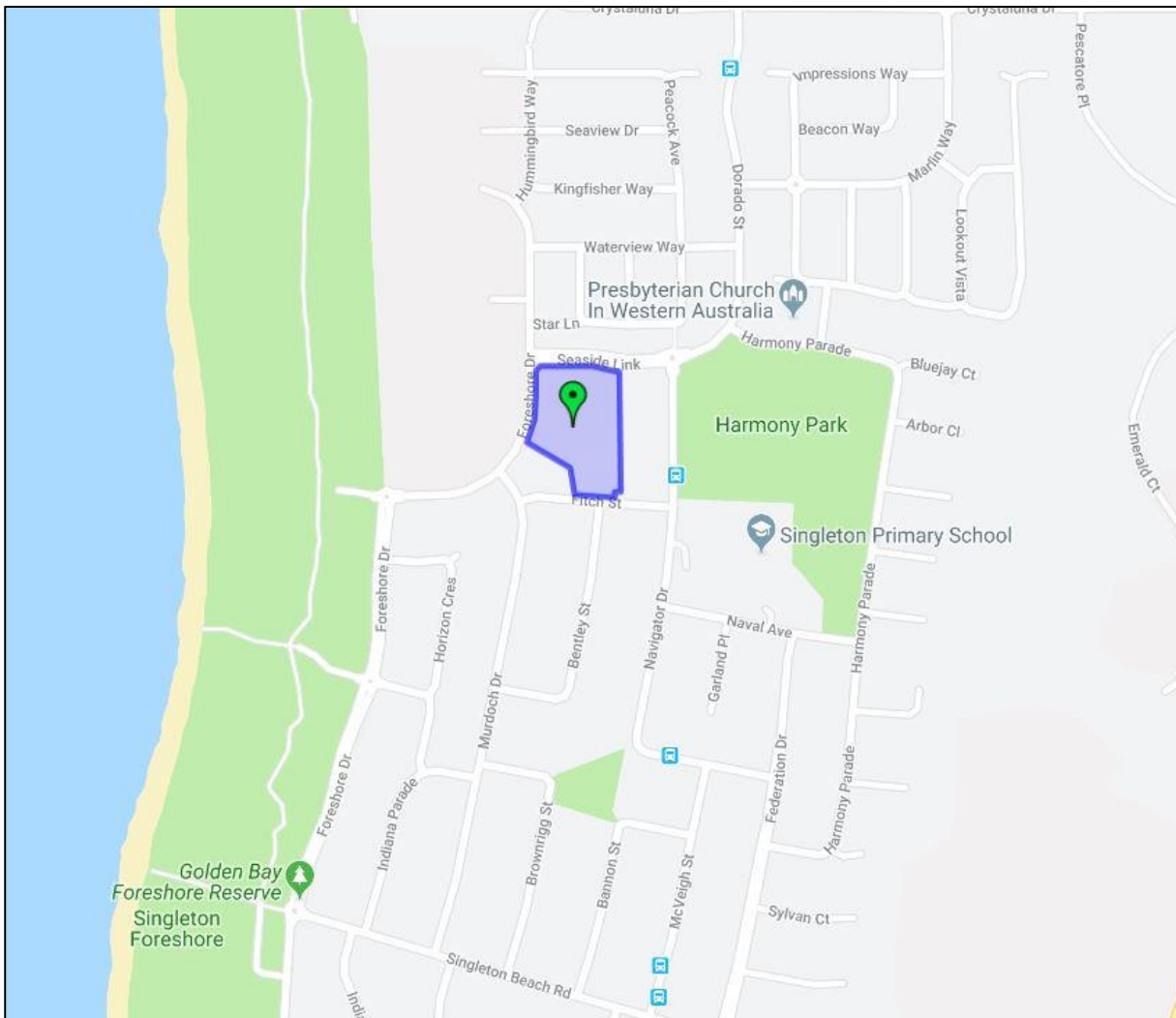


## 2 Background and Existing Conditions

### 2.1 Location and Land Use

The subject site is located at the corner of Foreshore Drive and Seaside Link, Singleton, as shown in Figure 2-1.

Figure 2-1 Site Location



Copyright @ NearMap

The overall site is approximately 1.75 hectares. Although there are no existing temporary access points, it appears that vehicles have been accessing the land via the southeast corner of the block where an existing bus stop is located at the intersection of Fitch Street and Navigator Drive.

The Seaside Link frontage of the site is approximately 115 metres, Foreshore drive frontage 100 metres and Fitch Street frontage 55 metres.

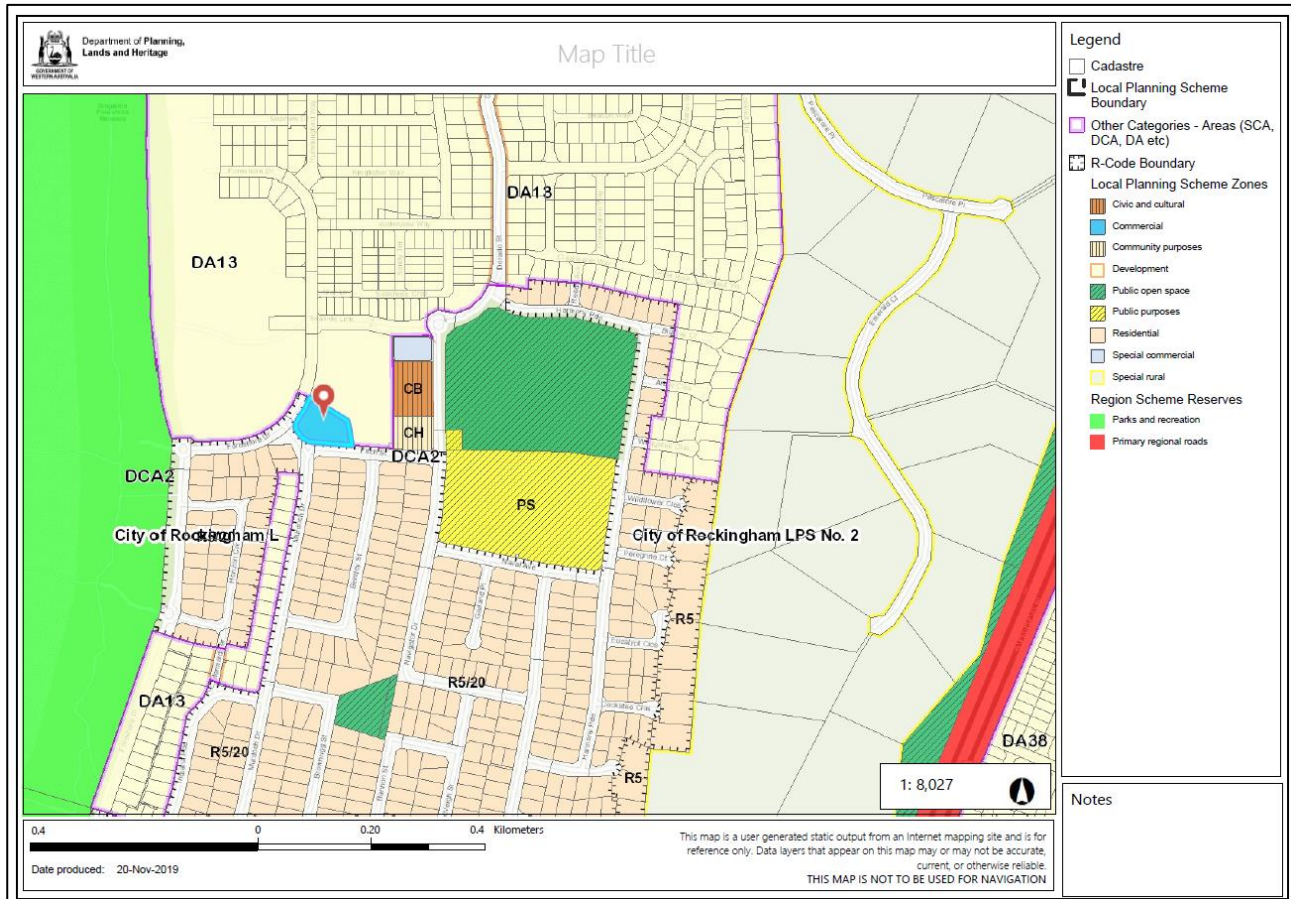
Land use surrounding the site is predominantly residential in nature. Of note, Singleton Primary School is located on the eastern end of Fitch Street.

## 2.2 Planning Controls

### 2.2.1 Plan WA

The Singleton Aged Care development is zoned as *Development* under the Plan WA Local Planning Scheme for the City of Rockingham, as shown in Figure 2-2.

Figure 2-2 Planning Controls



## 2.2.2 Local Structure Plan

The Singleton Aged Care development is captured under the Bayshore Gardens, Singleton Local Structure Plan (LSP). The current LSP designates the subject site as R40 *Grouped Housing Lifestyle Village Over 55s*, as shown in Figure 2-3.

Figure 2-3 Local Structure Plan





## 2.3 Road Network

### 2.3.1 Seaside Link

Seaside Link generally runs in an east-west direction between Navigator Drive to the east and Foreshore Drive to the west.

Seaside Link is a two-way divided road and unrestricted kerbside parallel parking available on the north side of the carriageway.

A speed limit of 50 km/h applies to Seaside Link.

**Figure 2-4** Seaside Link looking west along the site frontage



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### 2.3.2 Foreshore Drive

Foreshore Drive generally runs in a north-south direction between Hummingbird Way to the north and terminating at the end of the development to the south. Foreshore Drive will likely continue south with the introduction of future developments.

Foreshore Drive is an approximately 7-metre-wide road with no line marking that provides two-way traffic flow.

A speed limit of 50 km/h applies to Foreshore Drive.

**Figure 2-5** Foreshore Drive looking south along the site frontage



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### 2.3.3 Fitch Street

Fitch Street generally runs in an east-west direction between Navigator Drive to the east and Murdoch Drive to the west.

Fitch Street provides for traffic flows in each direction with no kerbside parking available.

The eastern end of Fitch Street has 40 km/h speed restriction applied during school hours (7-9am and 2-4pm).

**Figure 2-6** Fitch Street looking west along the site frontage



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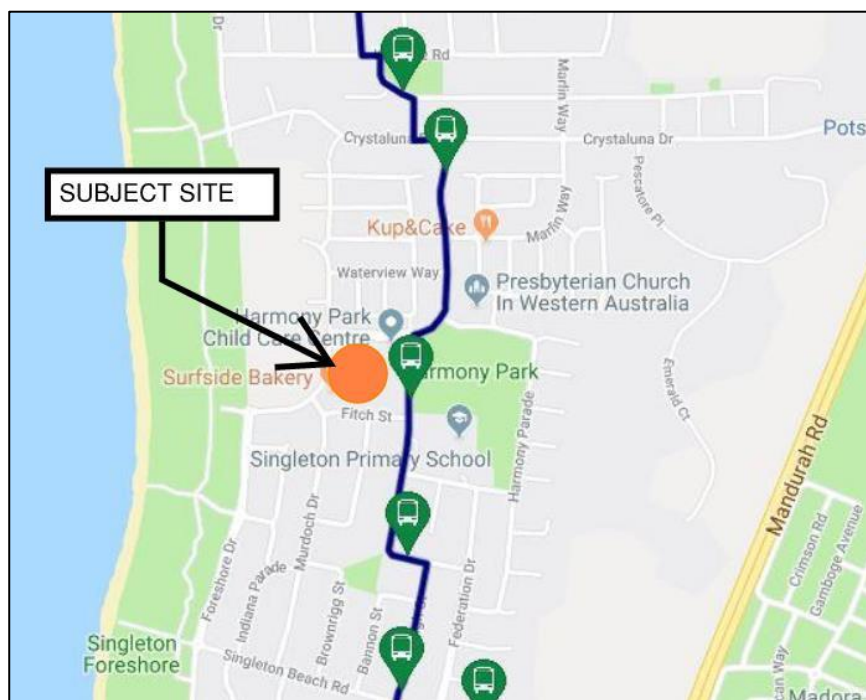
## 2.4 Sustainable Transport

### 2.4.1 Public Transport

The site has limited access to public transport services, with bus route 558 operating between Rockingham and Mandurah. The nearest bus stop is located close to Singleton Primary School and Harmony Park, approximately 100 metres walking distance west of the subject site from the Fitch Street site access.

Figure 2-7 shows the proximity of the bus service to the site.

Figure 2-7 Public Transport Map



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## 3 Proposed Development

### 3.1 General

It is proposed to develop the existing site for the purpose of a 144-bed aged care facility.

### 3.2 Access and Parking

The proposed aged care facility incorporates one main access via Foreshore Drive and a secondary access at Fitch Street.

A total of 68 car parking spaces, including four (4) disabled spaces, are proposed on-site for both staff and visitors of the aged care development.

A total of 10 bicycle rails are proposed, accommodating up to 20 bicycles for staff and visitors.

A porte cochere is proposed at the main entrance to the building providing access to a short-term drop-off area accessed from the onsite car park.

### 3.3 Loading and Waste Collection

It is anticipated that delivery vehicles and waste collection will occur within a segregated loading area outside the provided bins room. The allocated loading zone area is accessible via either Foreshore Drive or Fitch Street entrances.

Cardno has adopted a conservative approach to determining access and the manoeuvring area required within the proposed loading zone by adopting a 10.7m heavy rigid vehicle as the design vehicle, as shown in the swept path diagram in Appendix B.

From an operational point of view, it is understood that the maximum vehicle size likely required to service the aged care facility will be an 8.8 metre service vehicle. For further information on the relevant waste collection vehicle please refer to the relevant Waste Management Plan (WMP) and the facility service vehicle annexure provided by Signature Care Pty Ltd as attached in Appendix B.



## 4 Design Considerations

---

### 4.1 Car Parking and Access

The car park and access design has been assessed against the requirements of the Australian Standard for off-street car parking (AS/NZS 2890.1).

All standard car spaces meet or exceed the minimum dimension requirement of the Australian Standard, being 2.6 metres wide and 5.4 metres long, with an aisle width of not less than 5.8 metres.

The four (4) disabled parking spaces are provided in close proximity of the Porte Cochere entrance, with shared areas provided to the side and rear of all bays, in accordance with the Australian Standard for Off-street Parking for People with Disabilities (AS/NZS 2890.6).

The porte cochere has been designed to allow for pick-up and drop-off of residents in close proximity to the Foreshore Drive entrance. It is proposed that movements in the porte cochere are one way only with sufficient passing area to accommodate a through lane and a drop off / pick up lane.

### 4.2 Bicycle Parking

Bicycle parking has been provided as ground mounted bicycle rails at 1 metre spacing and at least a 1.5 metre aisle in line with the Australian Standards (AS/NZS 2890.3).

### 4.3 Access Arrangements

The proposed access from Foreshore Drive providing vehicular access to the subject site will have a minimum trafficable width of 5.8 metres between kerbs in line with AS2890.1-2004.

Pedestrian sight triangles have been provided on the exit side of the proposed access locations, measuring 2 metres along the frontage road and 2.5 metres along the access into the site, in accordance with Figure 3.3 of AS2890.1-2004.

## 5 Parking Considerations

### 5.1 Car Parking Requirements

Guidance as to the number of car parking spaces required for the proposed aged care facility is provided under the following documents:

- *The City of Rockingham Town Planning Scheme No.2 (TPS2); and*
- *State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes)*

The City of Rockingham TPS2, Table 2, Car Parking Table specifies the provision of car parking spaces required by each 'Use Class' as listed. The closest description for a residential aged care facility is listed as 'Residential'. The Car Parking Table indicates that the minimum car parking requirement is to be in accordance with the R-Codes.

The R-Codes Part 5 Clause 3.1 states the following:

*"The following minimum number of on-site car parking spaces is to be provided for each **single house, grouped dwelling** and **special purpose dwelling** comprising the following number of bedrooms:"*

An 'Aged persons' dwelling' is listed with a car parking space allocation of one space per dwelling.

Further, the R-Codes defines a dwelling as:

*"A **building** or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family."*

The nature of the proposed residential aged care facility is such that residents are intended to share communal spaces such as dining and lounge areas; have shared common facilities including the kitchen and laundry; and have independent living space in single-bed rooms.

It is considered that this way of living excludes the development from the definition of a dwelling – and in particular, that each room is its own dwelling – as defined in the R-Codes. Therefore, parking rates must be determined by alternative documentation and previous experience of similar developments.

The *Roads and Traffic Authority Guide to Traffic Generating Developments (RTA Guide)* outlines in Section 5.4.4 Housing for Aged and Disabled Persons:

**"Definitions:"**

*"A hostel is a residence which houses aged or disabled persons, and provides cooking, dining, laundering and other care facilities on a shared basis. Hostels are maintained on a full-time basis by persons who have nursing, social work or other similar experience."*

*Housing for aged or disabled persons refers to residential accommodation (in any building form), which is used or is intended to be used permanently as accommodation for aged persons or disabled persons. Housing of this kind may consist of hostels, a grouping of self-contained dwellings, or a combination of both. This accommodation usually includes one or more of the following facilities:*

- *Accommodation for staff employed or to be employed in connection with the development;*
- *Chapel or other place of worship;*
- *Medical consulting room;*
- *Meeting room, recreation facility;*
- *Shops;*
- *Therapy room;*
- *Any other facilities for the use or benefit of aged or disabled persons."*

The best-fit definition for the proposal under the RTA Guide is a resident funded development, and Hostels, nursing and convalescent homes, which provides the following rates for parking:

Table 5-1 RTA Guide 5.4.4 Housing for aged and disabled persons: resident funded development: hostels, nursing and convalescent homes.

Use	No.	Rate	Car Parking Measure	Requirement (Spaces)
<b>Resident funded development:</b> hostels, nursing and convalescent homes	144 beds	1	One space per 10 beds (visitors)	14
	50	0.5	One space per two employees	25
	0	1	One space per ambulance	0
<b>Total required</b>				<b>39</b>

Considering the above information, the car parking requirement under the RTA Guide is 39 spaces. The proposed onsite car parking of 68 spaces provides a **surplus of 29 spaces**.

Employee numbers are expected to peak during the shift-changeover period. A single shift is expected to have up to 25 staff members, while the shift-changeover is expected to have a maximum of 50 staff at the premises.

### 5.1.2 Adequacy of the Parking Provision

Cardno has been provided case study data undertaken by the Aged Care Facility operators who have prepared a staffing matrix for facilities offering 144 beds based on parking surveys previously undertaken at various aged care facilities of similar size. The matrix identifies that the maximum on-site car parking demand occurs between 10:00am and 3:00pm, where a demand for up to 57 spaces could be expected. The proposed 68 car parking spaces on-site would therefore satisfy the anticipated peak demand for 57 spaces and is therefore considered appropriate.

Drawing from previous Cardno experience in parking demand assessments, particularly with residential aged care facilities, the parking provided is considered adequate to satisfy the parking demand of the development.

## 5.2 Bicycle Parking Requirements

The City of Rockingham Planning Policy 3.3.14 outlines the Bicycle Parking and End-of-Trip Facilities requirements. The minimum requirements for bicycle parking are best described under the definition of 'Community Use'.

Table 5-2 Bicycle parking Requirements – Planning Policy 3.3.14

Use	Minimum Long-term parking	Minimum Short-term Parking	Count	Requirement
Community Use	None required	One space per every 30 people the building is designed to accommodate	144 residents, plus 50 staff plus 14 visitors <b>Total: 208</b>	<b>7</b>

A provision of 10 horizontal bicycle parking rails to accommodate up to 20 bicycles at any given time is proposed. The bicycle parking facility surpasses the statutory planning requirement of 7 bicycle parking spaces and is deemed to sufficiently accommodate the expected demand generated by staff and visitors.

## 6 Traffic Considerations

### 6.1 Traffic Generation

The peak level of traffic expected to be generated by the proposed aged care development is proportional to the staff parking demand levels. Peak traffic generation for aged care facilities occurs during shift changes. A staff/visitor parking demand profile has been provided by the operator for this site.

The shift staffing requirements are the same 7 days a week and comprise three (3) main shifts, generally occurring between:

- > 7:00am – 3:00pm;
- > 3:00pm – 9:00pm; and
- > 9:00pm – 7:00am.

The highest staff requirements typically occur during shift changeover between the hours of 7:00am and 3:00pm, with up to 25 staff on site at any one time. Assuming all shift workers drive independently, and that changeovers occur around the hours of 7:00am and 3:00pm, a combined 25 traffic movements would be expected to occur during each of the morning and afternoon peak times.

Note that non-shift staff generally arrive and depart at staggered times throughout the day (generally 8:00am – 5:00pm). Arrivals and departures are scheduled to avoid shift-work changeover periods.

During the AM peak hour, the main-shift changeover time typically occurs at 7:00am. As such, *during the AM peak hour, traffic generation associated with staff of the aged care facility is expected to occur outside of the AM commuter peak hour* which is anticipated to occur between 8:00am – 9:00am. As such, the number of vehicle movements associated with facility staff during the AM commuter peak hour are expected to be low.

During the PM peak hour, the main shift changeover time occurs at 3:00pm. It is estimated that 15 vehicles depart and 10 vehicles arrive during the PM commuter peak hour.

In relation to visitors, it is not expected any traffic generation associated with visitors to the aged care facility would occur during the AM commuter peak hour. During the PM peak, a further traffic allowance of approximately 4-5 visitor vehicles is estimated.

### 6.2 Traffic Distribution

Considering the existing and anticipated future characteristics of the surrounding area, in particular the location of surrounding residential catchments, schools, employment zones and the wider road network, the following assumptions have been adopted with regard to directional distributions:

- > 70% of all inbound and outbound movements during the AM and PM peak periods will access the site from the main entrance on Foreshore Drive and split 50/50 north/south;
- > The remaining 30% of all inbound and outbound movements during the AM and PM peak periods will access the site from the secondary entrance on Fitch Street and generally travel east, assuming an 80/20 split east/west; and

The above assumptions consider the existing surrounding land uses including Singleton Primary School to the southeast of the subject site, Mandurah Road access locations, local beach and residential area layout.

### 6.3 Traffic Impact

In traffic engineering terms, the level of traffic expected to be generated by the proposed aged care development is considered to be very low.

The peak-hour is expected to see 30 vehicle movements, including both arrival and departure trips, which is equivalent to an average of one (1) vehicle movement per two-minutes across the hour. This level of traffic generation is considered low and is not expected to have a discernible effect on the operation of Seaside Link, Foreshore Drive, Fitch Street and the surrounding road network.

## 7 Conclusions

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Based on the foregoing analysis it is concluded that:

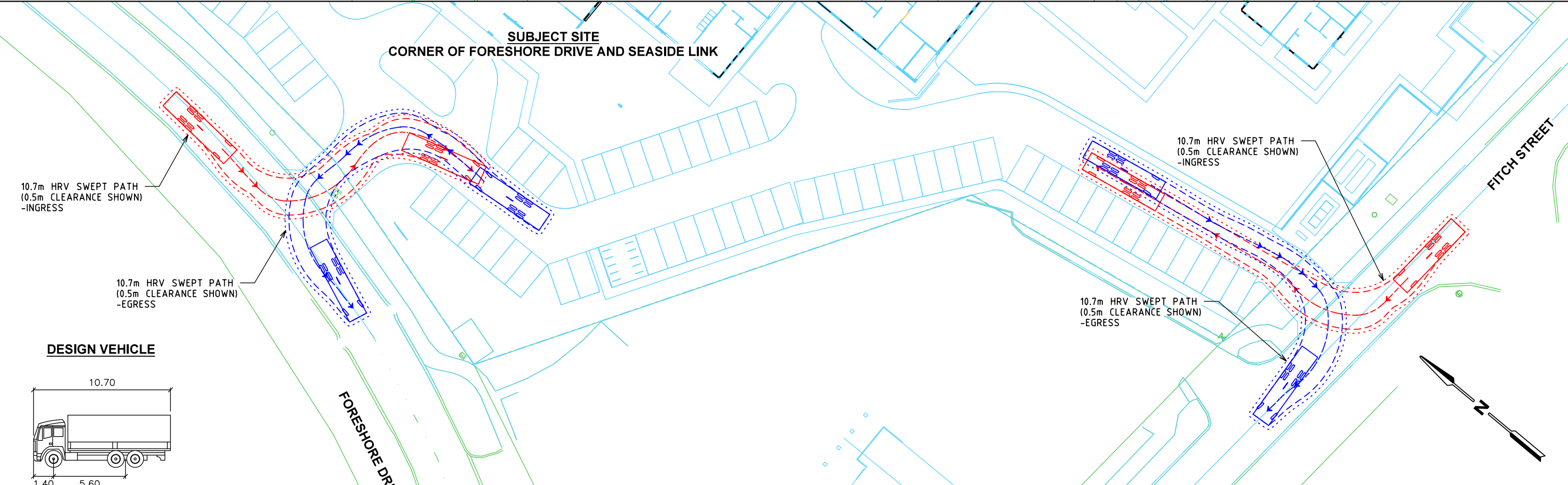
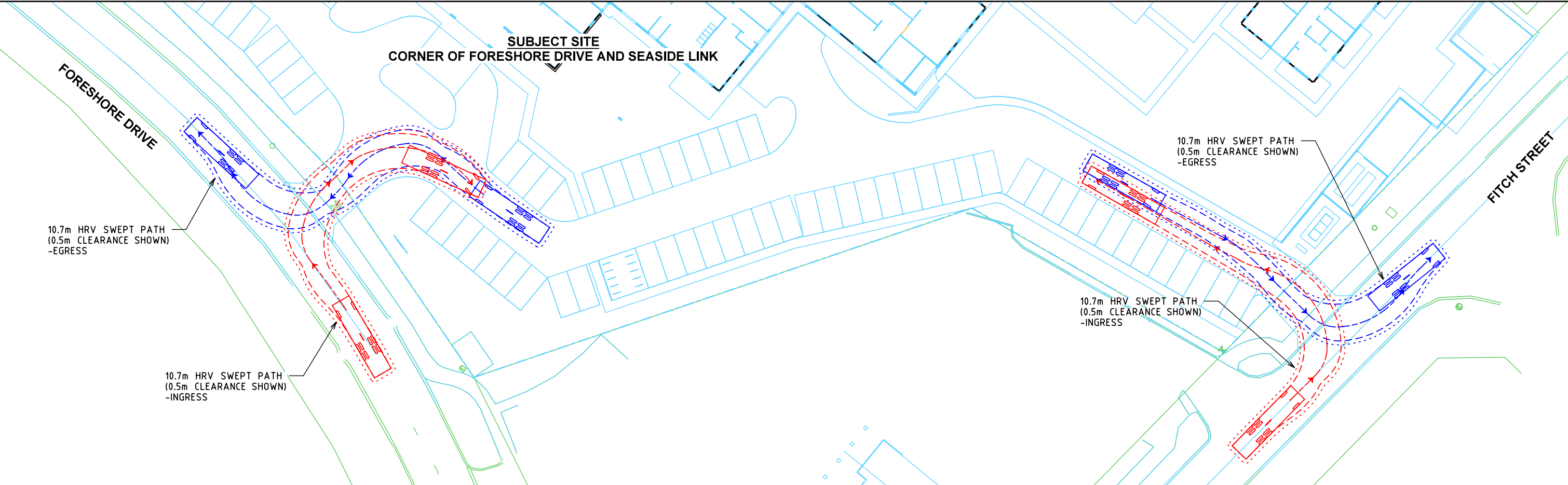
- > It is proposed to develop the site at the corner of Foreshore Drive and Seaside Link, Singleton for the purposes of a 144-bed aged care facility;
- > The carpark and access design is generally in accordance with the Australian Standard for off-street car parking (AS/NZS 2890.1);
- > A total of 68 car parking spaces including four accessible car parking spaces are proposed on site;
- > The proposed 68 car parking spaces is considered acceptable for the development of a Residential Aged Care Facility of this size. The RTA Guide indicates a requirement for 26 car parking spaces, which results in a surplus of 40 spaces.
- > Up to 30 traffic movements associated with the proposed residential aged care are expected during the hour of peak shift-changeover, morning and afternoon. The volume traffic movements is considered low and is expected to have a negligible impact on the operation of the surrounding road network.

APPENDIX

A

SWEPT PATH ANALYSIS



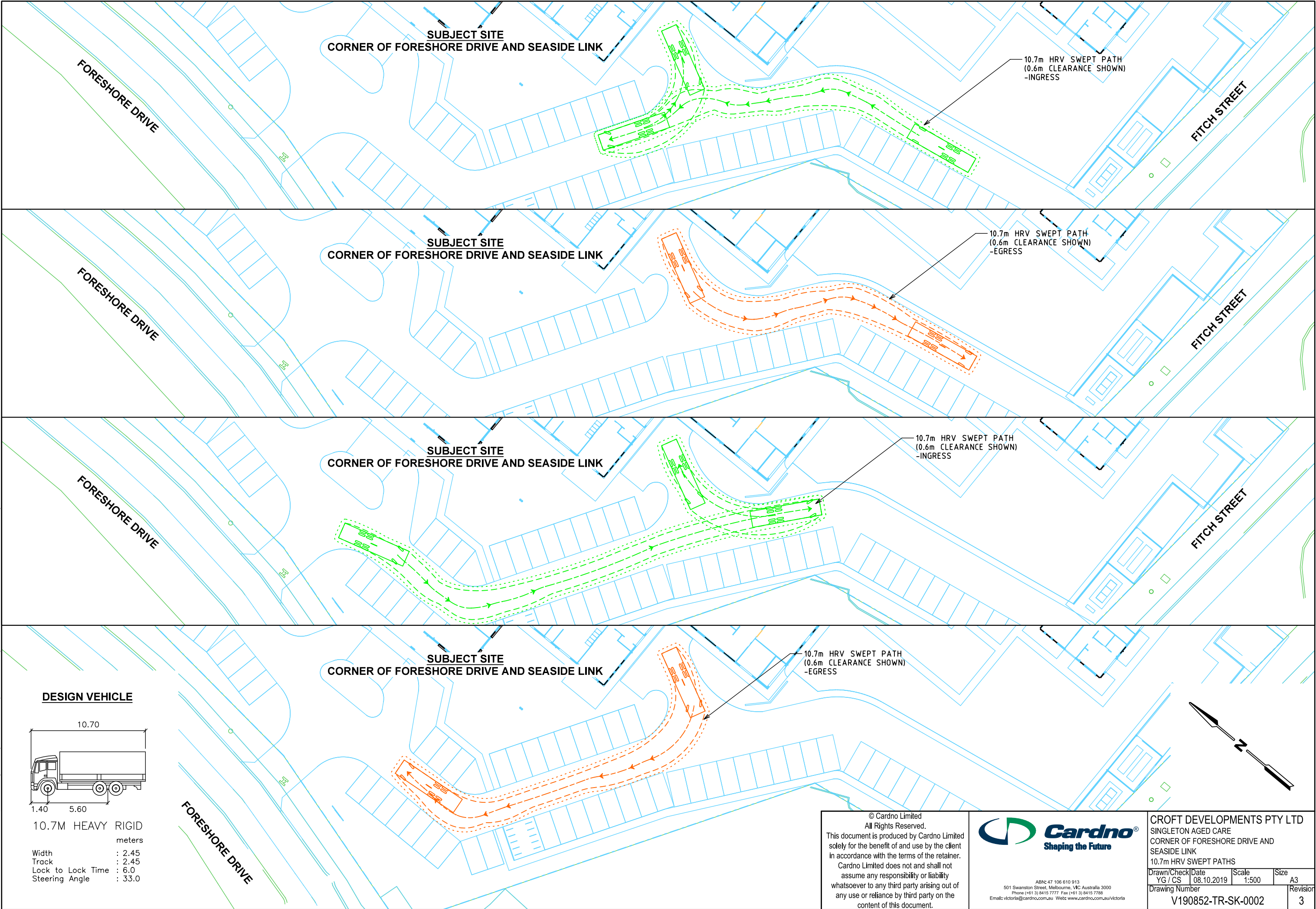


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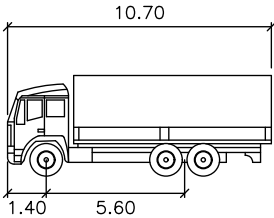
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SINGLETON AGED CARE			
CORNER OF FORESHORE DRIVE AND SEASIDE LINK			
10.7m HRV SWEPT PATHS			
Drawn/Check	Date	Scale	Size
YG / CS	04.10.2019	1:500	A3
Drawing Number			Revision
V190852-TR-SK-0001			3



**DESIGN VEHICLE**



10.7M HEAVY RIGID  
meters  
Width : 2.45  
Track : 2.45  
Lock to Lock Time : 6.0  
Steering Angle : 33.0

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CROFT DEVELOPMENTS PTY LTD			
SINGLETON AGED CARE			
CORNER OF FORESHORE DRIVE AND SEASIDE LINK			
10.7m HRV SWEEP PATHS			
Drawn/Check	Date	Scale	Size
YG / CS	08.10.2019	1:500	A3
Drawing Number			Revision
V190852-TR-SK-0002			3

APPENDIX

# B

SITE SERVICE VEHICLES

# Site Service Vehicles

It's the responsibility of the aged care facility operator to engage a suitably qualified service contractor to service the facility.

This will ensure all delivery vehicles and waste collection vehicles are capable of servicing this facility, will be no longer than the required 10.7m heavy rigid vehicle size.

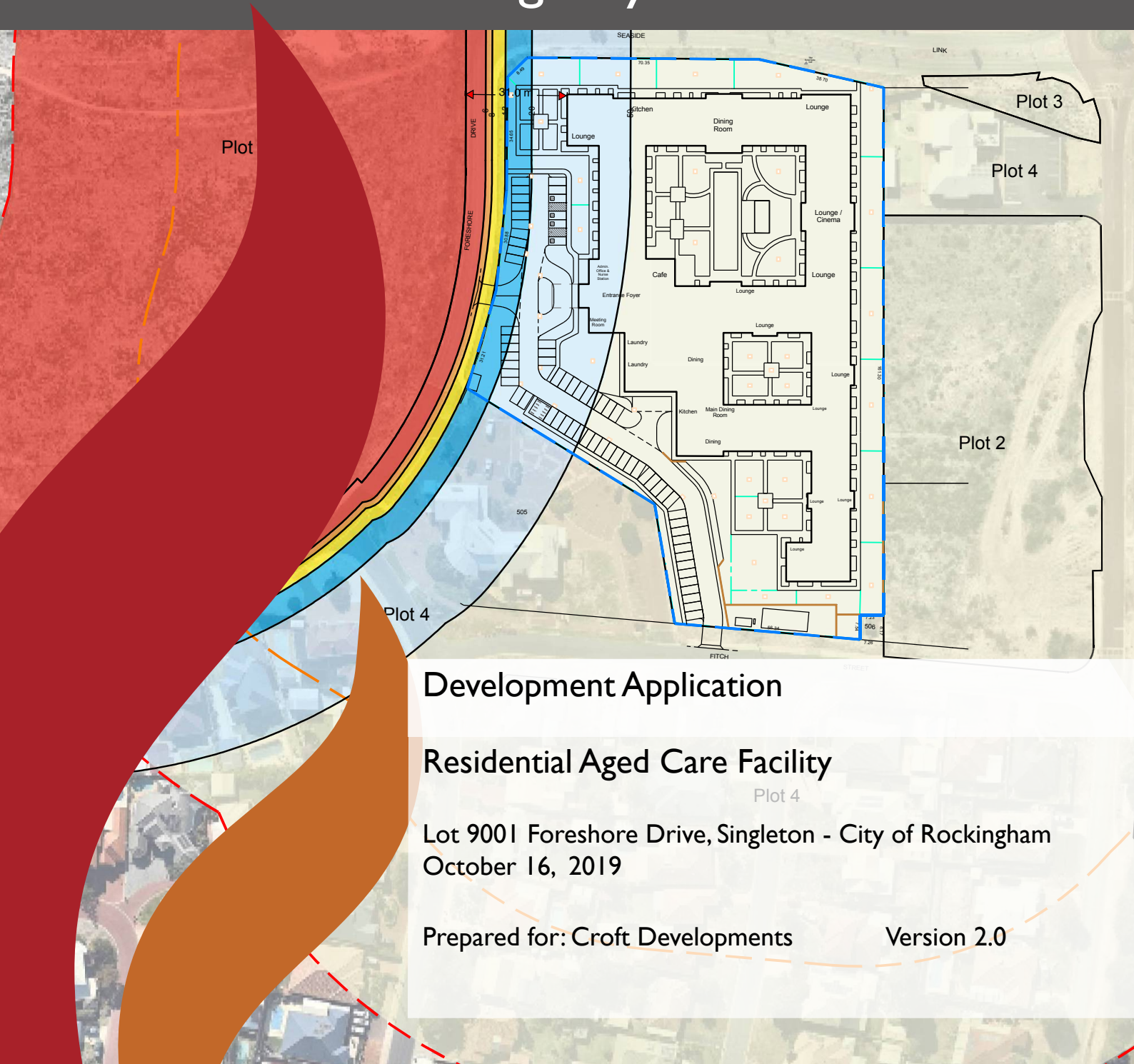
It will be the responsibility of the operator to sign a statement of agreement with the service operator as to provide service vehicles, which are compliant with the traffic engineering report.

## **Appendix 5**

# **Bushfire Management Plan and BEEP**



# Bushfire Management and Emergency Evacuation Plan



Development Application

Residential Aged Care Facility

Plot 4

Lot 9001 Foreshore Drive, Singleton - City of Rockingham  
October 16, 2019


Prepared for: Croft Developments

Version 2.0

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## Document Information

Prepared for: Croft Developments  
Project Name: RACF Singleton Bushfire Management Plan  
Site Address: Lot 9001 Foreshore Drive, Singleton  
Prepared by: Rohan Carboon and Dr Karen Brown  
Bushfire Safety Consulting Pty Ltd

I hereby declare that I am a BPAD accredited bushfire practitioner.	
Accreditation No.	23160
Signature	
Date	16/10/2019



## Document Control

Bushfire Management Plan – Lot 9001 Foreshore Drive, Singleton			
REPORT VERSION	PURPOSE	AUTHOR/REVIEWER AND ACCREDITATION DETAILS	DATE SUBMITTED
V1	Draft for Review	Dr Karen Brown (BPAD 48364) Rohan Carboon (BPAD 32160)	15/10/2019
V2	Final; for submission	Rohan Carboon (BPAD 32160)	16/10/2019

**Front cover photo:** BAL contours over the site

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### Disclaimer:

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## EXECUTIVE SUMMARY

This Bushfire Management and Emergency Evacuation Plan (BMEEP) has been prepared to support a proposed development application for an aged care facility at Lot 9001 Foreshore Drive, Singleton.

The proposed development is surrounded by residential housing to the north and south, low threat vegetation to the east, and temporary Class G Grassland across the road to the west of the site which is expected to be developed into a residential subdivision in the future.

The area is reticulated and there is good vehicular access.

A Method 1 BAL assessment has been undertaken to determine predicted radiant heat flux levels on the site and the development does not exceed a rating of BAL-12.5.

The proposed aged care facility can achieve all of the Acceptable Solutions and Performance Principles in the Guidelines for Planning in Bushfire Prone Areas V1.3 (2017).

The developer is responsible for ensuring requirements for the provision of water and vehicular access are met and for establishing the Asset Protection Zone.

It is expected that the implementation of this BMEEP will reduce the threat to residents, the public and fire fighters in the area addressed by this BMEEP. The proposal complies with the *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas (SPP 3.7)* and the *Guidelines for Planning in Bushfire Prone Areas* (WAPC 2017 V1.3).

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## APPENDICES

Appendix 1: Asset Protection Zone Standards
Appendix 2: Vehicular access technical requirements
Appendix 3: City of Rockingham Fire Control Notice 2019-20
Appendix 4: Bushfire Emergency Evacuation Plan

## 1 PROPOSAL DETAILS

The proposed facility will provide accommodation and nursing care for the frail aged and elderly people within the City of Rockingham and will be managed by Signature Care Pty Ltd. It will cater for up to 144 residents, 72 with low care needs and 36 with high care needs, as well as up to 36 Dementia patients.

Residents of the facility will be elderly, either mobile or bed bound, and require varying levels of assistance from carers, volunteers and nursing staff. Care will be provided 24 hours a day, every day of the year.

The facility comprises of a double storey building with 144 single bed accommodation rooms, along with kitchens, lounge rooms, dining rooms, café, medical centre and administration areas to service the residents (Figure 2). Approximately 164 staff members, including 18 registered nurses, will be employed at the facility, with a shift consisting of between 9 and 35 staff members being present at any one time depending on the time of day. Staff will be required to have appropriate training and qualifications to work at the facility. Staff members will be available on site at all times, will be familiar with the facility and the site, and have access to all parts of the building. In addition, the facility will have two caretakers.

The site is 1.7 ha in size and is zoned 'Development' under the City of Rockingham Local Planning Scheme (LPS). It is surrounded by land currently developed, or soon to be developed, for residential, commercial, and community purposes. The site adjoins a retail complex to the southwest, and a child care centre to the northeast. To the west are vacant sites designated for residential and an over 55s lifestyle village. To the east are vacant sites designated for a community building and church. To the north and south are existing urban residential dwellings (Figure 1). Adjacent vegetation on vacant lots to the east and west of the site is managed annually prior to the fire season according to the City of Rockingham's Fire Control Notice (see Attachment 3), although grass fuels and regenerating shrub vegetation sometimes exceed 100mm in height.

The area is reticulated, and scheme water provided. There are a number of entry/egress routes using proposed public roads and there will be fire hydrants within regulated access.

This BMEEP addresses future development conditions by providing responses to the performance criteria in the *Guidelines for Planning in Bushfire Prone Areas V1.3* (WAPC *et.al.* 2017).

If there is a bushfire within or near the site, implementing this BMEEP will reduce the threat to residents, property and emergency response personnel.



Figure 1: Site location



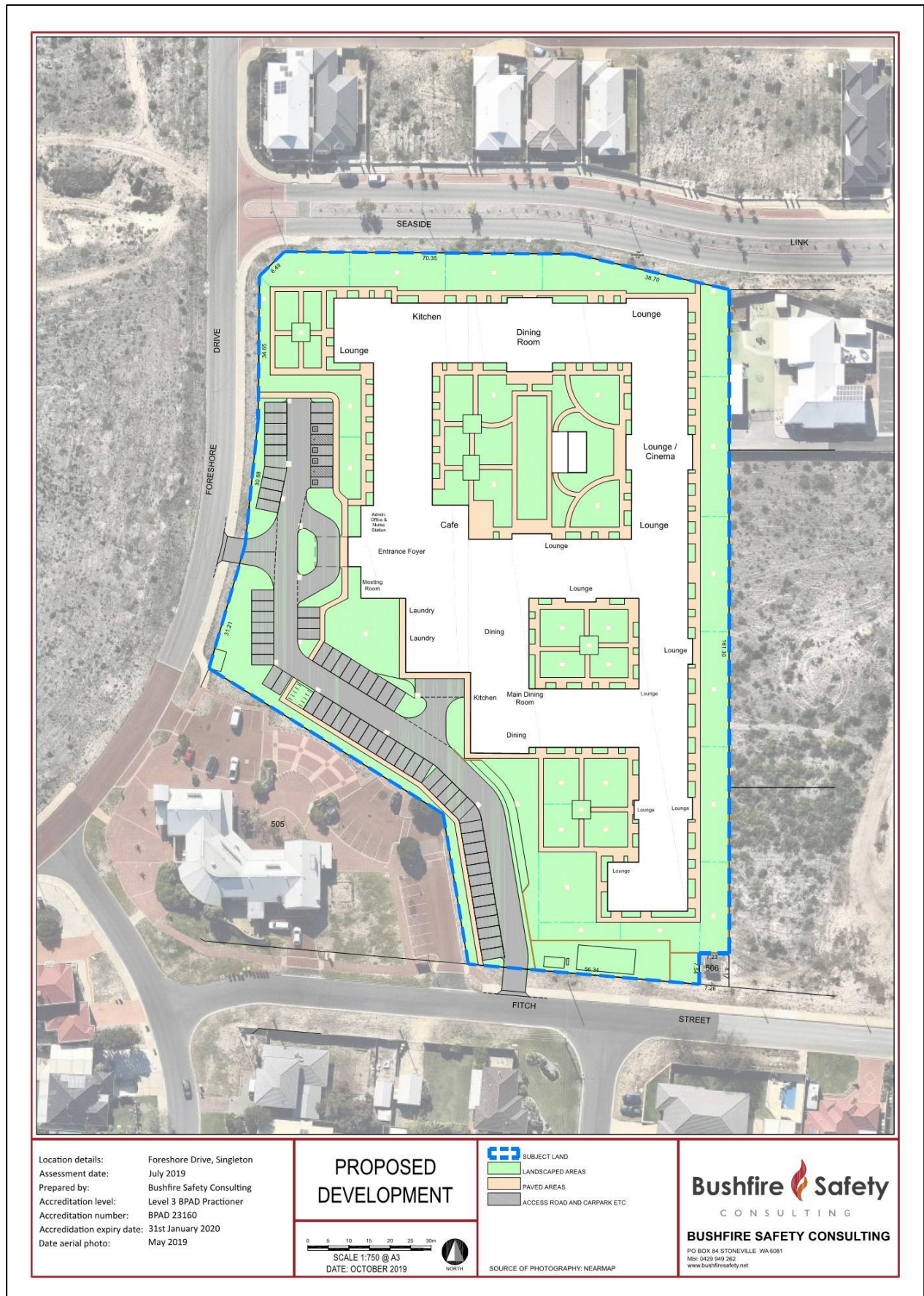


Figure 2: Site plan showing proposed development

## Policy and Guidelines

### 1.1 Application of SPP 3.7

The *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas (SPP 3.7)* provides the foundation for land use planning to address bushfire risk management in Western Australia. It is used to inform and guide decision makers, referral agencies and land owners to help achieve acceptable bushfire protection outcomes.

The policy contains objectives and policy measures as well as reference to the bushfire protection criteria as outlined in the *Guidelines for Planning in Bushfire Prone Areas (WAPC 2017 V1.3; the Guidelines)*.

The policy applies to this Development Application because the site is located in a designated bushfire prone area on the WA Map of Bushfire Prone Areas (Figure 3). The following policy measures (Table 1) will need to comply with SPP 3.7:

*Table 1. Policy measures*

<b>Policy Measure 6.2</b>	The development application is located within a designated bushfire prone area and will have a Bushfire Hazard Level above low and a Bushfire Attack Level rating above BAL-LOW.
<b>Policy Measure 6.4</b>	Policy 6.4 applies, meaning the development proposal will be accompanied by a Bushfire Management Plan including the following: <ul style="list-style-type: none"> <li>- BAL Contour Plan</li> <li>- BAL ratings</li> <li>- Identification of relevant issues; and</li> <li>- Demonstration of compliance with the Guidelines</li> </ul>
<b>Policy Measure 6.6</b>	Policy Clause 6.6 applies to vulnerable land use applications. The development application proposes a new Aged Care Facility which is a vulnerable land use under the policy because the residents of the facility are less able to respond in a bushfire emergency. The development application will therefore include a comprehensive emergency evacuation plan (Appendix 4) which specifically reflects the residents' needs and circumstances.

The development is not considered as minor or unavoidable development, or high-risk land use under *SPP 3.7*.

### 1.2 Guidelines for Planning in Bushfire Prone Areas V1.3 (2017)

The Department of Planning have recently released the *Guidelines for Planning in Bushfire Prone Areas V1.3 (2017)*. The requirements of this document are accommodated within this BMEEP.

The *Guidelines for Planning in Bushfire Prone Areas V 1.3(2017)* is intended to inform and guide decision makers, referral authorities and proponents to achieve acceptable bushfire protection outcomes, including expectations at the different stages of planning.



### **1.3 Evacuation Planning Handbook 4 (Australian Government – Attorney-General’s Department) Australian Emergency Management Institute**

This document in Appendix 4 sets out the process to develop a bushfire evacuation plan for community facilities and residential areas. The document details issues such as decisions to evacuate, warnings, withdrawal, shelter and returning home.

### **1.4 Australian Standard (AS3745-2010) Planning for Emergencies in Facilities**

The objective of the standard is to enhance the safety of people in facilities by providing a framework for emergency planning utilising the built facility as appropriate.



Figure 3: The site is designated bushfire prone on the WA map of Bushfire Prone Areas

## **2 ENVIRONMENTAL CONSIDERATIONS**

There are no environmental, biodiversity or conservation values on the subject site.

### **2.1 Native Vegetation – modification and clearing**

There is no on-site clearing of native vegetation required to develop the site.

### **2.2 Re-vegetation/Landscape Plans**

Extensive consultation has occurred with the Landscape Architect on this project and a landscape concept sketch has been developed that outlines the proposed formal garden beds, deciduous and street trees and irrigated turf areas. Strips of flowering shrubs will be planted to screen the boundary fence and carpark which will be highly managed and maintained in a low threat formal garden condition.

APZ standards, fuel structure and fuel loadings have been thoroughly considered in the development of this landscape plan and shrub heights and tree spacings have been considered at all times in the design.

As with any planting and garden beds, the maintenance of the plants is crucial to reduce the building up of accumulated fuel loads and elevated fuel loads. The formal garden beds will be irrigated and maintained as formal garden beds with regular removal of fine fuels, weeds, dead material and sick and diseased plants. Pruning will occur regularly to maintain the formal garden appearance.

In the carpark area between car bays, 1 tree will be planted every 5 car bays and low native shrubs will be planted to council requirements. small endemic trees will be planted and maintained with minimum 5 metres canopy separations. The strips of low shrub plantings are positioned perpendicular to the aged care facility and highly maintained. These planting, spacings and maintenance comply with the intent of the APZ standards outlined in Appendix 1.

The Landscape Concept Sketch responds to the APZ standards found in Appendix 1 with consideration of plant selection, fuel loads, fuel structure and important maintenance.



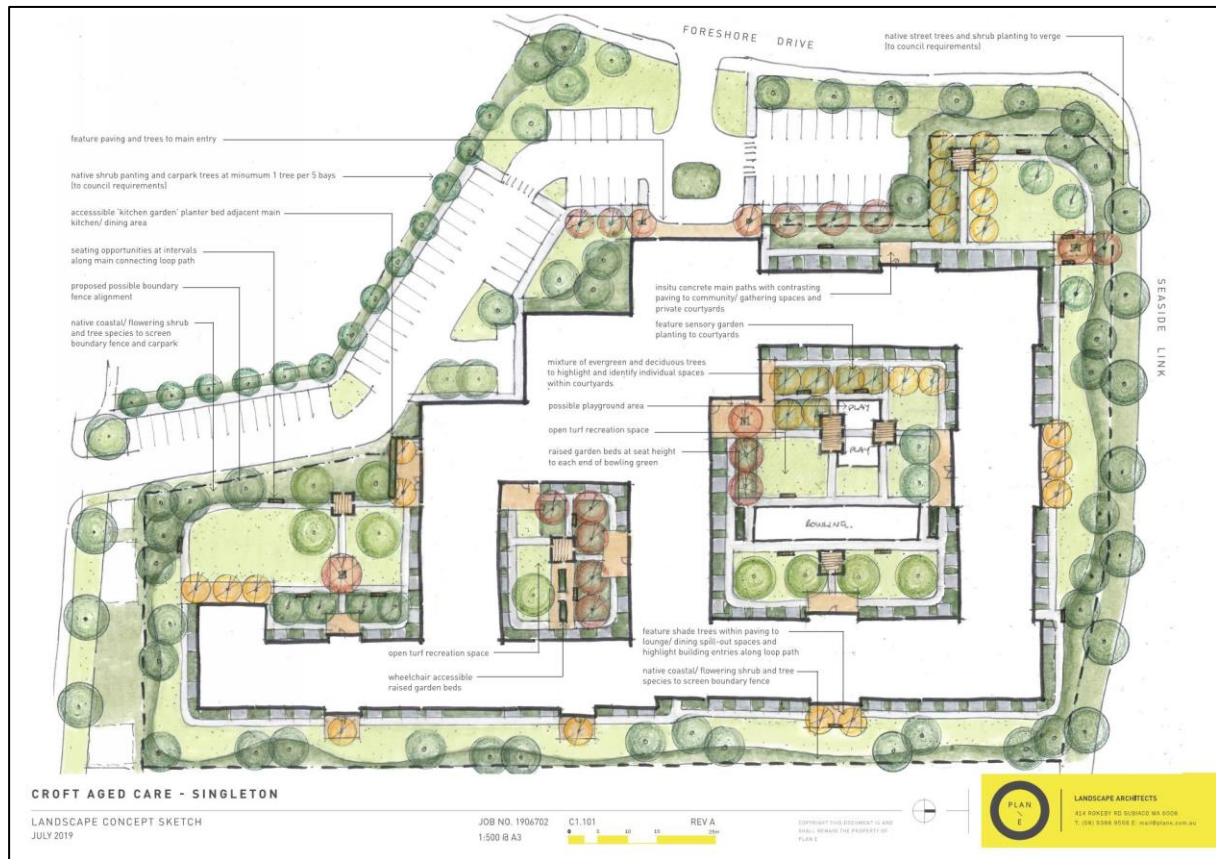


Figure 4: Landscape Concept Sketch showing formal garden setting

### 3 BUSHFIRE ASSESSMENT RESULTS

Bushfires are common in the City of Rockingham and the coastal foreshore area, however the risk of extreme bushfire behaviour near the facility is minimal due to it being surrounded by previously cleared areas and regrowth grass and weeds providing the only fuel.

A small, fast moving grass fire is all that could threaten the facility, the duration of such an event will be very short.

However, given there is some bushfire threat in the area, this BMEEP plays a critical role in ensuring that the development of the land appropriately mitigates the risk from bushfire.

#### 3.1 Assessment Inputs

The methodology used to assess the site is outlined in the *Guidelines for Planning in Bushfire Prone Areas V1.3 (2017)*. A strategic level bushfire hazard assessment is not required. A BAL contour assessment was undertaken according to Appendix 3 of the Guidelines.

##### 3.1.1 Vegetation Classification

The development site is adjacent to existing residential development in the north and south. The low shrubland to the east is less than 1 ha in size and is not within 100m of other areas of classified vegetation, so is therefore excluded by clause 2.2.3.2 (b). The Class G Grassland to the west of the site is slashed annually prior to the bushfire season in accordance with the City of Rockingham Fire Break Notice (Attachment 3).

The vegetation class map for the proposed facility and surrounding area for a minimum of 150 metres, is attached in **Figure 5**, with reference to the photographic points.

**Photo ID: 1**

**Plot Number: 1**


**Vegetation classification or exclusion clause:**  
Class G Grassland

**Description/justification of classification:**

Predominately grasses and herbaceous weeds up to 30cm tall.







<p><b>Photo ID: 2</b></p> <p><b>Plot Number: 1</b></p> <p><b>Vegetation classification or exclusion clause:</b> Class G Grassland</p> <p><b>Description/justification of classification:</b> Predominately grasses and herbaceous weeds up to 30cm tall.</p>	
<p><b>Photo ID: 3</b></p> <p><b>Plot Number: 2</b></p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (b)</p> <p><b>Description/justification of classification:</b> Less than 1ha of low shrubland 0.5 to 1m in height, not within 100m of other areas of vegetation being classified.</p>	
<p><b>Photo ID: 4</b></p> <p><b>Plot Number: 2</b></p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (b)</p> <p><b>Description/justification of classification:</b> Less than 1ha of low shrubland 0.5 to 1m in height, not within 100m of other areas of vegetation being classified.</p>	



<p><b>Photo ID: 5</b></p> <p><b>Plot Number: 2</b></p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (b)</p> <p><b>Description/justification of classification:</b> Less than 1ha of low shrubland 0.5 to 1m in height, not within 100m of other areas of vegetation being classified.</p>	
<p><b>Photo ID: 6</b></p> <p><b>Plot Number: 3</b></p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (f)</p> <p><b>Description/justification of classification:</b> Low threat vegetation including managed reserves, maintained lawn and grassland managed in minimal fuel condition.</p>	
<p><b>Photo ID: 7</b></p> <p><b>Plot Number: 3</b></p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (f)</p> <p><b>Description/justification of classification:</b> Low threat vegetation including managed reserves, maintained lawn and grassland managed in minimal fuel condition.</p>	

<p><b>Photo ID:</b> 8</p> <p><b>Plot Number:</b> 4</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (e)</p> <p><b>Description/justification of classification:</b> Non-vegetated areas including buildings, roads and carparks.</p>	
<p><b>Photo ID:</b> 9</p> <p><b>Plot Number:</b> 4</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (e)</p> <p><b>Description/justification of classification:</b> Non-vegetated areas including buildings, roads and carparks.</p>	
<p><b>Photo ID:</b> 10</p> <p><b>Plot Number:</b> 4</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (e)</p> <p><b>Description/justification of classification:</b> Non-vegetated areas including buildings, roads and carparks.</p>	



<p><b>Photo ID:</b> 11</p> <p><b>Plot Number:</b> 4</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (e)</p> <p><b>Description/justification of classification:</b> Non-vegetated areas including buildings, roads and carparks.</p>	
<p><b>Photo ID:</b> 12</p> <p><b>Plot Number:</b> 4</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (e)</p> <p><b>Description/justification of classification:</b> Non-vegetated areas including buildings, roads and carparks.</p>	

### 3.1.2 Effective Slope

The landscape on and surrounding the site is generally flat or upslope in all directions. Table 2 outlines the maximum effective slope assessed surrounding buildings.

Table 2. Summary of vegetation type and maximum effective slope

Vegetation Area/ Plot	Applied Vegetation Classification	Effective Slope under the Classified Vegetation (degrees)
1	Class G Grassland	Flat/ Upslope
2	Exclusion Clause 2.2.3.2 (b)	N/A
3	Exclusion Clause 2.2.3.2 (f)	N/A
4	Exclusion Clause 2.2.3.2 (e)	N/A

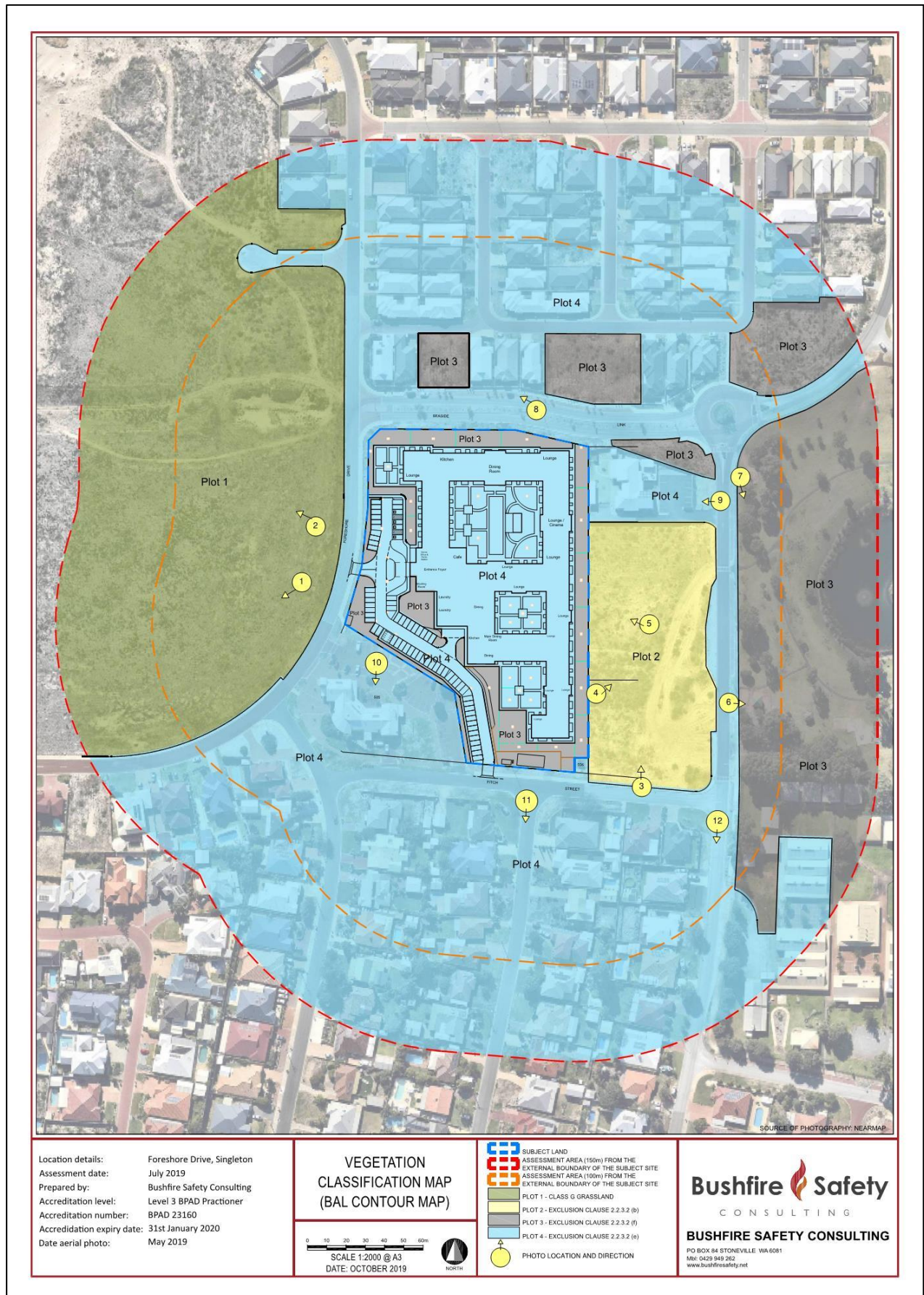


Figure 5: Vegetation Classification Map (for BAL Contour) showing photo points

### 3.2 Assessment Outputs

A BAL contour assessment was undertaken according to Appendix 3 of the Guidelines and the results are found in **Figure 6**.

The potential bushfire impact to the proposed aged care building from the assessment is outlined below (Table 3).

*Table 3: Summary of assessment outputs for proposed building*

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class G Grassland	Flat/ Upslope	31m	BAL – 12.5
2	Exclusion Clause 2.2.3.2 (b)	N/A	N/A	BAL – LOW
3	Exclusion Clause 2.2.3.2 (f)	N/A	N/A	BAL – LOW
4	Exclusion Clause 2.2.3.2 (e)	N/A	N/A	BAL – LOW

The proposed aged care facility is exposed to BAL-12.5.

## 4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The area of Class G Grassland vegetation to the west of the site poses the greatest bushfire threat to the future aged care development, although the risk is minimal due to ongoing seasonal management of the grass fuel loads. Lower levels of radiant heat and predicted ember attack could impact the site as evident in the BAL Contour plan (Figure 6), with the facility building exposed to a maximum of BAL-12.5.



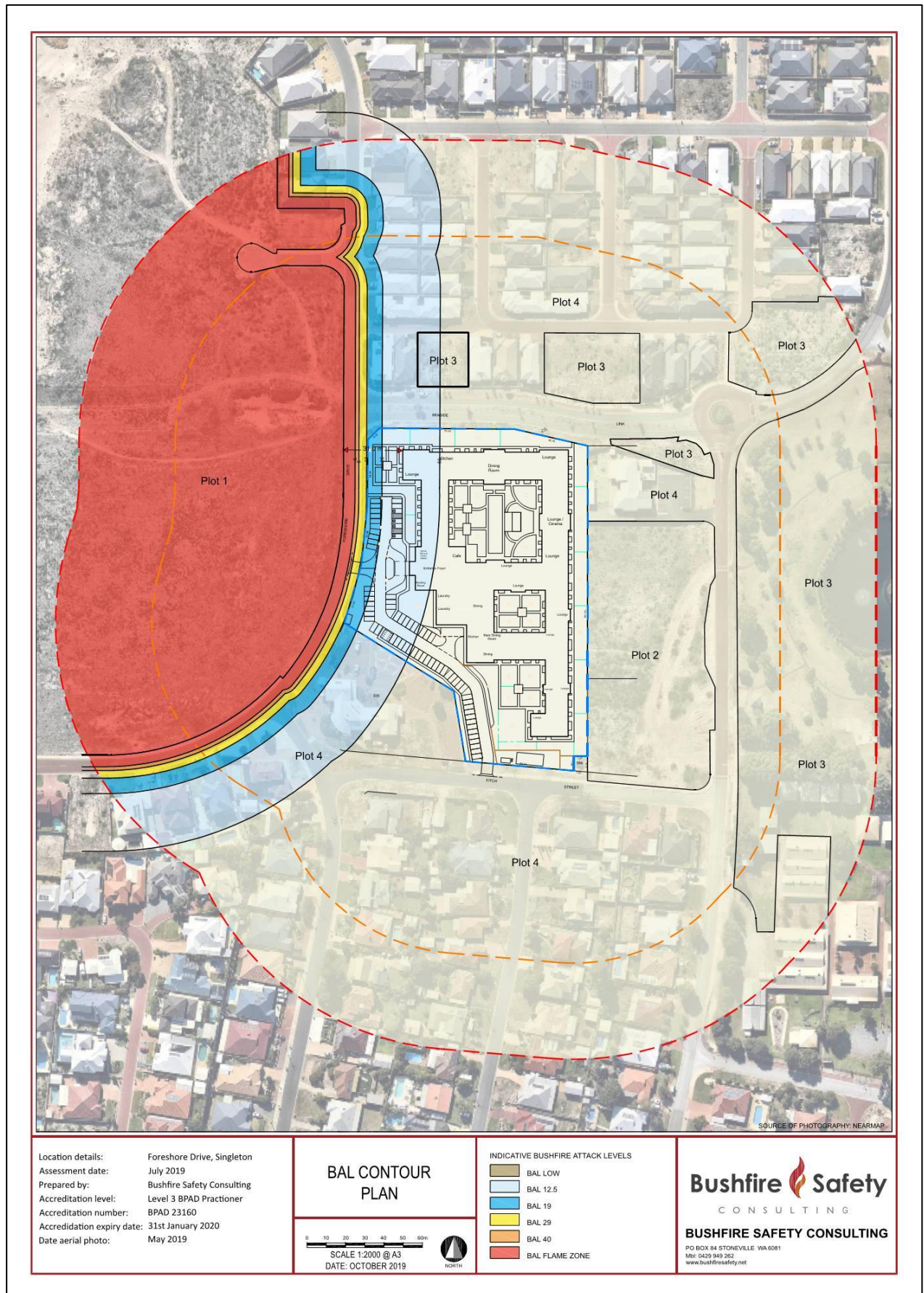


Figure 6: BAL Contour Plan showing predicted radiant heat flux levels into the site



## 5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA

This report adopts an acceptable solution and performance-based system of control for each bushfire protection criteria. This methodology is consistent with Appendix 4 of the *Guidelines for Planning in Bushfire Prone Areas, Version 1.3 (2017)*. The management issues are:

- Location of the development
- Siting and Design of Development
- Vehicular access.
- Water

Acceptable solutions are proposed for all bushfire protection criteria.

### 5.1 Compliance Table

Land use planning bushfire risk mitigation strategies are comprehensively detailed in the following sections by providing responses to the performance criteria that fulfil the intent of the bushfire hazard management issues outlined in the *Guidelines for Planning in Bushfire Prone Areas V1.3 (2017)*. The compliance details are outlined in Table 4 below.

Table 4: Compliance Table

Bushfire Protection Criteria	Method of compliance	Proposed bushfire management strategies
	Acceptable Solutions	
<b>Element 1: Location</b>	A1.1 Development Location	The proposed aged care facility is located where it will be exposed to predicted radiant heat flux levels to <12.5 kW/m <sup>2</sup> (ie. BAL-12.5).
<b>Element 2: siting and Design</b>	A2.1 Asset Protection Zone (APZ)	All landscaped areas within the site will be established and managed in accordance with the intent of Schedule 1 Standards for Asset Protection Zones outlined in Appendix 1.
<b>Element 3: Vehicular Access</b>	A3.1 Two access routes	The site has access to Foreshore Drive to the west and Fitch Street to the south. These roads provide excellent egress to the north, south and east. The internal driveway links the site to both of these public roads.
	A3.2 Public Road	Foreshore Drive, Fitch Street and all surrounding roads comply with public road standards.
	A3.3 Cul-de-sac	There are no cul-de-sacs proposed.
	A3.4 Battle-axe	There are no battle-axe access ways proposed.
	A3.5 Private driveway longer than 50 metres	The proposed internal access road is approximately 140m long and will link Foreshore Drive to the west with Fitch Street in the south. The driveway is 6m wide and caters for fire appliances moving through the site from either direction and comply with Standards as outlined in Appendix 2.
	A3.6 Emergency access way	There are no emergency access ways proposed or required.
	A3.7 Fire Emergency access routes	There are no Fire Emergency Access Routes proposed or required.
	A3.8 Firebreak width	Compliance with the City of Rockingham Fire Control Notice is achieved (see Appendix 3).
<b>Element 4: Water</b>	A4.1 Reticulated areas	Fire services require ready access to an adequate water supply during fire emergencies. The area has a reticulated water supply and, as required by Regulation 18B (1) of the amended (19 Dec 2012) Building Regulations 2012, the application for the building permit for a Class 2-9 building is required to have plans and specifications of sufficient detail for assessment purposes deposited with DFES. This documentation will be provided to DFES for assessment.
	A4.2 Non-reticulated areas	Not Applicable
	A4.3 Individual lots within non-reticulated areas	Not Applicable

## **5.2 Additional Management Strategies**

There are no designated Community Fire Refuges in the City of Rockingham, however, at the time of an emergency, the relevant authorities will select an evacuation centre and DFES, the Council and Police will provide this information to the facility managers and residents at the site if this is required.

The safest place to be during a bushfire is away from it. Where to go is a crucial element when people are relocating during a time of emergency. The evacuation of the site if threatened by a bushfire will occur preferably by vehicle if time permits away from the threat with the assistance of the Police, local government and DFES. Details are provided in the bushfire evacuation plan.

Sheltering on site is advisable if safe evacuation from the Facility is not possible and the local fire agencies advise it is safer to shelter on-site rather than be exposed to a fire on the surrounding roads.

A summary of management strategies is outlined in Figure 7.

## **6 RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF THE BUSHFIRE MEASURES**

Table 5 outlines the initial and ongoing responsibilities, actions and associated works that need to be undertaken by the Developer, landowners, facility managers and the City of Rockingham. The check boxes for implementation actions will be used for development application clearance. A Bushfire Planning Practitioner will certify the BAL ratings are correct and necessary implementation actions have been completed.

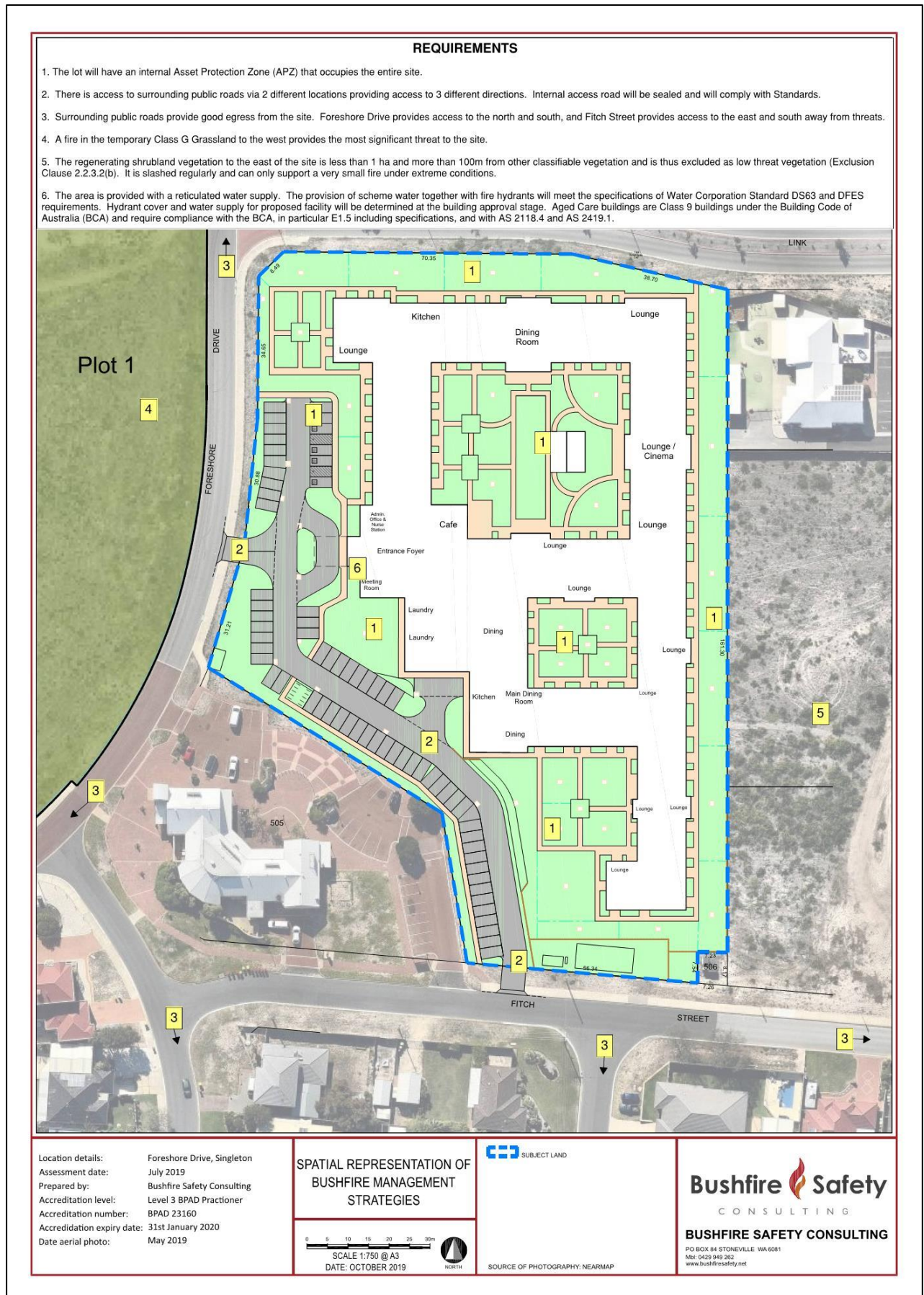


Figure 7: Spatial representation of bushfire management strategies

Table 5. Responsibility for bushfire measures

DEVELOPER – PRIOR TO OCCUPATION OF FACILITY		
No.	Implementation Action	DA Clearance
1	Establish the APZ to standards in the Landscape Plan and maintain the fuel loadings as outlined in Appendix 1 and certify BAL the rating at building licence stage	<input type="checkbox"/>
2	Construct the internal driveway to standards outlined in this report.	<input type="checkbox"/>
3	Install the water supply and hydrant system as per the approved plans developed by the hydraulic consultant	<input type="checkbox"/>
4	Make a copy of this BMEEP available to the facility CEO and staff.	
5	It is recommended that the buildings are constructed to AS3959 standards.	
FACILITY MANAGEMENT – ONGOING MANAGEMENT		
6	Annually review the Bushfire Emergency Evacuation Plan	
7	Maintain the Asset Protection Zone (APZ) to standards stated in this BMEEP (Appendix 1).	
8	Ensure the site complies with the City of Rockingham’s Fire Control Notice as published.	
9	Maintain driveway standards including vertical and horizontal clearances.	
10	If buildings are subject to additional construction in the future, AS 3959:2018 compliance is recommended.	
CITY OF ROCKINGHAM – ONGOING MANAGEMENT		
11	Maintain public roads to appropriate standards and ensure compliance with the City of Rockingham Fire Control Notice.	
12	Provide fire prevention and preparedness advice to landowners upon request, including the <i>Homeowners Bush Fire Survival Manual, Prepare, Act, Survive</i> (or similar suitable documentation) and the City of Rockingham Fire Control Notice.	



### **Certification by Bushfire Consultant**

I \_\_\_\_\_ certify that at the time of inspection, the BAL ratings contained within this BMEEP are correct; and implementation action 1 have been undertaken in accordance with the BMEEP.

Clearance is recommended.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## **7 CONCLUSION**

This Plan provides acceptable solutions and responses to the performance criteria that fulfil the intent of the bushfire hazard management issues outlined in the Guidelines for Planning in Bushfire Prone Areas (WAPC 2017 V1.3). However, community bushfire safety is a shared responsibility between governments, fire agencies, communities and individuals.

The aged care facility is located in the bushfire prone area (i.e. within 100 m of classified vegetation) and risk is reduced via compliance with AS 3959:2018 standards.

The facility building will be exposed to  $< 12.5\text{kW/m}^2$  and achieves BAL-12.5.

A minimum of two vehicular access options is achieved, and fire hydrant requirements for fire-fighting will be met. The proposed development will fall within the acceptable level of risk.

## REFERENCES

DFES. (2017). *PREPARE. ACT. SURVIVE.*

[http://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DE  
S\\_Bushfire-Prepare\\_Act\\_Survive\\_Booklet.pdf](http://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DE<br/>S_Bushfire-Prepare_Act_Survive_Booklet.pdf)

Standards Australia. 2009. Construction of buildings in bushfire-prone areas (Amendments 1-3), AS 3959-2009, Standards Australia International Ltd, Sydney

Western Australian Planning Commission (WAPC). 2017. Guidelines for Planning in Bushfire Prone Areas. December 2017 V1.3. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

Western Australian Planning Commission (WAPC). 2015b. State Planning Policy No. 3.7: planning in Bushfire Prone Areas (SPP3.7). December 2015. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.



## APPENDICES

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- Appendix 1: Standards for Asset Protection Zones
- Appendix 2: Vehicular Access Technical Requirements
- Appendix 3: City of Rockingham Fire Control Notice 2019-20
- Appendix 4: Bushfire Emergency Evacuation Plan

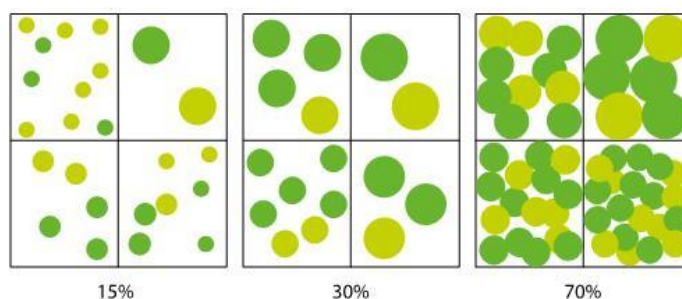
## Appendix 1: Standards for Asset Protection Zones

### ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

#### SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

- **Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
- **Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Fine Fuel load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
- **Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

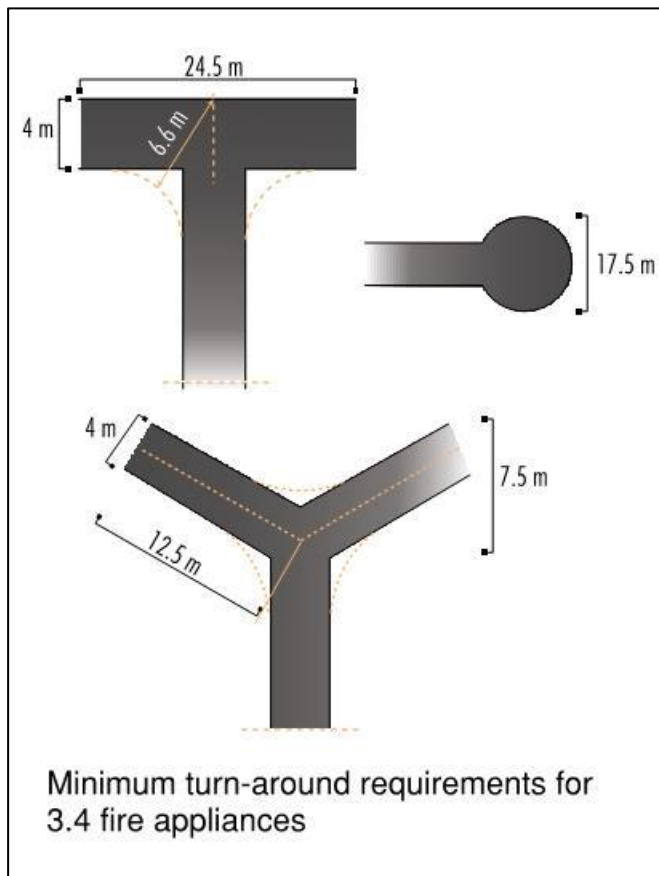
Figure 18: Tree canopy cover – ranging from 15 to 70 per cent at maturity



- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m<sup>2</sup> in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:** should be managed to maintain a height of 100 millimetres or less.

## Appendix 2: Vehicular access technical requirements

TECHNICAL REQUIREMENTS	1 Public road	2 Cul-de-sac	3 Private driveway	4 Emergency access way	5 Fire service access routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade <50 metres	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5
*Refer to E3.2 Public roads: Trafficable surface					





## Appendix 3: City of Rockingham Fire Control Notice 2019-20

### Fire Control Notice

Your property must comply on 1 December 2019 and be maintained through to 31 May 2020

First and final notice to owners and/or occupiers of all land within the City of Rockingham

Penalty of up to \$5000 for non-compliance




As a measure to assist in the control of bushfires and pursuant to the powers contained in **Section 33 of the Bush Fires Act 1954**, you have a legal requirement to carry out fire prevention works on your property. Your property must comply on 1 December 2019 and be maintained through to 31 May 2020.

*"Take notice that pursuant to **Section 33 (4) of the Bush Fires Act 1954**, where the owner and/or occupier of the land fails or neglects to comply with the requisitions of this Notice within the specified times, the City of Rockingham may by its officers and with such servants, workmen and contractors, vehicles and machinery as the officers deem fit, enter upon the land and carry out the requisitions of this Notice which have not been complied with and pursuant to **Section 33 (5) of the Bush Fires Act 1954**, the amount of any costs and expenses incurred may be recovered from you as the owner and/or occupier of the land."* Government Gazette, July 2019.

Compliance inspections will commence on 1 December 2019. Failure to comply with the City's Fire Control Notice may result in a penalty of up to \$5000, with additional contractor and administration costs to carry out fire prevention works on your property.



**All Land With An Area Of 4047m<sup>2</sup> Or More (more than one acre)**

**Owners/Occupiers of developed and vacant land are required to:**

- Install and maintain mineral earth firebreaks as per firebreak specifications
- Ensure driveways and access ways to all buildings are maintained at a minimum of three (3) metres in width and a vertical clearance height of four (4) metres, with all over hanging vegetation trimmed back to clear access.

**All Land With An Area Of Less Than 4047m<sup>2</sup> (less than one acre)**

**Owners/Occupiers of vacant land are required to:**

- Remove accumulated fuel such as leaf litter, twigs, dead bush and dead trees capable of carrying a running fire
- Have the entire vacant land clear of weed or long grasses by slashing, mowing or other means to a height no greater than 50mm and maintained in this state.

**Owners/Occupiers of developed land are required to:**

- Ensure driveways and access ways to all buildings are maintained at a minimum of three (3) metres in width and a vertical clearance height of four (4) metres, with all over hanging vegetation trimmed back to clear access.

**Firebreak Specifications**

- Must be not less than three (3) metres wide immediately inside and along all boundaries (including on boundaries adjacent to roads, rail and drain reserves and all public open space reserves)
- Must be not more than four (4) metres wide (further width extensions may be considered upon written application for approval to the City)
- May have a corner turning radius of up to ten (10) metres
- Must have a vertical clearance height of four (4) metres, with all over hanging vegetation trimmed back clear of the firebreak
- Must be a mineral earth firebreak with a continuous trafficable surface for a 4WD vehicle, clear of any obstructions and must not terminate in a cul-de-sac (dead end)
- Maintained and living lawns are acceptable in conjunction with or in lieu of mineral earth firebreaks, provided that the same width and height requirements for a firebreak are maintained.

**Firebreaks are intended to minimise the spread or extension of a bushfire and provide safe access on your property for emergency vehicles (ensuring fire does not travel under the vehicles or underfoot).**



**Bushfire Management Plan**

(Previously known as a Fire Management Plan). All properties that are subject to a Bushfire Management Plan as a result of a subdivision or development application or an approved treatment plan, must comply with the requirements of such plans in their entirety.

**Additional Works**

In addition to the requirements of this Notice, regardless of land size and location, you may be required to carry out further fire prevention works to reduce hazards **considered necessary by an Authorised Officer**. Any further requirement would be specified by way of a "work order" forwarded to the address of the owner/s and or occupier/s.

Some examples of these could be:

- Ensure roofs, gutters and walls of all buildings on the land are free of flammable matter
- Remove accumulated fuel such as leaf litter, twigs, dead bush and dead trees capable of carrying a running fire
- Reduce unmanaged grasses/weeds by slashing, mowing or other means
- Reduce vegetation to a low threat state from the outer edge of the firebreak through to the property boundary (e.g. no long grass or overhanging branches). This would apply if you have been authorised by the City for a variation to your firebreak.
- Assets identified in the City's **Bushfire Risk Management Plan 2018-2022** or any land identified with a treatment plan to reduce risk to assets.

**Any owner and/or occupier who engages a contractor to undertake works on their behalf is responsible for ensuring that the completed works meet the requirements of this Fire Control Notice.**

Any Fire Control Notice previously published by the City of Rockingham in the Government Gazette or in any locally circulated newsprint is hereby revoked.

**Variation to the Fire Control Notice**

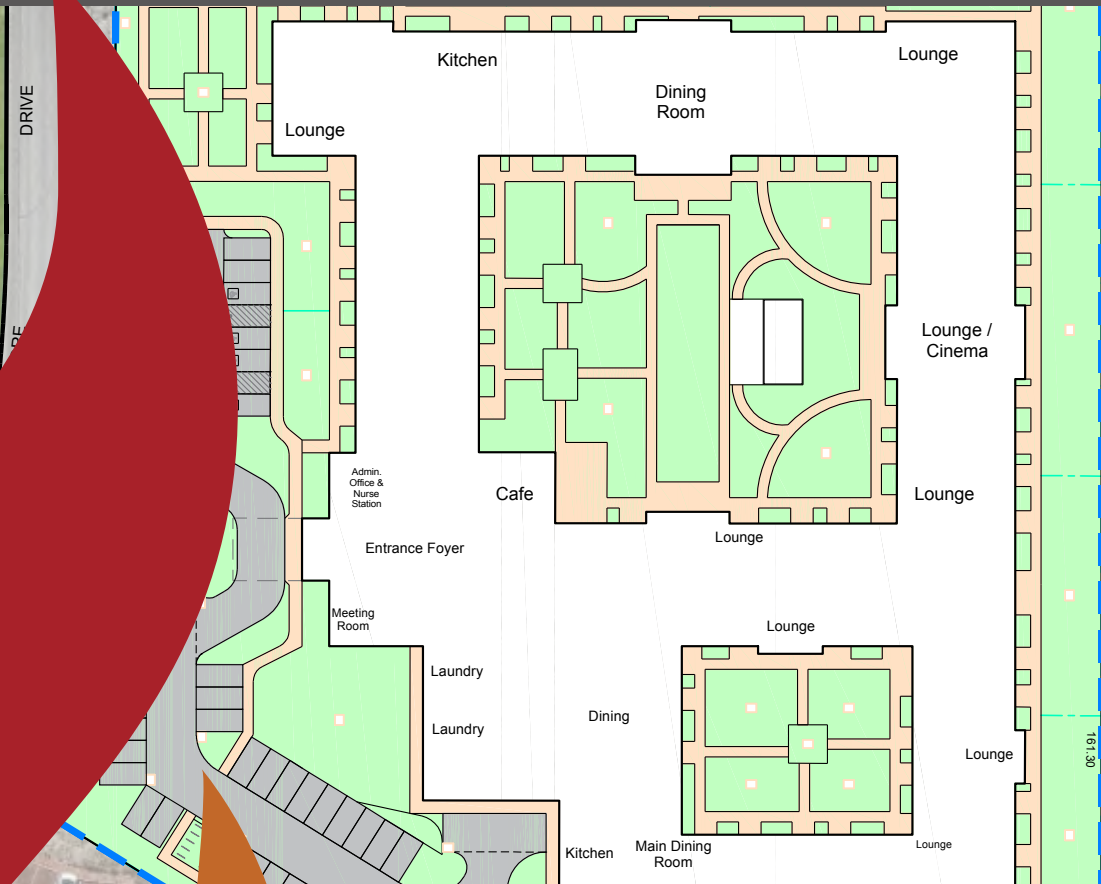
To request authorisation to use other methods of fire prevention on your land outside of this notice, please apply in writing together with an 'Application to Vary Location and Type of Firebreaks' form (available on the City's website [rockingham.wa.gov.au](http://rockingham.wa.gov.au)). Submit completed forms to the City of Rockingham no later than 31 October 2019.

If you require further information or would like to talk with a Fire Control Officer, please call **9528 0333** or email [firecontrol@rockingham.wa.gov.au](mailto:firecontrol@rockingham.wa.gov.au)



# Bushfire Emergency Evacuation Plan

Plot 1



**Development Application**

**Residential Aged Care Facility**



Lot 9001 Foreshore Drive, Singleton - City of Rockingham  
October 15, 2019

Prepared for: Croft Developments

Version 1.0

#### Document Information

Prepared for : Croft Developments  
Project Name: RACF Singleton Bushfire Management Plan  
Site Address : Lot 9001 Foreshore Drive, Singleton  
Prepared by : Rohan Carboon and Dr Karen Brown  
Bushfire Safety Consulting Pty Ltd

I hereby declare that I am a BPAD accredited bushfire practitioner		
Accreditation No.	23160	
Signature		
Date	15/10/2019	



#### Document Control

Bushfire Emergency Evacuation Plan – Lot 9001 Foreshore Drive, Singleton			
REPORT VERSION	PURPOSE	AUTHOR/REVIEWER AND ACCREDITATION DETAILS	DATE SUBMITTED
v1	Draft for Review	Dr Karen Brown (BPAD 48364) Rohan Carboon (BPAD 32160)	15/10/2019

**Front cover photo:** BAL contours over the site

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## 1. Introduction

This Bushfire Emergency Evacuation Plan (BEEP) has been prepared to support a Development Application for a Residential Aged Care Facility at Lot 9001 Foreshore Drive, Singleton. The proposed facility will provide accommodation and nursing care for the frail aged and elderly people within the City of Rockingham and will be managed by Signature Care Pty Ltd.

It will cater for up to 144 residents, 72 with low care needs and 36 with high care needs, as well as up to 36 Dementia patients (see Table 1). They will be elderly, either mobile or bed bound, and require varying levels of assistance from careers, volunteers and nursing staff. Care will be provided 24 hours a day, every day of the year. The facility comprises of a double storey building with 144 single bed accommodation rooms, along with kitchens, lounge rooms, dining rooms, café, medical centre and administration areas to service the residents.

Approximately 164 staff members, including 18 registered nurses, will be employed at the facility, with a shift consisting of between 9 and 35 staff members being present at any one time depending on the time of day. Staff will be required to have appropriate training and qualifications to work at the facility.

Staff members will be available on site at all times, will be familiar with the facility and the site, and have access to all parts of the building. In addition, the facility will have two caretakers.

**Table 1: Number, location and type of residential aged care beds proposed**

Wing	Ward Type	Floor Level	No. of Beds
A	General	Ground	50
B	General	First Floor	29
C	General	First Floor	29
D	Dementia	Ground	18
E	Dementia	Ground	18
Total			144

There are two entrances to the site from Foreshore Drive and Fitch Road. The Facility is bound by Foreshore Drive to the west, Seaside Link to the north and Fitch St to the south, with a childcare centre and vacant land adjacent to the eastern side of the site. The entire site has been identified as 'bushfire prone' by the Office of Bushfire Risk Management (OBRM) due to surrounding undeveloped land containing grassland and regenerating shrubland vegetation. Accordingly, a Bushfire Management Plan (BMP) has been prepared separately for the facility, which identified vegetation classed as a moderate bushfire hazard to the west of the site.

The facility, residents and staff are unlikely to be exposed to a large landscape scale bushfire requiring the evacuation of the centre. The surrounding grass fuel loads are concentrated west of the site and Foreshore Drive in an area rapidly developing into a residential estate.

A fire event is likely to be quick and short lived as the grass fuels will burn rapidly but extinguish quickly. Evacuation of the facility is unlikely when short term sheltering will provide protection from life threatening radiant heat for the duration of a grass fire. This document seeks to mitigate and manage the risk associated with a bushfire emergency threatening the facility, and has been prepared to satisfy the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas*.



The document details the components, personnel functions and implementation of evacuation procedures, and is outlined further below.

This evacuation plan seeks to mitigate and manage the risk associated with a bushfire emergency threatening the site. The plan details the components, personnel functions and implementation of evacuation procedures.

## **2. Outline of the Bushfire Emergency Evacuation Plan**

### **2.1 Purpose of the Bushfire Emergency Evacuation Plan**

This document seeks to mitigate and manage the risk associated with a bushfire emergency threatening occupants of the facility, including residents, volunteers, staff and visitors, and has been prepared to satisfy the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas*. The document details the components, personnel functions and implementation of evacuation procedures, and is outlined further below.

The purpose of this Bushfire Emergency Evacuation Plan (BEEP) is to provide guidance and direction to all occupants of the Facility by providing:

- Information, advice and means to prepare for a bushfire emergency
- Actions to be taken in the event of a bushfire emergency

This BEEP defines the process to be followed in the event of an emergency situation caused by a predicted threat from bushfire. It should be regarded as a 'living document' with guidelines that can be adapted to changing circumstances.

The BEEP is intended to be used by the facility managers to:

- Outline key emergency features relevant for a bushfire event, see Section 3.
- Define the functions, roles and responsibilities of staff in a bushfire emergency, see Section 4.
- Establish ongoing education and training as part of the overall strategy, see Section 5.
- Provide procedures to evacuate staff, residents and visitors in the event of a bushfire, see Section 6.

Critical to an effective evacuation is appropriate planning. This includes identifying staff functions, resources needed, arrangements and documentation. Importantly an established plan needs to be practiced.

Control and coordination is critical to effective evacuation of all stages in the evacuation process. This is especially the case where fire impact is imminent and immediate evacuation is required, as there may not be time for emergency agencies to assist in an evacuation. In this context, the responsibility to affect the safe evacuation falls to the person identified as having the control function. Other roles and responsibilities, such as traffic management and resident control and direction, need to be assigned and understood by management and staff.

The BEEP specifically addresses the personal safety and survival of people present at the time of bushfire emergency and is not concerned with the protection of property.

### **2.2 Policies, Guidelines and Standards Informing the Bushfire Evacuation Plan**

The responsible person at the workplace has:

- Specific obligations for emergency evacuations – these include ensuring that there is an evacuation procedure in place to protect anyone on the premises in the event of an emergency; and

- A general 'duty of care' obligation to ensure that preparations have taken place for potential emergencies that might occur – this includes identifying potential hazards that might arise because of an emergency and ensuring that employees will not be, as far as practicable, exposed to them.

This BEEP is based on guidance provided in the following:

- Evacuation Planning Handbook 4 [Attorney General's Department; Australian Emergency Management Institute]
- Guidelines for Planning in Bushfire Prone Areas V1.3 (2017) [Western Australian Planning Commission and Department of Fire and Emergency Services]
- Australian Standard 3745-2010, Planning for Emergencies in Facilities.

### **2.3 Distribution of the Bushfire Emergency Evacuation Plan**

The BEEP is an internal document, to be further developed in consultation with with employees and safety and health representatives. It is to be used by staff to guide evacuation procedures, with an up-to-date copy of the document to be maintained within the facility and to be provided to all staff and residents on request.

## **3. Emergency features relevant to the Bushfire Emergency Evacuation Plan**

### **3.1 Fire-fighting equipment**

In accordance with the minimum requirements, the Facility will need onsite firefighting equipment that will be available for trained staff and emergency personnel for small scale events, including:

- Fire extinguishers
- Fire blankets
- Fire hose reels
- Evacuation maps and diagrams

All equipment is maintained annually (as a minimum) in accordance with equipment specifications and the relevant standards, including (but not limited to) Australian Standard 1851 – 2005 Maintenance of Fire Protection Equipment.

### **3.2 Vehicular access**

The Facility has two formal linked entrances on Foreshore Drive to the west and Fitch Street to the south. The internal driveway and associated carparks are to the west of the facility and will be compliant with fire appliance access standards. There is good vehicular access to and from the site from surrounding existing public roads to the north, south and east.

The internal roads will have a maximum speed of 8 km/hour, be well signed with regard to traffic movement and built to accommodate a range of vehicles.

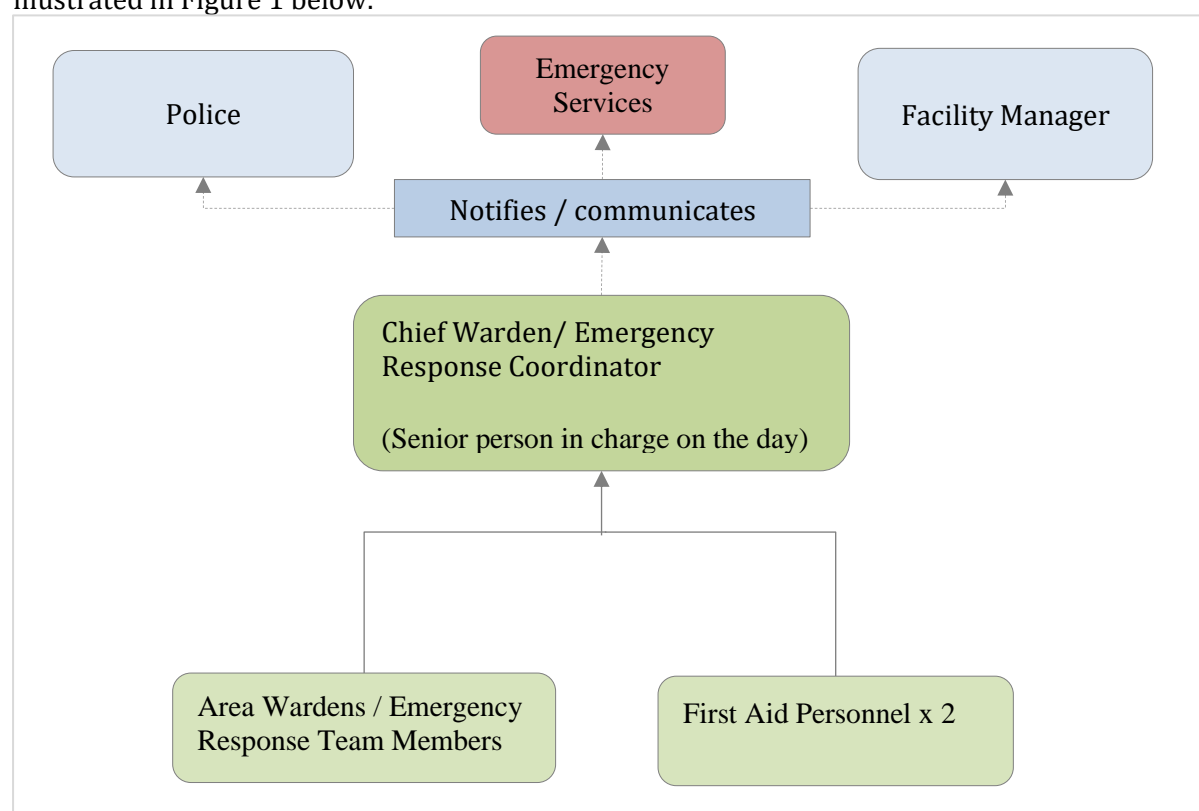
## 4. Roles and Responsibilities

An Emergency Planning Committee (EPC) is required so that all roles and responsibilities are clearly identified and required actions understood in the event of a bush fire/building fire and/or damage caused to the Facility.

The following roles are suggested:

- Chief Warden (The Senior Staff Supervisor on the day of the emergency)
- Area Wardens
- First Aid Personnel

The proposed organisational chart for the Facility's response to an emergency is illustrated in Figure 1 below.



**Figure 1:** Organizational chart for the Facility

### 4.1 Bushfire Evacuation Committee

The EPC will review the BEEP, coordinate education and training, evaluate the outcomes of drills and responses (when applicable), and revise the BEEP as is required. The EPC will assign roles and responsibilities to staff, which have been outlined in Appendix 1, with contact details for the Committee provided in Appendix 2.

The Committee will meet on a monthly basis to discuss OH&S requirements and training, including bushfire response.

## **4.2 Roles of Emergency Response Coordinator**

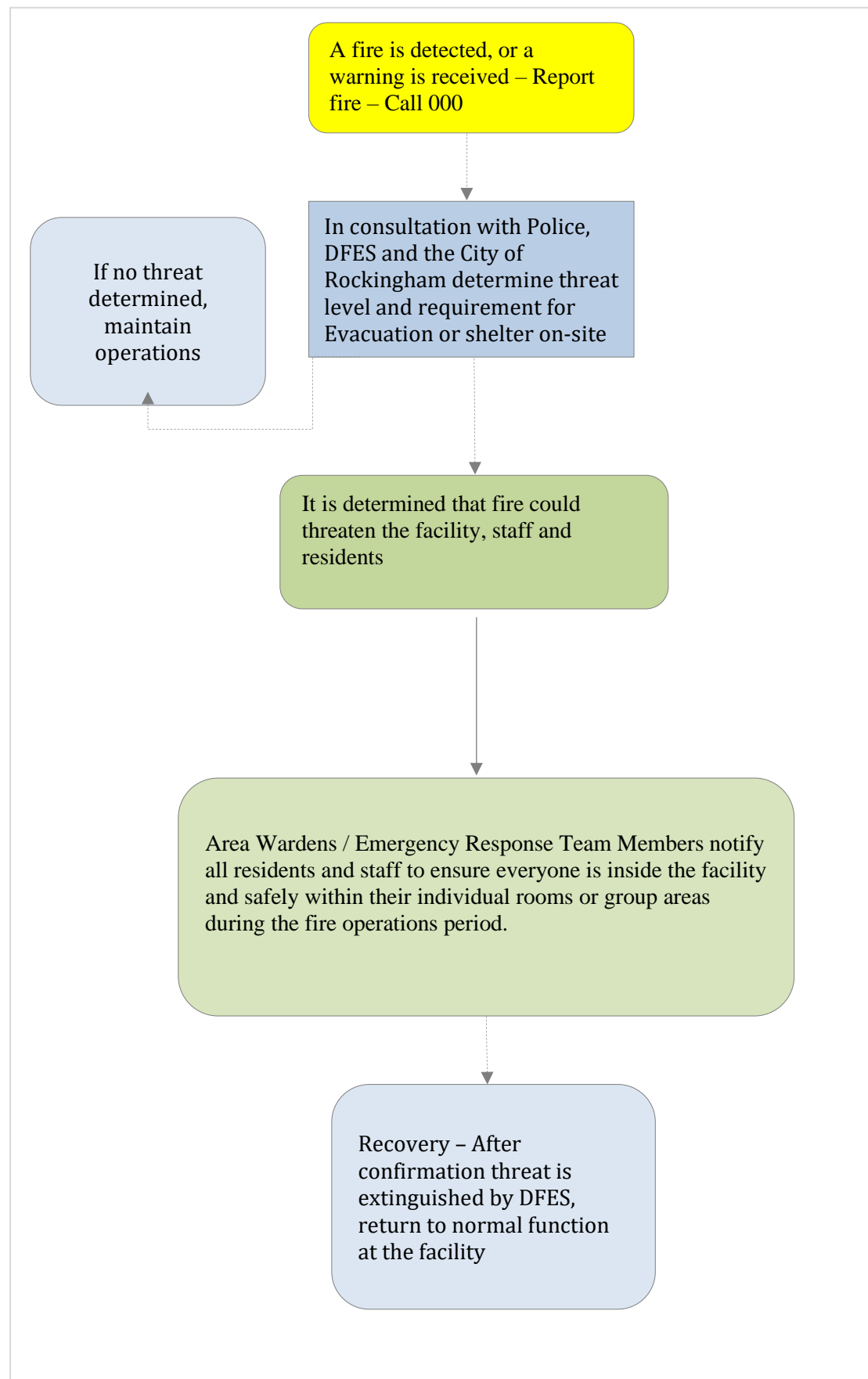
- Ensure the names of the Emergency Response Team Members and area of responsibility are displayed;
- Ensure the details of the nominated persons and area of responsibility is forwarded to the Client Representative and advise of any changes;
- Ensure that there are contingencies in place for Emergency Response Team members whilst they are on leave.

### **4.2.1 Chief Warden**

The Chief Warden is the most senior staff member on site at the facility on the day and is responsible for:

- Evaluating the need for evacuation (using the Response Decision Making Process - Figure 2);
- Initiating evacuation;
- As required, advising authorities that an evacuation is underway –including DFES, City of Rockingham fire and emergency services manager;
- Documenting the circumstances of the emergency, processes and outcome.





**Figure 2:** Response decision making process

#### **4.2.2 Area Wardens / Emergency Response Team Members**

The Emergency Response Team Members are assigned to ensure all residents are accounted for inside the facility and sheltering either in their rooms or in the common areas with minimal disturbance. Responsibilities include:

- Taking direction from and carrying out tasks allocated by the Chief Warden;
- Checking all rooms and any outbuildings/outdoor areas;
- Ensuring all residents, staff and visitors have been identified and are monitored during the external fire operations;
- Maintaining communication with, and updating the Chief Warden with situation reports;
- Providing situational information to staff and residents;
- Emergency Response Team Members will each be responsible for raising the alarm and alerting all occupants as to the occurrence of the emergency.
- Contributing to debriefing.

In addition to other responsibilities, all full-time staff are trained in the role of Area Warden.

#### **4.2.3 First Aid Personnel**

First aid personnel, under the direction of the Chief Warden or Area Warden are responsible for:

- Evaluate the extent of any allergies or injuries;
- Administer first aid (only where safe to do so);
- Assess if injured personnel can be evacuated safely.

#### **4.2.4 Traffic Warden**

The Traffic Warden, under the direction of the Chief Warden, is responsible for:

- Ensuring an orderly evacuation onto Foreshore Drive or Fitch Street if the decision is made to evacuate the facility by WA police;
- Managing the access and placement of Area Wardens and employees to co-ordinate vehicles to safely leave the facility during a bushfire event;
- Coordinating traffic flows on the facility grounds during a bushfire evacuation.

#### **4.2.5 Other staff**

Other staff at the Facility (e.g. reception/administration staff, maintenance etc.) in the event of a bushfire will be required to follow the instructions of the Chief, Deputy Chief and/or Area Wardens, and assist in the mustering and/or evacuation of guests only as directed.

#### **4.2.6 Emergency Response Team Identification**

#### **4.2.5 Emergency Planning Committee Identification**

A bushfire emergency response is greatly assisted by key personnel being quickly identified by staff, visitors, residents and emergency services. See Table 2 below.

Table 2: Emergency Planning Committee identification items and colours

Wearers Title	Item and identification colour
Chief Warden	White helmet
Area Wardens	Red helmet
First Aiders	Green helmet or green arm band

## **5. Preparations and Actions**

The actions outlined below relate specifically to bushfire evacuation and should be managed in the context of the broader Emergency Response Plan for the Facility.

### **5.1 Training requirements**

All Wardens, staff and other responsible personnel working at the Facility should attend a bushfire evacuation session with the key local government and local Emergency Services to be informed of and trained in relation to:

- All information contained in this document
- Individual roles and responsibilities
- Access and egress routes
- Assembly point location
- Written evacuation procedures applicable to the process.

All those who have received bushfire training should formally acknowledge that they have read and understood the emergency evacuation procedures, understand their role and responsibilities, and had any questions relating to the evacuation procedure adequately answered.

### **5.2 Exercise drills**

Evacuation to the safer assembly area on-site should be practiced annually by staff.

Staff briefing should occur prior to each such drill and a debriefing should follow any drill or bushfire event to discuss any issues regarding the implementation of the plan.

### **5.3 Maintenance of equipment**

The fire-fighting equipment and water supply infrastructure will be maintained according to servicing schedules.

### **5.4 Evacuation plan review**

This plan should be treated as a 'living document' and reviewed and revised (if required) prior to each bushfire season. A review checklist has been provided in Appendix 3.

In addition to this annual review, a review of the plan and response of the Facility personnel and visitors should be undertaken following any bushfire in the area and/or after an evacuation.

## **6. Evacuation Plan**

### **6.1 Objective of the Bushfire Evacuation Plan**

The objective of this Bushfire Evacuation Plan is to:

- Decrease the level of risk to residents, volunteers and staff and others on the Facility grounds; and
- Ensure safe and effective evacuation strategy (both within the Facility and off site) of all those at the Facility through effective control and management.

There are two principal types of evacuation possible from the Facility:

1. *Pre-warned Evacuation*: when authorities contact the Facility, and coordinate an evacuation. This decision is made to evacuate ahead of a bushfire impacting the Facility. Unlikely to occur
2. *Self-Evacuation*: a spontaneous evacuation involving the self-initiated movement of residents, volunteers, staff and visitors after an assessment has been made that the Facility could be threatened by a bushfire and sufficient time exists to move everyone safely from the site. Very unlikely to occur.

An alternative to evacuation is to shelter in place rather than evacuate. This would occur if the risk associated with evacuation were greater than sheltering in place and is discussed later in this plan. Further below, this section discusses the option of evacuating at a time when it is safe to do so.

## **6.2 Communication**

The Emergency Response Team (i.e. wardens and/or full-time staff) will communicate during a bushfire event using two-way handheld radios / walkie-talkies.

Contact with emergency authorities will be maintained through cellular / mobile telephone. All Facility mobile phones need to be registered with the State Governments State Alert System. The Chief Warden should have access to a satellite phone in the event that a bushfire disrupts cellular reception.

Residents will be informed of a bushfire event that may impact the Facility and any action required via staff quietly moving through the facility and communicating face-to-face. It is important to keep calm and minimize potential distress.

### **6.3 Evacuation Process**

The Chief Warden is responsible for deciding whether an evacuation is necessary and should take the following into consideration when determining if and when to evacuate:

- The advice from Emergency Services, including public warnings;
- The severity of a bushfire incident, proximity of the bushfire and predicted fire spread (i.e. smoke, embers and radiant heat);
- The safety of evacuation routes.

The decision should take account of all information provided by Emergency Services.

The process that should be followed involves:

- Daily recording of Fire Danger Rating and weather conditions;
- Monitoring to establish the extent of bushfire danger (Fire Danger Ratings) and to identify bushfires in the area;
- Determining whether the bushfire is a potential threat;
- Deciding to evacuate or shelter in place (with communication from Emergency Services);
- Implementing the protective action decision to evacuate or shelter in place.

The process to monitor for and implement evacuation due to bushfire is outlined below.

#### **6.3.1 Monitoring for Bushfires**

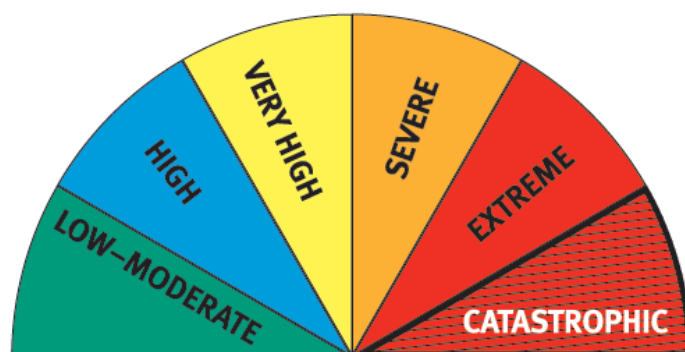
Receiving a warning of an approaching fire is enhanced by actively monitoring communications over the internet (i.e. EmergencyWA) and ABC radio, as well as observing the environment surrounding the site. It is common for the first indication that a bushfire is burning nearby is to observe smoke in the surroundings.

Fire Danger Ratings (FDRs) provide advice on the level of bushfire threat on any given day and are based on the forecast daily Fire Danger Indices (which include consideration of forecast wind speed, temperature, humidity and fuel conditions). There are seven FDRs ('low', 'moderate', 'high', 'very high', 'severe', 'extreme' or 'catastrophic', summarized in Figure 3 and Figure 4) which provide an indication of how difficult a bushfire will be for authorities to extinguish and on what days bushfires are going to pose the greatest threat to property and lives. FDRs are therefore an important component of bushfire emergency evacuation planning.

The forecasted FDR can be accessed online through the Department of Fire and Emergency Services or Bureau of Meteorology websites.



# FIRE DANGER RATING



**Figure 3:** Fire Danger Ratings

On days when the FDR is 'high' or above, bushfires can be unpredictable and uncontrollable, and these days trigger basic preparation and monitoring procedures.

The monitoring procedures to be implemented for the Facility have been outlined within Table 3 below. Monitoring involves accessing websites (i.e. Department of Fire and Emergency Services and Department of Biodiversity, Conservation and Attractions) and listening to the emergency services broadcaster 720 ABC radio at regular intervals throughout the day.

Monitoring also involves regularly checking for smoke in the surrounding area. A staggering 56% of people surveyed after the Victorian Black Saturday bushfires reported that the sight of smoke was the first indication of a bushfire burning nearby (VBRC 2009).

**Table 3: Fire Danger Rating monitoring procedures**

**Actively monitor for bushfires according to these guidelines:**

Fire Danger Rating	Predicted Fire Behaviour	Monitoring Requirements
Catastrophic Extreme and Severe	Uncontrollable fire, the worst conditions possible, very hot and windy, significant ember attack ahead of the fire, life threatening radiant heat and fast moving fire.	Monitor ABC radio and DFES website every 15 minutes all day. Staff advised in the morning of fire conditions and requested to stay alert for smoke in local area.
Very High & High	Hot, dry and possibly windy conditions, fire may be hard to control.	No specific monitoring required, but staff alert for any signs of smoke.
Low-Moderate	Fire likely to be controlled, but possibly unpredictable if windy.	No specific monitoring required, but staff alert for any signs of smoke.



Figure 4: Fire Danger Ratings and considerations for bushfire propagation and responses

In addition to FDRs, where a bushfire occurs, the Department of Fire and Emergency Services have three levels of warnings that escalate to reflect the increasing risk to life from a bushfire and the decreasing amount of time people have until the bushfire arrives. The three warning levels are detailed in Appendix 4 and include:

- Advice;
- Watch and Act; and
- Emergency.

In the event that an **Advice** Warning is received at the Facility for an approaching bushfire, guests should be notified of the potential need to muster and/or evacuate. If a **Watch and Act** Warning is received, it is recommended that guests be mustered in preparation to enable the orderly evacuation of residents and personnel, if evacuation is required.

An all clear message means the danger has passed and the fire is under control. However, it is possible that it still may not be safe to return to the Facility and the Emergency Services will advise the Chief Warden when it is safe to do so (DFES 2017).

Importantly, early detection of a bushfire's location provides everyone with the best opportunity to evacuate early. Warning of a bushfire may be provided by emergency authorities, but this is not guaranteed. All Warden mobile phones need to be registered with the State Governments State Alert System. Nominated staff should actively monitor for bushfires on days that a bushfire is likely to be difficult for fire agencies to suppress, in accordance with the procedure outlined in Table 3. This increases the chance of receiving an early warning of a bushfire.

If electricity fails, phone lines and internet can be interrupted. Mobile phones can assist with accessing information, however back-up battery powered radios will help with information in the event of power failure. Therefore, portable radios should be maintained within the administration area.

### **6.3.2 Evacuation triggers**

There is strong evidence that moving about in an area when bushfires are nearby is the most dangerous option for people, and yet many people do it (VBRC 2010). The key to a safe evacuation is leaving early, this means long before the Facility or evacuation roads come under bushfire attack.

Within the Facility, the following are triggers for evacuation:

- Receipt of an official warning to evacuate from the emergency authorities.  
Monitoring of the Emergency WA web page (<https://www.emergency.wa.gov.au/>) at regular intervals must occur (outlined in Section 6.3.1);
- When it is judged by the Chief Warden, using the tools provided in this document and in consultation with Emergencies Services, that a bushfire has the potential to significantly impact the Facility.

Advice may be provided by emergency authorities to self-evacuate which greatly assists because it confirms the safety of evacuation routes and makes the process relatively straight forward. The Emergency Alert Telephone warning system is used during an emergency to send messages to registered landline and mobile phones within a defined area where lives and homes are deemed to be under direct and imminent threat from a bushfire. These warnings should trigger an evacuation if they are received in a timely manner. These official warnings, however, must be assessed against the local conditions before evacuation is undertaken.

### **6.3.3 Implementation of evacuation**

Early evacuation is the safest response in a bushfire event. Late evacuation is a dangerous response. After satisfying the criteria to evacuate, the following procedures should be implemented:

- Determine the route to be used for evacuation;
- Advise emergency authorities of the decision to evacuate offsite and proposed route;
- Notify Wardens and staff that a bushfire evacuation is underway;
- Residents, volunteers and visitors to be informed and organized for evacuation by responsible Wardens;
- Nominated Wardens are to ensure the Facility is completely evacuated before the site is secured;
- Evacuate away from the threat to a safer place.

#### **6.3.4 Procedure for evacuation**

The order to evacuate will be given by DFES to the senior person (Chief Warden) in charge at the Facility. The order will be received either electronically or by verbal instruction.

The Chief Warden will immediately inform the CEO/Facility Manager. The Chief Warden on duty will then issue the evacuation order to staff working in all areas throughout the Facility. Staff will coordinate residents to evacuate the facility.

Staff will assist residents to get ready to leave ensuring they have appropriate footwear and warm clothing. Each resident will be checked off the Resident List as they leave the building. Each resident will be issued with their name tag identifying alerts for staff e.g. wandering etc. The information also includes next of kin contact details. Staff will ensure all medications and documentation are taken, as well as a supply of continence aids and any other required items.

Ambulances and buses will be organized to transfer the residents to a safe muster point as advised by DFES. Bed bound residents will be transferred to other aged care facilities or acute hospitals. Staff will support residents at the muster point and attend to their needs.

Senior staff to collect all documentation including medication documentation, rosters, staff contact details and resident lists and contact details for other facilities and hospitals. Continence aids, emergency oxygen, extra linen and any other required equipment are also taken when evacuating.

The Fire Warden will then conduct a check of the Facility to ensure all residents and personnel are off the premises. The CEO will contact security to advise them the facility is locked but unattended. At this time the CEO will determine if a security guard is needed to ensure the building is safe.

At muster point, a check of the residents will be undertaken to ensure everyone is accounted for. Next of kin of the residents will be notified of the evacuation and evacuation location. If able, relatives can collect residents and take their loved ones to their own homes if not in the danger zone and care for the residents until they can return to the facility. If residents have to stay at the muster point, staff will be rostered to ensure residents are supported and cared for.



### **6.3.5 Evacuation vehicles**

Responsibility in this area rests with the Traffic Warden. The preference is for most residents to be evacuated from the facility in buses or special vehicles. Bed bound residents will be transferred by Ambulances to hospital or other aged care facilities.

## **7. Shelter-in-place**

An alternative to evacuation is to shelter in place (within the Facility) rather than evacuate. This would occur if the risk associated with evacuation were greater than sheltering in place. Though undesirable, the trigger to shelter in place is an assessment by the Chief Warden and emergency authorities that evacuation would be unsafe due to the proximity of the bushfire and/or the unavailability of safe evacuation routes. It could also transpire that the threat from a nearby bushfire has been assessed and will not impact the facility making evacuation unnecessary.

For sheltering in place, the following will be undertaken:

- Advise emergency authorities of the decision to shelter in place and provide all information as detailed in Appendix 6;
- Notify all staff of the decision to shelter in place;
- Initiate procedures outlined in Appendix 7 to have Wardens monitor guests and residents, and ensure P2 smoke masks are available if required for all people sheltering to assist with breathing if the air fills with smoke;
- Nominated Wardens to ensure that all residents, volunteers and visitors are reassured in the building and there is no threat to the facility.

The Facility may be subject to ember attack for a short period of time. Embers may cause localised flames that threaten the building. The Chief Warden and Deputy Chief or Area Wardens must therefore be prepared when sheltering with residents to work with authorities to identify ember attack and potential small fires which can be extinguished easily using existing fire-fighting equipment.

**APPENDIX 1: List of Emergency Control Personnel**

<b>Function</b>	<b>Name</b>
<b>Chief Warden</b>	
<b>Deputy Chief Warden</b>	
<b>Area Warden 1</b>	
<b>First Aid Personnel</b>	
<b>Area Warden 2</b>	
<b>First Aid Personnel</b>	

## APPENDIX 2: Emergency Contacts

Reception Office:	Direct Line:
Chief Warden	Name: Direct Line:
Deputy Chief Warden	Name: Direct Line:
Area Warden 1	Name: Direct Line:
Area Warden 2	Name: Direct Line:
Area Warden 3	Name: Direct Line:
Area Warden 4	Name: Direct Line:
Area Warden 5	Name: Direct Line:
First Aid Personnel	Name: Direct Line: Name: Direct Line:
Police TTY (hearing impaired service)	Direct Line:
Local Police	Direct Line:
Local Hospital	Direct Line:
General Emergency	000
General Emergency (from mobile)	112
SES	Direct Line:
Water Corporation	Direct Line:
Gas	Direct Line:
Electricity	Direct Line:

### APPENDIX 3: Review of Emergency Plan

Date	Plan Reviewed	Modification Requested	Action Procedures Practiced	Responsible Person	
		Yes / No	Yes / No	Name	Signature
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#### **APPENDIX 4: Details of Fire Warning Levels**

An **ADVICE** provides information that a fire has started but there is no immediate danger, this is general information to keep people informed and up to date with developments. **An Advice warning is a trigger to assess where the fire is and its potential threat level.**

A **WATCH AND ACT** message is issued when a fire is approaching and conditions are changing, DFES recommend people need to leave their property or prepare to actively defend (DFES 2017).

An **EMERGENCY WARNING** means there is immediate danger and the fire is likely to impact the site. There is a threat to lives and buildings, it is the highest level of warning (DFES 2017). The message may start with a siren called a Standard Emergency Warning Signal. Evacuation should only be attempted after ensuring roads are safe to travel and sufficient time exists for all vehicles to safely do so. It may trigger staying on the site and sheltering until authorities can ensure safe evacuation is possible.



## **APPENDIX 5: Evacuation Procedures**

To facilitate orderly evacuation of the Facility, the departure of residents, volunteers and staff should be phased if necessary, depending upon the number of occupants at the facility and the resources available. This can be achieved by:

- Evacuating the most vulnerable people first;
- Using private staff vehicles if required to transport vulnerable people from the facility.

After the decision has been made to evacuate, the following procedures should be implemented:

- Determine the route to be used for evacuation;
- Advise emergency authorities of the decision to evacuate and proposed route;
- Notify staff that a bushfire evacuation is underway;
- Residents, volunteers and staff to be informed and organized for evacuation by Area Wardens;
- Nominated Area Wardens are to ensure the Facility is completely evacuated before the site is secured;
- Evacuate away from the threat to a place not in a bushfire prone area.

If conditions change during an evacuation and the safety of the immediate surrounds and evacuation roads cannot be guaranteed, stay at the Facility and shelter inside protected from life-threatening radiant heat.

## **APPENDIX 6: Shelter in Place - Details to be provided to emergency authorities**

The decision to shelter in place will be made with consultation with Emergency Services. The following information should be provided to the emergency authorities if such a decision is made:

1. Nature of the emergency
  - a. Immediacy – Can the bushfire be seen/ distance from Facility
  - b. Evidence of ember attack
  - c. Evidence of spot fires
2. Details of individuals sheltering:
  - a. Number of people
  - b. Condition/ state
  - c. Special needs i.e. disabilities, elderly, medical conditions
3. Location:
  - a. Address of Facility
  - b. Entry point to Facility

## **APPENDIX 7: Shelter in Place Procedures**

The decision to shelter in place is an assessment made by Emergency Authorities and the Chief Warden. This would occur if the risk associated with evacuation were greater than sheltering in place. The facility is sited 31 metres from grassland vegetation which results in less than 10kW/m<sup>2</sup> exposure (Figure 5). This makes sheltering on-site a viable option and a good strategy under most circumstances. The trigger to shelter in place is an assessment by the Chief Warden and emergency authorities that evacuation would be unsafe due to the proximity of the bushfire and/or the unavailability of safe evacuation routes. It could also transpire that the threat from a nearby bushfire has been assessed and will not impact the facility making evacuation unnecessary.

If a decision to shelter in place is taken, all residents, volunteers, and staff will shelter in their usual rooms.

The following process will be undertaken:

- Advise emergency authorities of the decision to shelter in place and provide all information as detailed in Appendix 7;
- Notify Wardens of the decision to shelter in place;
- Initiate procedures to have Wardens notify and move residents, volunteers and staff to the safer place if required;
- Nominated Wardens are to ensure that all residents, volunteers and staff have moved to the safer place if required;
- Ensure windows and doors are closed to prevent smoke and embers entering;
- Turn off air-conditioning but leave water circulating through if possible;
- Keep alert for any embers that could start fires in buildings or the garden areas at the Facility and alert authorities if any local fire cannot be extinguished;
- Stay sheltering in the rooms until advised by DFES or Police that fire is no longer a threat or until evacuated off-site coordinated by Emergency Services.

Specific roles include:

### **Chief Warden**

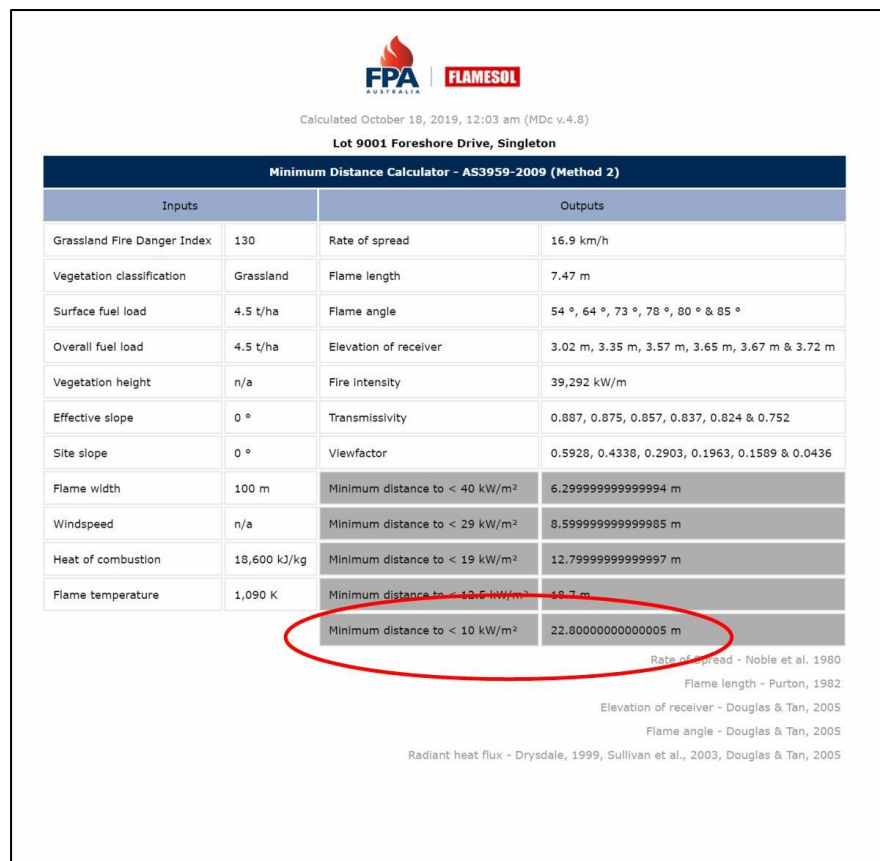
- Collect vital records, computer tapes (server room), guests and residents sign in details to reconcile everybody is accounted for.
- Lock filing cabinets in office.
- Maintain communication with emergency services.
- Communicate with DFES and police and provide updates to concerned family members.
- Collect First Aid Kit.
- Continue to patrol all buildings until the site is confirmed safe and secure.

### **Area Warden 1 and 2 ( Registered Nurse)**

- Retain all residents in their rooms in a quiet and orderly manner.
- Close all doors and windows on buildings if possible.
- Reconcile guest and resident records
- Inform Chief Warden if anyone is missing.

### **Deputy Chief Warden**

- Make final check of all buildings, ensure they are secured and empty of guests and residents.
- Check with Chief Warden everyone is accounted for.
- Monitor radio and website for updates.



**Figure 5:** Design Fire modelling showing the facility buildings are exposed to less than 10kW/m2

## **Appendix 6 Landscape Plan**





## CROFT AGED CARE - SINGLETON

LANDSCAPE CONCEPT SKETCH  
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Acacia saligna prostrate



Banksia 'Coastal Candles'



Carpobrotus 'Aussie Rambler'



Casuarina 'Cousin It'



Callistemon 'Better John'



Gazania 'Double Gold'



Grevillea 'Gingin Gem'



Grevillea 'Spirit of Anzac'



Hemindra pungens



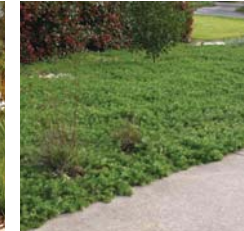
Hardenbergia 'Mini Meema'



Lepidosperma gladiatum



Lomandra 'Lime Tuff'



Myoporum parvifolium



Pimelea 'Bonnie Petite'



Westringia 'Mundi'



Agonis flexuosa



Araucaria heterophylla



Casuarina equisetifolia



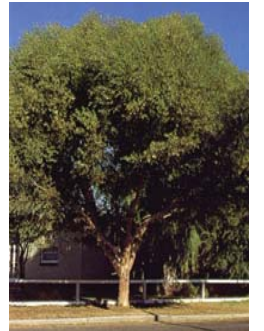
Cupianopsis anacaroides



Erythrina indica



Eucalyptus gomphocephala



Eucalyptus utilis

CROFT AGED CARE - SINGLETON

PLANTING PALETTE - EXTERNAL LANDSCAPING  
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Acacia cognata 'Limelight'



Alstroemeria sp.



Alternanthera 'Little Ruby'



Canna tropicana



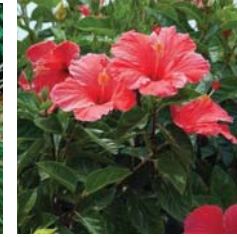
Dypsis lutescens



Doryanthes excelsa



Hemerocallis 'Stella Bella'



Hibiscus sp.



Hibbertia scandens



Juniperus conferta



Lomandra 'Lime Tuff'



Metrosideros tomentosa 'Dalese'



Philodendron 'Xanadu'



Ravenala madagascariensis



Rhoeo discolor compacta



Strelitzia reginae



Trachelospermum jasminoides



Zamia furfuracea



Bauhinia blakeana



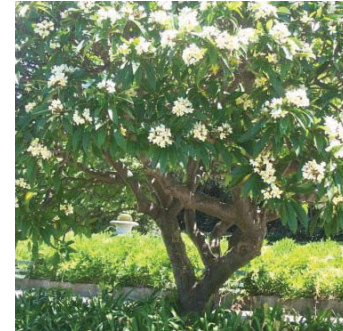
Delonix regia



Erythrina indica



Hibiscus tiliaceus rubra



Plumeria sp.



Tipuana tipu

CROFT AGED CARE - SINGLETON

PLANTING PALETTE - INTERNAL COURTYARDS  
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## **Appendix 7**

# **Waste Management Plan**

<b>LEIGH DESIGN</b>	Leigh Design Pty Ltd ABN 37 139 522 437 PO Box 115 Carnegie VIC 3163 P +61 3 8516 5399
<i>waste management plans for all urban developments</i>	E <a href="mailto:leo@leighdesign.com.au">leo@leighdesign.com.au</a> I <a href="http://www.leighdesign.com.au">www.leighdesign.com.au</a>

## **WASTE MANAGEMENT PLAN**

**Proposed Development:**

**Corner of Foreshore Drive and Seaside Link, Singleton,  
Western Australia**

**Prepared for:**

**Croft Developments Pty Ltd**

<b><u>Document Control</u></b>
<b><u>Report Date:</u></b> 3 December 2019 (supersedes report dated 8 July 2019)
<b><u>Prepared By:</u></b> Leonardo Russi, BEng (Mech), MEng (Env)
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Enclosure: Site Plan	

### **WASTE MANAGEMENT SUMMARY**

- The operator, as defined below, shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Site staff shall sort their waste and dispose garbage and recyclables into collection bins.
- Waste shall be collected within the development. The collection contractor shall transfer bins between the waste area and the truck.
- A private contractor shall provide waste collection services.

### **GLOSSARY**

**Operator:** refers to the Facility Management, who shall manage site operations (via cleaners, staff and contractors, if required).

**User:** refers to residents and site staff, who shall utilise the waste system.

## **1 SPACE AND SYSTEM FOR WASTE MANAGEMENT**

### **1.1 Development Description and Use**

This development shall consist of an Aged Care Facility (the number of beds is stated in Table 1, below).

### **1.2 Estimated Garbage and Recycling Generation**

The following table summarises the waste estimate (m<sup>3</sup>/week):

Table 1: Waste Estimate

<b>Waste Source</b>	<b>Base Qty (est.)</b>	<b>Garbage</b>	<b>Commingled Recycling</b>
Aged Care (incl meals/amenities)	No. of beds = 144	12.96	5.76
<b>TOTAL (m<sup>3</sup>/wk)</b>		<b>12.96</b>	<b>5.76</b>

Note: Waste figures are based on Australian waste audits and discretionary rates.

### **1.3 Collection Services**

Based on the anticipated waste volume, a private contractor shall be required to collect waste. The operator shall choose a waste collection provider, negotiate a service agreement, and pay for these services.

Note: Every rateable tenement is liable to pay for municipal charges irrespective of the level of collection services provided by Council.

### **1.4 Location, Equipment, and System Used for Managing Waste**

The waste management system is summarised as follows:

- Internal receptacles in rooms/work/amenity areas.
- Bin Store located at Ground Level.
- Collection bins (kept within the Bin Store - refer to Table 2).

The various collection waste-streams are summarised as follows:

Garbage: General waste shall be placed in tied plastic bags and stored within bins.

Recycling: All recyclables shall be commingled into a single type of collection bin (for loose paper, cardboard, glass, aluminium, steel, and plastics).

Green Waste: Garden organics shall be collected and disposed by the future landscape maintenance contractor.

Compost: At this development, composting is considered impractical, as there would be minimal onsite demand for compost.

Clinical Waste: Clinical waste (medical, infectious, cytotoxic, sharps, chemical, pharmaceutical, radioactive, etc) shall be managed in accordance with the Industry Code of Practice for the Management of Biohazardous Waste (including Clinical & Related wastes, 7<sup>th</sup> edition, 2014). A specialist clinical waste contractor shall be engaged to implement the code, provide facility design and operational details (incl. a Clinical WMP) for the safe handling and disposal of clinical waste, and for waste collection and treatment (refer to suggested contacts in Sect. 6).

A suitable Clinical Waste Store shall be provided (store size/design and all clinical waste streams/bins shall be specified by a specialist consultant).

Other Waste Streams: The disposal of hard/electronic/liquid and other wastes (polystyrene, batteries, paint, chemicals and detox items, etc) shall be organised with the assistance of the operator.

The operator shall arrange the storage of used cooking oil and its collection by a recycler and shall organise Grease Interceptor Trap servicing, if any.

The following table summarises bin quantity/capacity, collection frequency, and area requirements (based on Table 1):

**Table 2: Bin Schedule and Collection Frequency**

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collections per Week	Net Area m <sup>2</sup>
Whole development (shared bins)	Garbage	4	1,100	3	6.4
	Comm. Recycling	2	1,100	3	3.2
	Hard Waste	-	-	TBA	3.0
<b>Net Waste Storage Area (excludes circulation), m<sup>2</sup>:</b>					<b>12.6</b>

Notes:

- The operator shall organise hard waste collections (as required).
- Private bins shall be sourced by the operator (either purchased from a supplier or leased from the collection contractor).
- Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, recyclables can be either commingled or split into bins for separate recycling streams.

## **1.5 Planning Drawings, Waste Areas, and Management of the Waste System**

The enclosed plan illustrates 18m<sup>2</sup> for onsite bin storage, as required by the above schedule.

Notwithstanding the above, collection days shall be staged appropriately and the operator shall stipulate procedures for effective management of the available space.

## 1.6 Collection Bin Information

The following bins shall be utilised (see Sect. 4.4 for signage requirements):

Table 3: Bin Details

<b>Capacity (litres)</b>	<b>Height (mm)</b>	<b>Width (across front, mm)</b>	<b>Depth (side on, mm)</b>	<b>Empty Weight (kg)</b>	<b>Average* Gross Weight (kg)</b>
1100	1330	1240	1070	65	210

Notes:

- \* = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only – variations will occur. The above is based on Sulo plastic (HDPE) flat-lid bins.
- For 1100L bins, flat lids are recommended (instead of dome lids). However, the operator shall consult with the waste collection contractor to specify and select the appropriate lid.

Table 4: AS 4123.7-2006 Plastic Bin Colour Coding

<b>Bin</b>	<b>Garbage</b>	<b>Recyclables</b>	<b>Green Waste</b>
Lid	Red	Yellow	Lime Green
Body	Dark Green / Black	Dark Green / Black	Dark Green / Black

Note: Private bins shall be labelled to identify the waste generator and site address.

## **2 ACCESS FOR USERS, COLLECTORS, AND COLLECTION VEHICLES**

### **2.1 User Access to Waste Facilities**

Users shall place sorted waste into internal waste receptacles. Staff shall sort and transfer waste from the rooms, amenity, and work areas to the collection bins (using a suitable trolley and the lift).

### **2.2 Collection Arrangements and Access to Waste Facilities**

- A private contractor shall collect waste within the onsite Loading Bay.
- Collection staff (driver and assistant) shall have access to the Bin Store and transfer bins to the truck and back to the store.
- The waste collection shall be carried-out by rear-lift vehicles (nom. 8.8m long, 4m operational height, and 24 tonnes gross vehicle mass).



### **3 AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN**

#### **3.1 Noise Minimisation Initiatives**

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- Waste areas shall meet BCA and AS2107 acoustic requirements.
- Local laws shall be observed for all operations in public and private areas, including waste collection times.
- The waste collector shall protect the acoustic amenity by minimising noise during the collection.

#### **3.2 Litter Reduction and Prevention of Stormwater Pollution**

The operator shall be responsible for:

- Promoting adequate waste disposal into the bins (to avoid waste-dumping).
- Securing the waste areas (whilst affording access to users/staff/contractors).
- Preventing overfilled bins, keeping lids closed and bungs leak-free.
- Abating any site litter and taking action to prevent dumping and/or unauthorised use of waste areas.
- Requiring the collection contractor to clean-up any spillage that might occur when clearing bins.

The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

#### **3.3 Ventilation, Washing, and Vermin-Prevention Arrangements**

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- Tight-fitting doors (all other openings shall have vermin-proof mesh or similar).
- Impervious flooring (also, smooth, slip-resistant, and appropriately drained).
- A graded bin wash area, hot and cold mixing hosecocks, hose, and a suitable floor-waste connected in accordance with relevant authority requirements (alternatively, the operator shall engage a contractor to conduct off-site bin washing). The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed.

The operator shall regularly clean waste areas/equipment. Also, access doors and bin-lids shall be kept closed.

### **3.4 Design and Aesthetics of Waste Storage Areas and Equipment**

Waste shall be placed within collection bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

Waste facilities shall be constructed of durable materials and finishes, and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated (this provides comfort, safety, and security to users, staff, and contractors). Access doors shall feature keyless opening from within.

The design and construction of waste facilities and equipment shall conform to the Building Code of Australia, Australian Standards, and local laws.

## **4 MANAGEMENT AND SUSTAINABILITY**

### **4.1 Waste Sorting, Transfer, and Collection Responsibilities**

Garbage shall be placed within tied plastic bags prior to transferring into collection bins. Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

Refer to Section 2 for waste transfer requirements and collection arrangements.

### **4.2 Facility Management Provisions to Maintain & Improve the Waste System**

The operator shall manage site operations (refer to the glossary in page 2).

It shall be the responsibility of the operator to maintain all waste areas and components, to the satisfaction of users, staff, and the relevant authority (users shall maintain their internal waste receptacles).

The operator shall ensure that maintenance and upgrades are carried-out on the facility and components of the waste system. When required, the operator shall engage an appropriate contractor to conduct services, replacements, or upgrades.

### **4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism**

It shall be the responsibility of the operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Secure the waste areas.
- Label the bins according to property address.
- Waste shall be collected within the subject site.

### **4.4 Arrangements for Bins/Equipment Labelling and Ensuring Users and Staff are Aware of How to Use the Waste System Correctly**

- The operator shall provide appropriate signage for the Bin Store and bins.
- The operator shall publish/distribute “house rules” and educational material to:
  - Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).
  - Improve facility management results (lessen equipment damage, reduce littering, and achieve cleanliness).

#### **4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives**

The operator shall encourage users and staff to participate in minimising the impact of waste on the environment. For improved sustainability, the operator shall consider the following:

- Peruse WA's Waste Authority Website: [www.wasteauthority.wa.gov.au](http://www.wasteauthority.wa.gov.au).
- Adopt a waste hierarchy (in order of preference): a) waste avoidance, b) reuse, c) recycle, d) recovery of energy, e) treatment, f) containment, and g) disposal.
- Participate in council and in-house programs for waste minimisation.
- Establish waste reduction and recycling targets; including periodic waste audits, keeping records, and monitoring of the quantity of recyclables found in landfill-bound bins (sharing results with users/staff).

#### **4.6 Waste Management Plan Revisions**

For any future appropriate Council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume, or distribution), or to address unforeseen operational issues, the operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy.
- Revision of the waste system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).

## **5 SUPPLEMENTARY INFORMATION**

- The operator shall ensure that bins are not overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight, and/or distance affect the ease/safety of bin transfers, the operator shall consider the use of a suitable tug.
- The operator and waste collector shall observe all relevant OH&S legislation, regulations, and guidelines. The relevant entity shall define their tasks and:
  - Abide by all relevant OH&S legislation, regulations, and guidelines.
  - Ensure the collector's compliance with the relevant Code of Practice for Collection of Domestic Waste.
  - Address the manual handling risk for waste and bin transfers (as per the National Code of Practice for Manual Handling).
  - Observe the relevant Code of Practice for risk assessments. Obtain and provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

<b>Task (to be confirmed)</b>	<b>Hazard (TBC)</b>	<b>Control Measures (TBC)</b>
Sorting waste and cleaning the waste system	Bodily puncture. Biological & electrical hazards	Personal protective equipment (PPE). Develop a waste-sorting procedure
Bin manual handling	Sprain, strain, crush	PPE. Maintain bin wheel-hubs. Limit bin weight. Provide mechanical assistance to transfer bins
Bin transfers and emptying into truck	Vehicular strike, run-over	PPE. Develop a Hazard Control Plan for transfers and collections. Maintain visibility. Use a mechanical bin-tipper
Truck access (reversing & manoeuvring)	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-manoeuving and traffic-control procedure

Note: The above shall be confirmed by a qualified OH&S professional who shall also prepare site-specific assessments, procedures, and controls (refer to Section 6).



## **6 CONTACT INFORMATION**

**Rockingham Council** (local Council), ph 08 9528 0333

**SUEZ/SITA** (private waste collector), ph 131335

**Veolia** (private waste collector), ph 132955

**FJP Safety Advisors Pty Ltd** (OH&S consultant), ph 03 9255 3660

**Electrodrive Pty Ltd** (tug & trailer supplier – for bin transfers), ph 1800 033 002

**Sabco Commercial** (supplier of cleaner's trolleys), ph 1800 066 522

**Sulo MGB Australia** (bin supplier), ph 1300 364 388

**One Stop Garbage Shop** (bin supplier), ph 03 9338 1411

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Leigh Design does not warrant (or make representations for) the goods/services provided by these suppliers.

## **7 LIMITATIONS**

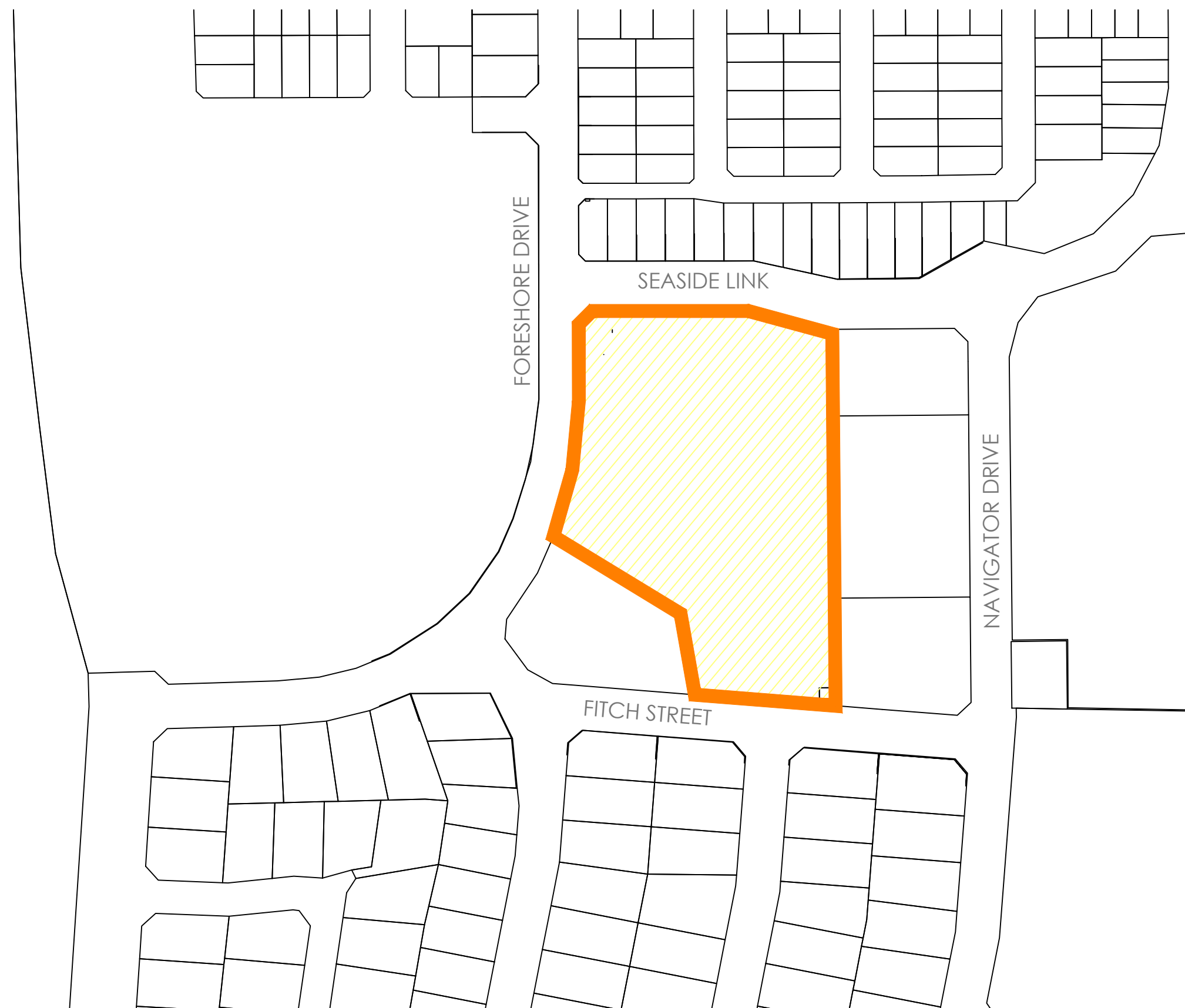
The purpose of this report is to document a Waste Management Plan, as part of a Planning Permit Application.

This report is based on the following conditions:

- Operational use of the development (excludes demolition/construction stages).
- Drawings and information supplied by the project architect.
- The figures presented in this report are estimates only. The actual amount of waste will depend on the development's occupancy rate and waste generation intensity, the user's disposition toward waste and recycling, and the operator's approach to waste management. The operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased, STCA).
- This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies, or to document operational/safety procedures.



## **Appendix 8 Civil Plans**



Project No. 1906

# SINGLETON AGED CARE

FORESHORE DR & SEASIDE LINK  
SINGLETON, WA  
CITY OF ROCKINGHAM

## DEVELOPMENT APPLICATION

Project No. 2414-00

### DRAWING LIST

#### DESIGN DRAWINGS

2414-00-000	COVER SHEET
2414-00-001	EXISTING CONDITIONS PLAN
2414-00-100	EARTHWORKS CONCEPT PLAN
2414-00-101	EARTHWORKS CROSS SECTIONS - SHEET 1
2414-00-101	EARTHWORKS CROSS SECTIONS - SHEET 2
2414-00-400	DRAINAGE CATCHMENT PLAN
2414-00-401	DRAINAGE CALCULATIONS

#### STANDARD DRAWINGS

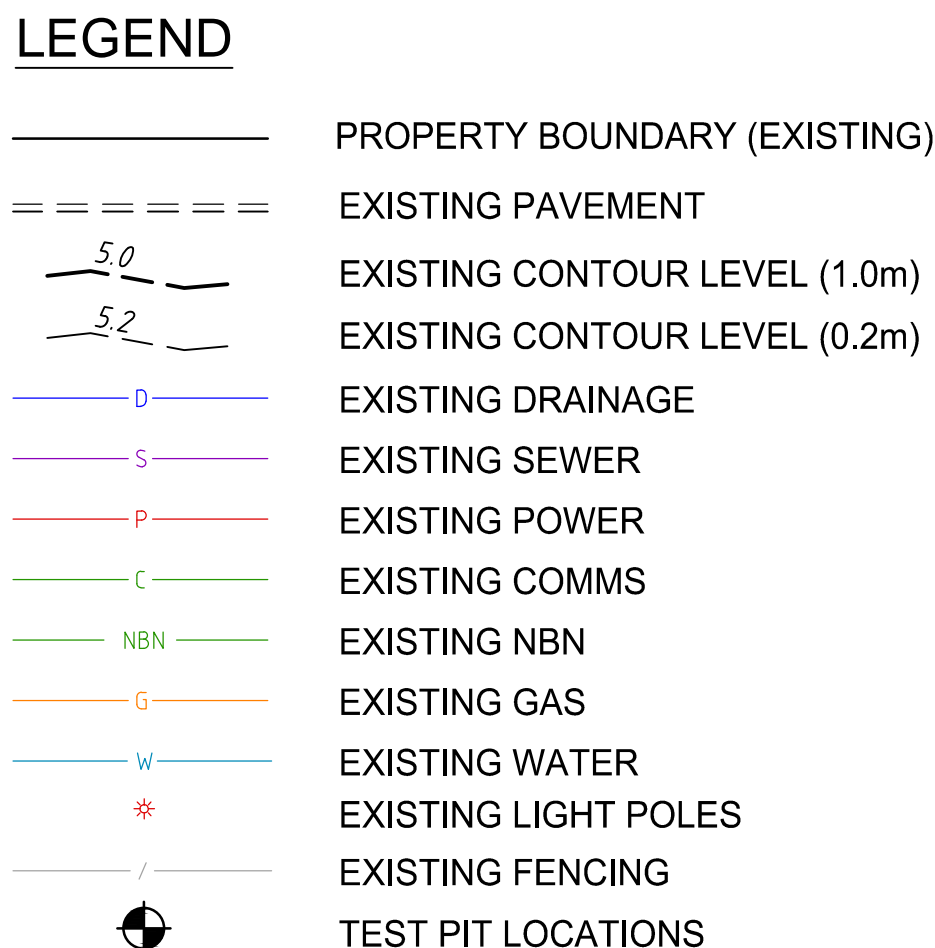
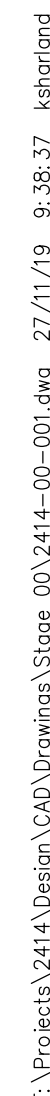
2414-STD-D1	STANDARD DETAILS - DRAINAGE SHEET 1
2414-STD-D2	STANDARD DETAILS - DRAINAGE SHEET 2
2414-STD-R1	STANDARD DETAILS - ROADWORKS SHEET 1

November 2019



CROFT APPROVAL	BY	DATE
PLANNING		
ENGINEERING		





1. THIS PLAN IS BASED UPON THE SITE SURVEY PLAN PREPARED BY HARLEY DYKSTRA SURVEYING, REF: 21712-01B.
2. FOR SITE GEOTECHNICAL CONDITIONS, REFER TO DOUGLAS PARTNERS REPORT NUMBER 89097.00.R.001. REV 0 DATED 1 NOVEMBER 2018.

SCALE 0 10 20 30



**TABEC**  
Civil Engineering Consultants

**TABEC PTY LTD**  
ACN 080 796 204

14 Wickham Street, East Perth WA 6004  
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 www.tabec.com.au



[illegible]

1. THIS PLAN IS BASED UPON THE SITE SURVEY PLAN PREPARED BY HARLEY DYKSTRA SURVEYING, REF: 21712-01B.
2. 150mm SETDOWN ALLOWED ON BUILDING PAD FOR FLOOR SLAB.
3. REFER TO DRAWING 2414-00-400 FOR DRAINAGE MAJOR EVENT OVERLAND FLOW DIRECTION.
4. CAR PARKING AND DRIVEWAY LAYOUT REFLECTS FUNCTIONAL TRAFFIC PLANS BY CARDNO ENGINEERS.
5. 64 x STANDARD PARKING BAYS  
4 x DEDICATED PARKING BAYS  
2 x SHARED USE ZONE



WAPC No.

PROJECT	CITY OF ROCKINGHAM - SINGLETON AGED CARE
TITLE	EARTHWORKS CONCEPT PLAN

DRAWING NUMBER 2414-00-100


ISSUE	
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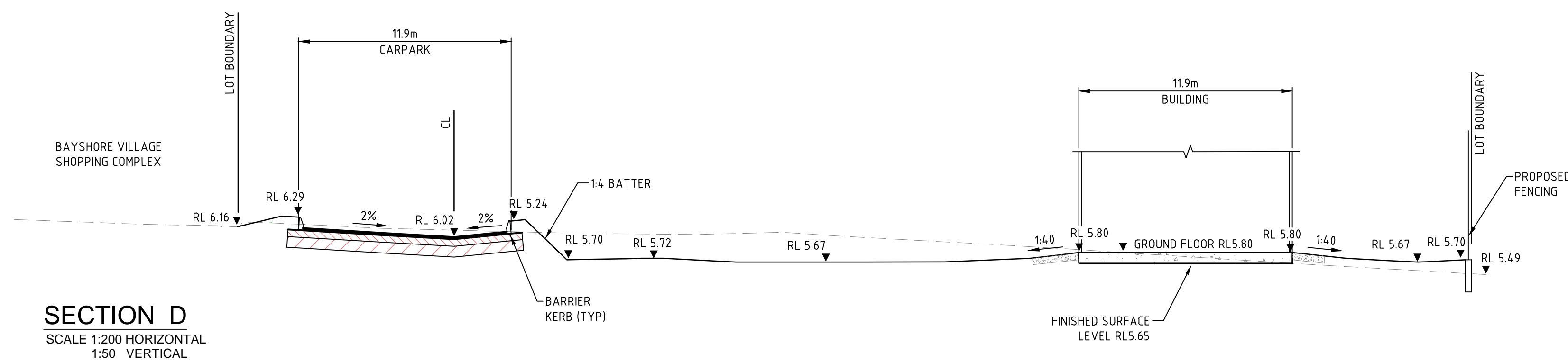
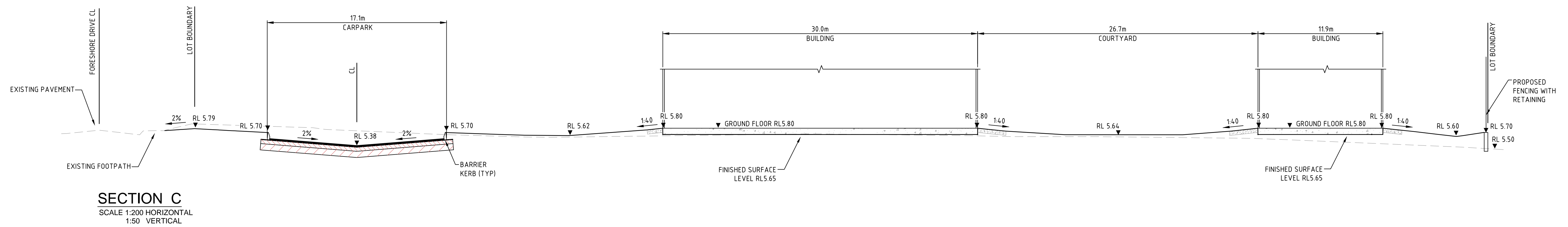
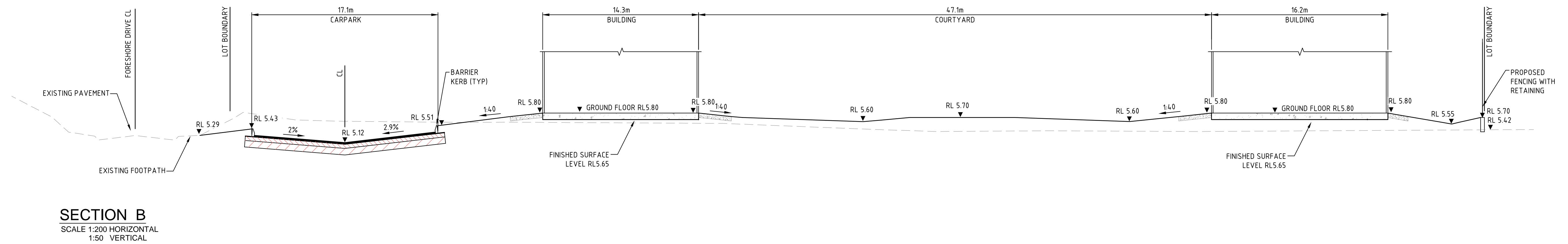
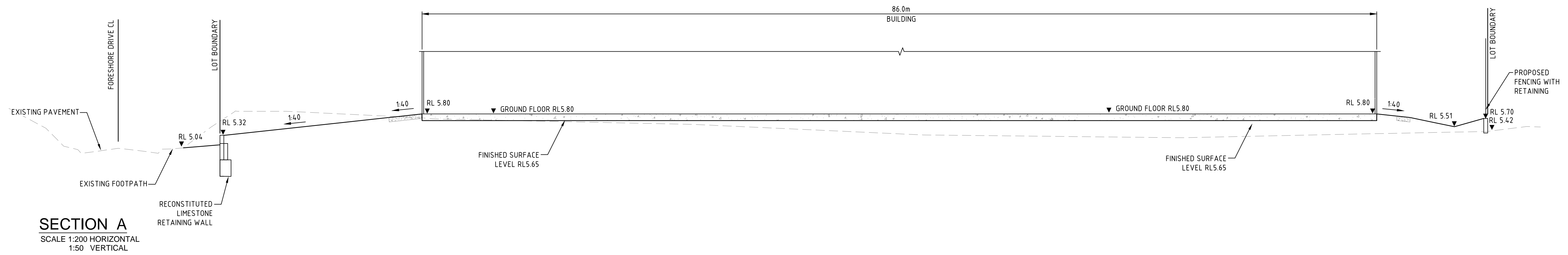
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 <b>CROFT</b> DEVELOPMENTS PTY LTD	CLIENT _____	CROFT APPROVAL	BY _____	DATE _____
		PLANNING		
		ENGINEERING		
DESIGNED	KS	CHECKED	CCB	APPROVED C.BITMEAD
DRAWN	KS	CHECKED	CCB	DATE 29.10.19



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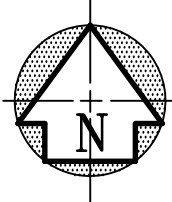
SCALE

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9000

STAR LANE

SEASIDE LINK

104

103

102

101

CATCHMENT - No. C16b  
TOTAL CATCHMENT AREA = 4994m<sup>2</sup>  
EQUIV. IMPERVIOUS AREA = 3706m<sup>2</sup>  
INFILTRATION RATE (m/day) = 10.0  
10% AEP (1 in 10 ARI) VOLUMES  
SOAKWELL STORAGE = 9 x (Ø18x18m)  
7 x (Ø18x12m) = 62.9m<sup>3</sup>  
ECOVID EC-1000 = 1 ROW x 16 UNITS = 16 CELLS  
ECOVID EC-1000 STORAGE REQUIRED = 16.9m<sup>3</sup>  
ECOVID EC-1000 ACTUAL STORAGE = 17.9m<sup>3</sup>

MAJOR EVENT  
OVERLAND FLOW

CATCHMENT - No. C38b  
TOTAL CATCHMENT AREA = 3432m<sup>2</sup>  
EQUIV. IMPERVIOUS AREA = 2863m<sup>2</sup>  
INFILTRATION RATE (m/day) = 10.0  
10% AEP (1 in 10 ARI) VOLUMES  
SOAKWELL STORAGE = 8 x (Ø18x18m) = 36.6m<sup>3</sup>  
ECOVID EC-1000 = 4 ROWS x 8 UNITS = 32 CELLS  
ECOVID EC-1000 STORAGE REQUIRED = 32.1m<sup>3</sup>  
ECOVID EC-1000 ACTUAL STORAGE = 32.1m<sup>3</sup>

CATCHMENT - No. C29b  
TOTAL CATCHMENT AREA = 4705m<sup>2</sup>  
EQUIV. IMPERVIOUS AREA = 3537m<sup>2</sup>  
INFILTRATION RATE (m/day) = 10.0  
10% AEP (1 in 10 ARI) VOLUMES  
SOAKWELL STORAGE = 10 x (Ø18x18m)  
3 x (Ø18x12m) = 55.0m<sup>3</sup>  
ECOVID EC-1000 = 3 ROWS x 9 UNITS = 27 CELLS  
ECOVID EC-1000 STORAGE REQUIRED = 27.3m<sup>3</sup>  
ECOVID EC-1000 ACTUAL STORAGE = 27.3m<sup>3</sup>

EXISTING  
CHILDCARE CENTRE

49

CATCHMENT - No. C07b  
TOTAL CATCHMENT AREA = 3734m<sup>2</sup>  
EQUIV. IMPERVIOUS AREA = 2623m<sup>2</sup>  
INFILTRATION RATE (m/day) = 10.0  
10% AEP (1 in 10 ARI) VOLUMES  
SOAKWELL STORAGE = 7 x (Ø18x18m)  
4 x (Ø18x12m) = 44.3m<sup>3</sup>  
ECOVID EC-1000 = 2 ROW x 10 UNITS = 20 CELLS  
ECOVID EC-1000 STORAGE REQUIRED = 19.3m<sup>3</sup>  
ECOVID EC-1000 ACTUAL STORAGE = 19.7m<sup>3</sup>

VACANT LOT  
47

VACANT LOT  
45

FORESHORE DRIVE

NAVIGATOR DRIVE

BAYSHORE SHOPPING  
VILLAGE

FITCH STREET

## LEGEND

- PROPOSED DRAINAGE
- INTERNAL DRAINAGE STRUCTURES
- DRAINAGE JUNCTION PIT & NUMBER
- DRAINAGE INLET PIT & NUMBER
- DRAINAGE OUTLET PIT & NUMBER
- SUB-SOIL DRAINAGE CELL GROUP
- ISOLATED SOAKWELL DRAINAGE PIT & NUMBER
- OVERALL WORKS CATCHMENT BOUNDARY
- DEVELOPMENT CATCHMENT BOUNDARY
- SUB-CATCHMENT BOUNDARY
- CATCHMENT AREA (m<sup>2</sup>)
- INDICATIVE PIPE DIAMETER
- OUTLET / 100yr FLOW PATH
- BUILDINGS ROOF CATCHMENT AREA (100%)
- PARKING & ACCESS ROADS CATCHMENT AREAS (100%)
- LANDSCAPE AND GARDEN CATCHMENT AREAS (50% & 30%)
- DRAINAGE INLET PIT / Ø1800 SOAKWELL
- DRAINAGE JUNCTION PIT / Ø1800 SOAKWELL WITH Ø150 OUTFALL
- SUB-SOIL STORAGE CELLS (ON-ROUTE)

## NOTES

- MINOR EVENT UP TO AND INCLUDING 10% AEP DESIGNED TO BE STORED IN SOAKWELL AND SOAKAGE UNITS. FOR MAJOR EVENTS OVERLAND FLOW PATH VIA ROAD NETWORK. REFER DRAWING 2414-00-401 FOR DRAINAGE CALCULATIONS.
- REFER DRAWING 2414-STD-D1 AND 2414-STD-D2 FOR STANDARD STORMWATER DRAINAGE DETAILS.

WAPC No.

PROJECT CITY OF ROCKINGHAM - SINGLETON AGED CARE  
TITLE DRAINAGE CATCHMENT PLAN

DRAWING NUMBER 2414-00-400

ISSUE F

E	27.11.19	KS	CCB	CLIENT COMMENTS ADDRESSED					
D	19.11.19	KS	CCB	CLIENT COMMENTS ADDRESSED - PITS RELOCATED					
C	18.11.19	KS	CCB	CLIENT COMMENTS ADDRESSED					
B	13.11.19	KS	CCB	DRAINAGE REVISED TO REFLECT LAYOUT UPDATE					
A	29.10.19	KS	CCB	ISSUED FOR REVIEW / APPROVAL	F	28.11.19	PK	CCB	CLIENT COMMENT ADDRESSED - PITS MOVED AND ADDED (I-20A)
No.	DATE	DRAWN	APPROVED	AMENDMENT	No.	DATE	DRAWN	APPROVED	AMENDMENT

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CLIENT	CROFT DEVELOPMENTS PTY LTD	CROFT APPROVAL	BY	DATE
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DRAWN	KS	CHECKED	CCB	DATE 29.10.19



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2414 - Croft Developments - Singleton Aged Care - Soakwell Calculator

TABEC

Civil Engineering Consultants

SW No.	Location	100% catchment m2	Garden 30% catchment m2	Garden 50% catchment m2	E.I.A. m2	Pit Dia x Depth	Additional Pits	Soakwell Storage Available m3	First 15mm m3	Difference	Cumulative
I-01	Garden	0	188	0	56	1.8 x 1.8		4.6	0.8	3.7	3.7
I-02	Roof/Garden	265	246	0	339	1.8 x 1.8		4.6	5.1	-0.5	3.2
I-03	Roof/Garden	163	246	0	237	1.8 x 1.8		4.6	3.6	1.0	4.3
I-04a	Roof	452	0	0	452	1.8 x 1.2		3.1	6.8	-3.7	0.5
I-04b	Roof	185	0	0	185	1.8 x 1.2		3.1	2.8	0.3	0.8
I-04c	Roof	163	0	0	163	1.8 x 1.2		3.1	2.4	0.6	1.4
I-04d	Roof	262	0	0	262	1.8 x 1.2		3.1	3.9	-0.9	0.5
I-04	Garden	0	0	495	248	1.8 x 1.8		4.6	3.7	0.9	1.4
J-05	Garden	0	0	0	0	1.8 x 1.8		4.6	0.0	4.6	6.0
I-06	Roof/Garden	241	255	0	318	1.8 x 1.8		4.6	4.8	-0.2	5.8
I-07	Roof/Garden	275	298	0	364	1.8 x 1.8		4.6	5.5	-0.9	4.9
C-07b	Sub-soil cells	0	0	0		20 Ecoaid cells		19.7	0.0	19.7	24.6
I-08	Roof/Garden	125	202	0	186	1.8 x 1.8		4.6	2.8	1.8	1.8
I-09	Roof/Garden	314	102	0	345	1.8 x 1.8		4.6	5.2	-0.6	1.2
I-10	Roof/Garden	184	127	0	222	1.8 x 1.8		4.6	3.3	1.2	2.5
I-11	Garden	0	0	457	229	1.8 x 1.8		4.6	3.4	1.2	3.6
J-11A	Roof	228	0	0	228		1 x (1.8 x 1.2)	3.1	3.4	-0.3	3.3
I-12	Garden	0	0	462	231	1.8 x 1.8		4.6	3.5	1.1	4.4
J-12A	Roof	204	0	0	204		1 x (1.8 x 1.2)	3.1	3.1	0.0	4.4
J-12B	Roof	204	0	0	204		1 x (1.8 x 1.2)	3.1	3.1	0.0	4.5
I-13	Roof	241	0	0	241	1.8 x 1.8		4.6	3.6	1.0	5.5
I-14	Garden	0	0	391	196	1.8 x 1.8		4.6	2.9	1.6	7.1
J-14A	Roof	248	0	0	248		1 x (1.8 x 1.2)	3.1	3.7	-0.6	6.5
J-14B	Roof	248	0	0	248		1 x (1.8 x 1.2)	3.1	3.7	-0.6	5.9
I-15	Garden	0	0	446	223	1.8 x 1.8		4.6	3.3	1.2	7.1
J-15A	Roof	205	0	0	205		1 x (1.8 x 1.2)	3.1	3.1	0.0	7.2
J-15B	Roof	205	0	0	205		1 x (1.8 x 1.2)	3.1	3.1	0.0	7.2
I-16	Roof/Garden	247	115	0	282	1.8 x 1.8		4.6	4.2	0.4	7.5
C-16b	Sub-soil cells	0	0	0		16 Ecoaid cells		17.9	0.0	17.9	25.4
I-17	Garden	0	163	0	49	1.8 x 1.8		4.6	0.7	3.8	3.8
I-20	Roof/Garden	99	98	0	128	1.8 x 1.8		4.6	1.9	2.7	2.7
I-21	Garden	288	0	0	288	1.8 x 1.8		4.6	4.3	0.3	2.9
I-22	Roof/Garden	47	363	0	156	1.8 x 1.8		4.6	2.3	2.2	5.2
J-23a	Roof	339	0	0	339	1.8 x 1.2		3.1	5.1	-2.0	3.1
J-23b	Roof	125	0	0	125	1.8 x 1.2		3.1	1.9	1.2	4.3
J-23c	Roof	160	0	0	160	1.8 x 1.2		3.1	2.4	0.7	4.9
I-23	Garden	0	585	0	176	1.8 x 1.8		4.6	2.6	1.9	6.9
I-24	Garden	0	253	0	76	1.8 x 1.8		4.6	1.1	3.4	10.3
I-25	Parking	358	0	0	358	1.8 x 1.8		4.6	5.4	-0.8	9.5
I-26	Parking	217	0	0	217	1.8 x 1.8		4.6	3.3	1.3	10.9
I-27	Parking	375	0	0	375	1.8 x 1.8		4.6	5.6	-1.0	9.8
I-28	Parking/Roof	522	0	0	522	1.8 x 1.8		4.6	7.8	-3.3	6.6
I-29	Roof/Garden	507	369	0	618	1.8 x 1.8		4.6	9.3	-4.7	1.9
C-29b	Sub-soil cells	0	0	0		27 Ecoaid cells		27.3	0.0	27.3	29.2
I-31	Parking	401	0	0	401	1.8 x 1.8		4.6	6.0	-1.4	-1.4
I-32	Parking	280	0	0	280	1.8 x 1.8		4.6	4.2	0.4	-1.1
I-33	Parking	354	0	0	354	1.8 x 1.8		4.6	5.3	-0.7	-1.8
I-34	Parking	462	0	0	462	1.8 x 1.8		4.6	6.9	-2.4	-4.1
I-35	Roof/Garden	292	153	0	338	1.8 x 1.8		4.6	5.1	-0.5	-4.6
I-35	Roof/Garden	275	207	0	337	1.8 x 1.8		4.6	5.1	-0.5	-5.1
I-37	Parking	410	0	0	410	1.8 x 1.8		4.6	6.2	-1.6	-6.7
I-38	Garden	145	453	0	281	1.8 x 1.8		4.6	4.2	0.4	-6.3
C-38b	Sub-soil cells	0	0	0		32 Ecoaid cells		32.1	0.0	32.1	25.8

Notes :

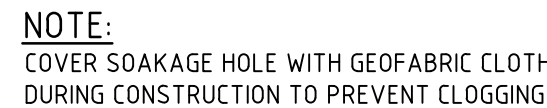
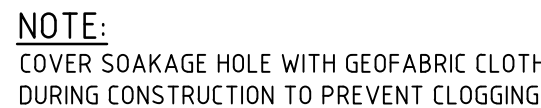
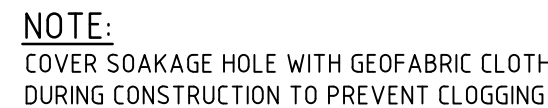
1. Catchment area Coefficient of Runoff used are as follows : Paved Parking areas = 100% , Roof areas = 100%, Internal Gardens areas = 50% and External Landscaped areas = 30%.

10 Year Calculations

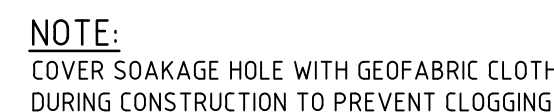
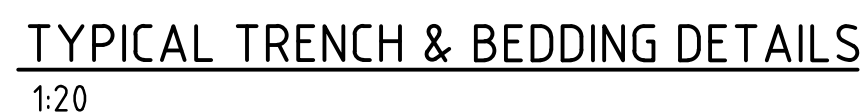
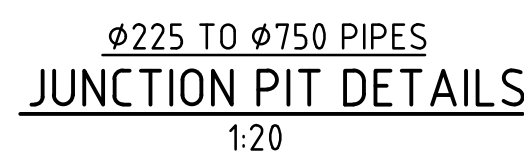
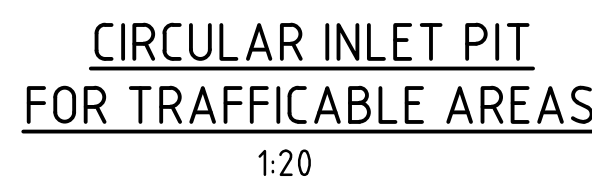
Total Inflow m3	Total Outflow m3	Storage Required m3	Difference	Cumulative
1.0	0.0	0.8	3.8	
12.0	4.0	7.8	-3.2	-3.2
8.0	3.0	5.2	-0.6	-3.8
16.0	6.0	9.4	-6.4	-10.2
5.0	2.0	3.1	-0.1	-10.2
4.0	1.0	2.7	0.4	-9.9
7.0	2.0	4.9	-1.9	-11.7
9.0	3.0	5.5	-0.9	-12.7
11.0	4.0	7.3	-2.7	-15.4
13.0	4.0	8.5	-3.9	-19.3
19.3	0.0	0.0	19.7	0.4
7.0	2.0	4.2	0.4	0.0
12.0	4.0	8.4	-3.8	-3.8
8.0	3.0	5.1	-0.5	-4.3
8.0	3.0	5.3	-0.7	-5.1
6.0	2.0	4.3	-1.2	-6.3
8.0	3.0	5.4	-0.8	-7.1
6.0	2.0	3.8	-0.7	-7.8
6.0	2.0	3.8	-0.7	-8.5
8.0	3.0	5.6	-1.0	-9.5
7.0	2.0	4.5	0.1	-9.4
7.0	2.0	4.8	-1.7	-11.1
7.0	2.0	4.8	-1.7	-12.8
8.0	3.0	5.2	-0.6	-13.4
6.0	2.0	3.8	-0.7	-14.1
6.0	2.0	3.8	-0.7	-14.8
10.0	3.0	6.7	-2.1	-16.9
16.9	0.0	0.0	17.9	1.0
1.0	1.0	0.8	3.8	
4.0	2.0	2.0	2.6	2.6
10.0	3.0	6.9	-2.3	0.3
5.0	2.0	3.4	1.2	1.4
12.0	4.0	8.0	-5.0	-3.5
4.0	2.0	2.0	1.1	-2.5
6.0	2.0	3.5	-0.5	-2.9
6.0	2.0	3.5	1.1	-1.8
2.0	1.0	1.4	3.2	1.4
13.0	4.0	8.8	-4.2	-2.9
8.0	3.0	5.0	-0.4	-3.3
13.0	4.0	9.0	-4.4	-7.7
21.0	8.0	13.2	-8.6	-16.3
25.0	9.0	15.9	-11.3	-27.7
29.8	0.0	0.0	27.3	-0.3
16.0	6.0	9.9	-5.3	-5.3
10.0	3.0	6.7	-2.1	-7.4
12.0	4.0	8.0	-3.4	-10.9
19.0	7.0	11.6	-7.0	-17.9
12.0	4.0	8.2	-3.6	-21.5
12.0	4.0	8.2	-3.6	-25.1
16.0	6.5	9.4	-4.8	-29.9
10.0	3.0	6.7	-2.1	-32.1
32.1	0.0	0.0	32.1	0.0

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1. CONCRETE TO BE 20mm NOM. AGGREGATE AND HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF:  
- 20MPa FOR INSITU BASE  
- 40MPa FOR PRECAST UNITS
2. STEEL IRONS (HOT DIPPED GALVANISED OR PLASTIC ENCAPSULATED 'QUICKSTEPS' OR SIMILAR APPROVED)  
IN MANHOLES - TO BE INSTALLED WHEN THE DEPTH FROM COVER TO TOP OF BASE EXCEEDS 10m.  
IN GULLIES - TO BE INSTALLED WHEN THE LINER DEPTH EXCEEDS 10m
3. LINERS SHALL BE INTERLOCKING JOINT, REINFORCED CONCRETE AND EQUIVALENT TO CLASS 2 PIPE OF AN APPROVED MANUFACTURER.
4. PIPE JOINTS WITHIN 1.0m OF PIT TO BE SEALED.
5. ALL WORKS SHALL BE TO REQUIREMENTS AND APPROVAL OF THE LOCAL AUTHORITY.
6. SUBGRADE TO BASE TO BE COMPACTED TO 95% M.M.D.D. PRIOR TO PLACING OF BASE.
7. BACKFILL SURROUNDING PIT TO BE TO 95% M.M.D.D.
8. MINIMUM SPACE OF 200mm IS REQUIRED BETWEEN HOLES IN LAYER.
9. HOLES TO BE PUNCHED/CUT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
10. PROPRIETARY PRODUCTS SPECIFIED SHALL ONLY BE REPLACED WITH ALTERNATIVES AT THE APPROVAL OF THE SUPERINTENDENT.



\\Projects\2414\Design\CAD\Drawings\Standards\2414-STD-D1.dwg 19/11/19 10:01:26 ksharland





- A. EC-1000 Chamber
- B. EC-1000 End Cap
- C. Bidim A24 or A29, Nonwoven Geotextile
- D. Bidim A19, Nonwoven Geotextile, roll width 2.0m <sup>x1,3</sup>
- E. Bontec SG40 or Mirafi 600X, Woven Geotextile, roll width 1.3m <sup>x1,3</sup>



1. Top of Finished Surface Level
  2. Granular, well-graded sub-base material <sup>x1</sup>
  3. 20mm – 50mm clean, crushed angular stone<sup>x1</sup>
  4. Subgrade soil
  5. ~1m x Ø150 PVC SN8 System equalising Connecting Pipes <sup>x5</sup>
- <sup>x1</sup> Denotes refer to Notes for further info.



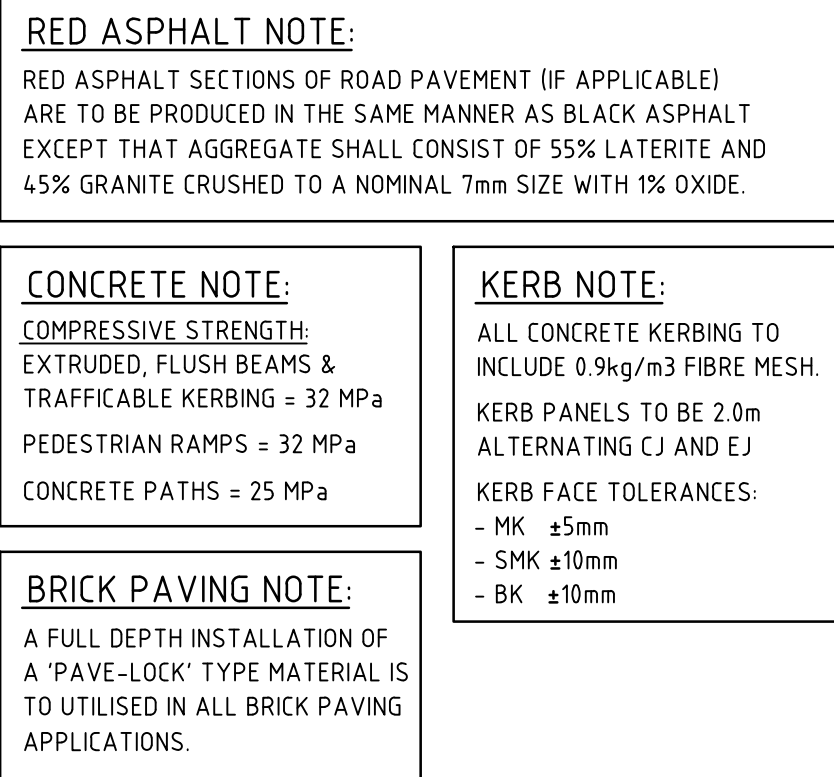
- A. EC-1000 Chamber
- B. EC-1000 End Cap
- C. Bidim A24 or A29, Nonwoven Geotextile <sup>x1, 2</sup>
- D. Bidim A19, Nonwoven Geotextile, roll width 2.0m <sup>x1, 3</sup>
- E. Bontec SG40 or Mirafi 600X, Woven Geotextile, roll width 1.3m <sup>x1, 3</sup>

1. Top of Finished Surface Level
2. Granular, well-graded sub-base material<sup>x2</sup>
3. 20mm – 50mm clean, crushed angular stone<sup>x2</sup>
4. Subgrade soil
5. Inlet pipe – RCP typically
6. Upstream inlet pipes – RCP typically
7. Pit, manhole or soakwell
8. Inspection Port<sup>x4</sup>
9. Typical Location for System Connecting Pipes<sup>x5</sup>

- 1) Or equivalent approved by ecoAID.
- 2) See Manufacturers' drawing EC\_\_002 entitled "EC-1000 System Specification" for detailed requirements.
- 3) Contractors to refer to EC-1000 Installation Guidelines for additional information on Catch-All inlet row set-up.
- 4) Recommended, when L > 25m with pit access one end, or L > 50m with access both ends. (See EC-1000 Inspection Port Detail Drawing.)
- 5) System Connecting Pipes to be installed 2nd Row In from beginning then Every 4th Row. Refer Drainage Plan for Layout.

PROJECT SINGLETON AGED CARE		
TITLE STANDARD DETAILS - STORMWATER DRAINAGE - SHEET 2		
DRAWING NUMBER 2414-STD-D2		ISSUE A





30mm ASPHALT WEARING COURSE (10mm AGG.)

7mm PRIMER SEAL

75 ROAD BASE.

300 CONCRETE BEAM

80

30

80 BRICK PAVING

30 SAND BEDDING

R 10

R 10

150

30

350

3-R10 BARS AT 80mm CTRS LOCATED CENTRALLY

150 LIMESTONE SUB-BASE (MIN. DEPTH)

Diagram illustrating the cross-section of a barrier kerb and road structure. The diagram shows the following components and dimensions:

- Overall Dimensions:**
  - Total width: 600
  - Left side width: 400
  - Right side width: 200
- Barrier Kerb Details:**
  - Top width: 50 (left), 110 (center), 40 (right)
  - Radius: R 20
  - Height: 150
  - Base width: 150
- Road Structure Layers (from top to bottom):**
  - 7mm PRIMER SEAL FINISH 50mm BEHIND BACK OF KERB
  - 30mm ASPHALT WEARING COURSE (10mm AGG.)
  - 75 ROAD BASE
  - 150 LIMESTONE SUB-BASE
- Other Features:**
  - COMPACTED BACKFILL
  - BARRIER KERB WITH HALF KEY TO BE USED ON KERBS WITH A RADIUS LESS THAN 40m, PARKING BAYS AND TRAFFIC ISLANDS.


The diagram illustrates the cross-section of a 5.8m wide road pavement. The total width is divided into a central 5.8m ROAD PAVEMENT section and two 1.20m PATH sections on either side. The 5.8m ROAD PAVEMENT section is further divided into two 2.90m LANE sections. The 1.20m PATH sections are separated from the ROAD PAVEMENT by 5.40m CARBAY sections. A 0.60m TYP SEMI-MOUNTABLE KERB (UNO) is shown on the left side of the ROAD PAVEMENT. A WHEEL STOP (WHERE REQUIRED) is indicated on the right side of the ROAD PAVEMENT. The diagram also shows a 2% slope for the ROAD PAVEMENT and a 2% slope for the CARBAY sections. A note at the bottom indicates to REFER KERB AND PAVEMENT DETAILS.

Section	Width (m)	Notes
Left Path	1.20m	
Carbay	5.40m	
Road Pavement (Total)	5.80m	
Lane (Left)	2.90m	
Lane (Right)	2.90m	
Carbay	5.40m	
Right Path	1.20m	

[illegible]

xWEMBLEY CEMENT OR SIMILARx

[illegible]

This plan shall not be to be used for construction unless issued as rev O and signed as approved.	CLIENT		CROFT APPROVAL		BY	DATE
	 CROFT DEVELOPMENTS PTY LTD		PLANNING			
COPYRIGHT		ENGINEERING				
The concepts and information contained in this document are the Copyright of TABEC Pty. Ltd. Use or copying of the document in whole or part without the written permission of TABEC Pty. Ltd. constitutes an infringement of copyright.	DESIGNED	KS	CHECKED	CCB	APPROVED	
	DRAWN	KS	CHECKED	CCB	DATE	18.11.19
					C.BITMEAD	

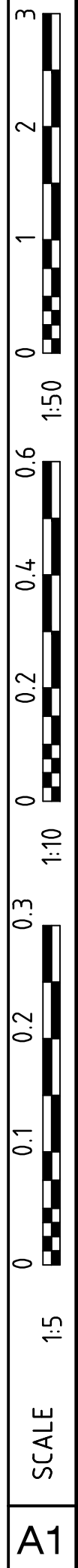
 **TABEC**  
Civil Engineering Consultants

**TABEC PTY LTD**  
ACN 090 796 204

14 Wickham Street, East Perth WA 6004  
t 08 9425 5900 e [info@tabec.com.au](mailto:info@tabec.com.au)  
[www.tabec.com.au](http://www.tabec.com.au)

PROJECT	SINGLETON AGED CARE		
TITLE	STANDARD DETAILS - ROADWORKS - SHEET 1		
DRAWING NUMBER	2414-STD-R1		ISSUE B

WAPC No.



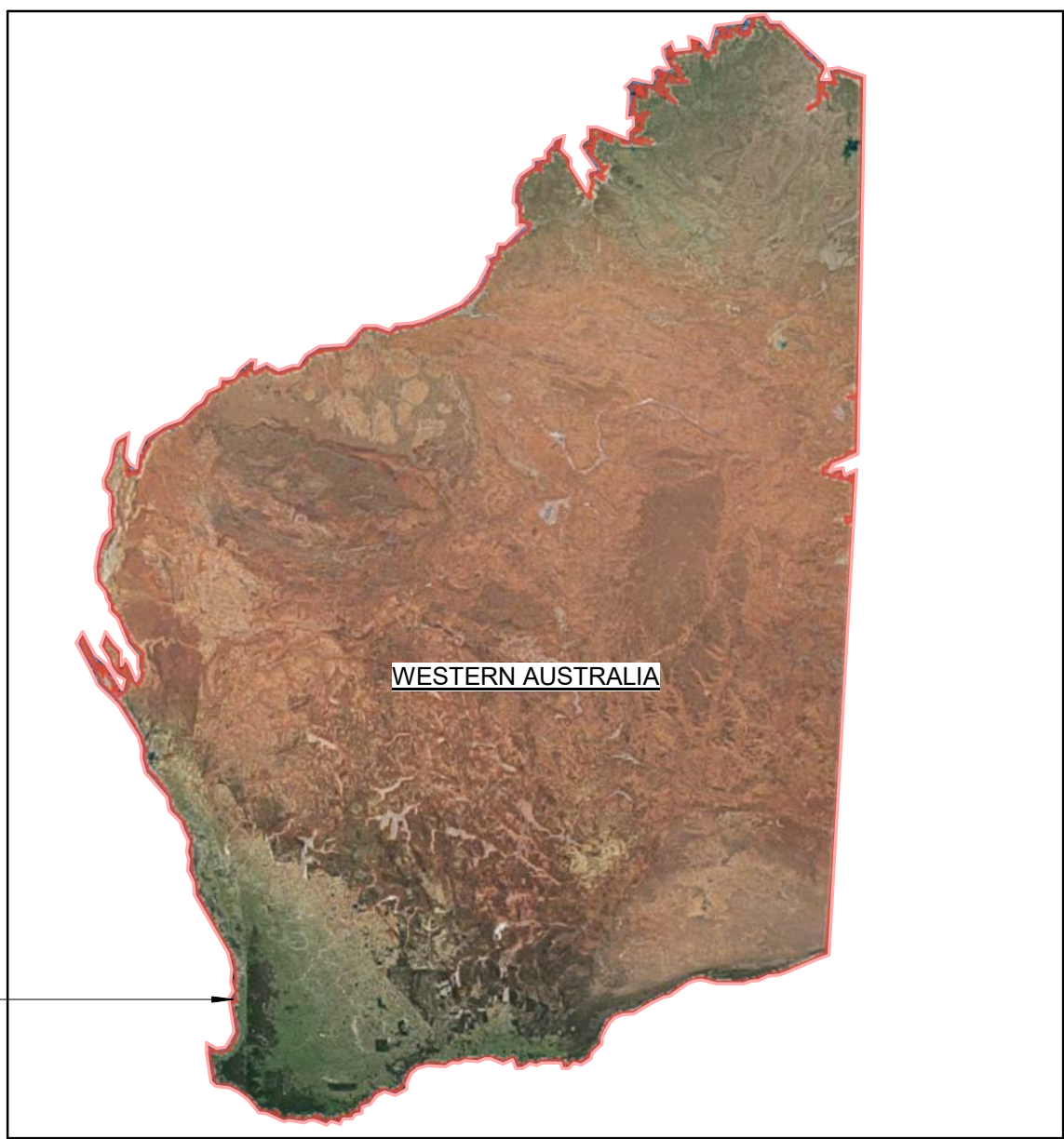


# SINGLETON AGED CARE

## FORESHORE DR & SEASIDE LINK SINGLETON WA 6175

### DEVELOPMENT APPLICATION DRAWING LIST

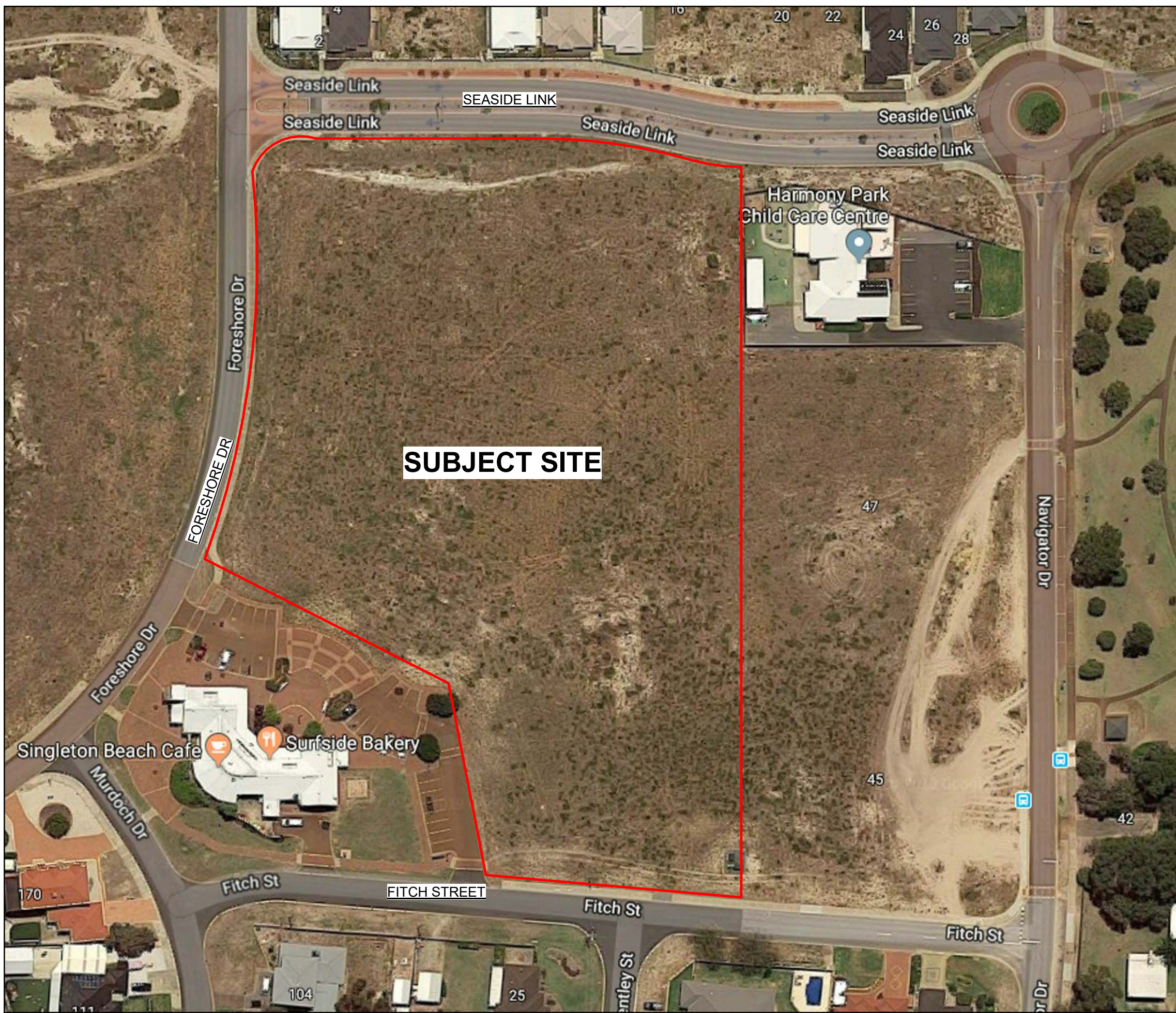
COVER PAGE & DEVELOPMENT SUMMARY	DA00
SITE ANALYSIS	DA01
PROPOSED SITE PLAN	DA02
PROPOSED GROUND FLOOR PLAN	DA03
PROPOSED FIRST FLOOR PLAN	DA04
PROPOSED ELEVATIONS	DA05
PROPOSED SECTIONS	DA06
SHADOW DIAGRAMS	DA07
PERSPECTIVE VIEWS	DA08



SUBURB OF SINGLETON  
CITY OF ROCKINGHAM

### LOCALITY DIAGRAMS

SUBJECT SITE



### DEVELOPMENT SUMMARY

#### BUILDING AREA SCHEDULE

HARDSTAND	4712 m²	27%
PERMEABLE	6886 m²	39%
SITE COVERAGE	6886 m²	34%
TOTAL AREA	17630 m²	

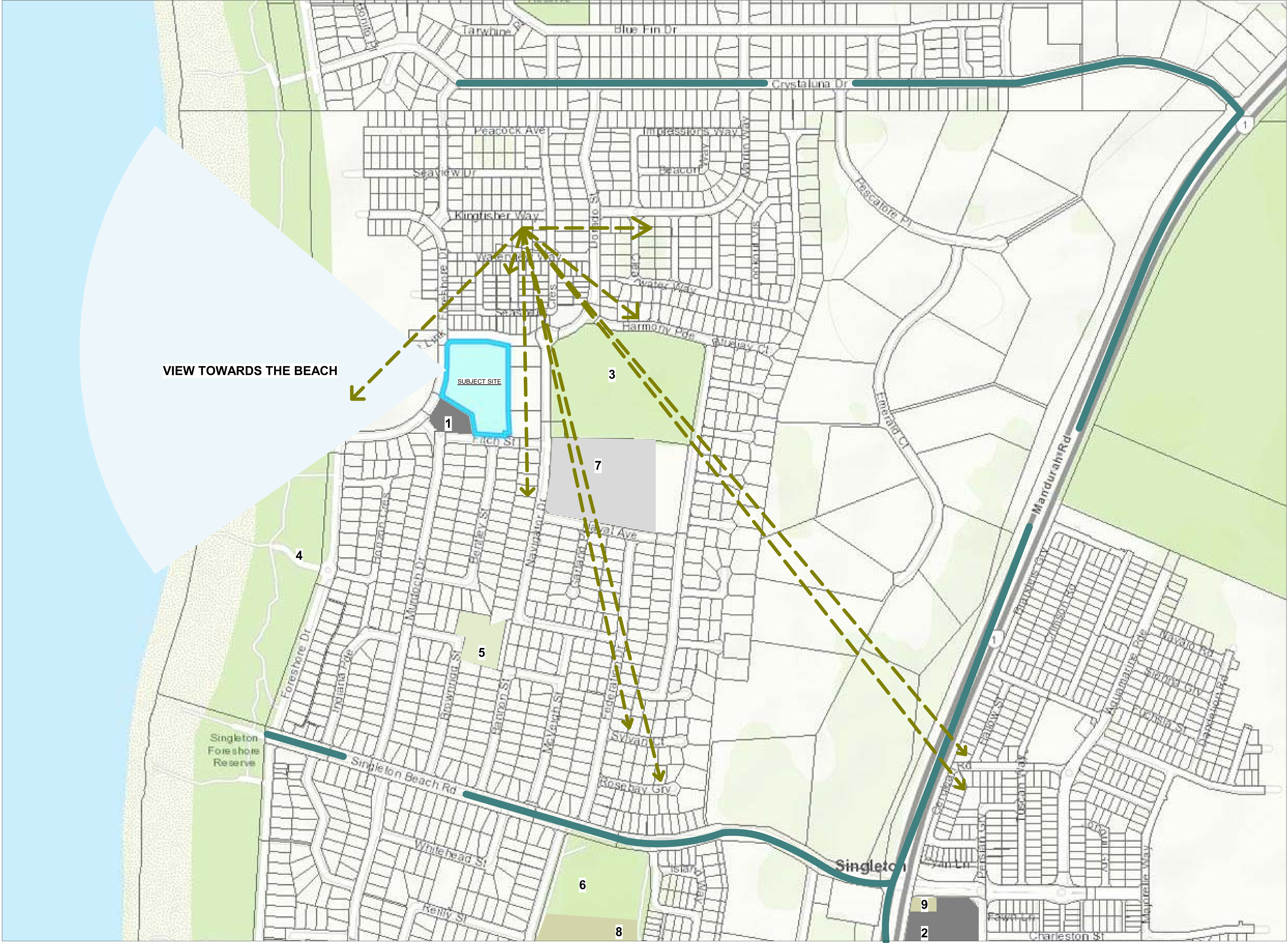
#### AGED CARE FACILITY

GROUND FLOOR	6062 m²
FIRST FLOOR	3299 m²
TOTAL FLOOR AREA	9361 m²
STANDARD CARPARK SPACE	64
ACCESSIBLE CARPARK SPACE	4
BICYCLE RACKS	10
BEDROOMS	144

### DEVELOPMENT APPLICATION

PROJECT: SINGLETON AGED CARE	SHEET SERIES: DEVELOPMENT APPLICATION	SCALE: 1:1500 DATE: 11.11.19 DRAWN BY: ZJ
CLIENT: CROFT DEVELOPMENT	SHEET TITLE: COVER PAGE & DEVELOPMENT SUMMARY	DRAWING NUMBER: DA00
ADDRESS: FORESHORE DRIVE & SEASIDE LINK	REVISION: B	CROFT DEVELOPMENTS Pty Ltd Croft Developments Pty Ltd as Trustee for Croft Developments Unit Trust ABN 51 326 340 371 59 Wangara Road, Cheltenham VIC 3192 Tel: (03) 9581 0100   Fax: (03) 9585 6383

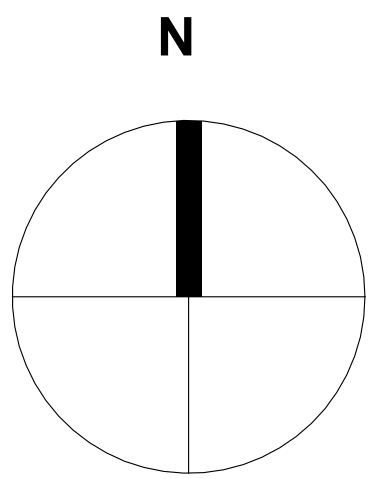




SITE PLAN

LEGEND

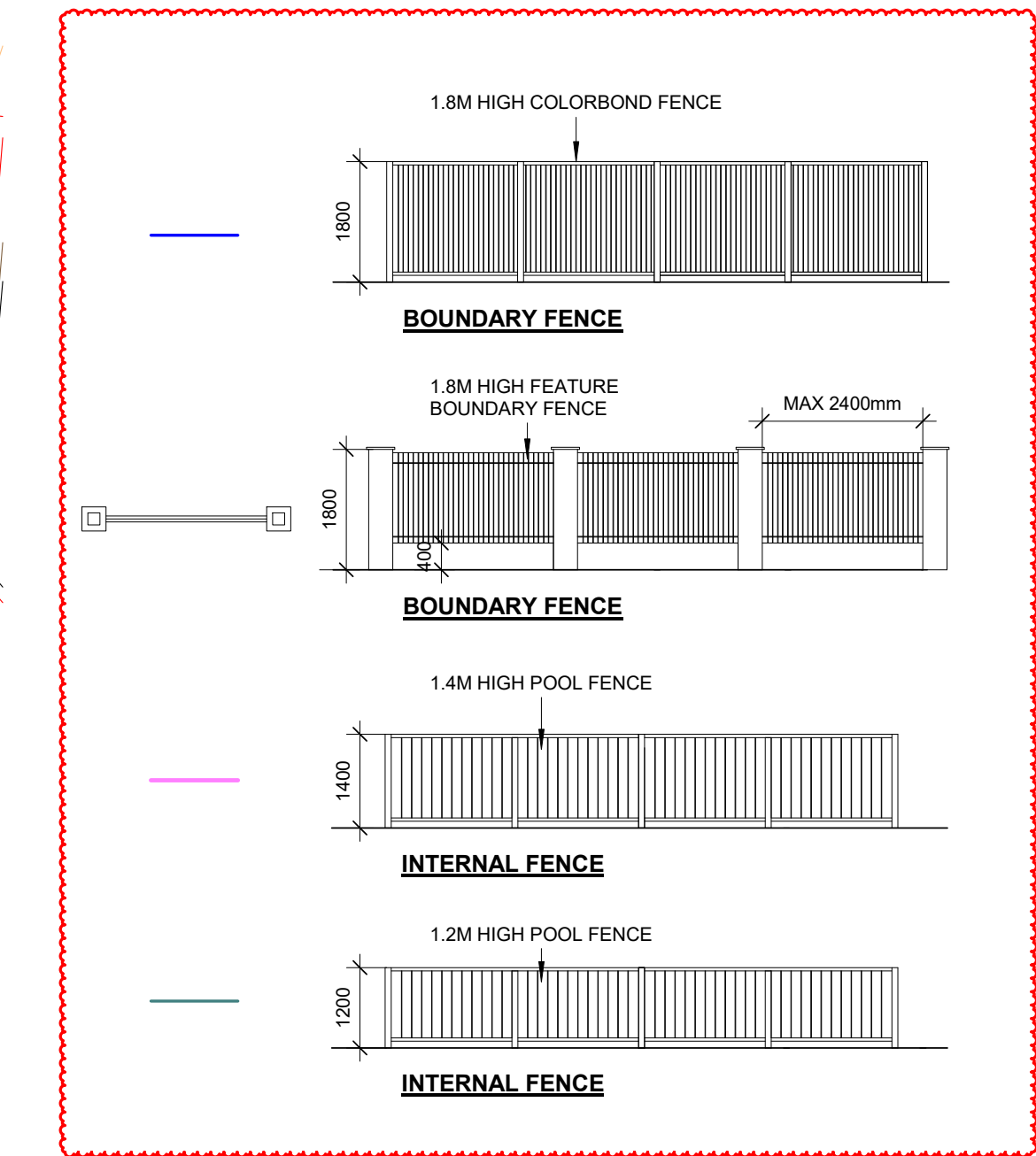
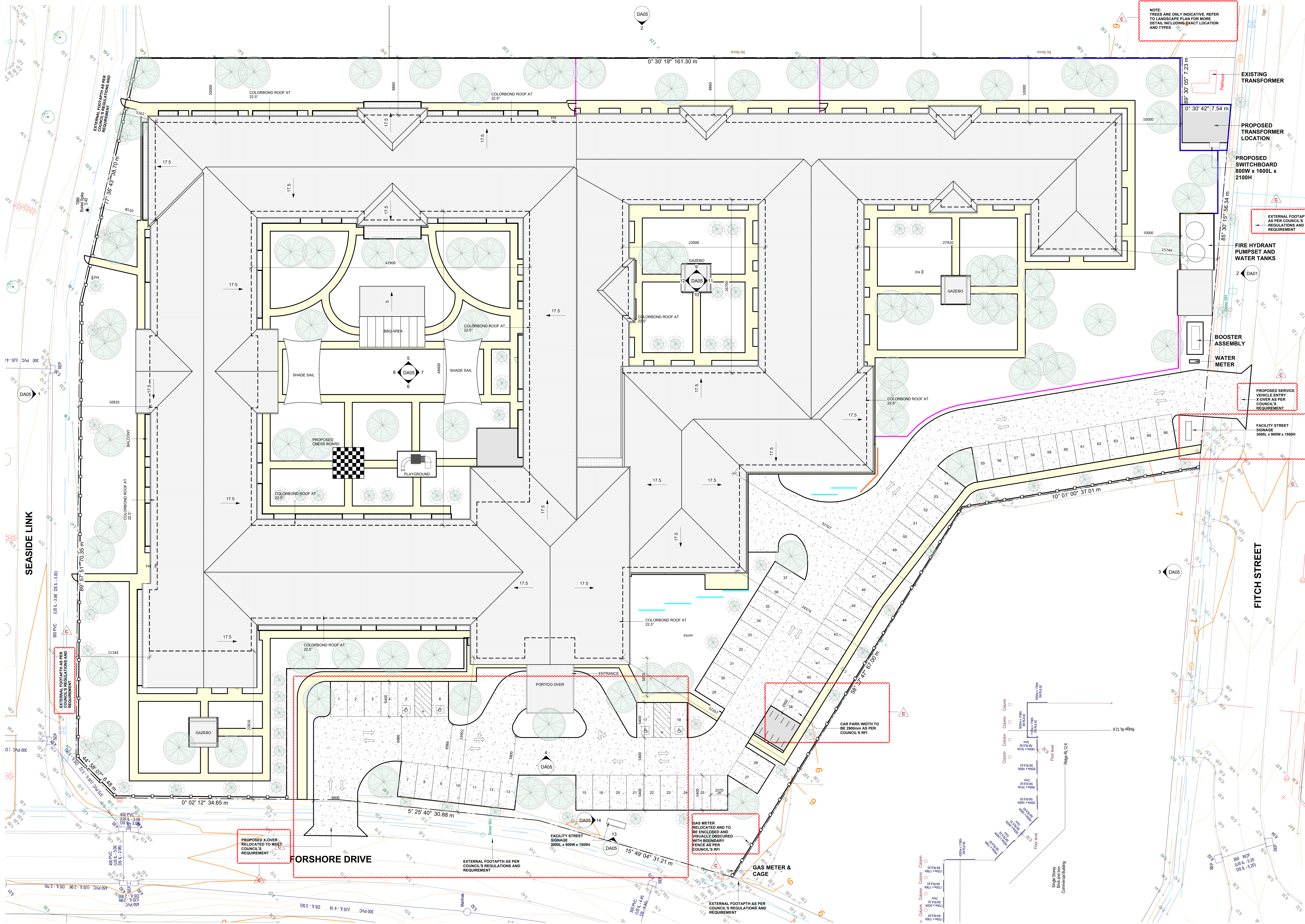
- SUBJECT SITE**
- SHOPPING CENTRE / SHOPPING AREA**
  - 1. SINGLETON LOCAL SHOPS
  - 2. SINGLETON VILLAGE SHOPPING CENTRE
- RECREATION RESERVE / PARK**
  - 3. HARMONY PARK
  - 4. SINGLETON FORESHORE RESERVE
  - 5. BROWNING STREET RESERVE
  - 6. LAURIE STANFORD RESERVE
- EDUCATIONAL INSTITUTE**
  - 7. SINGLETON PRIMARY SCHOOL
- HEALTH CLUB / SPORT CENTRE**
  - 8. SINGLETON IRWINIANS CRICKET CLUB
  - 9. BEACHSIDE PILATES & YOGA WELLNESS CENTRE
- MAJOR ROAD NETWORK**



DEVELOPMENT APPLICATION

PROJECT: SINGLETON AGED CARE		SHEET SERIES: DEVELOPMENT APPLICATION		SCALE: As shown DATE: 23.01.20 DRAWN BY: ZJ	
CLIENT: CROFT DEVELOPMENT		SHEET TITLE: SITE ANALYSIS		DRAWING NUMBER: <b>DA01</b>	
ADDRESS: FORESHORE DRIVE & SEASIDE LINK		REVISION: C		CROFT DEVELOPMENTS Pty Ltd as Trustee for Croft Developments Unit Trust ABN 51 325 340 371 59 Wangara Road, Cheltenham VIC 3192 Tel: (03) 9581 0100   Fax: (03) 9585 6383	
C. DEVELOPMENT APPLICATION - COUNCIL'S RPT D. DEVELOPMENT APPLICATION - PRELIMINARY E. DEVELOPMENT APPLICATION - PRELIMINARY		23.01.20 11.11.20 01.10.20		Printed on: 23/01/2023 5:21:33 PM	





1 SITE PLAN  
A300 SCALE 1:200

### LEGEND

#### ELECTRICAL

- W2 = LED BLACK ALUMINUM WEATHERPROOF UPDOWN WALL LIGHT (1500 F.F.I. REFER TO ELECTRICAL ENGINEER FOR DETAILS)
- GEAILED AREA LIGHT (REFER TO ELECTRICAL ENGINEER FOR DETAILS)

#### FENCING

- SLEEPER RETAINING WALL REFER TO CIVIL ENGINEERING DETAILS
- PROPOSED NEW 1.8m FEATURE SCREEN
- PROPOSED NEW 1.8m COLORBOND FENCE
- PROPOSED NEW 1.8m FEATURE BOUNDARY FENCE

#### SITE

- CONCRETE PAVERS (REFER FINISHES LEGEND)
- PROPOSED FOOTPATH
- PH FIRE HYDRANT

- PROPOSED NEW 1.4m HIGH POOL FENCE
- PROPOSED NEW 1.2m HIGH POOL FENCE

FENCE ELEVATION

## DEVELOPMENT APPLICATION

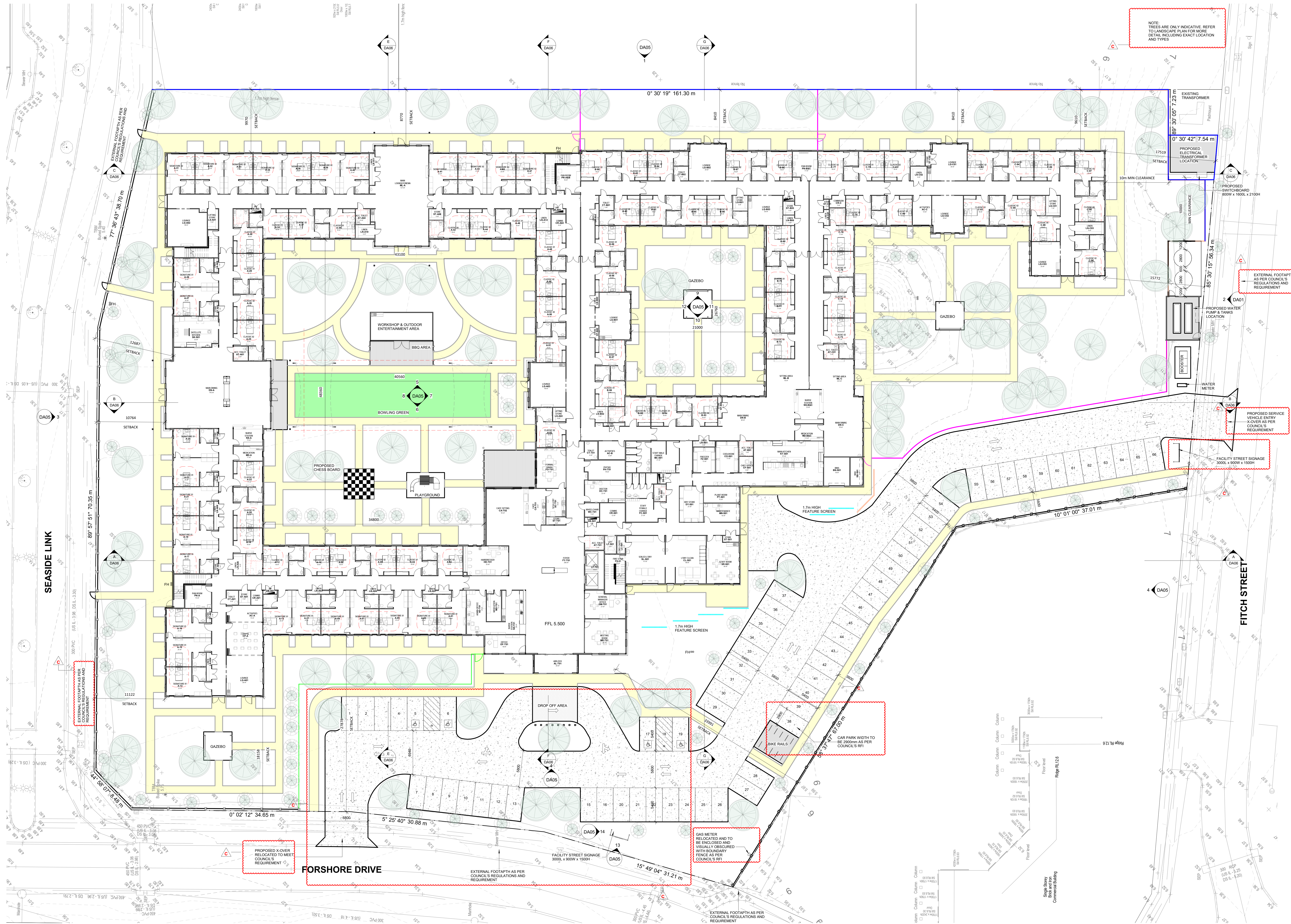
PROJECT:	SINGLETON AGED CARE
CLIENT:	CROFT DEVELOPMENT
ADDRESS:	FORSHORE DRIVE & SEASIDE LINK
DATE:	23.01.20
REVISION:	C

SHEET SERIES:	DEVELOPMENT APPLICATION
SHEET TITLE:	PROPOSED SITE PLAN

SCALE:	As per plan
DATE:	23.01.20
DRAWN BY:	ZJ
DRAWING NUMBER:	DA02
REVISION:	C

**CROFT DEVELOPMENTS** Pty Ltd  
Croft Developments Pty Ltd as Trustee  
for Croft Developments Unit Trust  
ABN 51 326 340 371  
59 Wangara Road, Cheltenham VIC 3192  
Tel: (03) 9581 0100 | Fax: (03) 9585 6383  
Printed on: 23/01/2020 12:33 PM





NOTE:  
TREES ARE ONLY INDICATIVE. REFER  
TO LANDSCAPE PLAN FOR MORE  
DETAIL, INCLUDING EXACT LOCATION  
AND TYPES

0° 30' 05" 7.23 m  
EXISTING TRANSFORMER  
0° 30' 42" 7.54 m  
PROPOSED  
ELECTRICAL  
TRANSFORMER  
LOCATION

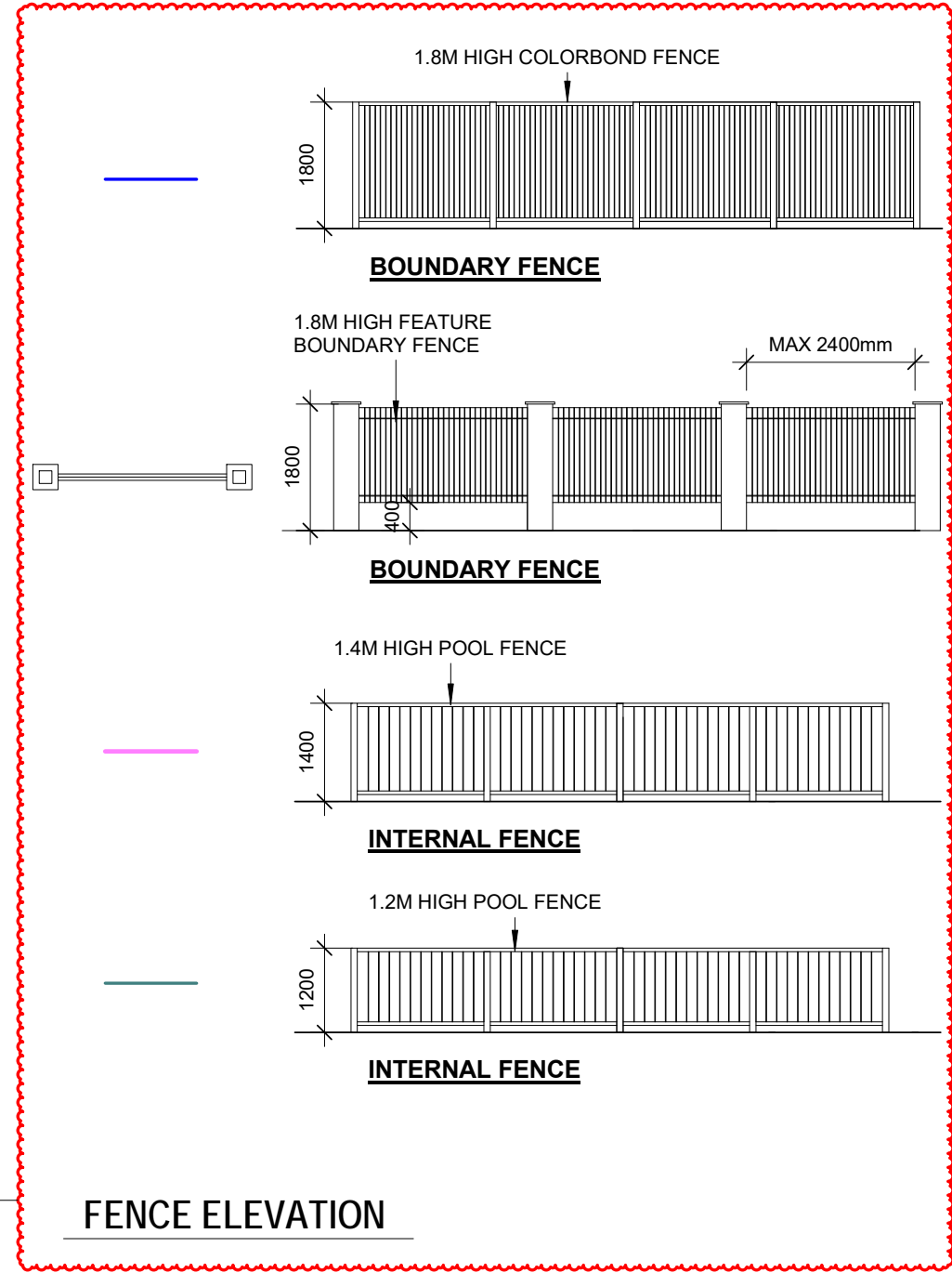
EXTERNAL FOOTPATH  
AS PER COUNCIL'S  
REGULATIONS AND  
REQUIREMENT

PROPOSED SERVICE  
VEHICLE ENTRY  
X-OVER AS PER  
COUNCIL'S  
REQUIREMENT

FACILITY STREET SIGNAGE  
3000L x 900W x 1500H

GAS METER  
RELOCATED AND TO  
BE ENCLOSED AND  
VISUALLY OBSCURED  
WITH BOUNDARY  
FENCE AS PER  
COUNCIL'S RPT

EXTERNAL FOOTPATH AS PER  
COUNCIL'S REGULATIONS AND  
REQUIREMENT



LEGEND

ELECTRICAL

- W2 = LED BLACK ALUMINUM  
WEATHERPROOF UPDOWN WALL LIGHT  
@1800 F.F.L (REFER TO ELECTRICAL  
ENGINEER FOR DETAILS)
- GE ALLIED AREA LIGHT (REFER TO  
ELECTRICAL ENGINEER FOR DETAILS)

FENCING

- SLEEPER RETAINING WALL  
REFER TO CIVIL ENGINEERING DETAILS
- PROPOSED NEW 1.8M  
COLORBOND FENCE
- PROPOSED NEW 1.8M  
FEATURE  
BOUNDARY FENCE

SITE

- CONCRETE PAVERS  
(REFER FINISHES LEGEND)
- PROPOSED FOOTPATH

PH FIRE HYDRANT

DEVELOPMENT APPLICATION

PROJECT:  
SINGLETON AGED CARE

CLIENT:  
CROFT DEVELOPMENT

ADDRESS:  
FORESHORE DRIVE & SEASIDE LINK

SHEET SERIES:  
DEVELOPMENT APPLICATION

SHEET TITLE:  
PROPOSED GROUND FLOOR PLAN

SCALE: As  
DATE: 23.01.20

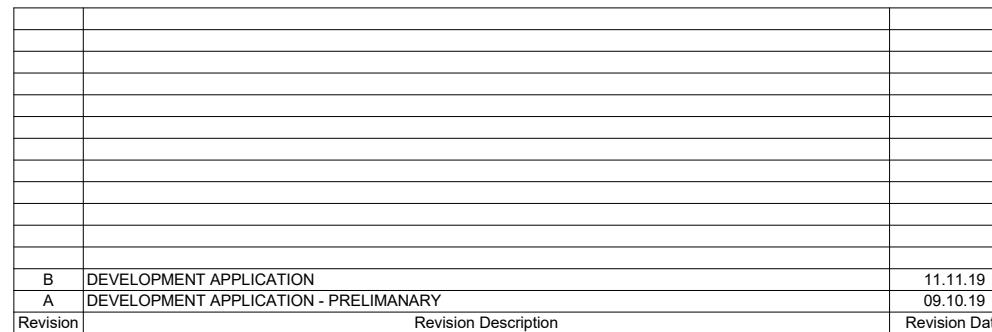
DRAWN BY: ZJ

DRAWING NUMBER:  
DA03

REVISION: C

CROFT  
DEVELOPMENTS  
CROFT DEVELOPMENTS Pty Ltd as Trustee  
for Croft Developments Unit Trust  
ABN 51 326 340 371  
59 Wangara Road, Cheltenham VIC 3192  
Tel: (03) 9581 0100 | Fax: (03) 9585 6383





SHEET SERIES:  
**DEVELOPMENT APPLICATION**

SHEET TITLE:  
**PROPOSED FIRST FLO**

SCALE: 1 : 200@A0  
DATE: 11.11.19 DRAWN BY: ZJ

DRAWING NUMBER:  
**DA04**

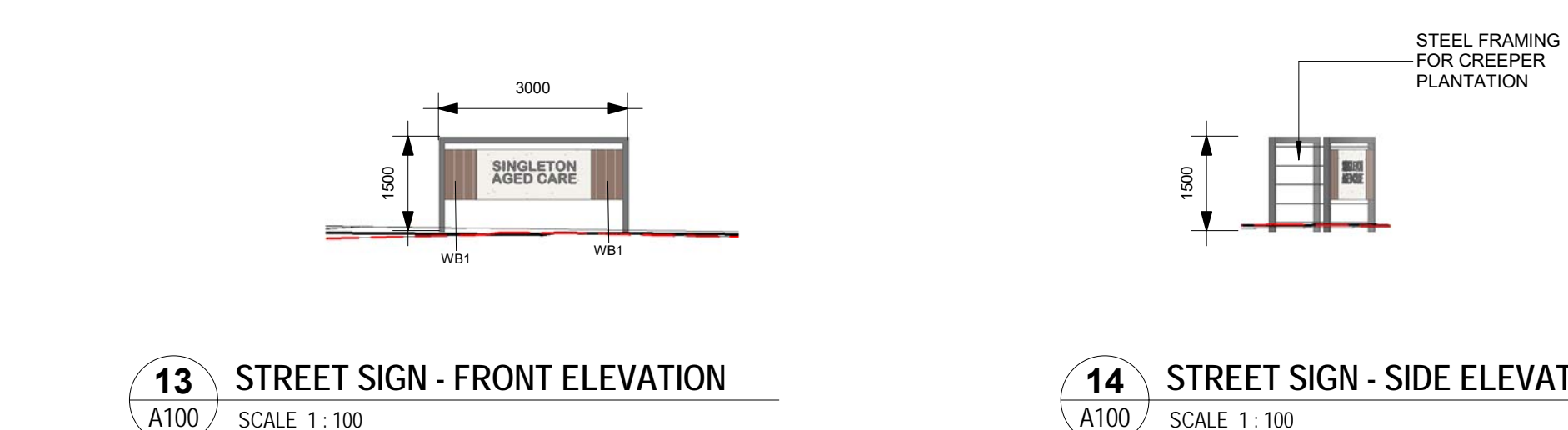
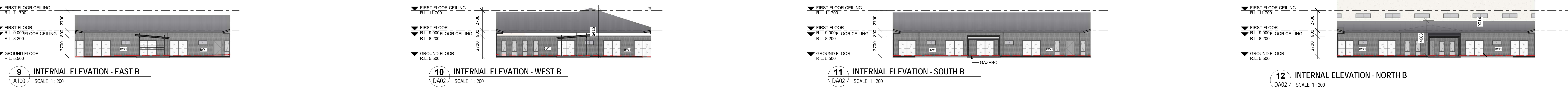
REVISION: B

**CROFT**  
DEVELOPMENTS PTY LTD

Croft Developments Pty Ltd as Trustee  
for Croft Developments Unit Trust  
ABN 51 326 340 371

59 Wangara Road, Cheltenham VIC 3192  
Tel: (03) 9581 0100 | Fax: (03) 9585 6383



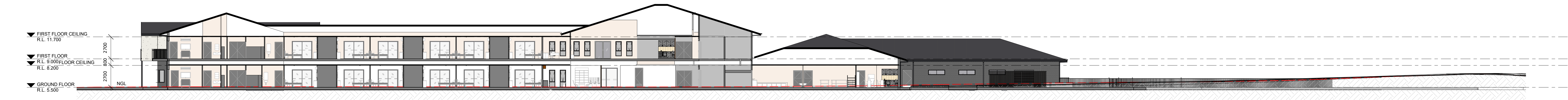


SHEET SERIES: <b>DEVELOPMENT APPLICATION</b>
SHEET TITLE: <b>PROPOSED ELEVATION</b>

SCALE: As indicated @AD  
DATE: 11.11.19 DRAWN BY: ZJ  
DRAWING NUMBER  
**DA05**  
REVISION: B

**CROFT**  
DEVELOPMENTS PTY LTD  
Croft Developments Pty Ltd as Trustee  
for Croft Developments Unit Trust  
ABN 51 326 340 371  
59 Wangara Road, Cheltenham VIC 3192  
Tel: (03) 9581 0100 | Fax: (03) 9585 6383

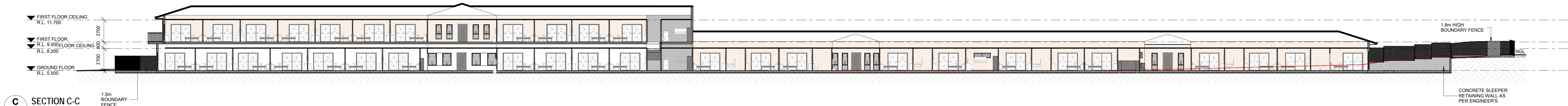




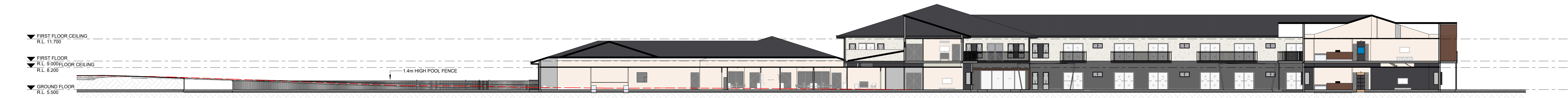
**A** SECTION A-A  
DA03 SCALE 1 : 200



**F** SECTION F-F  
DA03 SCALE 1 : 200



**C** SECTION C-C  
DA03 SCALE 1 : 200



**B** SECTION B-B  
DA03 SCALE 1 : 200

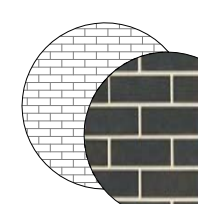
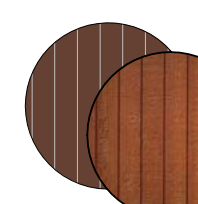

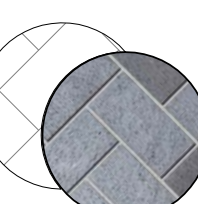

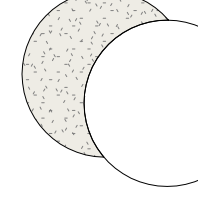
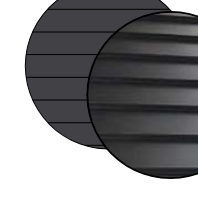



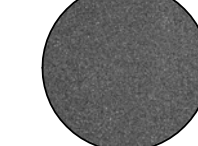


**E** SECTION E-E  
DA03 SCALE 1 : 200



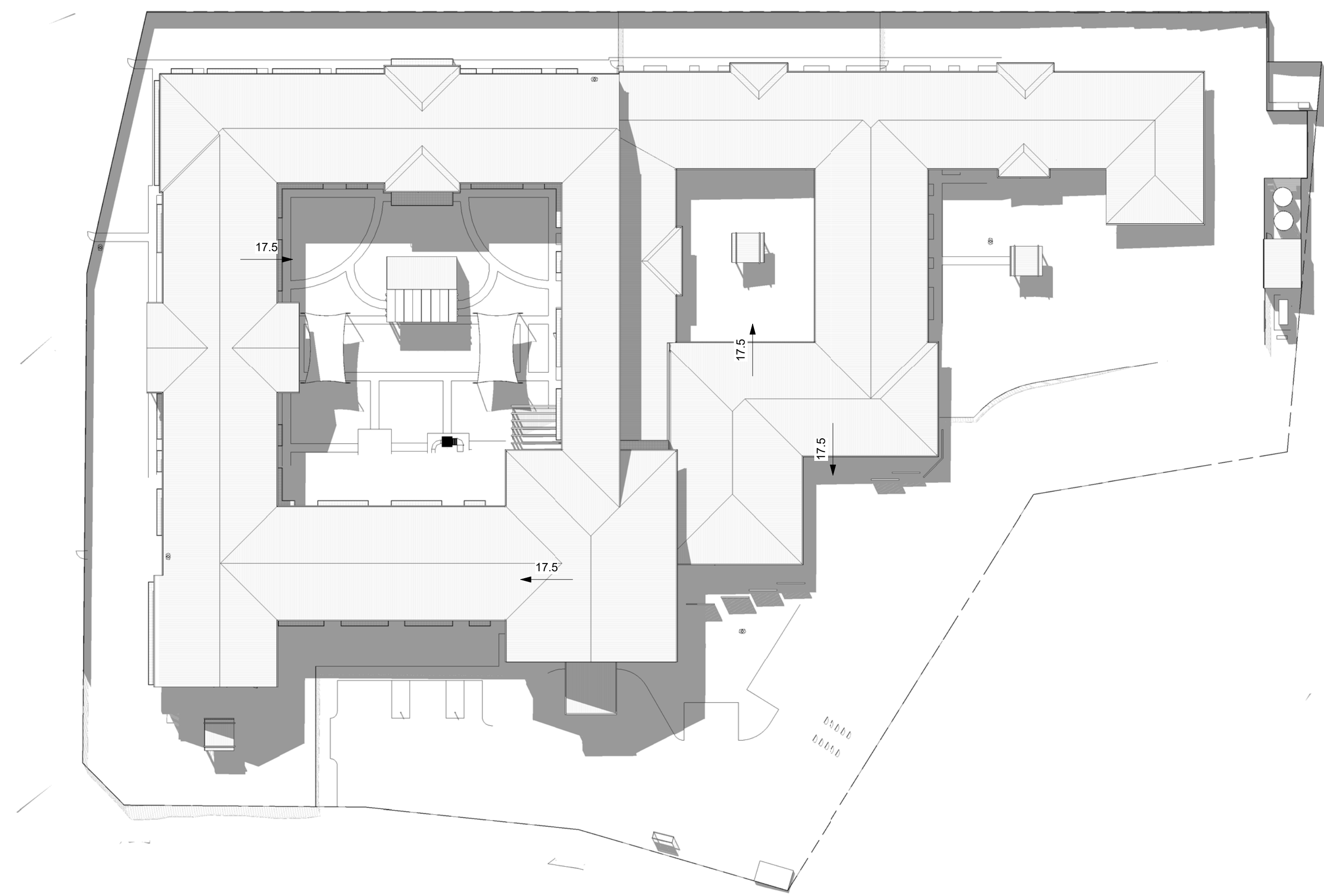
**G** SECTION G-G  
DA03 SCALE 1 : 200

### PROPOSED EXTERNAL MATERIALS & FINISHES SCHEDULE

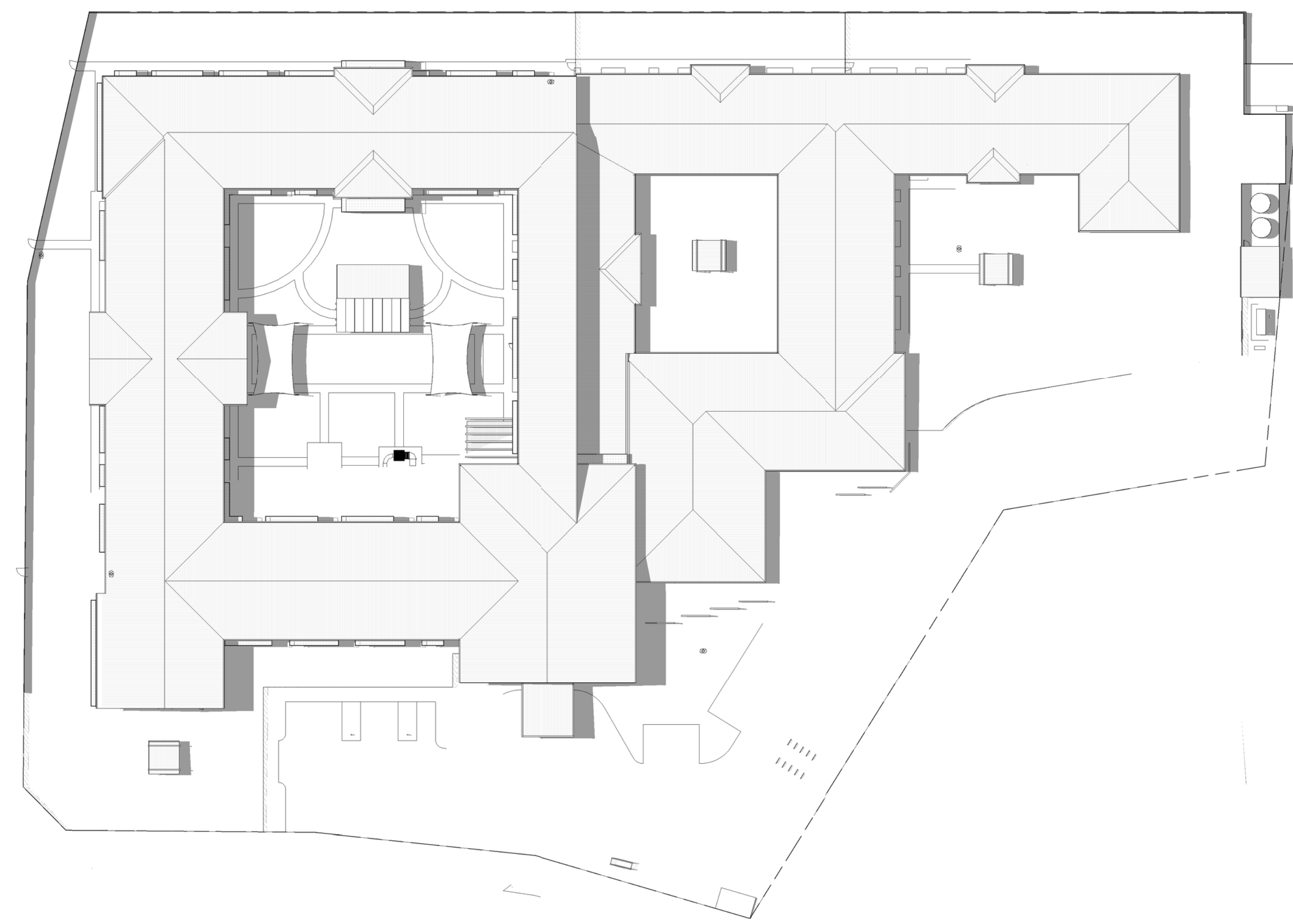
 <b>BW1</b> BRICKWORK "PWH Storm or Similar"	 <b>WB1</b> EXTERIOR WEATHERBOARD CLADDING "Vertical Profile Natural Timber or Similar"	 <b>B1</b> BALCONY BALUSTRADE "Vertical Powdercoated Aluminium Slats 'Colorbond Monument'"	 <b>MA1</b> PORTE-COCHERE DROP-OFF AREA Concrete Pavers	 <b>NGL</b> NATURAL GROUND LEVEL
 <b>RN1</b> RENDER FINISH BLOCKWORK "DULUX - Plaster White or Similar"	 <b>WB2</b> EXTERIOR WEATHERBOARD CLADDING "150mm Horizontal Profile 'Colorbond - Monument'"	 <b>S1</b> FEATURE SCREENING "150mm Horizontal Profile 'Woodgrain Finish'"	 <b>MA2</b> FOOTPATHS Concrete - Light Grey with Drift Bloom Finish	
	 <b>CB1</b> ALUMINIUM WINDOW & DOOR FRAMES FASCIA, GUTTERS & DOWNPIPES 'Colorbond - Monument'	 <b>MA3</b> CARPARK AND DRIVEWAY 'Asphalt'		

		PROJECT: <b>SINGLETON AGED CARE</b>		SHEET SERIES: <b>DEVELOPMENT APPLICATION</b>		SCALE: A6 DATE: 11.11.19		DRAWN BY: ZJ	
		CLIENT: CROFT DEVELOPMENT		SHEET TITLE: <b>PROPOSED SECTIONS</b>		DRAWING NUMBER: <b>DA06</b>			
		ADDRESS: FORESHORE DRIVE & SEASIDE LINK		CROFT DEVELOPMENTS Pty Ltd as Trustee for Croft Developments Unit Trust ABN 51 525 540 371 59 Wangara Road, Cheltenham VIC 3192 Tel: (03) 9581 0100   Fax: (03) 9585 6383					
B DEVELOPMENT APPLICATION A DEVELOPMENT APPLICATION - PRELIMINARY Revision		11.11.19 08.10.19 Revision Description		REVISION: B					

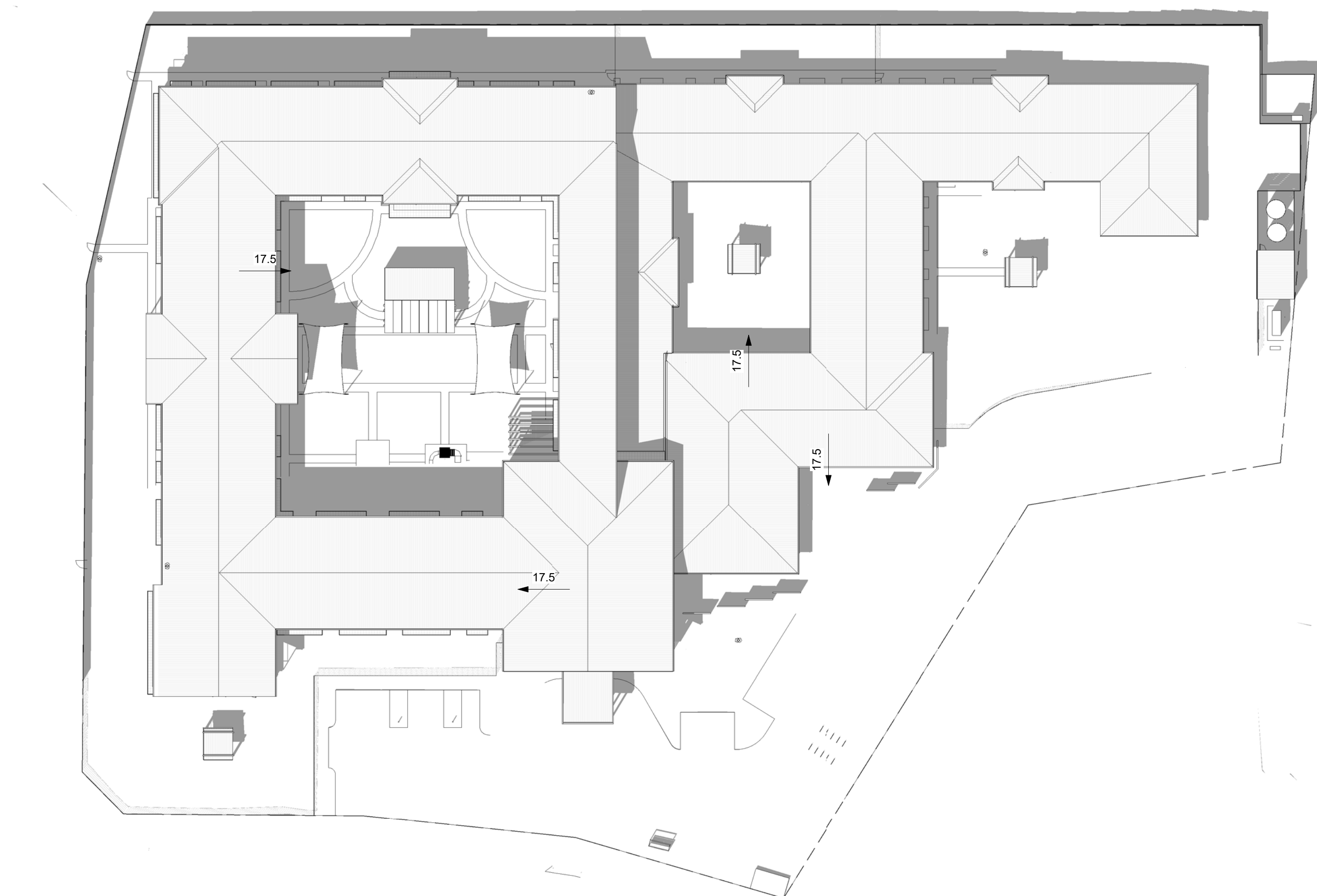




**1** SHADOW DIAGRAM - 9AM  
A300 SCALE 1:500



**2** SHADOW DIAGRAM - 12PM  
A300 SCALE 1 : 500



**3** SHADOW DIAGRAM - 3PM  
A300 SCALE 1 : 500

## DEVELOPMENT APPLICATION

[illegible]



[illegible]



Schedule of Submissions  
Proposed Nursing Home - Lot 507 Foreshore Drive, Singleton (20.2019.325.1)

PUBLIC SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
1. Mr Aaron & Ms Marie Hopkins	7 Observation Way SINGLETON WA 6175	Support.
2. Ms Jennifer Douglas	57 Estuary View Road MANDURAH WA 6210	Neutral - The proposal does not bother me.
3. Ms Mary Bowdin	35 Navigator Drive SINGLETON WA 6175 <a href="mailto:mbowdin@westnet.com.au">mbowdin@westnet.com.au</a>	Support – The major cause of concern is the traffic flow along this street – it is on the bus route and there is a school, which generates extra traffic morning and afternoon.
4. Mr Edward Basinski	PO Box 860 INGLEWOOD WA 6932 <a href="mailto:ebasinski@yahoo.com">ebasinski@yahoo.com</a>	Object – Substantial increase in local traffic movement/value of property.
5. Mr Walter & Mrs Beryl Cook	32 Horizon Crescent SINGLETON WA 6175	<u>Submission 1</u> Support – We support the building of the proposed nursing home as it will be of benefit to an ageing community. <u>Submission 2</u> Support - I support the building of proposed nursing home – Lot 507 Foreshore Drive, Singleton. It will be an asset to the area and will provide a need in an ageing community.
6. Mr Travis Sexton & Ms Rebecca Johansen	25 Seaview Drive SINGLETON WA 6175 <a href="mailto:Bec_johansen@hotmail.com">Bec_johansen@hotmail.com</a>	Object – Private Citizen. We were supportive to begin with, but do not wish to have a two storey building. We feel it is an intrusive eyesore and would have been happy with a single storey dwelling.
7. Temwood Holdings Pty Ltd	PO Box 498 SOUTH PERTH WA 6951 <a href="mailto:brucechinoffice@gmail.com">brucechinoffice@gmail.com</a>	Support
8. Mr & Ms Carment Jamieson	12 Hummingbird Way SINGLETON WA 6175 <a href="mailto:cepkj@bigpond.com">cepkj@bigpond.com</a>	Support - As we are in our sixties we may end up there ourselves. Seriously, there are a lot of retirees in this area and it is an asset for them.
9. Mr David Crabtree	16 Scenic Drive WANNEROO WA 6065 <a href="mailto:David.crabtree@fgm.com">David.crabtree@fgm.com</a>	Support

Schedule of Submissions  
Proposed Nursing Home - Lot 507 Foreshore Drive, Singleton (20.2019.325.1)

PUBLIC SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
10. Mr Greg & Mrs Monique Thomms	PO Box 8364 WARNBRO WA 6169 <a href="mailto:Gm.thomms@bigpond.com">Gm.thomms@bigpond.com</a>	Support
11. Mrs Chantal Richardson	5 Clearwater Way SINGLETON WA 6175 <a href="mailto:chanieliza@gmail.com">chanieliza@gmail.com</a>	Object - I object to this development. The area is full of families & a school right across the road. I understand these developments need to be around, but the proposed site isn't the correct area for a nursing home. It's a mainly young community & I think these developments would suit somewhere near a retirement village.
12. Ms Lynda Robinson	6 Peacock Avenue SINGLETON WA 6175	Support
13. Mrs Amanda Collins	138 Penguin Road SAFETY BAY WA 6169 <a href="mailto:Collins.sm@icloud.com">Collins.sm@icloud.com</a>	Support
14. Miss Charlotte Blacow	21 Waterview Way SINGLETON WA 6175	Support
15. Ms Jessica James	22 Peacock Avenue SINGLETON WA 6175	Support
16. Mrs Dawn Davis	32 Marlin Way SINGLETON WA 6175 <a href="mailto:ad.davis@bigpond.com">ad.davis@bigpond.com</a>	I would rather have a nursing home than a telephone mast in our community. I hope the developers landscape enough gardens for the residents too. I look forward to the home utilising community support through volunteering.
17. Mr Barrett Losco	73 Miltona Drive SECRET HARBOUR WA 6173 <a href="mailto:barrettlosci@gmail.com">barrettlosci@gmail.com</a>	Very supportive of this development. The only significant comment is That there won't be enough allowance for dependant couples to stay together in care.
18. Mrs Jodie Lindsay	Dampier Drive GOLDEN BAY WA 6174 <a href="mailto:jodiejlindsay@icloud.com">jodiejlindsay@icloud.com</a>	The proposed aged care facility (nursing home) in Singleton is a fantastic idea. The fresh sea air for the elderly & jobs that it will create would be wonderful. I also think with new housing going up all the time with young families & the government allowing state housing to also come into the seaside towns of Singleton & golden bay, I feel this establishment will help ground the areas again to their former glory.

Schedule of Submissions  
Proposed Nursing Home - Lot 507 Foreshore Drive, Singleton (20.2019.325.1)

PUBLIC SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
19. Mr Markus A Enkler	16 Rivergums Boulevard BALDIVIS WA 6171 <a href="mailto:markus.a.enkler@gmail.com">markus.a.enkler@gmail.com</a>	Sadly only the poor design standard of 99% single rooms? Not enough allowance for dependant couples to stay together in care 94-95% single rooms will enhance the brutal separation of couples if residential ongoing nursing care is required. I authorise my comment to be made publicly available. Markus A Enkler, E.E.E.T. Baldivis 6171
20. Mr Christopher Campbell-Hicks	19 Navigator Drive SINGLETON WA 6175 <a href="mailto:Chris.campbell-hicks@sedgmen.com">Chris.campbell-hicks@sedgmen.com</a>	No problem with this proposal.
21. Mr David Wainwright	45 Indiana Parade SINGLETON WA 6175 <a href="mailto:Daveplus75@gmail.com">Daveplus75@gmail.com</a>	Don't feel this is the right location. What would this do for the area yet to be developed across the road and wouldn't the land in golden bay hills be better suited. Age retirement home would suite best as well as promote growth around the existing shop. Not a good choice for singleton
22. Mrs Sheree Mears	Lookout Vista SINGLETON WA 6175 <a href="mailto:shereemears@bigpond.com">shereemears@bigpond.com</a>	This is not a suitable area to build such a facility. We are a beachside community, a nursing home should be close to a hospital. I beg you not to approve this proposal as our property prices have already been effected enough.
23. Mr Jason Michael D'argent	2 Seaside Link SINGLETON WA 6175 <a href="mailto:africahi@gmail.com">africahi@gmail.com</a>	Fantastic idea I support!
24. Mrs Carol Maldon	18 Lookout Vista SINGLETON WA 6175 <a href="mailto:cdgd62@gmail.com">cdgd62@gmail.com</a>	Clarification of a couple of issues please: 1. Noise levels and disturbance from sirens in cases of emergency - this will obviously increase due to amenity. Could you please clarify how this is going to affect the area and what measures will be undertaken to minimise the impact? 2. Dementia patients and wandering off the premises. Could you please clarify the measures for the safety and security of these patients? Also the area has children in the direct area at the school and day cares, if a patient wanders off and comes in contact with said children both parties could frighten and this could cause issues.
25. Miss Stephanie Stacey	56 Cerulean Road KARNUP WA 6176 <a href="mailto:stephanie_s92@hotmail.com">stephanie_s92@hotmail.com</a>	Great idea! Would Love to see a facility like this in Singleton
26. Ms Aleisha Vincent	Unit 1, 15 Elvira Street PALMYRA WA 6157 <a href="mailto:kimcent@icloud.com">kimcent@icloud.com</a>	Support



Schedule of Submissions  
Proposed Nursing Home - Lot 507 Foreshore Drive, Singleton (20.2019.325.1)

PUBLIC SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
27. Ms Gail Flint & Mr Ken Begg	24 Navigator Drive SINGLETON WA 6175 <a href="mailto:gail@aberdeensampling.com">gail@aberdeensampling.com</a>	Support Our only concern with this development is the Primary School parking issue, we have enough trouble getting down navigator drive at school drop off & pick up times as t is. Parents park across our driveway making it difficult to access would love to see Navigator drive as a no parking zone as is Garland & a good bit of Federation.
28. Mr & Mrs Thomms	8 Hummingbird Way SINGLETON WA 6175 <a href="mailto:gm.thomms@bigpond.com">gm.thomms@bigpond.com</a>	Support
29. Mr Simon White	4 Sandy Terrace SINGLETON WA 6175 <a href="mailto:Simonwhite7575@gmail.com">Simonwhite7575@gmail.com</a>	Support
30. Ms Tania Jacobs	9 Arbor Close SINGLETON WA 6175 <a href="mailto:taniajac@gmail.com">taniajac@gmail.com</a>	Object Amenity and traffic congestion.
31. Mr Paul Corless	18 Sierra Chase LEEMING WA 6149 <a href="mailto:brightwater@westnet.com.au">brightwater@westnet.com.au</a>	Support Might increase the calibre of tenants.
32. Mr Paul Robinson	10 Clearwater Way SINGLETON WA 6175 <a href="mailto:robbieinoz@gmail.com">robbieinoz@gmail.com</a>	Support I support the proposed nursing home. It will provide employment for the local area and diversity for the suburb.
33. Mr Colin Shaw	39 Navigator Drive SINGLETON WA 6175 <a href="mailto:Mareejackson3@gmail.com">Mareejackson3@gmail.com</a>	Object The proposal concerns are attached. I have grave concerns about this proposed development for the reasons listed below: <ol style="list-style-type: none"> <li>1. It's not in keeping with the aesthetics of the area. Singleton is a sleepy beach community with the development of a two storey complex with a large plant room and fence around the complex will ruin the overall appearance of the area.</li> <li>2. The development will put pressure on the roads of Fitch, Foreshore Drive and also Navigator Drive.</li> </ol> If the proposal is to proceed it should only be a single storey development in this way the aesthetics will be somewhat be preserved reducing the flow of traffic on the relatively narrow streets of Fitch and Foreshore Drive.

Schedule of Submissions  
Proposed Nursing Home - Lot 507 Foreshore Drive, Singleton (20.2019.325.1)

PUBLIC SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
34. Ms Raeleen Hubbard	18 Navigator Drive SINGLETON WA 6175	Support
35. Ms Tracey Bonser	13 Waterview Way SINGLETON WA 6175 <a href="mailto:tgbonser24@gmail.com">tgbonser24@gmail.com</a>	I am opposed to this development as I don't think the area has the right access for this infrastructure. Essentially they will have to be ambulances coming frequently. Staff coming into the area for Their shifts. Doctors on call. Hospitality catering trucks delivering food and other needs such as linens And laundry needs. Not to mention frequent visitors. I feel something like this needs to be close to a main road and the hospital, not in the middle of a small quiet residential suburb.
36. Mr Pieter & Mrs Janine Conradie	9 Bentley Street SINGLETON WA 6175 <a href="mailto:pieter8janine@gmail.com">pieter8janine@gmail.com</a>	Support
37. Ms Karen M. Hepple	29 Greyshil Road BRIDGETOWN WA 6255 <a href="mailto:Kaz-18@hotmail.com">Kaz-18@hotmail.com</a>	Support
38. Mr Daniel & Mrs Sinead Booth	48 Marlin Way SINGLETON WA 6175 <a href="mailto:Sinead_2989@hotmail.com">Sinead_2989@hotmail.com</a>	Support
39. Mr Aaron & Mrs Jill Sheppard	68 Harmony Parade SINGLETON WA 6175 <a href="mailto:anishep@bigpond.net.au">anishep@bigpond.net.au</a>	I object to a two story building in our small community that is this large. It will effect views to the ocean & devalue property. I think the idea of the nursing home is fantastic it's the hight & enormity of this building that's the issue. Not to mention the traffic issues this will present us all with. Especially on Finch St. We struggle to park at the primary school now let alone when a monster two story goes up.
40. Mr Ken Smith	27 Harmony Parade SINGLETON WA 6175 <a href="mailto:kensmith@hotmail.com">kensmith@hotmail.com</a>	Support
41. Mr Carl Blacow	10 Horizon Crescent SINGLETON WA 6175	Support
42. Mr Gary & Mrs Lorraine Cranch	19 Royce Street SINGLETON WA 6175 <a href="mailto:Lorraine.cranch@bigpond.com">Lorraine.cranch@bigpond.com</a>	Whilst I do not object to this development as a whole I am VERY concerned with increased traffic in the area. You are aware of a primary school within 100m of the proposed development. At school stop off and pick up time vehicles are parking on the road way and verges of Navigator, Naval and

Schedule of Submissions  
Proposed Nursing Home - Lot 507 Foreshore Drive, Singleton (20.2019.325.1)

PUBLIC SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
No.42 – cont...		Fitch Streets. Whilst this may be illegal, parking does and will continue to happen. There will be increased traffic from both staff and visitors to the facility. Add to this extra rubbish trucks and linen service trucks, plus emergency vehicles. I don't believe an entry/exit point on Fitch St is appropriate. A school Bus Stop is located on Navigator Drive corner of Fitch St. Streets in this area are narrow and if this entry/exit point is approved then Fitch St MUST be widened. I also doubt there are sufficient parking bays allocated within the site. The proposal states a movement of 30 vehicles each shift change. That makes 30 already taken by staff, add to this Physio or Doctor, plus 30 incoming staff which leaves a maximum of 8 bays available for any visitors – totally insufficient for 144 residents. This MUST be increased or we will have more vehicles parking in the surrounding streets which is unacceptable.
43. Mrs Sharen Lever	12 Bluejay Court SINGLETON WA 6175 <a href="mailto:Shazz.lever@gmail.com">Shazz.lever@gmail.com</a>	Disagree - Design is too high and no input to the community
44. Mr Richard Harris	26 Bentley Street SINGLETON WA 6175 <a href="mailto:Richard.m.harris.edm@gmail.com">Richard.m.harris.edm@gmail.com</a>	The current proposal has an entrance – exit on Fitch St During school pickup / drop off time this street is congested already cars are parking in Bentley Street. It is suggested that this entry/exit be moved to Seaside link which is not used for parking purposes.
45. Maria Dentice	32 Bight Reefs Road SINGLETON WA 6175 <a href="mailto:marilyndentice@hotmail.com">marilyndentice@hotmail.com</a>	Would be good to have more provision for Retirement units in Singleton. 2 bed units self contained. eg
46. Mrs Geraldine Hulland	26 Geographe Bay Pass SECRET HARBOUR WA 6173 <a href="mailto:Gerhall24@hotmail.com">Gerhall24@hotmail.com</a>	Neutral
47. Ms Jade Jones	8 Seashells Crescent SINGLETON WA 6175 <a href="mailto:Jadejones.mail@gmail.com">Jadejones.mail@gmail.com</a>	Support
48. Mrs Kylie Mansfield	199 Foreshore Drive SINGLETON WA 6175 <a href="mailto:Kylie2302@gmail.com">Kylie2302@gmail.com</a>	As per my previous submissions, I object to this type of facility being built in the local area & within 200m of my home. Our local community needs facilities for families to utilise to boost or already struggling school & business. Adding an elderly population will not add value. We bought her for the 'family feel', not for its nursing home potential.



Schedule of Submissions  
Proposed Nursing Home - Lot 507 Foreshore Drive, Singleton (20.2019.325.1)

PUBLIC SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
No.48 – cont...		Also, its unknown the cost to potential residents to the housed in the facility. Having worked in aged care, the cost is usually exorbitant. In addition to the cost, most residents would prefer to remain in their own homes with assisted living/in home care. We don't want our kids going to school with increased traffic & hazard potential.  Location to emergency service also doesn't make sense to have the facility built in the middle of an established community.
49. Mr Ivan Parker	2 Bluejay Court SINGLETON WA 6175 <a href="mailto:ivanandsue@hotmail.com">ivanandsue@hotmail.com</a>	Object – Singleton Community is predominately single storey building & homes occupied by a young age demographic. Large buildings upto10m high and up to 150m long will not fit in with the area, however a single story may. There is also a lack of local support services for this facility in the immediate area as well as insufficient road widths for on street parking and emergency vehicle access.
50. Mr Morris Kinley	1 Arbor Close SINGLETON WA 6175 <a href="mailto:kinleymd@bigpond.com">kinleymd@bigpond.com</a>	Whilst acknowledging the worthwhile benefits of both locally based care and employment opportunities from such a Facility, this particular proposal is of such a scale that it is likely to adversely affect amenity for too many – perhaps too few were asked their opinion on a locale character change of this magnitude. Scale aside, the issue of increased traffic from frequent rubbish collections, from visitors to the 144 patients and from the thrice daily staff change roster will inevitably bring increased traffic and noise and local road congestion due to the proximity of the school and child day care centre. The traffic outflow into Fitch Street will congest without creation of dedicated parking bays to cater for the many parents who use it as a drop/pick zone every school day.
51. Mr Graeme Dean Singleton Residents' Association	4 Finn Court SINGLETON WA 6175 <a href="mailto:Present.singletonwa@gmail.com">Present.singletonwa@gmail.com</a>	At a recent meeting of the Singleton Residents' Association, we have discussed the proposal for a nursing home at Lot 507 Foreshore Drive, Singleton. While we do not have any objections to the Nursing Home itself, we have concerns about the traffic flow around the area. The development will potentially bring hundreds of extra vehicles to the area each day, including trucks. Our major concern is the nearby Singleton Primary School. There is already serious traffic congestion at peak times in this area. There is insufficient parking at the school, and many vehicles park (possibly illegally) in the street. There is also the movement of these vehicles around the vicinity of the nursing home. Considering the safety of the school children, as well as the safety of nearby residents, we ask the City to please consider a thorough investigation of the traffic flow around the area.
52. Mr Anthony Passchier	9 Lookout Vista SINGLETON WA 6175 <a href="mailto:passchie@bigpond.com">passchie@bigpond.com</a>	I agree whole heartedly with the proposed Nursing Home in Singleton. It will provide a facility required in this area and has the potential for employment, supply of goods and services for the surrounding area and in particular for Singleton. The building design is in fitting with the area and I don't believe the height of the building will be an issue as future development to the West is likely to be two storey also being in close proximity to the coast.

Schedule of Submissions  
Proposed Nursing Home - Lot 507 Foreshore Drive, Singleton (20.2019.325.1)

PUBLIC SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
No.52 – cont...		The minor concern I have is to do with linking footpaths from the property to the existing footpaths on the edge of the roads. The drawings do not show a link therefore who will provide this link for pedestrians? Hopefully not at rate payers expense. The links mention are; 1. On the Western edge of the access road from Fitch Street near the fire main. 2. From the cycle parking area through to the existing shopping area carpark. 3. The 3 emergency exit paths onto Seaside Link. 4. The path onto Foreshore Drive on the Northern end of the carpark. The paths onto Seaside link appear to show a retaining wall that will prevent disabled access to the path ie steps. What will happen to storm water that currently flows from the shopping area carpark into the property? Thanks for my opportunity to comment.
53. Miss Lizanne Dymond	5 Warrie Street GOLDEN BAY WA 6174 <a href="mailto:Dragonflydream@bigpond.com">Dragonflydream@bigpond.com</a>	I think this is a great idea, As long as locals people will be able to use the facility.
54. Mrs Kerry Puttick	26 Harmony Parade SINGLETON WA 6175	This building will be detrimental to Singleton. It is far too large a structure. It will create traffic issues with all the workers and visitors to the facility. Surely there are better areas for this development.
55. Mr Paul Reid	14 Hummingbird Bird Way SINGLETON WA 6175 <a href="mailto:reidpg@gmail.com">reidpg@gmail.com</a>	Object: <ul style="list-style-type: none"> <li>- The existing Road infrastructure will not be able to support the increase traffic.</li> <li>- The size of the facility proposed would adversely affect the views and feel of a quiet residential area. Construction of this facility will adversely affect the re-sale of our properties/y.</li> <li>- Increase of noise due to services to operate the facility.</li> <li>- Increase danger to children, due to increase traffic.</li> </ul>

CoR Ref: 20.2019.325.1  
PS ref: 6148

6 January 2020

Greg Delahunty  
Senior Projects Officer  
City of Rockingham  
Via email: [greg.delahunty@rockingham.wa.gov.au](mailto:greg.delahunty@rockingham.wa.gov.au)

Dear Greg,

**LOT 507 FORESHORE DRIVE, SINGLETON  
DEVELOPMENT APPLICATION – PROPOSED RESIDENTIAL AGED CARE FACILITY  
ADDITIONAL INFORMATION**

Thank you for your email of 12 December 2019 relating to the above development application for Lot 507 Foreshore Drive, Singleton (**subject site**), stating:

*With regard to the subject proposal, I think it's difficult to construe that a structure plan mod, which the City is obligated to advertise under the Regulations regardless of planning merit, is a 'seriously entertained planning proposal'. It's hard to have due regard to a modification to a Structure Plan when the City is not the determining authority. This process should not be drawn in parallel to the process of preparing and advertising a Scheme Amendment or a Planning Policy which require consent from the Council to initiate advertising.*

It is appreciated approval of a development application prior to the finalisation of a structure plan departs from usual practice. Nonetheless, we consider the proposal is both capable of, and warrants, approval and we would like to provide the City with further information to support this view.

**CASE EXAMPLE – BAYSWATER MULTIPLE DWELLINGS**

The following example demonstrates where a development application has been approved having regard to a draft structure plan. The circumstances are not identical, but it does help to illustrate how orderly and proper planning should be applied with a draft structure plan.

The State Administrative Tribunal approved multiple dwellings in the Bayswater town centre where a draft structure plan was imminently to be advertised for public comment. The decision was reported in **JMC Property Group Pty Ltd and Presiding Member Metro Central Joint Development Panel [2017] WASAT 155 (JMC)**.

As for orderly and proper planning, the Tribunal's commented at [44]:

*The Tribunal accepts the respondent's submission that the Draft Structure Plan is not a matter to which due regard is required to be had under the provisions of cl 67(b) of the LPS Regulations. However, given the extensive work undertaken on the Draft Structure Plan, in terms of both the Scenario Workshop outcomes available at the time of the hearing and the subsequent 'adoption' of the much more detailed Draft Structure Plan, the Tribunal believes that these endeavours cannot be entirely dismissed and finds that orderly and proper planning requires that the weight to be given to the Draft Structure Plan should be assessed under cl 67(zb) of the LPS Regulations, that is, any other planning consideration the local government, or the Tribunal on review, considers appropriate. [emphasis added]*



## PROPOSED RESIDENTIAL AGED CARE FACILITY IN SINGLETON

The City's email provides two points in support of its conclusion that amendments to the Bayshore Gardens Local Structure Plan (**BGLSP**) is not a seriously entertained planning proposal:

1. The BGLSP amendment did not *"require consent from the Council to initiate advertising."*
2. *"The City is not the determining authority."*

In respect of the first point, a seriously entertained planning proposal is not defined by whether or not Council gave consent to initiate advertising. Rather, it requires a review of the matters and facts of the proposal. In **Nicholls and Western Australian Planning Commission** [2005] WASAT 40 at [47] the Tribunal said:

*In Fitzwood Pty Ltd v Whittlesea City (1992) 78 LGERA 193, Smith J held in the Supreme Court of Victoria that it was open to the Administrative Appeals Tribunal to take the view that a structure plan was a seriously-entertained planning proposal where it was "a serious and important planning document which defines, for the present, what the responsible authority sees as the orderly and proper planning for the area".*

Importantly, the City compelled the lodgement of the BGLSP amendment. The applicant would not have lodged the proposal if the City had not insisted it was necessary. We note:

- At an initial meeting held on 31 May 2019, the City's officers said the City was not opposed to the proposed aged care facility, but a modification to the BGLSP would be required.
- On 7 June 2019, Planning Solutions wrote to the City setting out the reasons why it considered an amendment to the BGLSP was not required.
- On 18 June 2019 the City's officers reiterated an amendment to the BGLSP should be lodged.

Clearly, the lodgement of the BGLSP amendment was driven by the City's officers as a necessary requirement for developing the site. In the circumstances, clearly the BGLSP amendment is a document which defines what the City sees as orderly and proper planning for the site. In the circumstances, it meets the criteria required to be a seriously entertained planning proposal.

The second issue relates to the City not being the determining authority. This, however, is not relevant. Scheme amendments are not determined by local governments and yet there is a wealth of case law confirming they can be seriously entertained planning proposals.

Further, there is no evidence the WAPC would make a decision on the BGLSP amendment contrary to the City's views.

## WEIGHT TO BE GIVEN TO THE BGLSP AMENDMENT

In JCM at [45] the Tribunal referred to the following quote:

*...the Tribunal said in Nicholls at [59] that the authorities 'together identify the four principal criteria which should be utilised to determine the weight which should appropriately be given to a draft planning instrument or policy or a draft amendment to such an instrument or policy in a planning assessment or appeal'. The Tribunal then said:*

*These criteria are:*

- (1) The degree to which the draft addresses the specific application.*
- (2) The degree to which the draft is based on sound town planning principles.*
- (3) The degree to which its ultimate approval could be regarded as 'certain'.*
- (4) The degree to which its ultimate approval could be regarded as 'imminent'.*

With respect to the first criterium, the draft modifications to the BGLSP specifically addresses the development application. In fact, its sole purpose is to facilitate the development application.

With respect to the second criterium, the draft modifications to the BGLSP are based on sound town planning principles. The Structure Plan report recognises the State Planning Strategy 2050 and the Perth and Peel @ 3.5 million suite of documents which recognise the ageing population and the need to provide suitable accommodation and facilities for aged persons. Further, the City has already said it is not opposed to the proposed aged care facility use on the subject site. There is no evidence the Council or the Western Australian Planning Commission will or might take a contrary view.

With respect to the final two criteria, it is useful to refer to the Tribunal's comments in JCM at [47]-[49]:

*In regard to whether the Draft Structure Plan is certain and imminent, there is little doubt that a Structure Plan will eventually be adopted. It is the outcome of a lengthy and comprehensive process of strategic planning by the local authority which accords with the strategic intentions of the state planning authority.*

*While its precise final form may not be definitive and amendments may be made, these are, given the lengthy genesis and extent of technical and community input involved in its development, likely to be of detail rather than substance and the planning approach which it adopts must be regarded as highly likely to be brought in force within the reasonably foreseeable future.*

*The Tribunal in Nicholls at [45] observed, in particular:*

*... the authority or tribunal must consider the extent to which the application before it is consistent with the planning objective or planning approach embodied or reflected in the draft. In particular, the authority or tribunal must consider whether the approval of the application is likely to impair the effective achievement of the planning objective or planning approach embodied or reflected in the draft or is likely to render more difficult the ultimate decision as to whether the draft should be made or its ultimate form.*

In the present case, adopting the Tribunal's phrasing, the precise final form of the modification to the BGLSP is likely to be of detail rather than substance. The City impelled the lodgement of the BGLSP amendment. There is little doubt it will be supported by the City in some form or another. The final form of the Structure Plan is unlikely to depart from this intent.

## **CONCLUSION**

We consider the City should accept the amendments to the BGLSP as a seriously entertained planning proposal to which some level of weight should be given, consistent with orderly and proper planning and with regard to the above case law.

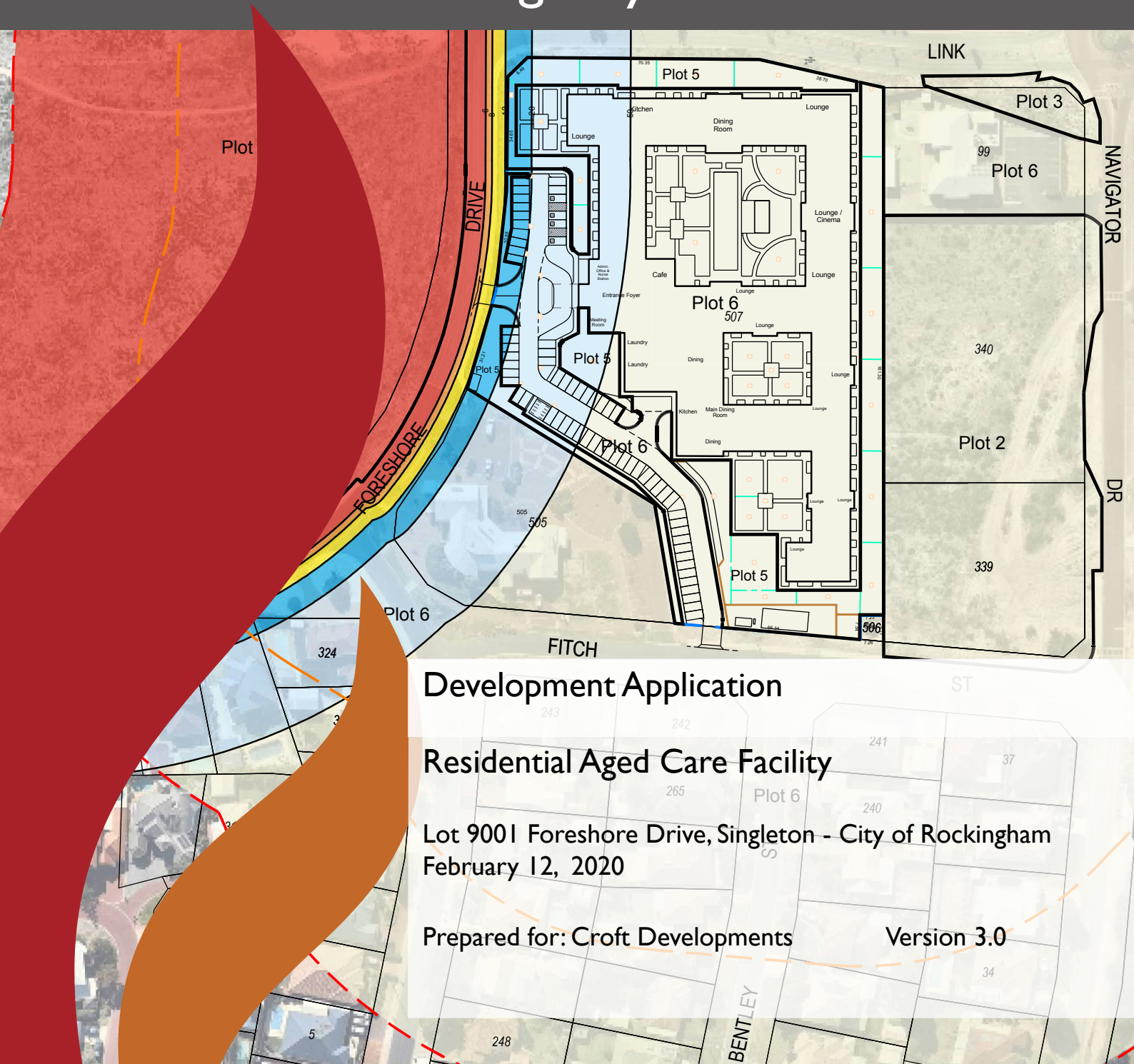
Should you have any queries or require clarification, please do not hesitate to contact the writer.

Yours sincerely,



**ROSS UNDERWOOD**  
**ASSOCIATE**

# Bushfire Management and Emergency Evacuation Plan



Development Application

Residential Aged Care Facility

Lot 9001 Foreshore Drive, Singleton - City of Rockingham  
February 12, 2020

Prepared for: Croft Developments


Version 3.0



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## Document Information

Prepared for: Croft Developments  
Project Name: RACF Singleton Bushfire Management Plan  
Site Address: Lot 9001 Foreshore Drive, Singleton  
Prepared by: Rohan Carboon and Dr Karen Brown  
Bushfire Safety Consulting Pty Ltd

I hereby declare that I am a BPAD accredited bushfire practitioner.	
Accreditation No.	23160
Signature	
Date	12/02/2020



## Document Control

Bushfire Management Plan – Lot 9001 Foreshore Drive, Singleton			
REPORT VERSION	PURPOSE	AUTHOR/REVIEWER AND ACCREDITATION DETAILS	DATE SUBMITTED
V1	Draft for Review	Dr Karen Brown (BPAD 48364) Rohan Carboon (BPAD 32160)	15/10/2019
V2	Final for Submission	Rohan Carboon (BPAD 32160)	16/10/2019
V3	Final for resubmission	Rohan Carboon (BPAD 32160)	12/02/2020

**Front cover photo:** BAL contours over the site

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## EXECUTIVE SUMMARY

This Bushfire Management and Emergency Evacuation Plan (BMEEP) has been prepared to support a proposed development application for an aged care facility at Lot 9001 Foreshore Drive, Singleton.

The proposed development is surrounded by residential housing to the north and south, low threat vegetation to the east, and temporary Class G Grassland across the road to the west of the site which is expected to be developed into a residential subdivision in the future.

The area is reticulated and there is good vehicular access.

A Method 1 BAL assessment has been undertaken to determine predicted radiant heat flux levels on the site and the development does not exceed a rating of BAL-12.5.

The proposed aged care facility can achieve all of the Acceptable Solutions and Performance Principles in the Guidelines for Planning in Bushfire Prone Areas V1.3 (2017).

The developer is responsible for ensuring requirements for the provision of water and vehicular access are met and for establishing the Asset Protection Zone.

It is expected that the implementation of this BMEEP will reduce the threat to residents, the public and fire fighters in the area addressed by this BMEEP. The proposal complies with the *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas (SPP 3.7)* and the *Guidelines for Planning in Bushfire Prone Areas* (WAPC 2017 V1.3).

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## APPENDICES

Appendix 1: Asset Protection Zone Standards
Appendix 2: Vehicular access technical requirements
Appendix 3: City of Rockingham Fire Control Notice 2019-20
Appendix 4: Bushfire Emergency Evacuation Plan



## 1 PROPOSAL DETAILS

The proposed facility will provide accommodation and nursing care for the frail aged and elderly people within the City of Rockingham and will be managed by Signature Care Pty Ltd. It will cater for up to 144 residents, 72 with low care needs and 36 with high care needs, as well as up to 36 Dementia patients.

Residents of the facility will be elderly, either mobile or bed bound, and require varying levels of assistance from carers, volunteers and nursing staff. Care will be provided 24 hours a day, every day of the year.

The facility comprises of a double storey building with 144 single bed accommodation rooms, along with kitchens, lounge rooms, dining rooms, café, medical centre and administration areas to service the residents (Figure 2). Approximately 164 staff members, including 18 registered nurses, will be employed at the facility, with a shift consisting of between 9 and 35 staff members being present at any one time depending on the time of day. Staff will be required to have appropriate training and qualifications to work at the facility. Staff members will be available on site at all times, will be familiar with the facility and the site, and have access to all parts of the building. In addition, the facility will have two caretakers.

The site is 1.7 ha in size and is zoned 'Development' under the City of Rockingham Local Planning Scheme (LPS). It is surrounded by land currently developed, or soon to be developed, for residential, commercial, and community purposes. The site adjoins a retail complex to the southwest, and a child care centre to the northeast. To the west are vacant sites designated for residential and an over 55s lifestyle village. To the east are vacant sites designated for a community building and church. To the north and south are existing urban residential dwellings (Figure 1) (Figure 1). Adjacent vegetation on vacant lots to the east and west of the site is managed annually prior to the fire season according to the City of Rockingham's Fire Control Notice (see Appendix 3), although grass fuels and regenerating shrub vegetation sometimes exceed 100mm in height.

The area is reticulated, and scheme water provided. There are a number of entry/egress routes using proposed public roads and there will be fire hydrants within regulated access.

This BMEEP addresses future development conditions by providing responses to the performance criteria in the *Guidelines for Planning in Bushfire Prone Areas V1.3* (WAPC *et.al.* 2017).

If there is a bushfire within or near the site, implementing this BMEEP will reduce the threat to residents, property and emergency response personnel.



Figure 1: Site location



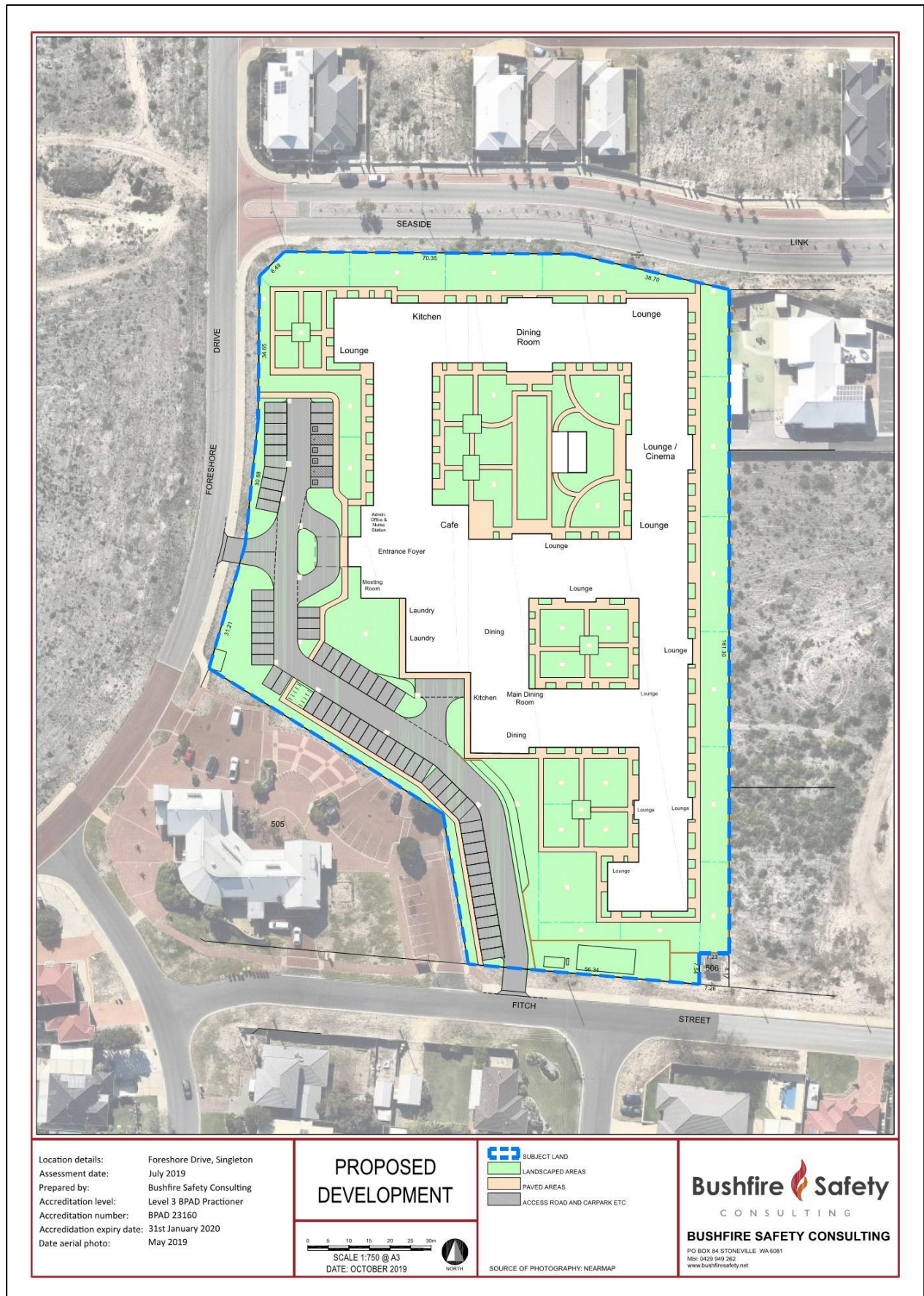


Figure 2: Site plan showing proposed development



## Policy and Guidelines

### 1.1 Application of SPP 3.7

The *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas (SPP 3.7)* provides the foundation for land use planning to address bushfire risk management in Western Australia. It is used to inform and guide decision makers, referral agencies and land owners to help achieve acceptable bushfire protection outcomes.

The policy contains objectives and policy measures as well as reference to the bushfire protection criteria as outlined in the *Guidelines for Planning in Bushfire Prone Areas (WAPC 2017 V1.3; the Guidelines)*.

The policy applies to this Development Application because the site is located in a designated bushfire prone area on the WA Map of Bushfire Prone Areas (Figure 3). The following policy measures (Table 1) will need to comply with SPP 3.7:

*Table 1. Policy measures*

<b>Policy Measure 6.2</b>	The development application is located within a designated bushfire prone area and will have a Bushfire Hazard Level above low and a Bushfire Attack Level rating above BAL-LOW.
<b>Policy Measure 6.4</b>	Policy 6.4 applies, meaning the development proposal will be accompanied by a Bushfire Management Plan including the following: <ul style="list-style-type: none"> <li>- BAL Contour Plan</li> <li>- BAL ratings</li> <li>- Identification of relevant issues; and</li> <li>- Demonstration of compliance with the Guidelines</li> </ul>
<b>Policy Measure 6.6</b>	Policy Clause 6.6 applies to vulnerable land use applications. The development application proposes a new Aged Care Facility which is a vulnerable land use under the policy because the residents of the facility are less able to respond in a bushfire emergency. The development application will therefore include a comprehensive emergency evacuation plan (Appendix 4) which specifically reflects the residents' needs and circumstances.

The development is not considered as minor or unavoidable development, or high-risk land use under *SPP 3.7*.

### 1.2 Guidelines for Planning in Bushfire Prone Areas V1.3 (2017)

The Department of Planning have recently released the *Guidelines for Planning in Bushfire Prone Areas V1.3 (2017)*. The requirements of this document are accommodated within this BMEEP.

The *Guidelines for Planning in Bushfire Prone Areas V 1.3(2017)* is intended to inform and guide decision makers, referral authorities and proponents to achieve acceptable bushfire protection outcomes, including expectations at the different stages of planning.

### **1.3 Evacuation Planning Handbook 4 (Australian Government – Attorney-General’s Department) Australian Emergency Management Institute**

This document in Appendix 4 sets out the process to develop a bushfire evacuation plan for community facilities and residential areas. The document details issues such as decisions to evacuate, warnings, withdrawal, shelter and returning home.

### **1.4 Australian Standard (AS3745-2010) Planning for Emergencies in Facilities**

The objective of the standard is to enhance the safety of people in facilities by providing a framework for emergency planning utilising the built facility as appropriate.



Figure 3: The site is designated bushfire prone on the WA map of Bushfire Prone Areas



## **2 ENVIRONMENTAL CONSIDERATIONS**

There are no environmental, biodiversity or conservation values on the subject site.

### **2.1 Native Vegetation – modification and clearing**

There is no on-site clearing of native vegetation required to develop the site.

### **2.2 Re-vegetation/Landscape Plans**

Extensive consultation has occurred with the Landscape Architect on this project and a landscape concept sketch has been developed that outlines the proposed formal garden beds, deciduous and street trees and irrigated turf areas. Strips of flowering shrubs will be planted to screen the boundary fence and carpark which will be highly managed and maintained in a low threat formal garden condition.

APZ standards, fuel structure and fuel loadings have been thoroughly considered in the development of this landscape plan and shrub heights and tree spacings have been considered at all times in the design.

As with any planting and garden beds, the maintenance of the plants is crucial to reduce the building up of accumulated fuel loads and elevated fuel loads. The formal garden beds will be irrigated and maintained as formal garden beds with regular removal of fine fuels, weeds, dead material and sick and diseased plants. Pruning will occur regularly to maintain the formal garden appearance.

In the carpark area between car bays, 1 tree will be planted every 5 car bays and low native shrubs will be planted to council requirements. small endemic trees will be planted and maintained with minimum 5 metres canopy separations. The strips of low shrub plantings are positioned perpendicular to the aged care facility and highly maintained. These planting , spacings and maintenance comply with the intent of the APZ standards outlined in Appendix 1.

The Landscape Concept Sketch responds to the APZ standards found in Appendix 1 with consideration of plant selection, fuel loads, fuel structure and important maintenance.

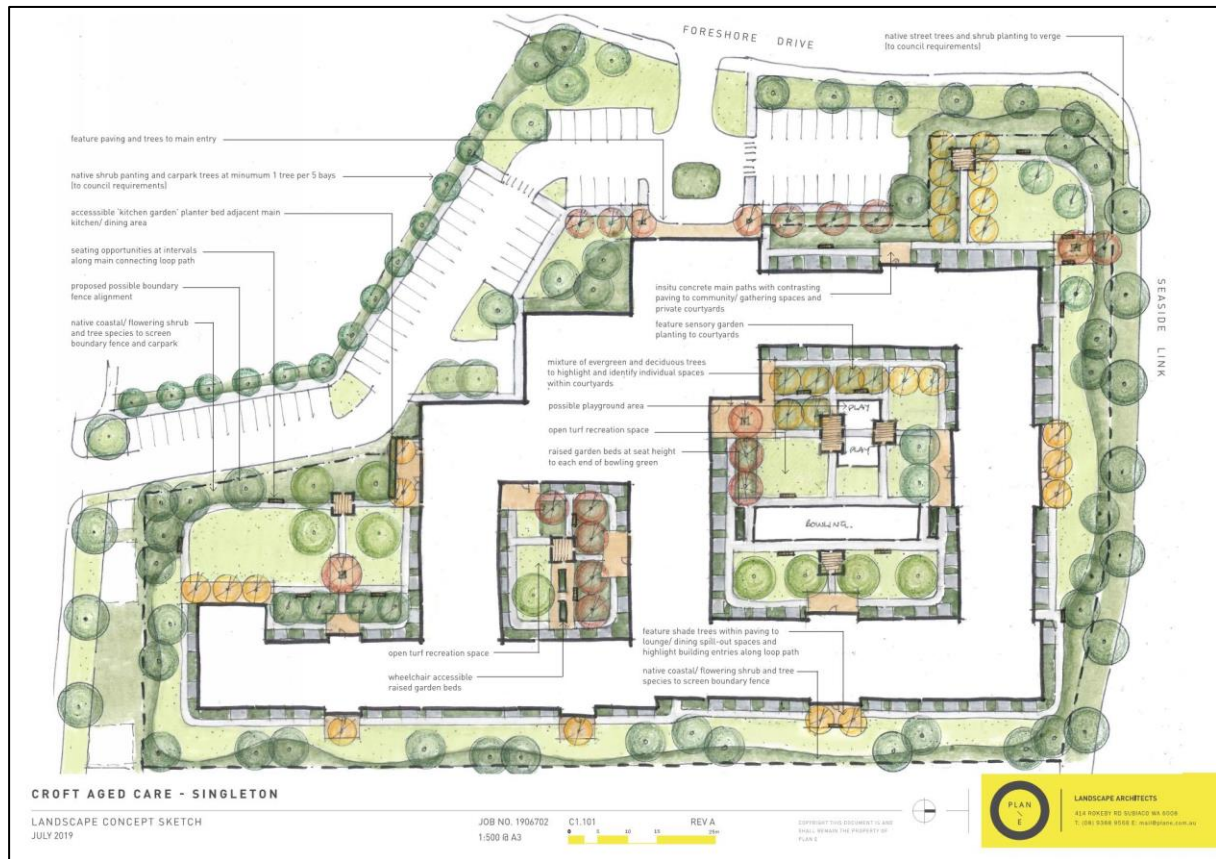


Figure 4: Landscape Concept Sketch showing formal garden setting

### 3 BUSHFIRE ASSESSMENT RESULTS

Bushfires are common in the City of Rockingham and the coastal foreshore area, however the risk of extreme bushfire behaviour near the facility is minimal due to it being surrounded by previously cleared areas and regrowth grass and weeds providing the only fuel.

A small, fast moving grass fire is all that could threaten the facility, the duration of such an event will be very short.

However, given there is some bushfire threat in the area, this BMEEP plays a critical role in ensuring that the development of the land appropriately mitigates the risk from bushfire.

#### 3.1 Assessment Inputs

The methodology used to assess the site is outlined in the *Guidelines for Planning in Bushfire Prone Areas V1.3 (2017)*. A strategic level bushfire hazard assessment is not required. A BAL contour assessment was undertaken according to Appendix 3 of the Guidelines.

##### 3.1.1 Vegetation Classification

The development site is adjacent to existing residential development in the north and south. The low shrubland to the east is less than 1 ha in size and is not within 100m of other areas of classified vegetation, so is therefore excluded by clause 2.2.3.2 (b) (plot 2). Undeveloped residential lots north of the site (plot 3) are all captured by the Fire Control Notice (Appendix 3) requirements because they are less than 4000m<sup>2</sup> in size. The Class G Grassland to the west of the site is consistently slashed annually prior to the bushfire season because it is a future development stage of the developing residential subdivision.

The vegetation class map for the proposed facility and surrounding area for a minimum of 150 metres, is attached in **Figure 5**, with reference to the photographic points.

**Photo ID:** 1

**Plot Number:** 1




**Vegetation classification or exclusion clause:**  
Class G Grassland

**Description/justification of classification:**

Predominately grasses and herbaceous weeds up to 30cm tall.





<p><b>Photo ID: 2</b></p> <p><b>Plot Number: 1</b></p> <p><b>Vegetation classification or exclusion clause:</b> Class G Grassland</p> <p><b>Description/justification of classification:</b> Predominately grasses and herbaceous weeds up to 30cm tall.</p>	
<p><b>Photo ID: 3</b></p> <p><b>Plot Number: 2</b></p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (b)</p> <p><b>Description/justification of classification:</b> Less than 1ha (8101m2) of low shrubland 0.5 to 1m in height on combined lots 339 and 340 and not within 100m of other areas of vegetation being classified.</p>	
<p><b>Photo ID: 4</b></p> <p><b>Plot Number: 2</b></p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (b)</p> <p><b>Description/justification of classification:</b> Less than 1ha (8101m2) of low shrubland 0.5 to 1m in height on combined lots 339 and 340 and not within 100m of other areas of vegetation being classified.</p>	




<p><b>Photo ID: 5</b></p> <p><b>Plot Number: 2</b></p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (b)</p> <p><b>Description/justification of classification:</b> Less than 1ha (8101m<sup>2</sup>) of low shrubland 0.5 to 1m in height on combined lots 339 and 340 and not within 100m of other areas of vegetation being classified.</p>	
<p><b>Photo ID: 6</b></p> <p><b>Plot Number: 3</b></p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (f)</p> <p><b>Description/justification of classification:</b> Low threat vegetation managed on small urban lots &lt; 4000m<sup>2</sup> in size according to City of Rockingham firebreak requirements.</p>	
<p><b>Photo ID: 7</b></p> <p><b>Plot Number: 3</b></p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (f)</p> <p><b>Description/justification of classification:</b> Low threat vegetation managed on small urban lots &lt; 4000m<sup>2</sup> in size according to City of Rockingham firebreak requirements.</p>	

<p><b>Photo ID:</b> 8</p> <p><b>Plot Number:</b> 4</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (f)</p> <p><b>Description/justification of classification:</b> Low threat vegetation in irrigated and managed reserve by the City of Rockingham, maintained lawn and grassland managed in minimal fuel condition.</p>	
<p><b>Photo ID:</b> 9</p> <p><b>Plot Number:</b> 4</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (f)</p> <p><b>Description/justification of classification:</b> Low threat vegetation in irrigated and managed reserve by the City of Rockingham, maintained lawn and grassland managed in minimal fuel condition.</p>	
<p><b>Photo ID:</b> 10</p> <p><b>Plot Number:</b> 6</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (e)</p> <p><b>Description/justification of classification:</b> Non-vegetated areas including buildings, roads and carparks.</p>	



<p><b>Photo ID:</b> 11</p> <p><b>Plot Number:</b> 6</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (e)</p> <p><b>Description/justification of classification:</b> Non-vegetated areas including buildings, roads and carparks.</p>	
<p><b>Photo ID:</b> 12</p> <p><b>Plot Number:</b> 6</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (e)</p> <p><b>Description/justification of classification:</b> Non-vegetated areas including buildings, roads and carparks.</p>	
<p><b>Photo ID:</b> 13</p> <p><b>Plot Number:</b> 6</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (e)</p> <p><b>Description/justification of classification:</b> Non-vegetated areas including buildings, roads and carparks.</p>	

<p><b>Photo ID:</b> 14</p> <p><b>Plot Number:</b> 6</p> <p><b>Vegetation classification or exclusion clause:</b> Exclusion Clause 2.2.3.2 (e)</p> <p><b>Description/justification of classification:</b> Non-vegetated areas including buildings, roads and carparks.</p>	
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------

### 3.1.2 Effective Slope

The landscape on and surrounding the site is generally flat or upslope in all directions. Table 2 outlines the maximum effective slope assessed surrounding buildings under classified vegetation.

Table 2. Summary of vegetation type and maximum effective slope

Vegetation Area/ Plot	Applied Vegetation Classification	Effective Slope under the Classified Vegetation (degrees)
1	Class G Grassland	Flat/ Upslope
2	Exclusion Clause 2.2.3.2 (b) 8101m2 of vegetation and not within 100m of other areas of classified vegetation	N/A
3	Exclusion Clause 2.2.3.2 (f) Urban lots < 4000m2 and vegetation managed according to City of Rockingham Firebreak notice	N/A
4	Exclusion Clause 2.2.3.2 (f) Irrigated managed parkland by the City of Rockingham	N/A
5	Exclusion Clause 2.2.3.2 (f) Irrigated managed garden around facility	N/A
6	Exclusion clause 2.2.3.2(e) Buildings, roads and non-vegetated areas	N/A



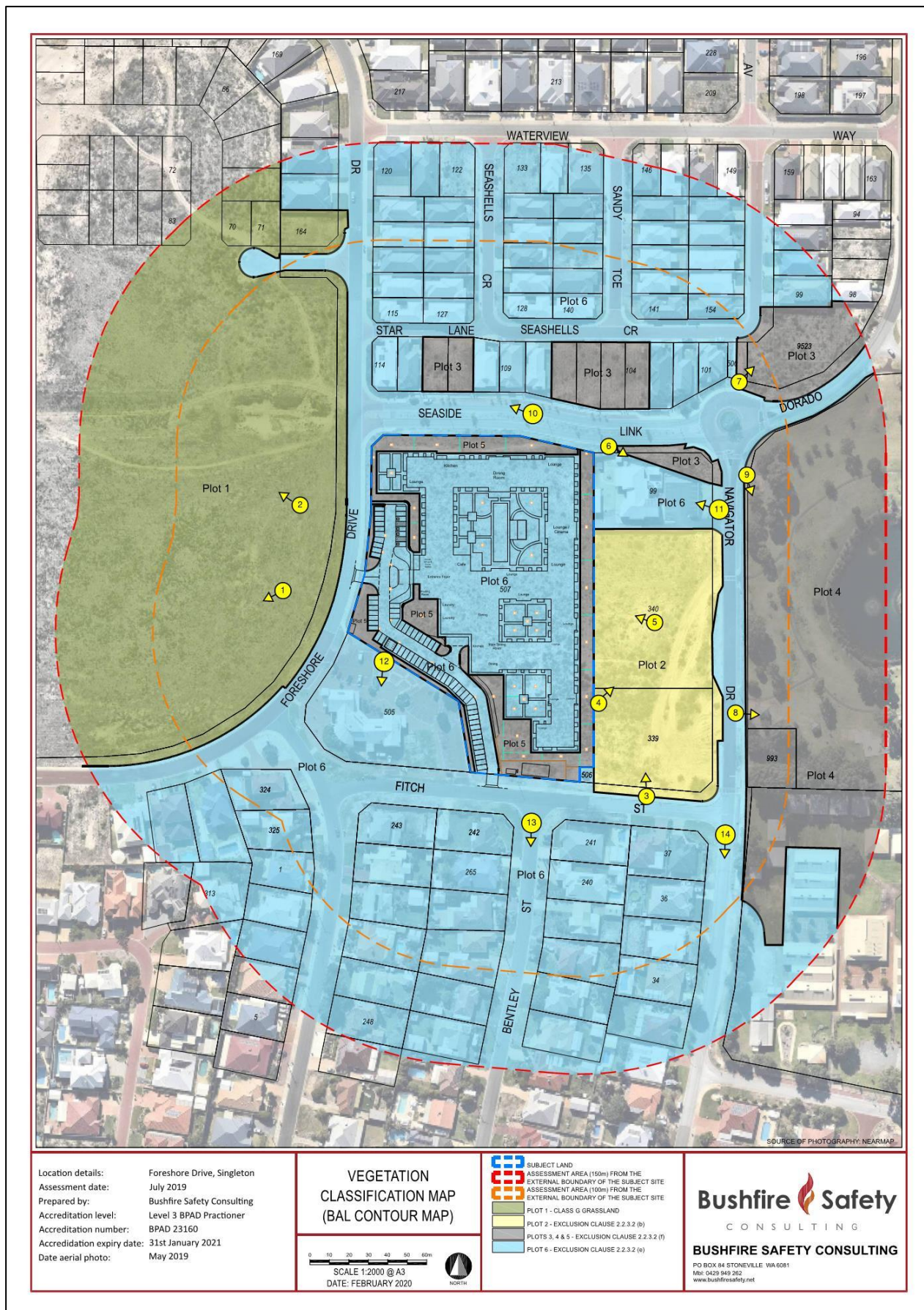


Figure 5: Vegetation Classification Map (for BAL Contour) showing photo points



### 3.2 Assessment Outputs

A BAL contour assessment was undertaken according to Appendix 3 of the Guidelines and the results are found in **Figure 6**.

The potential bushfire impact to the proposed aged care building from the assessment is outlined below (Table 3).

*Table 3: Summary of assessment outputs for proposed building*

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class G Grassland	Flat/ Upslope	31m	BAL – 12.5
2	Exclusion Clause 2.2.3.2 (b)	N/A	N/A	BAL – LOW
3	Exclusion Clause 2.2.3.2 (f)	N/A	N/A	BAL – LOW
4	Exclusion Clause 2.2.3.2 (f)	N/A	N/A	BAL – LOW
5	Exclusion Clause 2.2.3.2 (f)	N/A	N/A	BAL – LOW
6	Exclusion Clause 2.2.3.2 (e)	N/A	N/A	BAL – LOW

The proposed aged care facility is exposed to BAL-12.5.

## 4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The area of Class G Grassland vegetation to the west of the site poses the greatest bushfire threat to the future aged care development, although the risk is minimal due to ongoing seasonal management of the grass fuel loads. Lower levels of radiant heat and predicted ember attack could impact the site as evident in the BAL Contour plan (Figure 6), with the facility building exposed to a maximum of BAL-12.5.

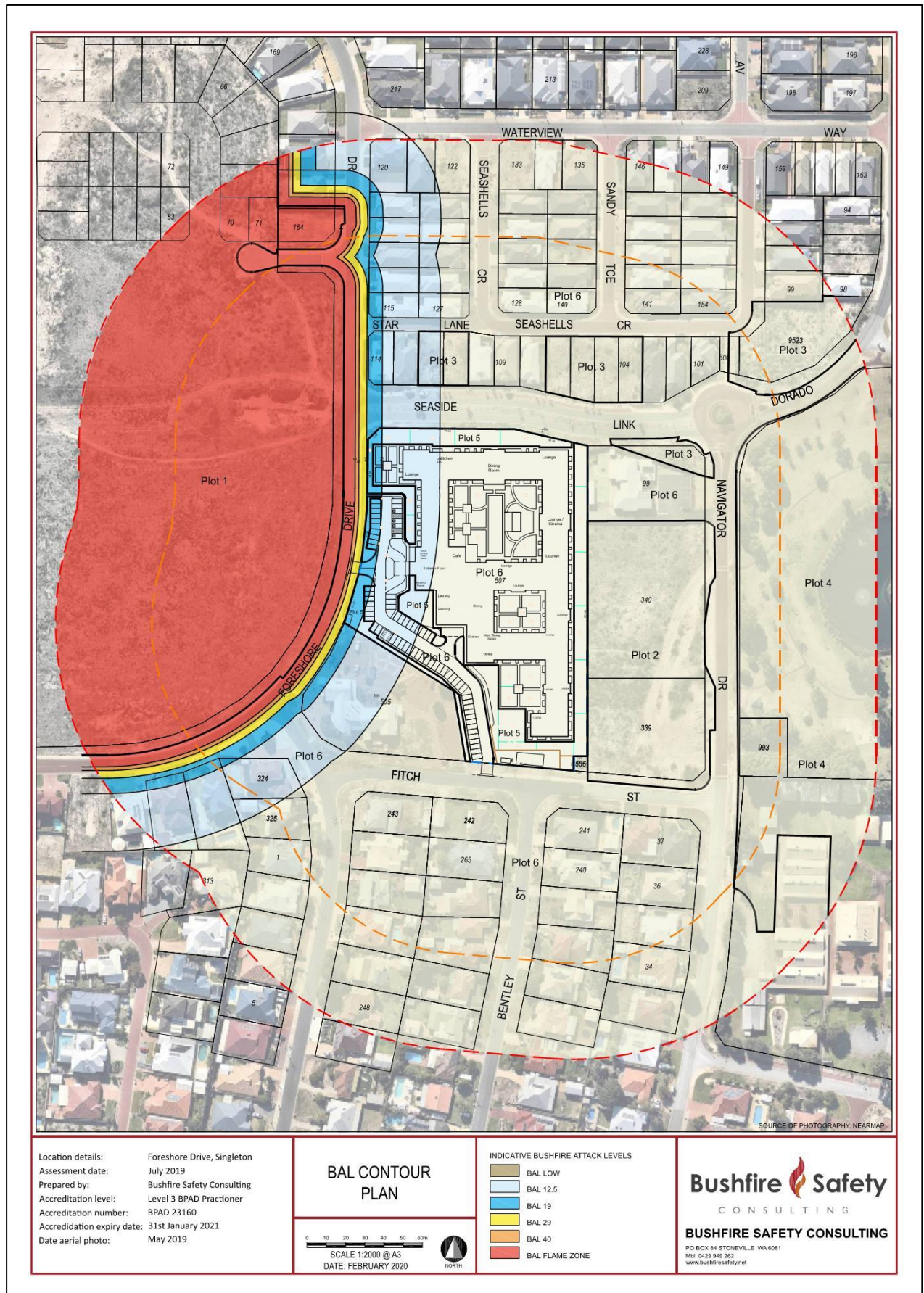


Figure 6: BAL Contour Plan showing predicted radiant heat flux levels into the site

## 5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA

This report adopts an acceptable solution and performance-based system of control for each bushfire protection criteria. This methodology is consistent with Appendix 4 of the *Guidelines for Planning in Bushfire Prone Areas, Version 1.3 (2017)*. The management issues are:

- Location of the development
- Siting and Design of Development
- Vehicular access.
- Water

Acceptable solutions are proposed for all bushfire protection criteria.

### 5.1 Compliance Table

Land use planning bushfire risk mitigation strategies are comprehensively detailed in the following sections by providing responses to the performance criteria that fulfil the intent of the bushfire hazard management issues outlined in the *Guidelines for Planning in Bushfire Prone Areas V1.3 (2017)*. The compliance details are outlined in Table 4 below.



Table 4: Compliance Table

Bushfire Protection Criteria	Method of compliance	Proposed bushfire management strategies
	Acceptable Solutions	
<b>Element 1: Location</b>	A1.1 Development Location	The proposed aged care facility is located where it will be exposed to predicted radiant heat flux levels to <12.5 kW/m <sup>2</sup> (ie. BAL-12.5).
<b>Element 2: siting and Design</b>	A2.1 Asset Protection Zone (APZ)	All landscaped areas within the site will be established and managed in accordance with the intent of Schedule 1 Standards for Asset Protection Zones outlined in Appendix 1.
<b>Element 3: Vehicular Access</b>	A3.1 Two access routes	The site has access to Foreshore Drive to the west and Fitch Street to the south. These roads provide excellent egress to the north, south and east. The internal driveway links the site to both of these public roads.
	A3.2 Public Road	Foreshore Drive, Fitch Street and all surrounding roads comply with public road standards.
	A3.3 Cul-de-sac	There are no cul-de-sacs proposed.
	A3.4 Battle-axe	There are no battle-axe access ways proposed.
	A3.5 Private driveway longer than 50 metres	The proposed internal access road is approximately 140m long and will link Foreshore Drive to the west with Fitch Street in the south. The driveway is 6m wide and caters for fire appliances moving through the site from either direction and comply with Standards as outlined in Appendix 2.
	A3.6 Emergency access way	There are no emergency access ways proposed or required.
	A3.7 Fire Emergency access routes	There are no Fire Emergency Access Routes proposed or required.
	A3.8 Firebreak width	Compliance with the City of Rockingham Fire Control Notice is achieved (see Appendix 3).
<b>Element 4: Water</b>	A4.1 Reticulated areas	Fire services require ready access to an adequate water supply during fire emergencies. The area has a reticulated water supply and, as required by Regulation 18B (1) of the amended (19 Dec 2012) Building Regulations 2012, the application for the building permit for a Class 2-9 building is required to have plans and specifications of sufficient detail for assessment purposes deposited with DFES. This documentation will be provided to DFES for assessment.
	A4.2 Non-reticulated areas	Not Applicable
	A4.3 Individual lots within non-reticulated areas	Not Applicable

## **5.2 Additional Management Strategies**

There are no designated Community Fire Refuges in the City of Rockingham, however, at the time of an emergency, the relevant authorities will select an evacuation centre and DFES, the Council and Police will provide this information to the facility managers and residents at the site if this is required.

The safest place to be during a bushfire is away from it. Where to go is a crucial element when people are relocating during a time of emergency. The evacuation of the site if threatened by a bushfire will occur preferably by vehicle if time permits away from the threat with the assistance of the Police, local government and DFES. Details are provided in the bushfire evacuation plan.

Sheltering on site is advisable if safe evacuation from the Facility is not possible and the local fire agencies advise it is safer to shelter on-site rather than be exposed to a fire on the surrounding roads.

A summary of management strategies is outlined in Figure 7.

## **6 RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF THE BUSHFIRE MEASURES**

Table 5 outlines the initial and ongoing responsibilities, actions and associated works that need to be undertaken by the Developer, landowners, facility managers and the City of Rockingham. The check boxes for implementation actions will be used for development application clearance. A Bushfire Planning Practitioner will certify the BAL ratings are correct and necessary implementation actions have been completed.

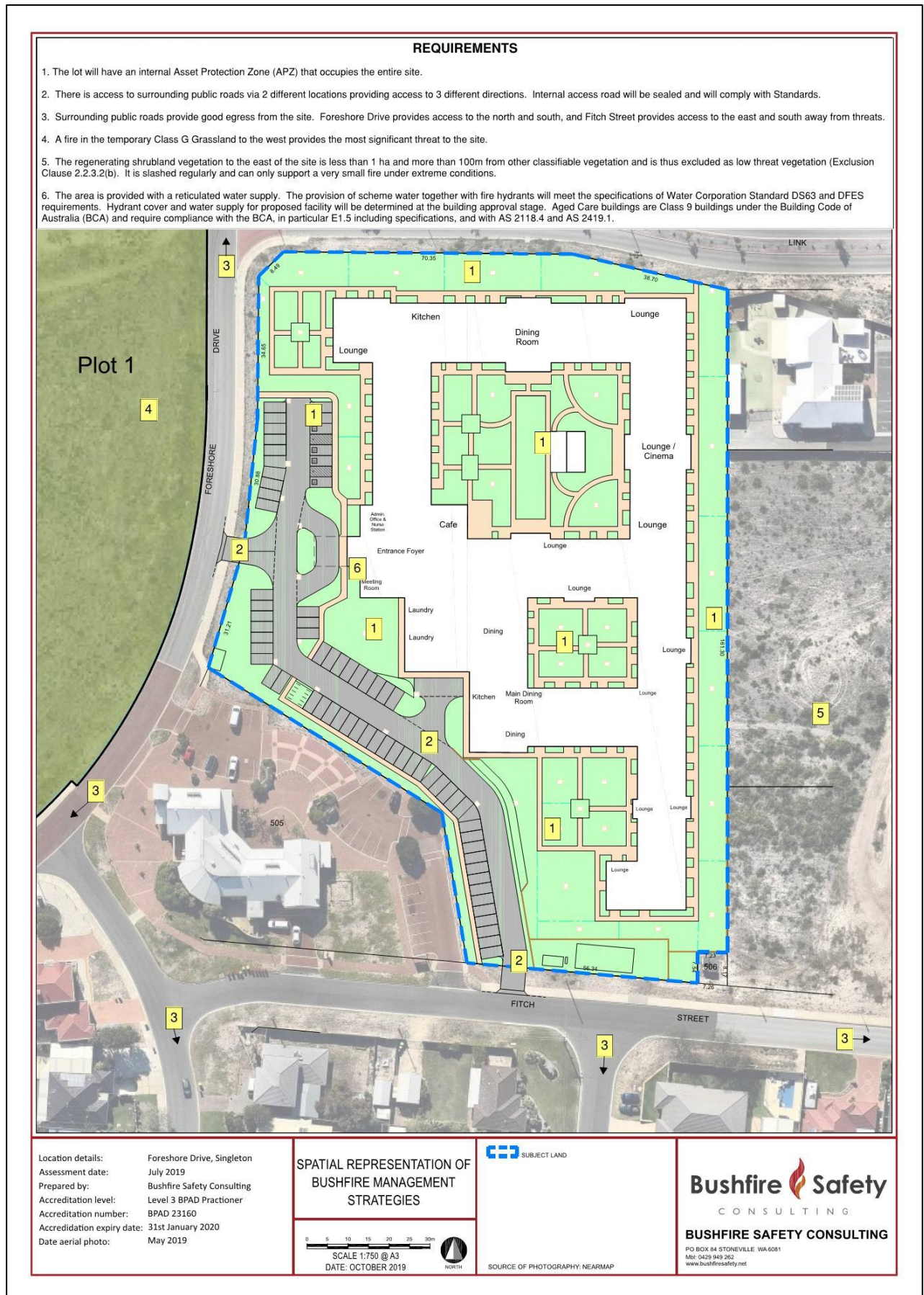


Figure 7: Spatial representation of bushfire management strategies



Table 5. Responsibility for bushfire measures

DEVELOPER – PRIOR TO OCCUPATION OF FACILITY		
No.	Implementation Action	DA Clearance
1	Establish the APZ to standards in the Landscape Plan and maintain the fuel loadings as outlined in Appendix 1 and certify BAL the rating at building licence stage	<input type="checkbox"/>
2	Construct the internal driveway to standards outlined in this report.	<input type="checkbox"/>
3	Install the water supply and hydrant system as per the approved plans developed by the hydraulic consultant	<input type="checkbox"/>
4	Make a copy of this BMEEP available to the facility CEO and staff.	
5	It is recommended that the buildings are constructed to AS3959 standards.	
FACILITY MANAGEMENT – ONGOING MANAGEMENT		
6	Annually review the Bushfire Emergency Evacuation Plan	
7	Maintain the Asset Protection Zone (APZ) to standards stated in this BMEEP (Appendix 1).	
8	Ensure the site complies with the City of Rockingham’s Fire Control Notice as published.	
9	Maintain driveway standards including vertical and horizontal clearances.	
10	If buildings are subject to additional construction in the future, AS 3959:2018 compliance is recommended.	
CITY OF ROCKINGHAM – ONGOING MANAGEMENT		
11	Maintain public roads to appropriate standards and ensure compliance with the City of Rockingham Fire Control Notice.	
12	Provide fire prevention and preparedness advice to landowners upon request, including the <i>Homeowners Bush Fire Survival Manual, Prepare, Act, Survive</i> (or similar suitable documentation) and the City of Rockingham Fire Control Notice.	

### **Certification by Bushfire Consultant**

I \_\_\_\_\_ certify that at the time of inspection, the BAL ratings contained within this BMEEP are correct; and implementation actions 1 have been undertaken in accordance with the BMEEP.

Clearance is recommended.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## **7 CONCLUSION**

This Plan provides acceptable solutions and responses to the performance criteria that fulfil the intent of the bushfire hazard management issues outlined in the Guidelines for Planning in Bushfire Prone Areas (WAPC 2017 V1.3). However, community bushfire safety is a shared responsibility between governments, fire agencies, communities and individuals.

The aged care facility is located in the bushfire prone area (i.e. within 100 m of classified vegetation) and risk is reduced via compliance with AS 3959:2018 standards.

The facility building will be exposed to  $< 12.5\text{kW/m}^2$  and achieves BAL-12.5.

A minimum of two vehicular access options is achieved, and fire hydrant requirements for fire-fighting will be met. The proposed development will fall within the acceptable level of risk.

## REFERENCES

DFES. (2017). *PREPARE. ACT. SURVIVE.*

[http://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DE  
S\\_Bushfire-Prepare\\_Act\\_Survive\\_Booklet.pdf](http://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DE<br/>S_Bushfire-Prepare_Act_Survive_Booklet.pdf)

Standards Australia. 2009. Construction of buildings in bushfire-prone areas (Amendments 1-3), AS 3959-2009, Standards Australia International Ltd, Sydney

Western Australian Planning Commission (WAPC). 2017. Guidelines for Planning in Bushfire Prone Areas. December 2017 V1.3. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

Western Australian Planning Commission (WAPC). 2015b. State Planning Policy No. 3.7: planning in Bushfire Prone Areas (SPP3.7). December 2015. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.





## APPENDICES

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- Appendix 1: Standards for Asset Protection Zones
- Appendix 2: Vehicular Access Technical Requirements
- Appendix 3: City of Rockingham Fire Control Notice 2019-20
- Appendix 4: Bushfire Emergency Evacuation Plan

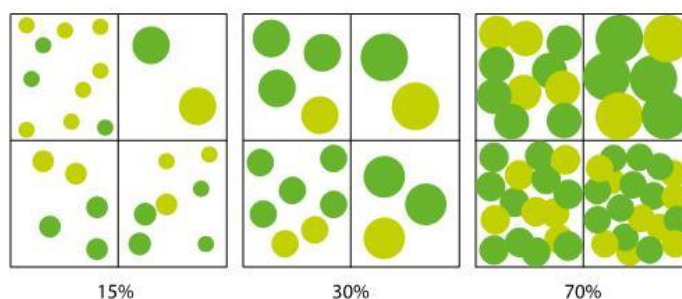
## Appendix 1: Standards for Asset Protection Zones

### ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

#### SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

- **Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
- **Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Fine Fuel load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
- **Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

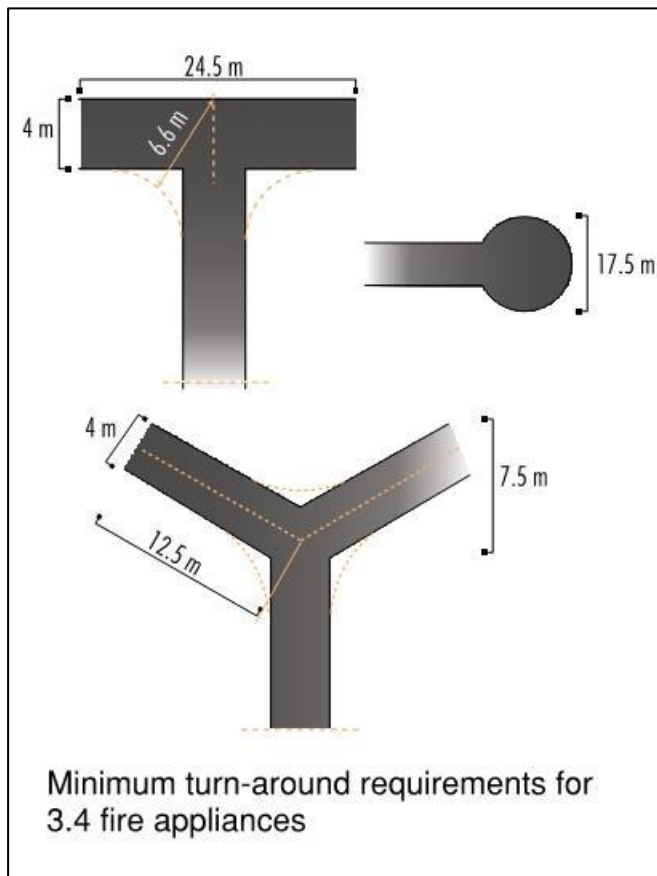
Figure 18: Tree canopy cover – ranging from 15 to 70 per cent at maturity



- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m<sup>2</sup> in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:** should be managed to maintain a height of 100 millimetres or less.

## Appendix 2: Vehicular access technical requirements

TECHNICAL REQUIREMENTS	1 Public road	2 Cul-de-sac	3 Private driveway	4 Emergency access way	5 Fire service access routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade <50 metres	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5
*Refer to E3.2 Public roads: Trafficable surface					





## Appendix 3: City of Rockingham Fire Control Notice 2019-20

### Fire Control Notice

**Your property must comply on 1 December 2019 and be maintained through to 31 May 2020**

**First and final notice to owners and/or occupiers of all land within the City of Rockingham**

**Penalty of up to \$5000 for non-compliance**




As a measure to assist in the control of bushfires and pursuant to the powers contained in **Section 33 of the Bush Fires Act 1954**, you have a legal requirement to carry out fire prevention works on your property. Your property must comply on 1 December 2019 and be maintained through to 31 May 2020.

*"Take notice that pursuant to **Section 33 (4) of the Bush Fires Act 1954**, where the owner and/or occupier of the land fails or neglects to comply with the requisitions of this Notice within the specified times, the City of Rockingham may by its officers and with such servants, workmen and contractors, vehicles and machinery as the officers deem fit, enter upon the land and carry out the requisitions of this Notice which have not been complied with and pursuant to **Section 33 (5) of the Bush Fires Act 1954**, the amount of any costs and expenses incurred may be recovered from you as the owner and/or occupier of the land."* Government Gazette, July 2019.

Compliance inspections will commence on 1 December 2019. Failure to comply with the City's Fire Control Notice may result in a penalty of up to \$5000, with additional contractor and administration costs to carry out fire prevention works on your property.



**All Land With An Area Of 4047m<sup>2</sup> Or More (more than one acre)**

**Owners/Occupiers of developed and vacant land are required to:**

- Install and maintain mineral earth firebreaks as per firebreak specifications
- Ensure driveways and access ways to all buildings are maintained at a minimum of three (3) metres in width and a vertical clearance height of four (4) metres, with all over hanging vegetation trimmed back to clear access.

**All Land With An Area Of Less Than 4047m<sup>2</sup> (less than one acre)**

**Owners/Occupiers of vacant land are required to:**

- Remove accumulated fuel such as leaf litter, twigs, dead bush and dead trees capable of carrying a running fire
- Have the entire vacant land clear of weed or long grasses by slashing, mowing or other means to a height no greater than 50mm and maintained in this state.

**Owners/Occupiers of developed land are required to:**

- Ensure driveways and access ways to all buildings are maintained at a minimum of three (3) metres in width and a vertical clearance height of four (4) metres, with all over hanging vegetation trimmed back to clear access.

**Firebreak Specifications**

- Must be not less than three (3) metres wide immediately inside and along all boundaries (including on boundaries adjacent to roads, rail and drain reserves and all public open space reserves)
- Must be not more than four (4) metres wide (further width extensions may be considered upon written application for approval to the City)
- May have a corner turning radius of up to ten (10) metres
- Must have a vertical clearance height of four (4) metres, with all over hanging vegetation trimmed back clear of the firebreak
- Must be a mineral earth firebreak with a continuous trafficable surface for a 4WD vehicle, clear of any obstructions and must not terminate in a cul-de-sac (dead end)
- Maintained and living lawns are acceptable in conjunction with or in lieu of mineral earth firebreaks, provided that the same width and height requirements for a firebreak are maintained.

**Firebreaks are intended to minimise the spread or extension of a bushfire and provide safe access on your property for emergency vehicles (ensuring fire does not travel under the vehicles or underfoot).**



**Bushfire Management Plan**

(Previously known as a Fire Management Plan). All properties that are subject to a Bushfire Management Plan as a result of a subdivision or development application or an approved treatment plan, must comply with the requirements of such plans in their entirety.

**Additional Works**

In addition to the requirements of this Notice, regardless of land size and location, you may be required to carry out further fire prevention works to reduce hazards **considered necessary by an Authorised Officer**. Any further requirement would be specified by way of a "work order" forwarded to the address of the owner/s and or occupier/s.

Some examples of these could be:

- Ensure roofs, gutters and walls of all buildings on the land are free of flammable matter
- Remove accumulated fuel such as leaf litter, twigs, dead bush and dead trees capable of carrying a running fire
- Reduce unmanaged grasses/weeds by slashing, mowing or other means
- Reduce vegetation to a low threat state from the outer edge of the firebreak through to the property boundary (e.g. no long grass or overhanging branches). This would apply if you have been authorised by the City for a variation to your firebreak.
- Assets identified in the City's **Bushfire Risk Management Plan 2018-2022** or any land identified with a treatment plan to reduce risk to assets.

**Any owner and/or occupier who engages a contractor to undertake works on their behalf is responsible for ensuring that the completed works meet the requirements of this Fire Control Notice.**

Any Fire Control Notice previously published by the City of Rockingham in the Government Gazette or in any locally circulated newsprint is hereby revoked.

**Variation to the Fire Control Notice**

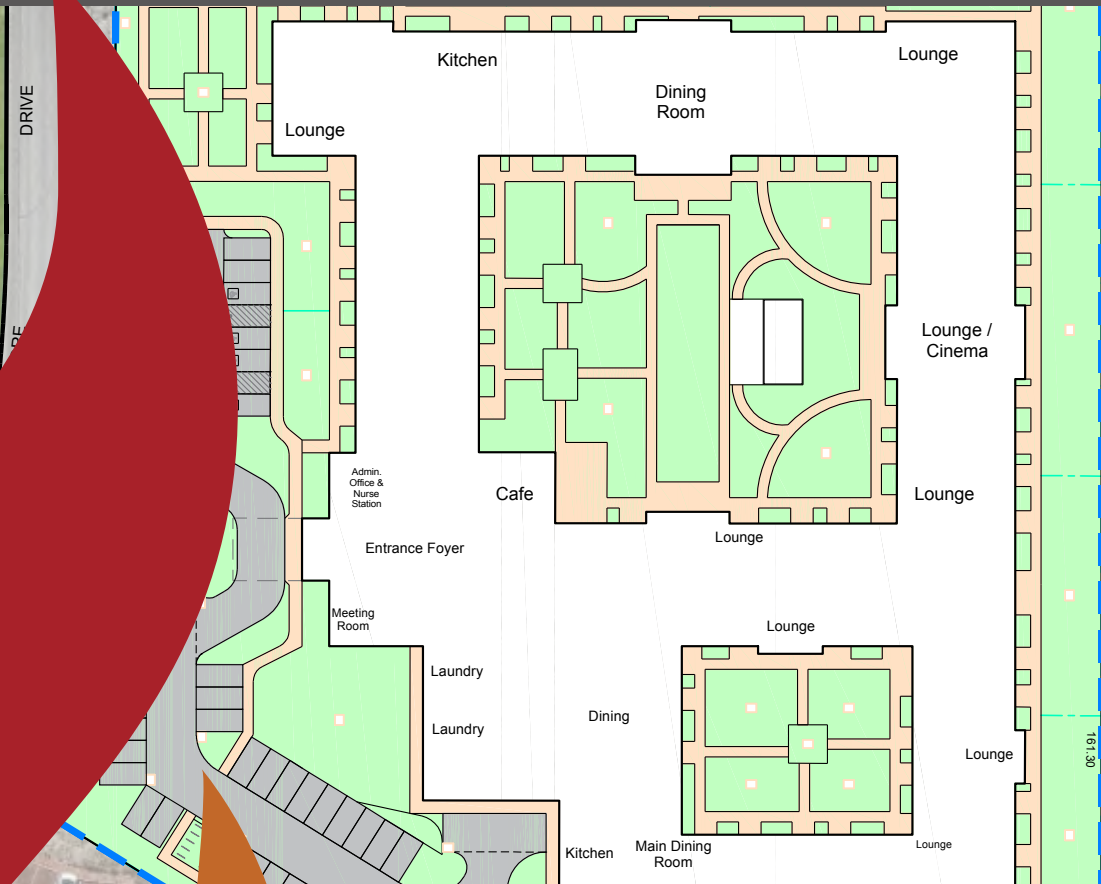
To request authorisation to use other methods of fire prevention on your land outside of this notice, please apply in writing together with an 'Application to Vary Location and Type of Firebreaks' form (available on the City's website [rockingham.wa.gov.au](http://rockingham.wa.gov.au)). Submit completed forms to the City of Rockingham no later than 31 October 2019.

If you require further information or would like to talk with a Fire Control Officer, please call **9528 0333** or email [firecontrol@rockingham.wa.gov.au](mailto:firecontrol@rockingham.wa.gov.au)



# Bushfire Emergency Evacuation Plan

Plot 1



**Development Application**

**Residential Aged Care Facility**



Lot 9001 Foreshore Drive, Singleton - City of Rockingham  
October 15, 2019

Prepared for: Croft Developments

Version 1.0

#### Document Information

Prepared for : Croft Developments  
Project Name: RACF Singleton Bushfire Management Plan  
Site Address : Lot 9001 Foreshore Drive, Singleton  
Prepared by : Rohan Carboon and Dr Karen Brown  
Bushfire Safety Consulting Pty Ltd

I hereby declare that I am a BPAD accredited bushfire practitioner		
Accreditation No.	23160	
Signature		
Date	15/10/2019	



#### Document Control

Bushfire Emergency Evacuation Plan – Lot 9001 Foreshore Drive, Singleton			
REPORT VERSION	PURPOSE	AUTHOR/REVIEWER AND ACCREDITATION DETAILS	DATE SUBMITTED
v1	Draft for Review	Dr Karen Brown (BPAD 48364) Rohan Carboon (BPAD 32160)	15/10/2019

**Front cover photo:** BAL contours over the site

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## 1. Introduction

This Bushfire Emergency Evacuation Plan (BEEP) has been prepared to support a Development Application for a Residential Aged Care Facility at Lot 9001 Foreshore Drive, Singleton. The proposed facility will provide accommodation and nursing care for the frail aged and elderly people within the City of Rockingham and will be managed by Signature Care Pty Ltd.

It will cater for up to 144 residents, 72 with low care needs and 36 with high care needs, as well as up to 36 Dementia patients (see Table 1). They will be elderly, either mobile or bed bound, and require varying levels of assistance from careers, volunteers and nursing staff. Care will be provided 24 hours a day, every day of the year. The facility comprises of a double storey building with 144 single bed accommodation rooms, along with kitchens, lounge rooms, dining rooms, café, medical centre and administration areas to service the residents.

Approximately 164 staff members, including 18 registered nurses, will be employed at the facility, with a shift consisting of between 9 and 35 staff members being present at any one time depending on the time of day. Staff will be required to have appropriate training and qualifications to work at the facility.

Staff members will be available on site at all times, will be familiar with the facility and the site, and have access to all parts of the building. In addition, the facility will have two caretakers.

**Table 1: Number, location and type of residential aged care beds proposed**

Wing	Ward Type	Floor Level	No. of Beds
A	General	Ground	50
B	General	First Floor	29
C	General	First Floor	29
D	Dementia	Ground	18
E	Dementia	Ground	18
Total			144

There are two entrances to the site from Foreshore Drive and Fitch Road. The Facility is bound by Foreshore Drive to the west, Seaside Link to the north and Fitch St to the south, with a childcare centre and vacant land adjacent to the eastern side of the site. The entire site has been identified as 'bushfire prone' by the Office of Bushfire Risk Management (OBRM) due to surrounding undeveloped land containing grassland and regenerating shrubland vegetation. Accordingly, a Bushfire Management Plan (BMP) has been prepared separately for the facility, which identified vegetation classed as a moderate bushfire hazard to the west of the site.

The facility, residents and staff are unlikely to be exposed to a large landscape scale bushfire requiring the evacuation of the centre. The surrounding grass fuel loads are concentrated west of the site and Foreshore Drive in an area rapidly developing into a residential estate.

A fire event is likely to be quick and short lived as the grass fuels will burn rapidly but extinguish quickly. Evacuation of the facility is unlikely when short term sheltering will provide protection from life threatening radiant heat for the duration of a grass fire. This document seeks to mitigate and manage the risk associated with a bushfire emergency threatening the facility, and has been prepared to satisfy the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas*.

The document details the components, personnel functions and implementation of evacuation procedures, and is outlined further below.

This evacuation plan seeks to mitigate and manage the risk associated with a bushfire emergency threatening the site. The plan details the components, personnel functions and implementation of evacuation procedures.



## **2. Outline of the Bushfire Emergency Evacuation Plan**

### **2.1 Purpose of the Bushfire Emergency Evacuation Plan**

This document seeks to mitigate and manage the risk associated with a bushfire emergency threatening occupants of the facility, including residents, volunteers, staff and visitors, and has been prepared to satisfy the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas*. The document details the components, personnel functions and implementation of evacuation procedures, and is outlined further below.

The purpose of this Bushfire Emergency Evacuation Plan (BEEP) is to provide guidance and direction to all occupants of the Facility by providing:

- Information, advice and means to prepare for a bushfire emergency
- Actions to be taken in the event of a bushfire emergency

This BEEP defines the process to be followed in the event of an emergency situation caused by a predicted threat from bushfire. It should be regarded as a 'living document' with guidelines that can be adapted to changing circumstances.

The BEEP is intended to be used by the facility managers to:

- Outline key emergency features relevant for a bushfire event, see Section 3.
- Define the functions, roles and responsibilities of staff in a bushfire emergency, see Section 4.
- Establish ongoing education and training as part of the overall strategy, see Section 5.
- Provide procedures to evacuate staff, residents and visitors in the event of a bushfire, see Section 6.

Critical to an effective evacuation is appropriate planning. This includes identifying staff functions, resources needed, arrangements and documentation. Importantly an established plan needs to be practiced.

Control and coordination is critical to effective evacuation of all stages in the evacuation process. This is especially the case where fire impact is imminent and immediate evacuation is required, as there may not be time for emergency agencies to assist in an evacuation. In this context, the responsibility to affect the safe evacuation falls to the person identified as having the control function. Other roles and responsibilities, such as traffic management and resident control and direction, need to be assigned and understood by management and staff.

The BEEP specifically addresses the personal safety and survival of people present at the time of bushfire emergency and is not concerned with the protection of property.

### **2.2 Policies, Guidelines and Standards Informing the Bushfire Evacuation Plan**

The responsible person at the workplace has:

- Specific obligations for emergency evacuations – these include ensuring that there is an evacuation procedure in place to protect anyone on the premises in the event of an emergency; and

- A general 'duty of care' obligation to ensure that preparations have taken place for potential emergencies that might occur – this includes identifying potential hazards that might arise because of an emergency and ensuring that employees will not be, as far as practicable, exposed to them.

This BEEP is based on guidance provided in the following:

- Evacuation Planning Handbook 4 [Attorney General's Department; Australian Emergency Management Institute]
- Guidelines for Planning in Bushfire Prone Areas V1.3 (2017) [Western Australian Planning Commission and Department of Fire and Emergency Services]
- Australian Standard 3745-2010, Planning for Emergencies in Facilities.

### **2.3 Distribution of the Bushfire Emergency Evacuation Plan**

The BEEP is an internal document, to be further developed in consultation with with employees and safety and health representatives. It is to be used by staff to guide evacuation procedures, with an up-to-date copy of the document to be maintained within the facility and to be provided to all staff and residents on request.

## **3. Emergency features relevant to the Bushfire Emergency Evacuation Plan**

### **3.1 Fire-fighting equipment**

In accordance with the minimum requirements, the Facility will need onsite firefighting equipment that will be available for trained staff and emergency personnel for small scale events, including:

- Fire extinguishers
- Fire blankets
- Fire hose reels
- Evacuation maps and diagrams

All equipment is maintained annually (as a minimum) in accordance with equipment specifications and the relevant standards, including (but not limited to) Australian Standard 1851 – 2005 Maintenance of Fire Protection Equipment.

### **3.2 Vehicular access**

The Facility has two formal linked entrances on Foreshore Drive to the west and Fitch Street to the south. The internal driveway and associated carparks are to the west of the facility and will be compliant with fire appliance access standards. There is good vehicular access to and from the site from surrounding existing public roads to the north, south and east.

The internal roads will have a maximum speed of 8 km/hour, be well signed with regard to traffic movement and built to accommodate a range of vehicles.

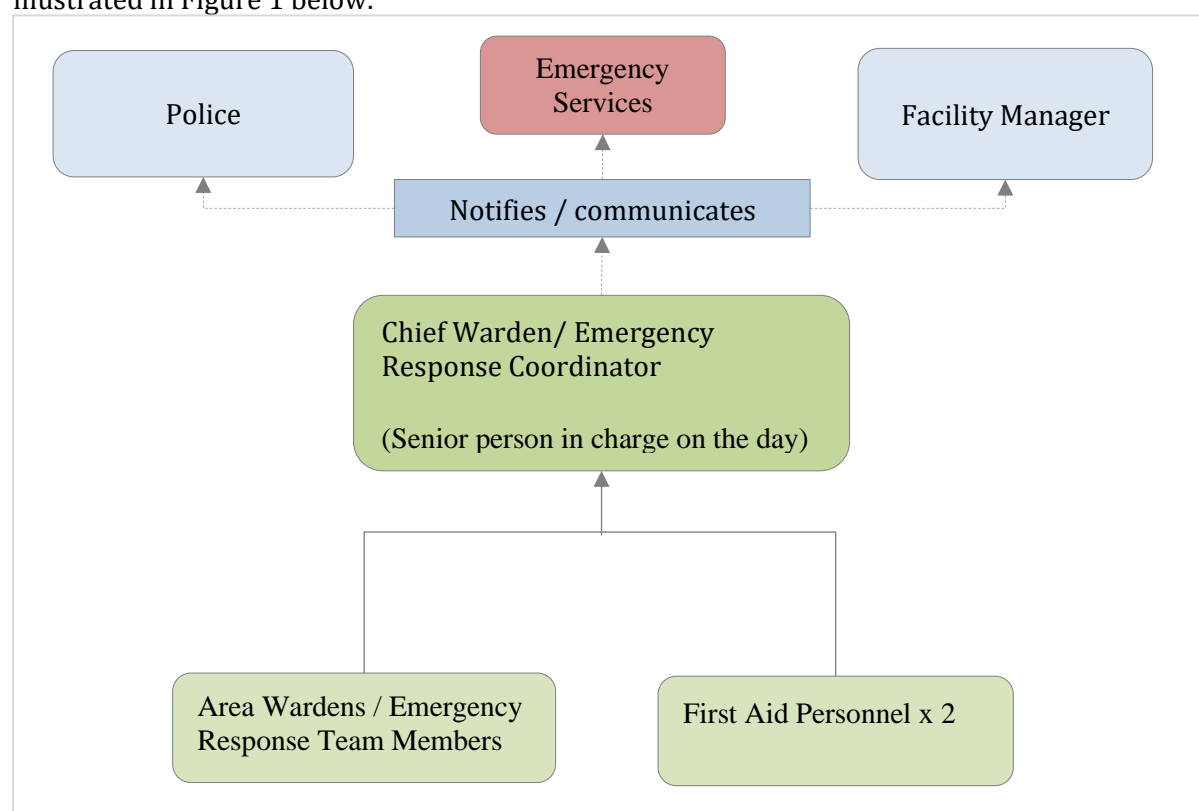
## 4. Roles and Responsibilities

An Emergency Planning Committee (EPC) is required so that all roles and responsibilities are clearly identified and required actions understood in the event of a bush fire/building fire and/or damage caused to the Facility.

The following roles are suggested:

- Chief Warden (The Senior Staff Supervisor on the day of the emergency)
- Area Wardens
- First Aid Personnel

The proposed organisational chart for the Facility's response to an emergency is illustrated in Figure 1 below.



**Figure 1:** Organizational chart for the Facility

### 4.1 Bushfire Evacuation Committee

The EPC will review the BEEP, coordinate education and training, evaluate the outcomes of drills and responses (when applicable), and revise the BEEP as is required. The EPC will assign roles and responsibilities to staff, which have been outlined in Appendix 1, with contact details for the Committee provided in Appendix 2.

The Committee will meet on a monthly basis to discuss OH&S requirements and training, including bushfire response.



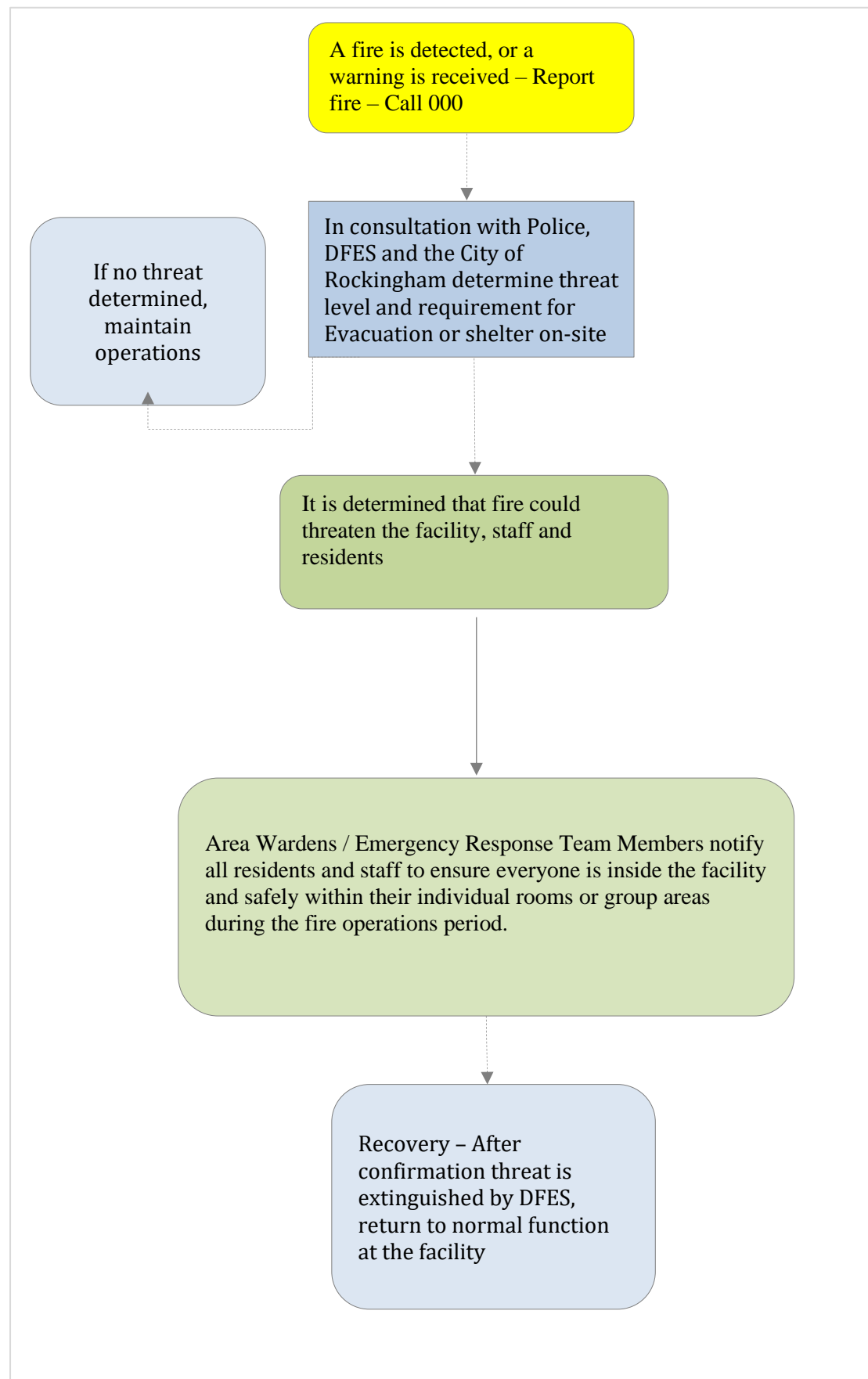
## **4.2 Roles of Emergency Response Coordinator**

- Ensure the names of the Emergency Response Team Members and area of responsibility are displayed;
- Ensure the details of the nominated persons and area of responsibility is forwarded to the Client Representative and advise of any changes;
- Ensure that there are contingencies in place for Emergency Response Team members whilst they are on leave.

### **4.2.1 Chief Warden**

The Chief Warden is the most senior staff member on site at the facility on the day and is responsible for:

- Evaluating the need for evacuation (using the Response Decision Making Process - Figure 2);
- Initiating evacuation;
- As required, advising authorities that an evacuation is underway –including DFES, City of Rockingham fire and emergency services manager;
- Documenting the circumstances of the emergency, processes and outcome.



**Figure 2:** Response decision making process

#### **4.2.2 Area Wardens / Emergency Response Team Members**

The Emergency Response Team Members are assigned to ensure all residents are accounted for inside the facility and sheltering either in their rooms or in the common areas with minimal disturbance. Responsibilities include:

- Taking direction from and carrying out tasks allocated by the Chief Warden;
- Checking all rooms and any outbuildings/outdoor areas;
- Ensuring all residents, staff and visitors have been identified and are monitored during the external fire operations;
- Maintaining communication with, and updating the Chief Warden with situation reports;
- Providing situational information to staff and residents;
- Emergency Response Team Members will each be responsible for raising the alarm and alerting all occupants as to the occurrence of the emergency.
- Contributing to debriefing.

In addition to other responsibilities, all full-time staff are trained in the role of Area Warden.

#### **4.2.3 First Aid Personnel**

First aid personnel, under the direction of the Chief Warden or Area Warden are responsible for:

- Evaluate the extent of any allergies or injuries;
- Administer first aid (only where safe to do so);
- Assess if injured personnel can be evacuated safely.

#### **4.2.4 Traffic Warden**

The Traffic Warden, under the direction of the Chief Warden, is responsible for:

- Ensuring an orderly evacuation onto Foreshore Drive or Fitch Street if the decision is made to evacuate the facility by WA police;
- Managing the access and placement of Area Wardens and employees to co-ordinate vehicles to safely leave the facility during a bushfire event;
- Coordinating traffic flows on the facility grounds during a bushfire evacuation.

#### **4.2.5 Other staff**

Other staff at the Facility (e.g. reception/administration staff, maintenance etc.) in the event of a bushfire will be required to follow the instructions of the Chief, Deputy Chief and/or Area Wardens, and assist in the mustering and/or evacuation of guests only as directed.

#### **4.2.6 Emergency Response Team Identification**

#### **4.2.5 Emergency Planning Committee Identification**

A bushfire emergency response is greatly assisted by key personnel being quickly identified by staff, visitors, residents and emergency services. See Table 2 below.

Table 2: Emergency Planning Committee identification items and colours

Wearers Title	Item and identification colour
Chief Warden	White helmet
Area Wardens	Red helmet
First Aiders	Green helmet or green arm band



## **5. Preparations and Actions**

The actions outlined below relate specifically to bushfire evacuation and should be managed in the context of the broader Emergency Response Plan for the Facility.

### **5.1 Training requirements**

All Wardens, staff and other responsible personnel working at the Facility should attend a bushfire evacuation session with the key local government and local Emergency Services to be informed of and trained in relation to:

- All information contained in this document
- Individual roles and responsibilities
- Access and egress routes
- Assembly point location
- Written evacuation procedures applicable to the process.

All those who have received bushfire training should formally acknowledge that they have read and understood the emergency evacuation procedures, understand their role and responsibilities, and had any questions relating to the evacuation procedure adequately answered.

### **5.2 Exercise drills**

Evacuation to the safer assembly area on-site should be practiced annually by staff.

Staff briefing should occur prior to each such drill and a debriefing should follow any drill or bushfire event to discuss any issues regarding the implementation of the plan.

### **5.3 Maintenance of equipment**

The fire-fighting equipment and water supply infrastructure will be maintained according to servicing schedules.

### **5.4 Evacuation plan review**

This plan should be treated as a 'living document' and reviewed and revised (if required) prior to each bushfire season. A review checklist has been provided in Appendix 3.

In addition to this annual review, a review of the plan and response of the Facility personnel and visitors should be undertaken following any bushfire in the area and/or after an evacuation.

## **6. Evacuation Plan**

### **6.1 Objective of the Bushfire Evacuation Plan**

The objective of this Bushfire Evacuation Plan is to:

- Decrease the level of risk to residents, volunteers and staff and others on the Facility grounds; and
- Ensure safe and effective evacuation strategy (both within the Facility and off site) of all those at the Facility through effective control and management.

There are two principal types of evacuation possible from the Facility:

1. *Pre-warned Evacuation*: when authorities contact the Facility, and coordinate an evacuation. This decision is made to evacuate ahead of a bushfire impacting the Facility. Unlikely to occur
2. *Self-Evacuation*: a spontaneous evacuation involving the self-initiated movement of residents, volunteers, staff and visitors after an assessment has been made that the Facility could be threatened by a bushfire and sufficient time exists to move everyone safely from the site. Very unlikely to occur.

An alternative to evacuation is to shelter in place rather than evacuate. This would occur if the risk associated with evacuation were greater than sheltering in place and is discussed later in this plan. Further below, this section discusses the option of evacuating at a time when it is safe to do so.

## **6.2 Communication**

The Emergency Response Team (i.e. wardens and/or full-time staff) will communicate during a bushfire event using two-way handheld radios / walkie-talkies.

Contact with emergency authorities will be maintained through cellular / mobile telephone. All Facility mobile phones need to be registered with the State Governments State Alert System. The Chief Warden should have access to a satellite phone in the event that a bushfire disrupts cellular reception.

Residents will be informed of a bushfire event that may impact the Facility and any action required via staff quietly moving through the facility and communicating face-to-face. It is important to keep calm and minimize potential distress.

### **6.3 Evacuation Process**

The Chief Warden is responsible for deciding whether an evacuation is necessary and should take the following into consideration when determining if and when to evacuate:

- The advice from Emergency Services, including public warnings;
- The severity of a bushfire incident, proximity of the bushfire and predicted fire spread (i.e. smoke, embers and radiant heat);
- The safety of evacuation routes.

The decision should take account of all information provided by Emergency Services.

The process that should be followed involves:

- Daily recording of Fire Danger Rating and weather conditions;
- Monitoring to establish the extent of bushfire danger (Fire Danger Ratings) and to identify bushfires in the area;
- Determining whether the bushfire is a potential threat;
- Deciding to evacuate or shelter in place (with communication from Emergency Services);
- Implementing the protective action decision to evacuate or shelter in place.

The process to monitor for and implement evacuation due to bushfire is outlined below.

#### **6.3.1 Monitoring for Bushfires**

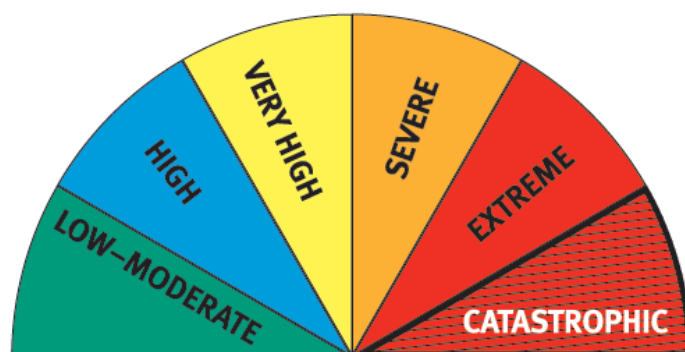
Receiving a warning of an approaching fire is enhanced by actively monitoring communications over the internet (i.e. EmergencyWA) and ABC radio, as well as observing the environment surrounding the site. It is common for the first indication that a bushfire is burning nearby is to observe smoke in the surroundings.

Fire Danger Ratings (FDRs) provide advice on the level of bushfire threat on any given day and are based on the forecast daily Fire Danger Indices (which include consideration of forecast wind speed, temperature, humidity and fuel conditions). There are seven FDRs ('low', 'moderate', 'high', 'very high', 'severe', 'extreme' or 'catastrophic', summarized in Figure 3 and Figure 4) which provide an indication of how difficult a bushfire will be for authorities to extinguish and on what days bushfires are going to pose the greatest threat to property and lives. FDRs are therefore an important component of bushfire emergency evacuation planning.

The forecasted FDR can be accessed online through the Department of Fire and Emergency Services or Bureau of Meteorology websites.



# FIRE DANGER RATING



**Figure 3:** Fire Danger Ratings

On days when the FDR is 'high' or above, bushfires can be unpredictable and uncontrollable, and these days trigger basic preparation and monitoring procedures.

The monitoring procedures to be implemented for the Facility have been outlined within Table 3 below. Monitoring involves accessing websites (i.e. Department of Fire and Emergency Services and Department of Biodiversity, Conservation and Attractions) and listening to the emergency services broadcaster 720 ABC radio at regular intervals throughout the day.

Monitoring also involves regularly checking for smoke in the surrounding area. A staggering 56% of people surveyed after the Victorian Black Saturday bushfires reported that the sight of smoke was the first indication of a bushfire burning nearby (VBRC 2009).

**Table 3: Fire Danger Rating monitoring procedures**

**Actively monitor for bushfires according to these guidelines:**

Fire Danger Rating	Predicted Fire Behaviour	Monitoring Requirements
Catastrophic Extreme and Severe	Uncontrollable fire, the worst conditions possible, very hot and windy, significant ember attack ahead of the fire, life threatening radiant heat and fast moving fire.	Monitor ABC radio and DFES website every 15 minutes all day. Staff advised in the morning of fire conditions and requested to stay alert for smoke in local area.
Very High & High	Hot, dry and possibly windy conditions, fire may be hard to control.	No specific monitoring required, but staff alert for any signs of smoke.
Low-Moderate	Fire likely to be controlled, but possibly unpredictable if windy.	No specific monitoring required, but staff alert for any signs of smoke.



Figure 4: Fire Danger Ratings and considerations for bushfire propagation and responses

In addition to FDRs, where a bushfire occurs, the Department of Fire and Emergency Services have three levels of warnings that escalate to reflect the increasing risk to life from a bushfire and the decreasing amount of time people have until the bushfire arrives. The three warning levels are detailed in Appendix 4 and include:

- Advice;
- Watch and Act; and
- Emergency.

In the event that an **Advice** Warning is received at the Facility for an approaching bushfire, guests should be notified of the potential need to muster and/or evacuate. If a **Watch and Act** Warning is received, it is recommended that guests be mustered in preparation to enable the orderly evacuation of residents and personnel, if evacuation is required.

An all clear message means the danger has passed and the fire is under control. However, it is possible that it still may not be safe to return to the Facility and the Emergency Services will advise the Chief Warden when it is safe to do so (DFES 2017).

Importantly, early detection of a bushfire's location provides everyone with the best opportunity to evacuate early. Warning of a bushfire may be provided by emergency authorities, but this is not guaranteed. All Warden mobile phones need to be registered with the State Governments State Alert System. Nominated staff should actively monitor for bushfires on days that a bushfire is likely to be difficult for fire agencies to suppress, in accordance with the procedure outlined in Table 3. This increases the chance of receiving an early warning of a bushfire.

If electricity fails, phone lines and internet can be interrupted. Mobile phones can assist with accessing information, however back-up battery powered radios will help with information in the event of power failure. Therefore, portable radios should be maintained within the administration area.



### 6.3.2 Evacuation triggers

There is strong evidence that moving about in an area when bushfires are nearby is the most dangerous option for people, and yet many people do it (VBRC 2010). The key to a safe evacuation is leaving early, this means long before the Facility or evacuation roads come under bushfire attack.

Within the Facility, the following are triggers for evacuation:

- Receipt of an official warning to evacuate from the emergency authorities. Monitoring of the Emergency WA web page (<https://www.emergency.wa.gov.au/>) at regular intervals must occur (outlined in Section 6.3.1);
- When it is judged by the Chief Warden, using the tools provided in this document and in consultation with Emergencies Services, that a bushfire has the potential to significantly impact the Facility.

Advice may be provided by emergency authorities to self-evacuate which greatly assists because it confirms the safety of evacuation routes and makes the process relatively straight forward. The Emergency Alert Telephone warning system is used during an emergency to send messages to registered landline and mobile phones within a defined area where lives and homes are deemed to be under direct and imminent threat from a bushfire. These warnings should trigger an evacuation if they are received in a timely manner. These official warnings, however, must be assessed against the local conditions before evacuation is undertaken.

### 6.3.3 Implementation of evacuation

Early evacuation is the safest response in a bushfire event. Late evacuation is a dangerous response. After satisfying the criteria to evacuate, the following procedures should be implemented:

- Determine the route to be used for evacuation;
- Advise emergency authorities of the decision to evacuate offsite and proposed route;
- Notify Wardens and staff that a bushfire evacuation is underway;
- Residents, volunteers and visitors to be informed and organized for evacuation by responsible Wardens;
- Nominated Wardens are to ensure the Facility is completely evacuated before the site is secured;
- Evacuate away from the threat to a safer place.

#### **6.3.4 Procedure for evacuation**

The order to evacuate will be given by DFES to the senior person (Chief Warden) in charge at the Facility. The order will be received either electronically or by verbal instruction.

The Chief Warden will immediately inform the CEO/Facility Manager. The Chief Warden on duty will then issue the evacuation order to staff working in all areas throughout the Facility. Staff will coordinate residents to evacuate the facility.

Staff will assist residents to get ready to leave ensuring they have appropriate footwear and warm clothing. Each resident will be checked off the Resident List as they leave the building. Each resident will be issued with their name tag identifying alerts for staff e.g. wandering etc. The information also includes next of kin contact details. Staff will ensure all medications and documentation are taken, as well as a supply of continence aids and any other required items.

Ambulances and buses will be organized to transfer the residents to a safe muster point as advised by DFES. Bed bound residents will be transferred to other aged care facilities or acute hospitals. Staff will support residents at the muster point and attend to their needs.

Senior staff to collect all documentation including medication documentation, rosters, staff contact details and resident lists and contact details for other facilities and hospitals. Continence aids, emergency oxygen, extra linen and any other required equipment are also taken when evacuating.

The Fire Warden will then conduct a check of the Facility to ensure all residents and personnel are off the premises. The CEO will contact security to advise them the facility is locked but unattended. At this time the CEO will determine if a security guard is needed to ensure the building is safe.

At muster point, a check of the residents will be undertaken to ensure everyone is accounted for. Next of kin of the residents will be notified of the evacuation and evacuation location. If able, relatives can collect residents and take their loved ones to their own homes if not in the danger zone and care for the residents until they can return to the facility. If residents have to stay at the muster point, staff will be rostered to ensure residents are supported and cared for.

### **6.3.5 Evacuation vehicles**

Responsibility in this area rests with the Traffic Warden. The preference is for most residents to be evacuated from the facility in buses or special vehicles. Bed bound residents will be transferred by Ambulances to hospital or other aged care facilities.

## **7. Shelter-in-place**

An alternative to evacuation is to shelter in place (within the Facility) rather than evacuate. This would occur if the risk associated with evacuation were greater than sheltering in place. Though undesirable, the trigger to shelter in place is an assessment by the Chief Warden and emergency authorities that evacuation would be unsafe due to the proximity of the bushfire and/or the unavailability of safe evacuation routes. It could also transpire that the threat from a nearby bushfire has been assessed and will not impact the facility making evacuation unnecessary.

For sheltering in place, the following will be undertaken:

- Advise emergency authorities of the decision to shelter in place and provide all information as detailed in Appendix 6;
- Notify all staff of the decision to shelter in place;
- Initiate procedures outlined in Appendix 7 to have Wardens monitor guests and residents, and ensure P2 smoke masks are available if required for all people sheltering to assist with breathing if the air fills with smoke;
- Nominated Wardens to ensure that all residents, volunteers and visitors are reassured in the building and there is no threat to the facility.

The Facility may be subject to ember attack for a short period of time. Embers may cause localised flames that threaten the building. The Chief Warden and Deputy Chief or Area Wardens must therefore be prepared when sheltering with residents to work with authorities to identify ember attack and potential small fires which can be extinguished easily using existing fire-fighting equipment.



**APPENDIX 1: List of Emergency Control Personnel**

<b>Function</b>	<b>Name</b>
<b>Chief Warden</b>	
<b>Deputy Chief Warden</b>	
<b>Area Warden 1</b>	
<b>First Aid Personnel</b>	
<b>Area Warden 2</b>	
<b>First Aid Personnel</b>	

## APPENDIX 2: Emergency Contacts

Reception Office:	Direct Line:
Chief Warden	Name: Direct Line:
Deputy Chief Warden	Name: Direct Line:
Area Warden 1	Name: Direct Line:
Area Warden 2	Name: Direct Line:
Area Warden 3	Name: Direct Line:
Area Warden 4	Name: Direct Line:
Area Warden 5	Name: Direct Line:
First Aid Personnel	Name: Direct Line: Name: Direct Line:
Police TTY (hearing impaired service)	Direct Line:
Local Police	Direct Line:
Local Hospital	Direct Line:
General Emergency	000
General Emergency (from mobile)	112
SES	Direct Line:
Water Corporation	Direct Line:
Gas	Direct Line:
Electricity	Direct Line:

### APPENDIX 3: Review of Emergency Plan

Date	Plan Reviewed	Modification Requested	Action Procedures Practiced	Responsible Person	
		Yes / No	Yes / No	Name	Signature
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#### **APPENDIX 4: Details of Fire Warning Levels**

An **ADVICE** provides information that a fire has started but there is no immediate danger, this is general information to keep people informed and up to date with developments. **An Advice warning is a trigger to assess where the fire is and its potential threat level.**

A **WATCH AND ACT** message is issued when a fire is approaching and conditions are changing, DFES recommend people need to leave their property or prepare to actively defend (DFES 2017).

An **EMERGENCY WARNING** means there is immediate danger and the fire is likely to impact the site. There is a threat to lives and buildings, it is the highest level of warning (DFES 2017). The message may start with a siren called a Standard Emergency Warning Signal. Evacuation should only be attempted after ensuring roads are safe to travel and sufficient time exists for all vehicles to safely do so. It may trigger staying on the site and sheltering until authorities can ensure safe evacuation is possible.

## **APPENDIX 5: Evacuation Procedures**

To facilitate orderly evacuation of the Facility, the departure of residents, volunteers and staff should be phased if necessary, depending upon the number of occupants at the facility and the resources available. This can be achieved by:

- Evacuating the most vulnerable people first;
- Using private staff vehicles if required to transport vulnerable people from the facility.

After the decision has been made to evacuate, the following procedures should be implemented:

- Determine the route to be used for evacuation;
- Advise emergency authorities of the decision to evacuate and proposed route;
- Notify staff that a bushfire evacuation is underway;
- Residents, volunteers and staff to be informed and organized for evacuation by Area Wardens;
- Nominated Area Wardens are to ensure the Facility is completely evacuated before the site is secured;
- Evacuate away from the threat to a place not in a bushfire prone area.

If conditions change during an evacuation and the safety of the immediate surrounds and evacuation roads cannot be guaranteed, stay at the Facility and shelter inside protected from life-threatening radiant heat.

## **APPENDIX 6: Shelter in Place - Details to be provided to emergency authorities**

The decision to shelter in place will be made with consultation with Emergency Services. The following information should be provided to the emergency authorities if such a decision is made:

1. Nature of the emergency
  - a. Immediacy – Can the bushfire be seen/ distance from Facility
  - b. Evidence of ember attack
  - c. Evidence of spot fires
2. Details of individuals sheltering:
  - a. Number of people
  - b. Condition/ state
  - c. Special needs i.e. disabilities, elderly, medical conditions
3. Location:
  - a. Address of Facility
  - b. Entry point to Facility

## **APPENDIX 7: Shelter in Place Procedures**

The decision to shelter in place is an assessment made by Emergency Authorities and the Chief Warden. This would occur if the risk associated with evacuation were greater than sheltering in place. The facility is sited 31 metres from grassland vegetation which results in less than 10kW/m<sup>2</sup> exposure (Figure 5). This makes sheltering on-site a viable option and a good strategy under most circumstances. The trigger to shelter in place is an assessment by the Chief Warden and emergency authorities that evacuation would be unsafe due to the proximity of the bushfire and/or the unavailability of safe evacuation routes. It could also transpire that the threat from a nearby bushfire has been assessed and will not impact the facility making evacuation unnecessary.

If a decision to shelter in place is taken, all residents, volunteers, and staff will shelter in their usual rooms.

The following process will be undertaken:

- Advise emergency authorities of the decision to shelter in place and provide all information as detailed in Appendix 7;
- Notify Wardens of the decision to shelter in place;
- Initiate procedures to have Wardens notify and move residents, volunteers and staff to the safer place if required;
- Nominated Wardens are to ensure that all residents, volunteers and staff have moved to the safer place if required;
- Ensure windows and doors are closed to prevent smoke and embers entering;
- Turn off air-conditioning but leave water circulating through if possible;
- Keep alert for any embers that could start fires in buildings or the garden areas at the Facility and alert authorities if any local fire cannot be extinguished;
- Stay sheltering in the rooms until advised by DFES or Police that fire is no longer a threat or until evacuated off-site coordinated by Emergency Services.

Specific roles include:

### **Chief Warden**

- Collect vital records, computer tapes (server room), guests and residents sign in details to reconcile everybody is accounted for.
- Lock filing cabinets in office.
- Maintain communication with emergency services.
- Communicate with DFES and police and provide updates to concerned family members.
- Collect First Aid Kit.
- Continue to patrol all buildings until the site is confirmed safe and secure.

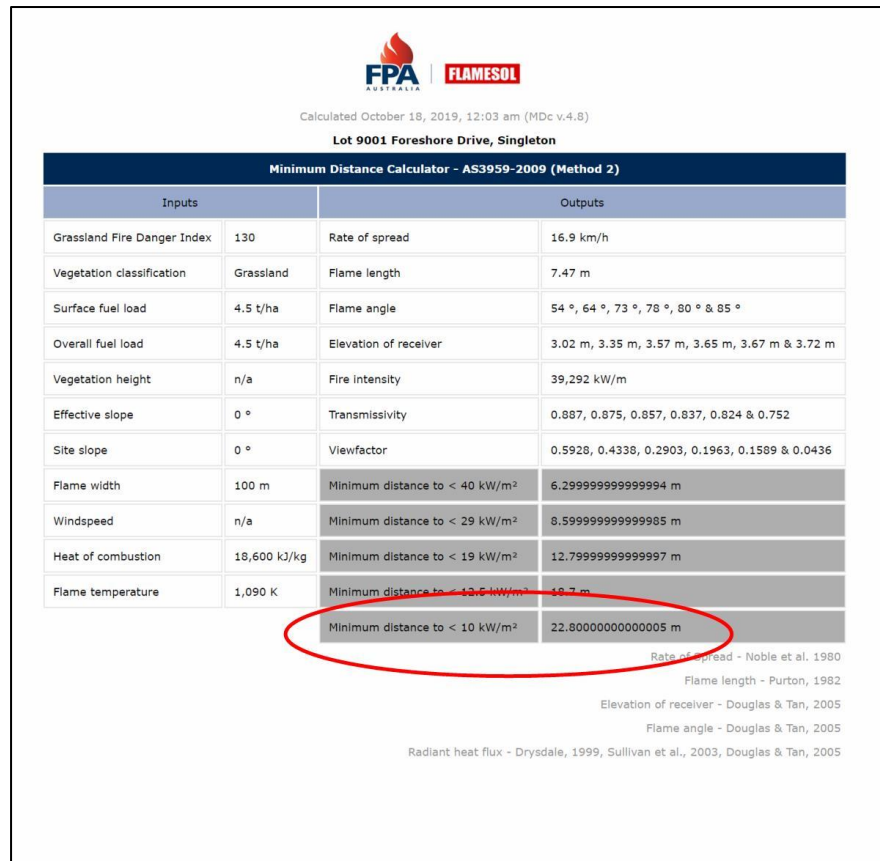
### **Area Warden 1 and 2 ( Registered Nurse)**

- Retain all residents in their rooms in a quiet and orderly manner.
- Close all doors and windows on buildings if possible.
- Reconcile guest and resident records
- Inform Chief Warden if anyone is missing.

### **Deputy Chief Warden**

- Make final check of all buildings, ensure they are secured and empty of guests and residents.
- Check with Chief Warden everyone is accounted for.
- Monitor radio and website for updates.





**Figure 5:** Design Fire modelling showing the facility buildings are exposed to less than 10kW/m2