



# Kalamunda Connected Strategic Aged Care Projects Overview

# Strategic Community Plan Vision

“Connected Communities, Valuing Nature and Creating our Future Together”

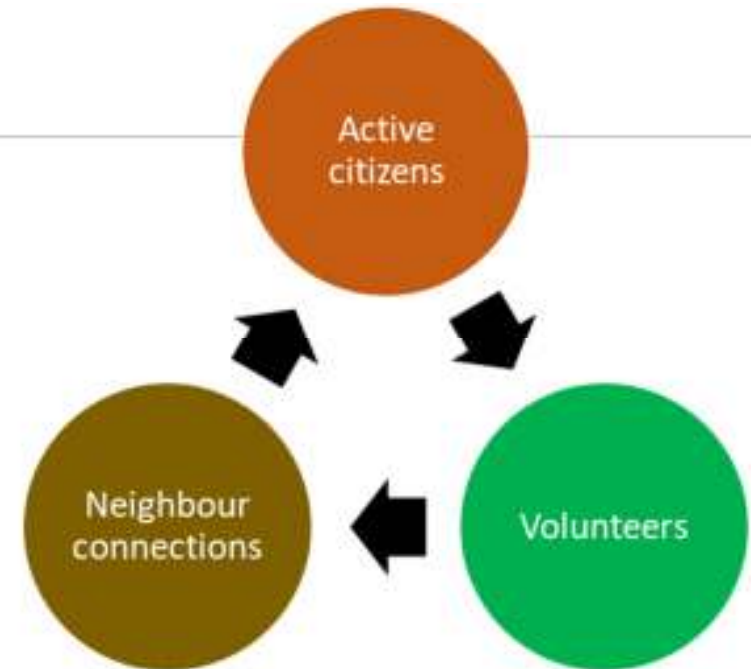


# Kalamunda Connected - Creating Active Citizens Plan 2018 -2020

A Plan for Building Community Capacity and Volunteering

Care strategy that links isolated people to others in the community.

Please give us your big ideas what the City should include in this strategy?



## Active Aging and Retirement Living



# Aged Accommodation Strategy 2016

---

The City engaged MacroPlan to investigate potential retirement and aged care delivery options which could be considered by Council.

**The Strategy recommends that the City:**

- Not directly undertake any retirement or aged care developments.
- Utilise government assets to encourage retirement living and aged care developments.
- Prioritise sites in close proximity to amenities and public transport.

**Population Demographics from WA Planning 2015**

**Kalamunda**

	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>
70 to 74	2,000	2,620	3,470	3,550
75 to 79	1,470	1,930	2,580	3,470
80 to 84	860	1,280	1,660	2,200
85 and over	780	1,030	1,460	2,040
<b>Total Aged</b>	<b>5,110</b>	<b>6,860</b>	<b>9,170</b>	<b>11,260</b>

**Residential Care places required**

Target operational ratio - per 1,000 people aged 70 and over

	88	86	78	78
--	----	----	----	----

Residential Care places required

Current operational places at 30 June 2016

	450	590	715	878
	177	177	177	177
<b>Growth in Places Required</b>	<b>273</b>	<b>413</b>	<b>538</b>	<b>701</b>

Data from <http://home.id.com.au/demographic-resources/>

<b>Name</b>	<b>Address</b>	<b>Owner</b>	<b>Beds 2017</b>	<b>New Beds</b>	<b>Status Expected Delivery</b>	<b>Beds 2021</b>
Sunshine Park	Brady Road Lesmurdie	Baptistcare	36		?	36
Parry House	Warlingham Drive Lesmurdie	Amana living	30	60	Under feasibility	90
Villa Maria	Lesmurdie Road Lesmurdie	Mercy health	32	90	On Hold	122
Valencia Nursing Home	Valencia Road Carmel	Roshana Pty Ltd	60	60	Expansion refused	120
Donavan Village	Lewis Road Forrestfield	Southern Cross	50		?	50
Karingal Green	Calophylla Way High Wycombe	Hall and Prior	nil	160	2019/20	160
Gavour Road	Gavour Road	Ross Leighton	nil	100	Local development Plan In progress	100
			<b>208</b>	<b>470</b>		<b>678</b>

# Aged Accommodation Strategy 2016

---

The KACAC made a series of comments regarding the Strategy. The following are relevant to this proposal:

- The City should provide land at minimal cost to appropriate developers to encourage retirement and aged care developments.
- The City has a role in monitoring and stimulating service providers to develop in the City. The City should look to remove barriers to entry and eliminate red tape wherever possible.



# Kalamunda Aged Care

## Site Matrix



Sites Under Study	Status	Likelihood
1. Wilkins Road Walliston – State Government	Re-zoning was unsuccessful	Nil.
2. The Hales Berkshire Road Forrestfield – Satterley	Satterley in discussions with aged care providers	Possible
3. Forrestfield north – Private ownership	Awaiting structure planning to be completed	Possible – beyond 2020
4. Pickering Brook Town site – Private ownership	RE-zoning was unsuccessful – Government Taskforce appointed	Unknown
5. Bougainvillea Road Forrestfield – Ex DAFWA site – State Government	Awaiting advice from Lands Minister – delay due to environmental constraints being unresolved.	Unknown
6. Cambridge Reserve Forrestfield – Parks & Reserve	Concept design and feasibility being finalised By City	By 2020 land ready for sale
7. Pomeroy Road Carmel – Parks and Reserves	Community Consultation to commence in 2019	BY 2022 land ready for sale
8. Kalamunda Hospital - Chaucer Road & Byron Way, Kalamunda Department of Health	Under consideration by State Government	Unknown
9. Reserve 35412 - 30 East Terrace, Kalamunda - Parks and Reserve	Under consideration by State Government	Unknown



**The new world-class care precinct Karingal Green is underway and due for completion in late 2019.**

- [residential aged care](#)
- [respite care](#)
- [dementia support](#)
- [palliative care](#)

The 1.6 hectare planned aged care community, located in High Wycombe.

160 beds catering to all levels of care needs and provide specialist services (including young disabled and dementia care) as well as in-home and community care packages.

State-of-the-art facilities including a wellness centre, hydrotherapy pool, gymnasium, café, cinema, allied & primary health clinic and dedicated research, training & education centre in a safe, peaceful and connected location.

For more details : [www.karingalgreen.com.au](http://www.karingalgreen.com.au)

## Opportunity at Cambridge Reserve



1. Zoned 'Urban' under MRS
2. Zoned 'Local Open Space' under LPS3
3. 400m from Forrestfield District Centre
4. Well serviced by existing infrastructure
  - a) Hale Road / Tonkin Highway
  - b) Utility service infrastructure
  - c) Schools



- LEGEND:**
- 1 ACTIVITY HUB / PLAYGROUND
  - 2 STORMWATER CATCHMENT
  - 3 FENCED BUSHLAND
  - 4 SHADE STRUCTURE & SEATING
  - 5 BOARD-WALK / BIETLAND
  - 6 LYING STREAM - REALIGNED DRAIN
  - 7 OPEN MANAGED PARKLAND
  - 8 FENCED DOG PARK
  - 9 PEDESTRIAN PATH NETWORK
  - 10 BUSH RE-VEGETATION
  - 11 EXISTING RMV
  - 12 EXISTING LOTS
  - 13 MANAGED BUSHLAND
  - 14 OPTION FOR A ADDITIONAL PARKING

- NOTES:**
1. Concept is indicative only and subject to detailed design.
  2. Dates of lighting to be determined during detailed design.
  3. Edges of existing drainage basin to be treated / graded in order to be as safe.
  4. Re-vegetation to be carried out using endemic and / or native species.
  5. Irrigation to be limited to high use areas around activities nodes & play areas.
  6. Path network will include cycle path connections, pedestrian paths as well as informal path network within areas of re-vegetation.
  7. Parking locations and quantities are indicative only and subject to technical advice.



- ① ACTIVITY HUB / PLAYGROUND
- ② STORMWATER CATCHMENT
- ③ FENCED BUSHLAND
- ④ SHADE STRUCTURE & SEATING NODE
- ⑤ BOARD-WALK / WETLAND
- ⑥ LIVING STREAM - REALIGNED DRAIN
- ⑦ OPEN MANAGED PARKLAND
- ⑧ FENCED DOG PARK
- ⑨ PEDESTRIAN PATH NETWORK
- ⑩ BUSH RE-VEGETATION
- ⑪ EXISTING PAW
- ⑫ EXISTING LOTS
- ⑬ MANAGED BUSHLAND
- ⑭ OPTION FOR ADDITIONAL PARKING





# Current Status

- The City undertook a community and internal engagement process for feedback on the concept plans.
  - This community engagement phase was undertaken July-August 2018.
- 
- The main feedback provided during the engagement process was concerned that significant environmental values would be lost as a result of the concept plan being progressed in its current state.
  - The City decided to review the advertised plan and awarded Urbis the work.
  - Urbis and the City's Strategic Planning Team are currently in the process of reviewing the concept plan to incorporate the community's feedback.
  - This is anticipated to be completed late 2018, with an aim to take to Council for endorsement in early 2019.
  - Once endorsed by Council, the City will progress with the Section 20A transfer request and seek support from the Minister for Lands and Director General – Department of Planning. (6-9 months)
  - If the support is forthcoming the City will initiate the required statutory planning amendments to facilitate the development of the site. (9-12 months)



## Heidelberg Park - Corner Canning and Pomeroy Road, Carmel.



**13.5608 hectares**

Land Vested in the City

Zoned 'Parks and Recreation'  
under MRS.

Not zoned under LPS3

Heidelberg Park was identified as an opportunity for investigation as the north-eastern portion of the park is relatively degraded, has low functional or amenity value and currently used by motorcyclists for recreation.

## Heidelberg Park - Corner Canning and Pomeroy Road, Carmel.

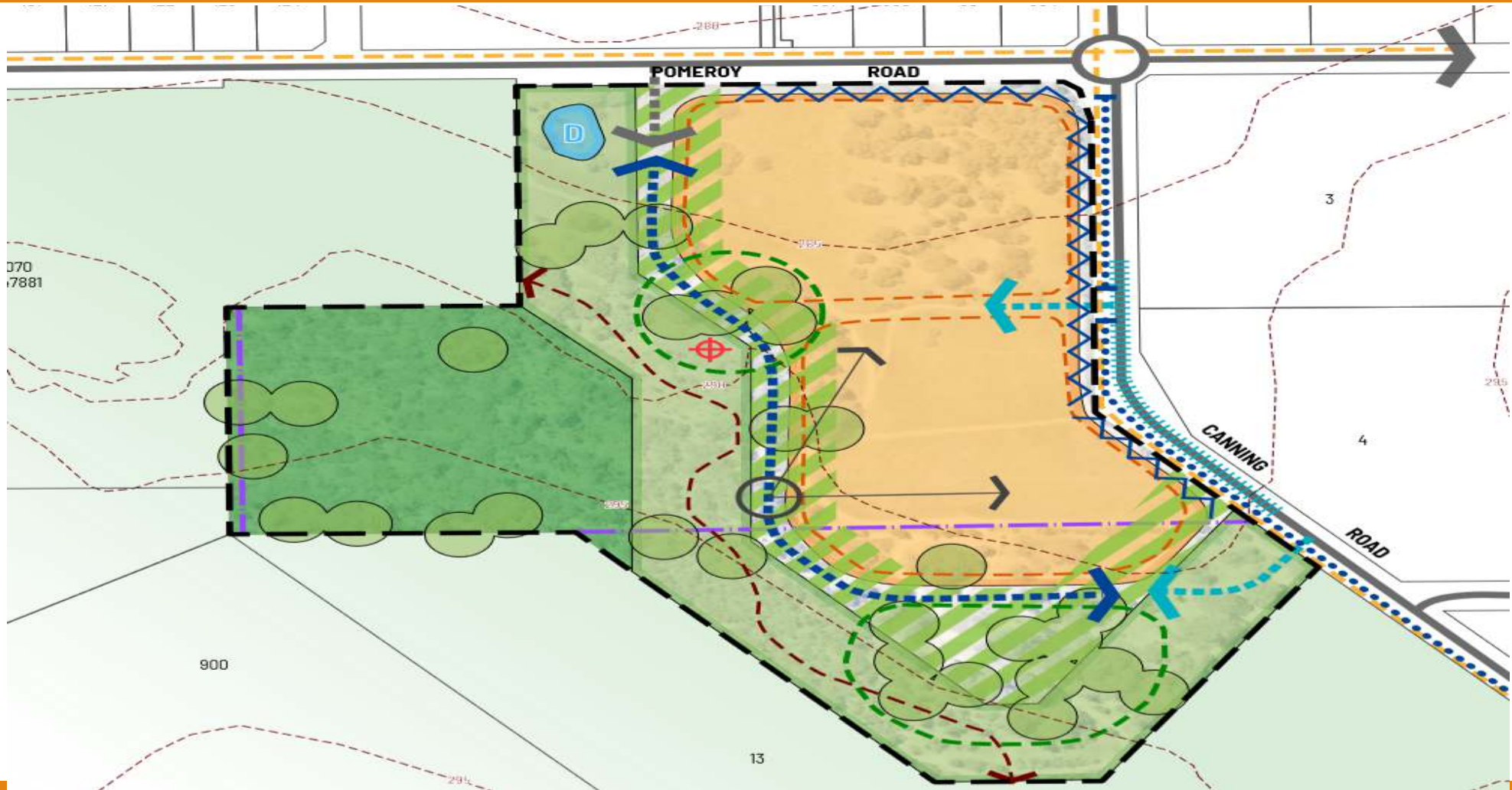
In August 2017 the City prepared a Site Investigation report to identify opportunities and constraints of Heidelberg Park.

In December 2017 PGV Environmental also completed an environmental assessment of the site.

In December 2017 Creative Design and Planning were engaged to assist the City in developing a concept plan which includes retention of high quality bushland located adjacent to a National Park Regional Reserve and inclusion of residential lots, lifestyle units for over 55's, and a high care nursing home facility.

At this stage the Heidelberg Park concept plan is draft only and requires more detailed site investigation to determine if the project is feasible.

# Heidelberg Park - Corner Canning and Pomeroy Road, Carmel.



## Heidelberg Park - Corner Canning and Pomeroy Road, Carmel.

On the 16<sup>th</sup> October 2018 a tender for undertaking a geotechnical report was awarded to Landform Research. Landform Research is currently undertaking the geotechnical investigation to determine whether effluent disposal can be appropriately disposed of onsite.

Subject to the findings the City may then prepare a concept plan for Council review in 2019.

Community consultation if Council is in support of progressing the project will commence in 2019.

**If supported by community then....**

The City will prepare an MRS Amendment application for the Minister for Transport, Planning and Lands to consider.



**Lot 609 (30) Byron Road Reserve**

R 44293

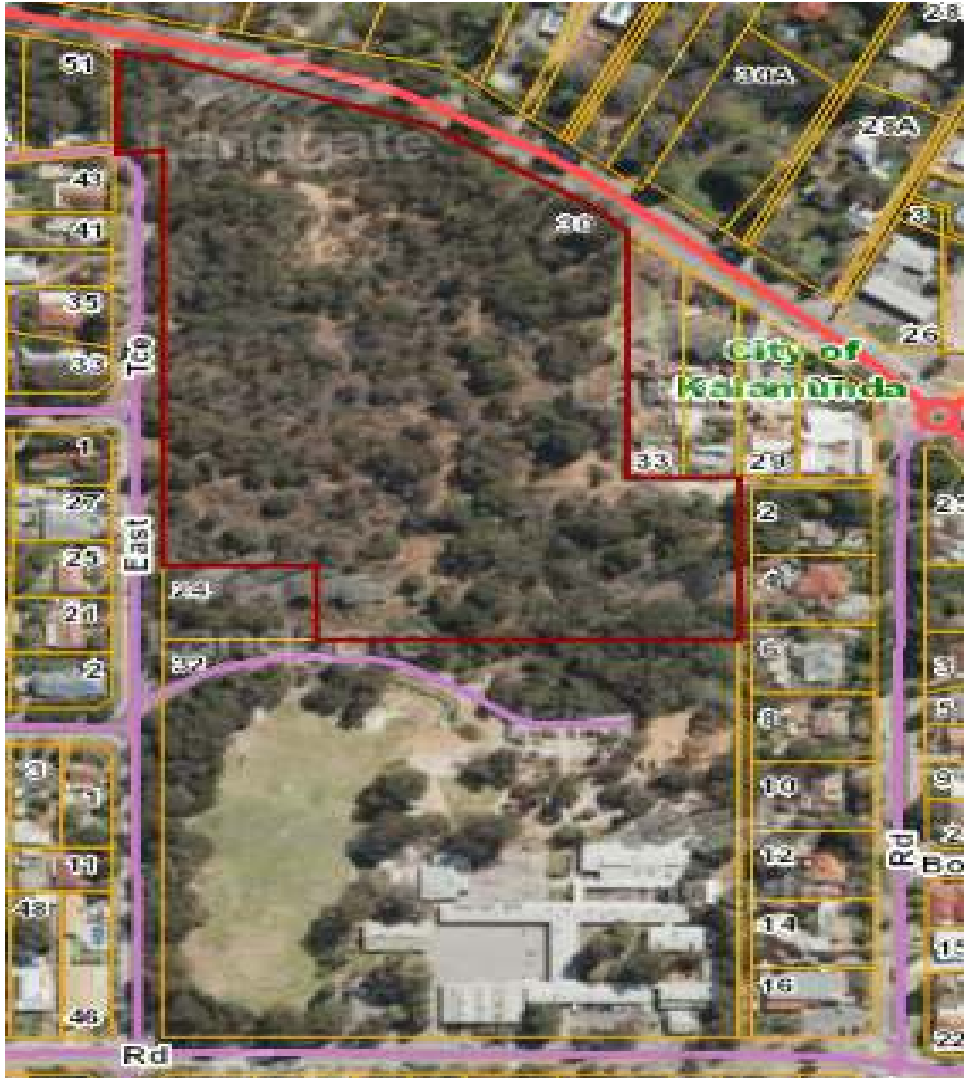
12346.000 m<sup>2</sup> | 1.23460 ha

MRS Zoned – Urban

LPS – Public Purposes

Land use - Vacant land – Health purposes

Vested with the Minister for Health – Owned by the Health Department – has power to lease for any term.



**Reserve 35412 (30 East Terrace, Kalamunda)  
comprising of Lot 591 on Plan 182723**

Urban Zoned - Parklands & Recreation under  
the MRS

Zoned Local Open Space" under the  
Kalamunda Local Planning Scheme.

Site Area is 5.35602ha

Located within a Bush Fire Prone Area – Bush Fire  
Management Plan will identify aged care as a  
'Vulnerable Land Use' and the City would expect a  
high Bushfire Attack Level (BAL) to be applied.

THANKS!

