



Verso Consulting: Provision of specialist advisory services for Boddington Council.  
June 2022



## TABLE OF CONTENTS

- Cover
- Table of contents
- Context & Key considerations
- Project next steps
- Site option locations
- Site analysis**
- Climate
- Township profile
- Care supply
- Fast Facts 40-50 bed Residential Aged Care operations
- 3d township survey
- Planning information
- Space allocations / site narratives**
- Exemplars - 3 x Western Australian
- Schedules
- As built schedules - Victorian as built example
- Site 1 - preferred
- Site 1 - test 1
- Site 1 - test 2
- Site 1 - test 3
- Site 1 - test 4
- Site 1 - test 5 - most progressive
- Site 1 - test 6
- Site 2
- Site 2 - test 1
- Site 2 - test 2
- Site 2 - test 3
- Site 3
- Site score card
- Site photographs**
- Site 1
- Site 2
- Site 3
- On approach to Boddington - Forrest Road
- Boddington township photos and report scope

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Strategist | Advocate & Managing Director | Data forecast

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M: 0418 118 566



# CONTEXT:

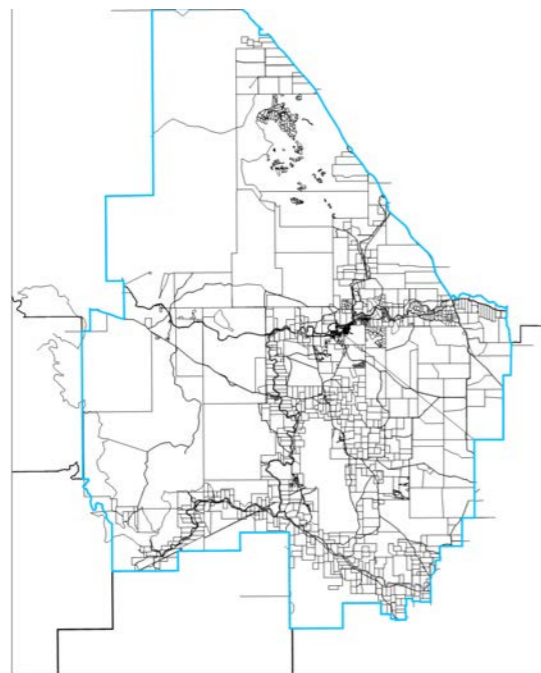
In 2012 the Shire of Boddington's commissioned Verso to develop an Aged Care Plan that facilitated a successful older person's housing development.

In 2021 the Shire again engaged Verso to:

- Assess the continued relevance of the recommendations contained in the 2021 report in light of the significant changes that have occurred in the Australian aged care system since (including the shift to consumer directed care and the Royal Commission into Aged Care)
- Update the supply and demand data (a critical factor in determining current future viability)
- Undertake a review of non-traditional models of residential aged for their suitability to Boddington with a focus on providing leading practice dementia care
- Recommendations relating to a suitable model, its expected viability (and assumptions) and with the an implementation pathway
- Scan the marketplace for approved providers with whom a delivery partnership may be possible.

The Shire has accepted the Aged Care Accommodation and Services Strategy developed by Verso. As a result of accepting the report Juliet Grist (a consultant engaged by the Shire) collaboratively worked with Verso to 'feel out' interest from Approved Providers. Three approved providers have expressed positive interest and in addition other potential Approved Providers have been sounded out; some of them want to know more. The offer of land and the quality of evidence produced by Boddington are factors that have supported the interest.

The Shire has through Verso engaged Simon Drysdale to undertake a site visit and to prepare a report to determine the options and principles for site selection for a future development of a residential aged care facility comprising 45 residences.



Shire of BODDINGTON  
SHIRE OF BODDINGTON  
N  
SIZE A3  
1:20,000 KM  
REF NO. DRAW NO. REV.  
EP 130312 02 A

# KEY CONSIDERATIONS

## A focus on dementia care

The community has identified the acute need for residential aged care with a particular focus on dementia care and mental health needs of people requiring high and complex care. The strategic report highlights that incoming residents to the proposed Residential Aged Care Facility will include complex care needs (100% of incoming residents) and support and care associated with the management of behaviours associated with dementia and mental health (82% of incoming residents). These insights support the community's firm commitment to realise a vision that supports these needs and does so providing leading practice.

## Small scale and Homelike Residential Aged Care

The brief for the Aged Care Accommodation and Services Strategy required Verso to research and to score the viability and suitability of existing models that provided leading practice in residential aged focused on care dementia care in a more homelike setting. The background and well evidenced rationale for the homelike facilities is that through the combination of the care model and the built form people living with dementia mental health (including anxiety and depression) will experience superior (compared to the common residential aged care setting) health and wellbeing and are likely to require less resources to manage the behaviours of concern.

## A Vision for Leading Practice

The vision is to deliver a residential aged care facility that is home like and embodies leading practice in dementia care. It is a key consideration for the Shire of Boddington to find an approved provider who shares the vision. For the community there is strength of conviction and passion to see this vision realised without compromise.

## Building a value proposition for the Shire

The body of evidence detailed in the Aged Care Accommodation and Services Strategy and the planning and design thinking embodied in the 'Site Advisory and commentary' supports the Shire to advance this project in a manner that ensures in negotiating a partnership with an approved provider that the optimal outcomes are achieved. It could be a risk that without clear evidence and a principled approach that the provider's alternate priorities and vision could dominate the partnership negotiation and alternately what is developed.

The quality of design thinking and planning aims to ensure that the project facilitates the economic benefits of retaining populations through supporting the full continuum of positive ageing and aged care and also by attracting people to the community. The design thinking also considers how the development enhances the amenity of the adjoining areas and builds a precinct of interrelated services with enhanced access and a precinct that concentrates the required skilled workforce. Our design thinking also embraces the importance of considering opportunities for future interrelated positive ageing and aged care infrastructure, and service responses.

Contemporary design thinking considers how elements such as a café, community rooms, child care, palliative care, respite, short term restorative care, therapy services (eg hydro therapy) and older persons housing could be developed in association with a residential aged care development. This approach enhances the business case return on investment and also creates additional options for workforce development and career advancement. The land usage and footprint planning detailed in this report will enable these elements to be considered as part of a negotiation delivering both community and provider benefits

The footprint of the homelike residential aged care sits within milieu of design elements articulated in this report all of which build the value proposition of Boddington as a location and the Residential Aged Care development. The project will enable Boddington Shire to articulate mandated planning and design parameters that will aid the quality of partnership and the project realisation while fully meeting community expectations. The process of design thinking will also enable Boddington Shire to cast the net wider to increase the partnership options.

## For a Provider

The unusual investment and commitment of Boddington Shire to the development of residential aged care supported by advanced and comprehensive evidence is a 'stand out' feature supporting engagement with a wide range of prospective Approved Provider organisations. The contemporary evidence, community support, local authority support, leadership, the economic case and the offer to provide land are all elements that will support providers to consider the way this project represents value to them. In addition the model will be a standout exemplar of leading practice that will provide the prospective approved provider with kudos and enable them to transfer the prototype learnings into new development and the broader operations.

## Telling the Story

Provider Organisations are often starved of the opportunities of reimagining their model. The immediate past has been dominated by operational issues and fiscal impact of COVID 19. The refreshing opportunity to work with the Shire to develop a better model will require the Shire to be able to get 'cut through' which the visuals and graphic presentations that this report will aid. The 'cut through' is also embodied in the confidence of the Shire, in the economic proposition of population retention and attraction, employment creation and improved ageing and aged care. Getting the story telling right in preparation for provider negotiation will be embed in the value proposition for both the provider and the community.

# ROADMAP

**WE ARE HERE**

**JAN.2010**

**ED REPORT**

**FEB.2013**

**AGED CARE PLAN**

**STRATEGIC  
COMM PLAN**

**APR.2019**

**MAY.2022**

**SITE VISIT**

**JUN.2022**

**REVIEW  
OF SITES**

**RETURN BRIEF**

**IDENTIFIED SITES REVIEWED  
AT SCALE**

**CURRENT SCHEDULING  
ALLOWANCES APPLIED**

**AS BUILT EXEMPLARS  
IDENTIFIED AND APPLIED**

**CONFIRM PREFERENCES**

**PART A:  
CONSULTANTS**

STRATEGIC

SPATIAL

MASTERPLAN &  
SCHEMATIC DESIGN

DESIGN  
DEVELOPMENT

CONTRACT  
DOCUMENTATION

PROJECT  
DELIVERY

IMPLEMENTATION

PART B: CONSULTANTS

# ABOUT BODDINGTON. WESTERN AUSTRALIA

- Town in Western Australia
- Boddington is a town and shire in the Peel region of Western Australia, located 120 kilometres south-east of Perth. The town sits on the road from Pinjarra to Williams on the Hotham River. The population of the town was 1,844 at the 2016 Census. Wikipedia
- Weather: 18 °C, Wind N at 18 km/h, 81% Humidity weather.com
- Postal code: 6390
- Location: 123 km (76 mi) from Perth; 93 km (58 mi) from Mandurah
- Population: 1,844 (2016 census)
- LGA(s): Shire of Boddington



Boddington township with site options identified



Site1

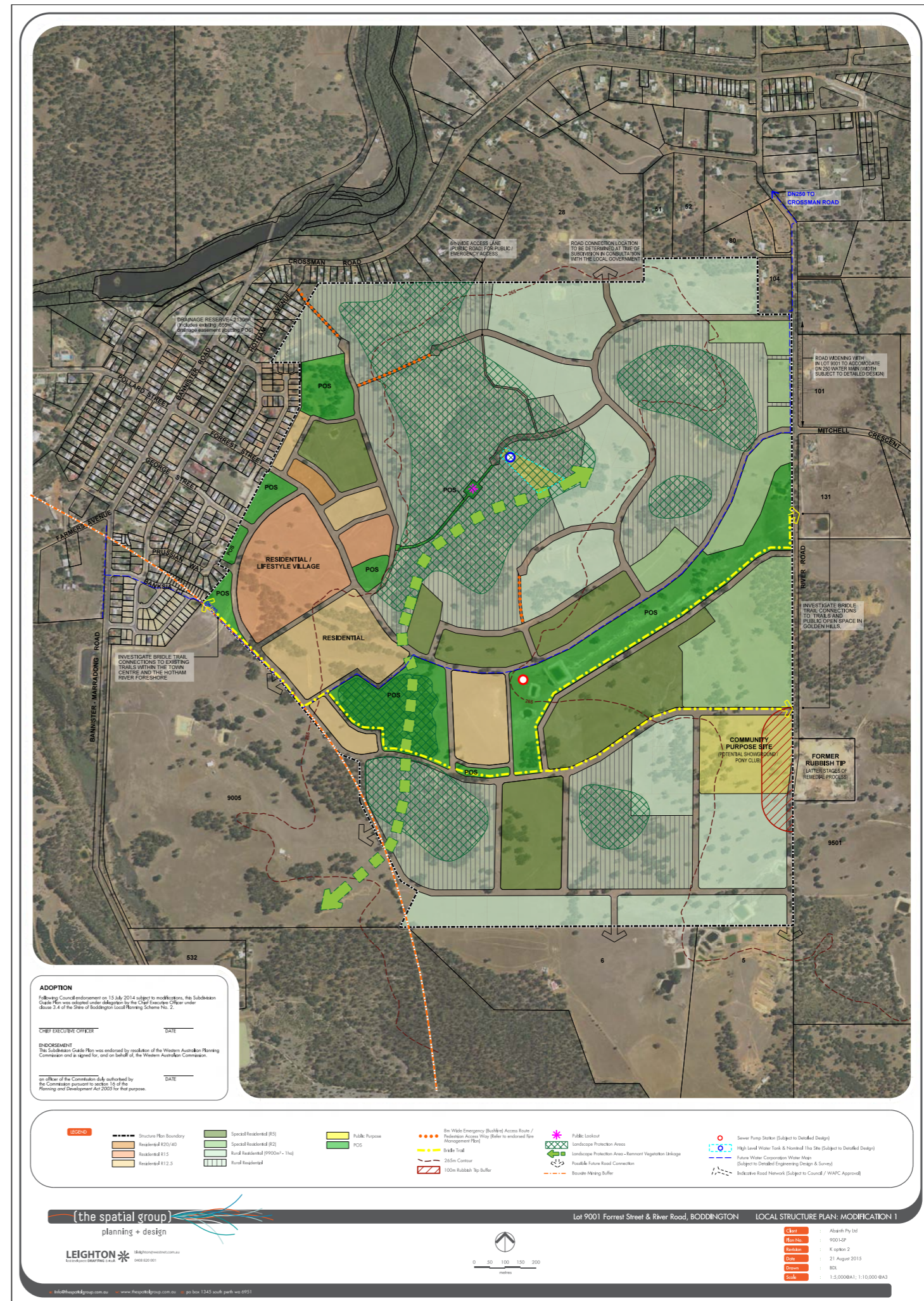


Site2

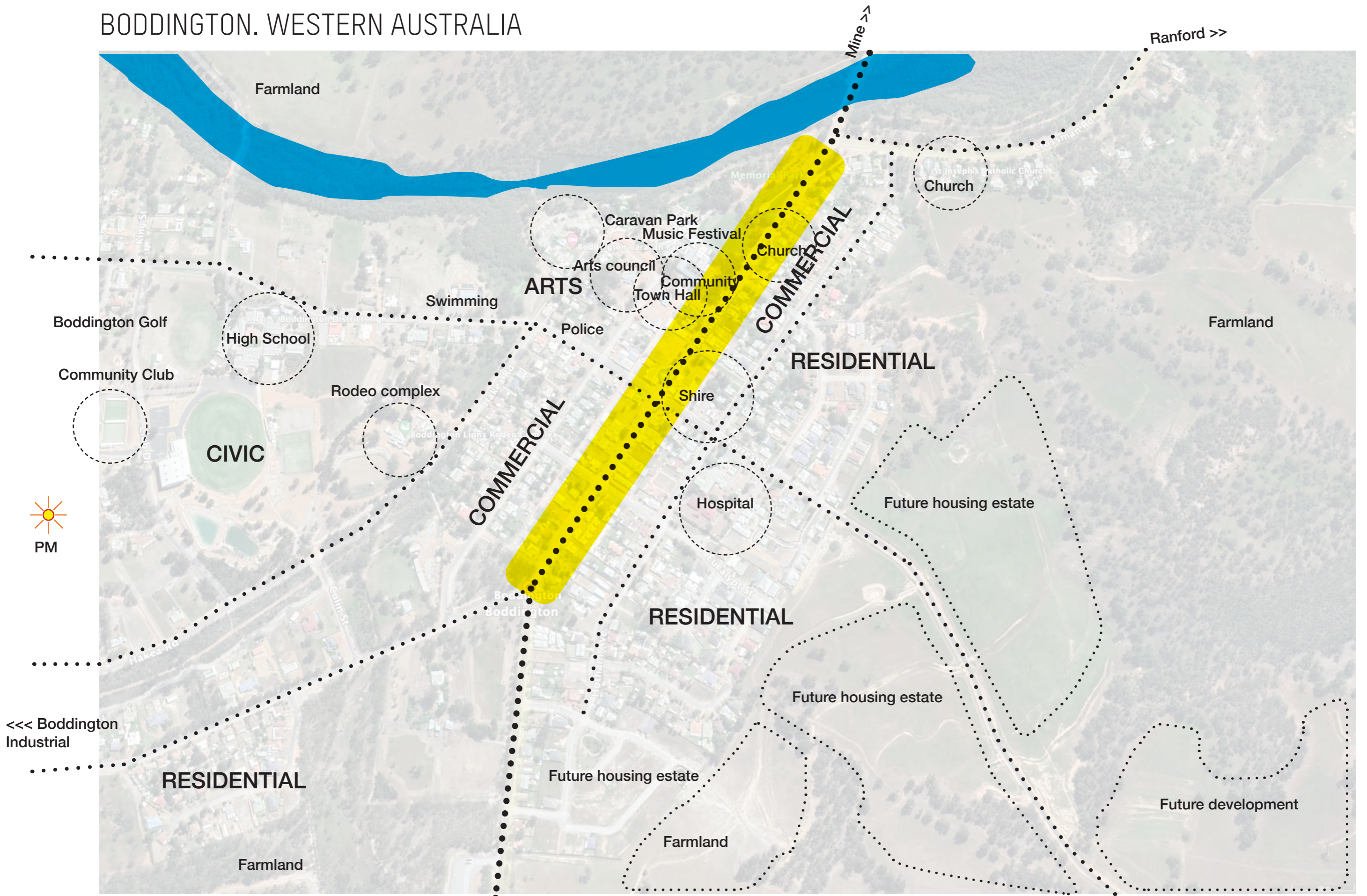


Site3

# SITE ANALYSIS: TOWNSHIP / WALK-ABILITY / WEATHER



# BODDINGTON. WESTERN AUSTRALIA



<<< Boddington Industrial

RESIDENTIAL

RESIDENTIAL

Farmland

COMMERCIAL

ARTS

CIVIC

RESIDENTIAL

RESIDENTIAL

COMMERCIAL

Farmland

Future housing estate

Future housing estate

Future housing estate

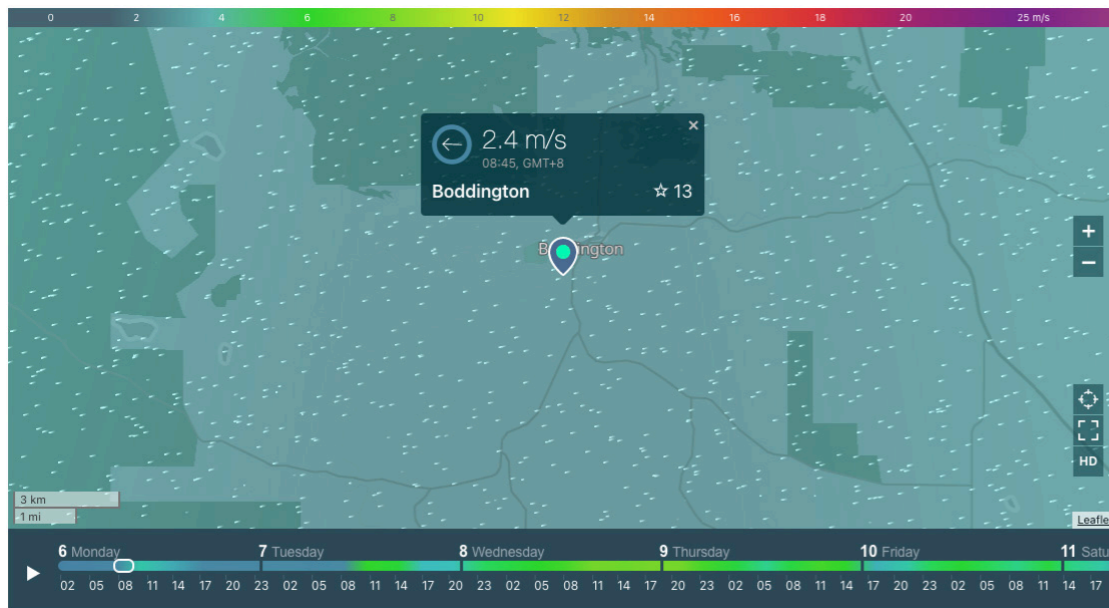
Future development



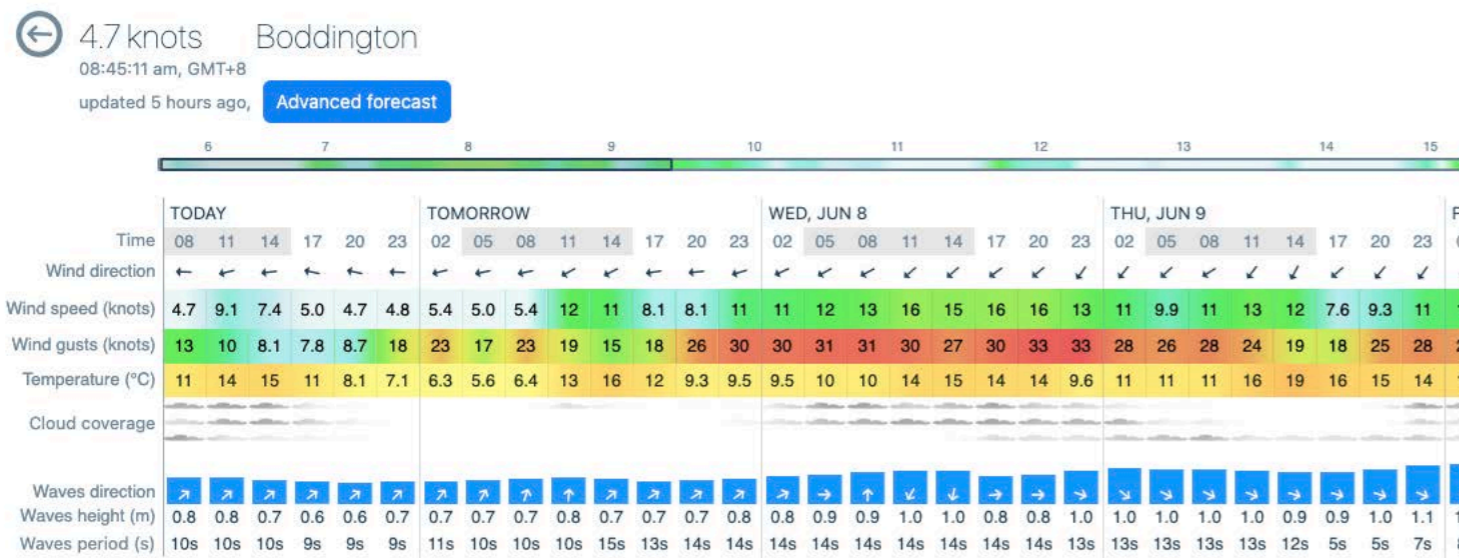
# CLIMATE



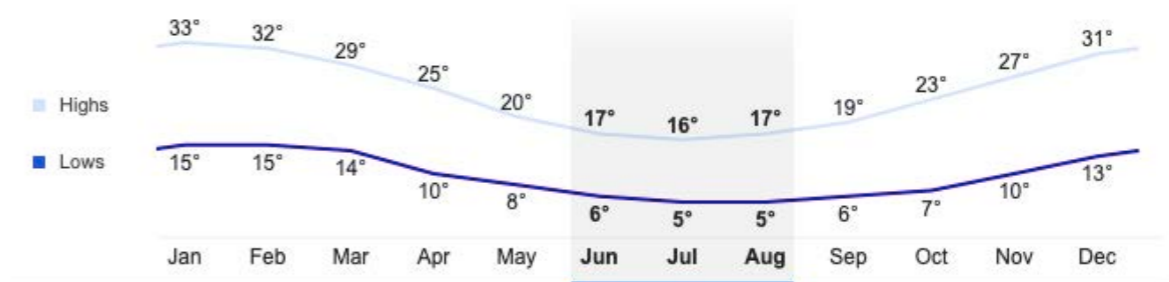
Boddington township



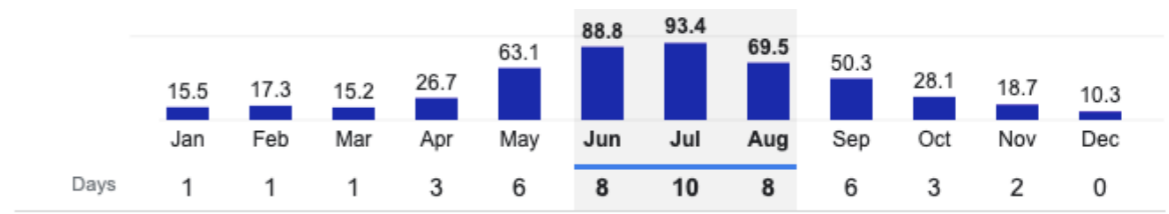
Wind



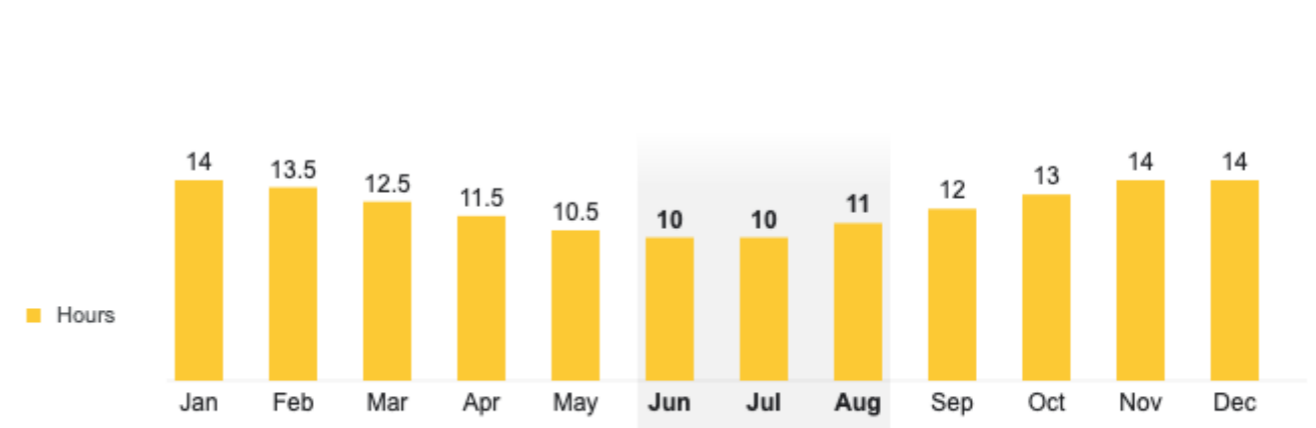
Wind



Temperature



Rainfall



Source: NOAA

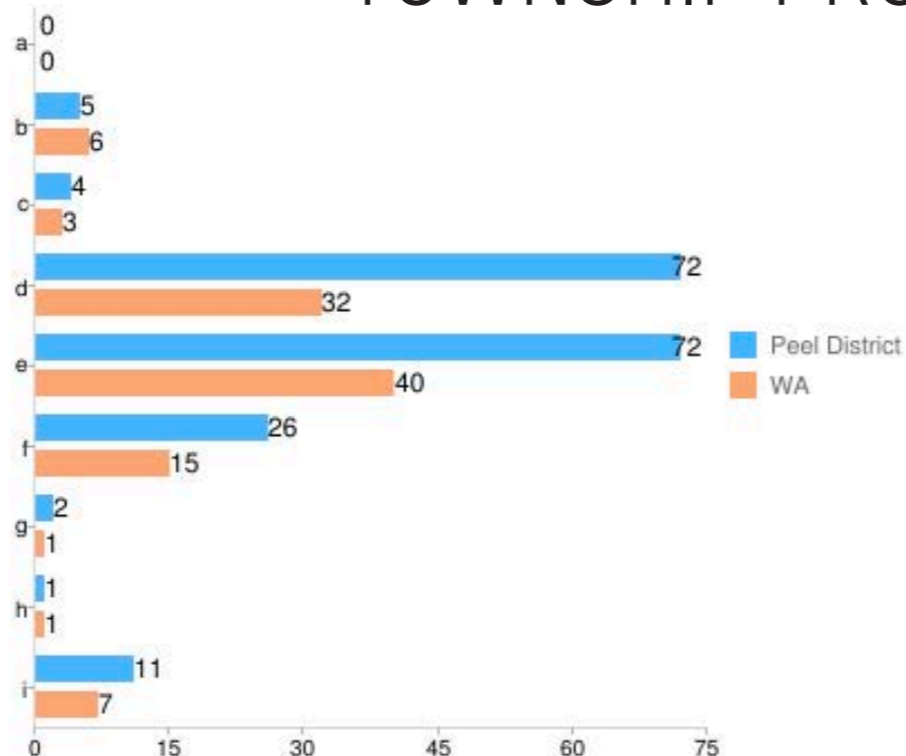
Hours



# TOWNSHIP PROFILE

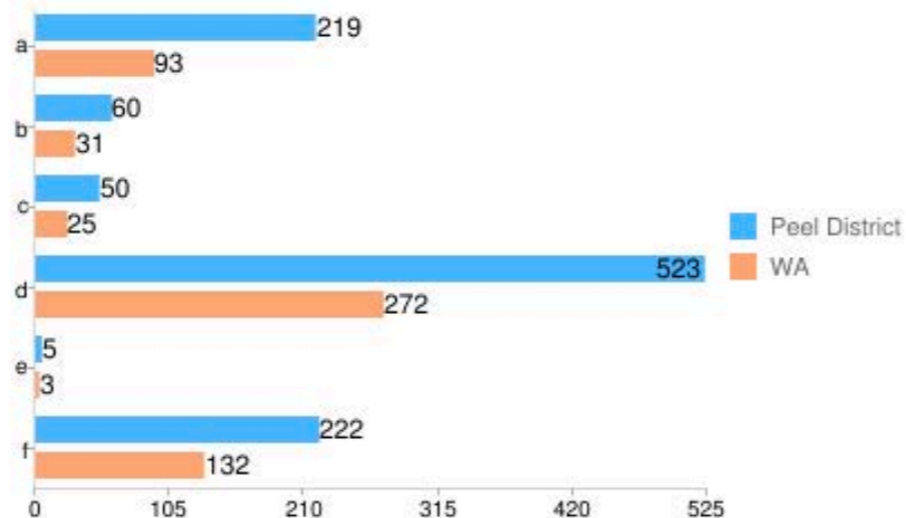
## 1. Offences/Person

- a. Homicide
- b. Recent Sexual Assault
- c. Historical Sexual Assault
- d. Domestic Assault
- e. Non-Domestic Assault
- f. Threatening Behaviour
- g. Deprivation of Liberty
- h. Robbery (Business)
- i. Robbery (Non-Business)



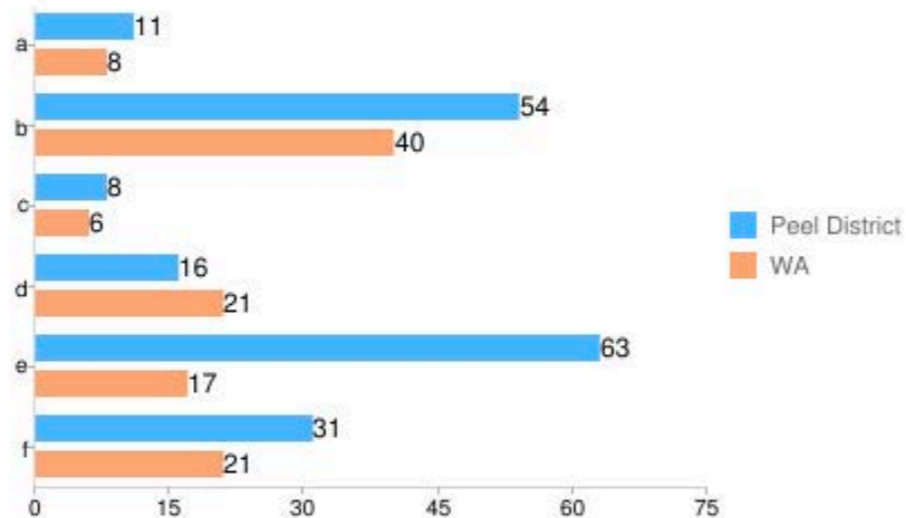
## 2. Property Offences

- a. Burglary (Dwelling)
- b. Burglary (Non-Dwelling)
- c. Motor Vehicle Theft
- d. Theft
- e. Arson
- f. Property Damage



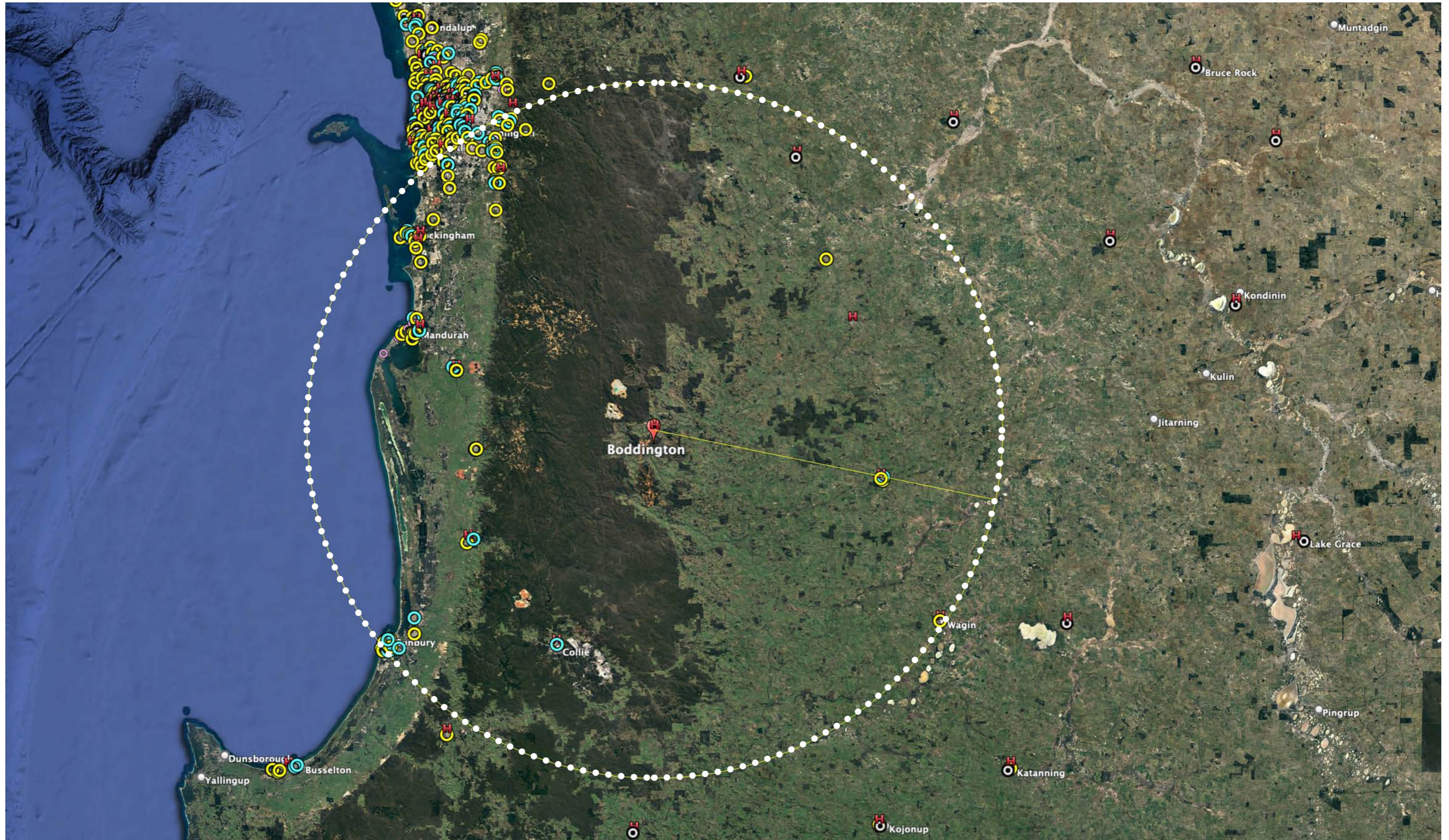
## 3. Other Offences

- a. Drugs(Traffic)
- b. Drugs(Possess)
- c. Receiving/Illegal Use
- d. Fraud
- e. Graffiti
- f. Breach of Restraint



<b>Postcode</b>	6390
<b>Suburb</b>	Boddington
<b>Population size in 2011</b>	1,908 People
<b>Born in Australia (%)</b>	79.04 %
<b>Born Overseas - Top 5 (%)</b>	<ul style="list-style-type: none"> <li>1. New Zealand (4.56%)</li> <li>2. United Kingdom Channel Islands and Isle of Man (4.50%)</li> <li>3. Born elsewhere (2.10%)</li> <li>4. Indonesia (1.68%)</li> <li>5. South Africa (0.73%)</li> </ul>
<b>Age Median of People</b>	38 Year old
<b>Age Statistics (%)</b>	<ul style="list-style-type: none"> <li>1. 0 - 12 Years (15.09%)</li> <li>2. 13 - 19 Years (5.92%)</li> <li>3. 20 - 39 Years (32.97%)</li> <li>4. 40 - 59 Years (34.12%)</li> <li>5. 60+ Years (13.42%)</li> </ul>
<b>Family Statistics (%)</b>	<ul style="list-style-type: none"> <li>1. Married in a Registered Marriage (52.69%)</li> <li>2. Married in a De Facto Marriage (16.94%)</li> <li>3. Not Married (30.37%)</li> </ul>
<b>Religion Statistics (%)</b>	<ul style="list-style-type: none"> <li>1. Christianity (49.06%)</li> <li>2. Others or no religion (20.81%)</li> <li>3. Islam (1.05%)</li> <li>4. Buddhism (0.47%)</li> <li>5. Hinduism (0.37%)</li> <li>6. Judaism (0.00%)</li> </ul>
<b>Highest Year of School Completed (%)</b>	<ul style="list-style-type: none"> <li>1. Year 12 or equivalent (42.64%)</li> <li>2. Year 11 or equivalent (15.78%)</li> <li>3. Year 10 or equivalent (32.85%)</li> <li>4. Year 9 or equivalent (5.74%)</li> <li>5. Year 8 or below (2.75%)</li> <li>6. Did not go to school (0.24%)</li> </ul>
<b>Nature of Property Occupancy</b>	<ul style="list-style-type: none"> <li>1. Rented (35.79%)</li> <li>2. Owned with a mortgage (35.57%)</li> <li>3. Owned outright (25.60%)</li> <li>4. Not stated (3.04%)</li> <li>5. Other tenure type (0.00%)</li> </ul>
<b>Type of Dwelling (%)</b>	<ul style="list-style-type: none"> <li>1. Occupied Separate house (64.30%)</li> <li>2. Unoccupied private dwellings (25.53%)</li> <li>3. Occupied Semi-detached, terrace house or townhouse (4.04%)</li> <li>4. Occupied Other dwelling incl. not stated (3.23%)</li> <li>5. Occupied Flat, unit or apartment (2.91%)</li> </ul>
<b>Income (\$/weekly)</b>	<ul style="list-style-type: none"> <li>Suburb's median total personal income: \$1,314</li> <li>State's median total personal income: \$662</li> <li>Suburb's median total family income: \$2,356</li> <li>State's median total family income: \$1,722</li> <li>Suburb's median total household income: \$1,908</li> <li>State's median total household income: \$1,415</li> </ul>
<b>Median Housing Loan Repayment (\$/monthly)</b>	\$2,080
<b>Median rent (\$/weekly)</b>	<ul style="list-style-type: none"> <li>Suburb's median rent: \$224</li> <li>State's median rent: \$300</li> </ul>

# CARE SUPPLY 100k/m FROM BODDINGTON



 DENOTES R.A.C.F

# FAST FACTS (W.A) CURRENT STATEWIDE 40-50bed RAC SECTOR

48 Aegis Aged Care Group Pty Ltd  
 46 Aegis Aged Care Group Pty Ltd  
**94beds**

48 Air Force Association (Western Australian Division) Incorporated  
**48beds**

45 ALINEA INC.  
**45beds**

44 Amana Living Incorporated  
 40 Amana Living Incorporated  
 40 Amana Living Incorporated  
 40 Amana Living Incorporated  
 40 Amana Living Incorporated  
 48 Amana Living Incorporated  
 47 Amana Living Incorporated  
 299beds

40 Bansley Pty Ltd  
 47 Bansley Pty Ltd  
**87beds**

43 Baptistcare WA Limited  
 40 Baptistcare WA Limited  
 46 Baptistcare WA Limited  
**129beds**

50 Brightwater Care Group Limited  
**50beds**

47 Burswood Care Pty Ltd  
**47beds**

47 Casson Homes Incorporated  
**47beds**

40 Catholic Homes Incorporated  
 42 Catholic Homes Incorporated  
**82beds**

40 City of Bayswater  
 42 City of Canning  
 44 City of Rockingham  
**126beds**

44 Curtin Heritage Living Inc.  
**44beds**

50 Fresh Fields Aged Care Pty Ltd  
 40 Fresh Fields Management (NSW) Pty Ltd  
 46 Fresh Fields Projects (WA) No.1 Pty Ltd  
**136beds**

41 Jacqueline Elizabeth Dillon Business Pty Ltd  
 50 Jacqueline Elizabeth Dillon Business Pty Ltd

**91beds**

45 Mercy Human Services Limited  
 50 Mercy Human Services Limited

**95beds**

41 Mt La Verna Retirement Village Inc  
 50 Narrogin Cottage Homes Inc

**91beds**

45 Quambie Park Waroona (Inc)  
**45beds**

40 Shire of Donnybrook Balingup  
**40beds**

← Lowest # operator in the 40-50 sector

43 Southern Cross Care (WA) Inc  
 40 Southern Cross Care (WA) Inc  
**93beds**

40 St Bartholomew's House Inc  
**40beds**

50 The Bethanie Group Incorporated  
**50beds**

40 Uniting Church Homes  
 50 Uniting Church Homes  
 42 Uniting Church Homes  
 46 Uniting Church Homes  
 42 Uniting Church Homes  
 42 Uniting Church Homes  
 46 Uniting Church Homes  
**308beds**

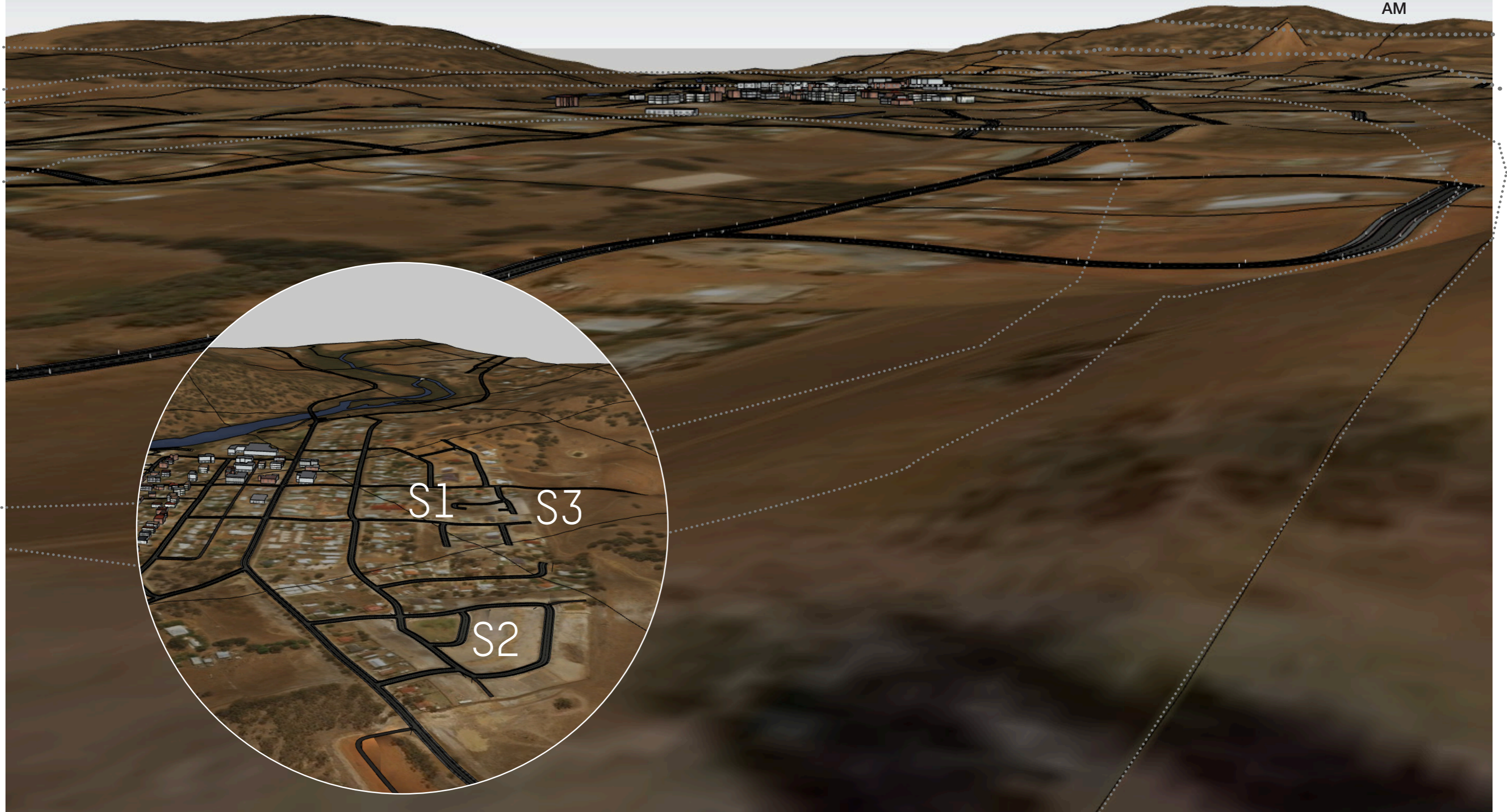
← Highest # operator in the 40-50 sector

40 WA Country Health Service  
 48 WA Country Health Service  
 49 WA Country Health Service  
**137beds**

NOTE: This is an extracted list from statewide record of all RACF in Western Australia. This is a limited list captures all 40-50 bed facilities.

**2214 RESIDENTIAL BEDS 2021**

# BODDINGTON IS FRAMED BY EXPRESSIVE HILLS AND CONTOUR LINES



# EDGE PLANNING RESPONSE

"The proposed facility is called a 'residential aged care facility' in the Local Planning Scheme. This development/use is possible on all 3 sites subject to a Development Application submitted to the Shire. The Shire is required to seek comments on the DA for at least 14 days.

Building setbacks are fairly flexible, particularly side and rear setbacks.

Page 37 in the Scheme text outlines car parking requirements. Given I expect many residents may no longer be driving, I expect most car parking bays will relate to staff and visitors.

All sites are outside of the designated bushfire prone area at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

From memory, all sites have a similar gradient and I would expect they may have similar soil types. There is a need to detain stormwater for most rainfall events before connection into the Shire's drainage network."

Steve Thompson  
Senior Partner



## SITE #1

## PRO

## CON

- The matters you have raised
- Shire ownership
- Outside of mining buffer
- Opportunity to provide an integrated complex with a range of housing and associated facilities
- Adjacent to existing hard infrastructure
- Opportunity to acquire adjoining No. 67 Hotham Avenue

- Review change of ground levels/retaining walls
- Forrest Street will, in time, be a busy road (relative to a county town)

## SITE #2

## PRO

## CON

- Existing hard infrastructure

- Not owned by Shire
- Existing dwellings interspersed – would these be acquired for aged care? Otherwise land use compatibility with neighbours
- Existing road layout dissects the property – lack of security as they are public roads. Linkages needed to undeveloped land to the east via East Link
- Within mining buffer
- Further from town centre and facilities

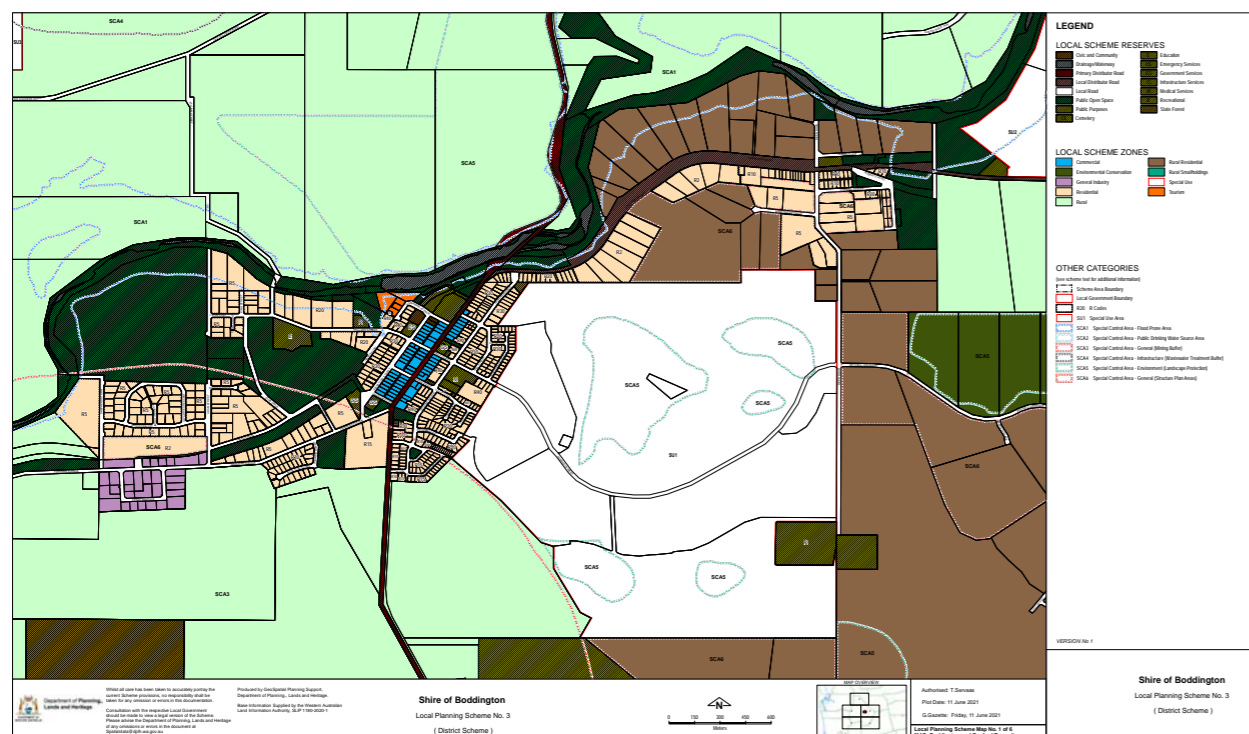
## SITE #3

## PRO

## CON

- Greenfield site

- Large sections will be required for stormwater management (retention basins) for future subdivision to the east (see attached structure plan)
- Not owned by Shire
- Service extension required – timing and cost considerations
- The land is subject to a structure plan review which has timing implications



Page	Section	Amendment	Effective Date
1	1	1	1/1/2021
1	1	2	1/1/2021
1	1	3	1/1/2021
1	1	4	1/1/2021
1	1	5	1/1/2021
1	1	6	1/1/2021
1	1	7	1/1/2021
1	1	8	1/1/2021
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**Scheme Details**

Shire of Boddington Local Planning Scheme No. 3

The Shire of Boddington has passed the Planning and Development Act 2005 and the relevant Local Planning Scheme No. 3.

**1. PURPOSE**

**2. SCOPE**

**3. ZONES**

**4. ZONES**

**5. ZONES**

**6. ZONES**

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**CONTENTS**

**PART 1 - PRELIMINARY**

**1.1. OBJECT**

**1.2. SCOPE**

**1.3. PURPOSE**

**1.4. ZONES**

**1.5. ZONES**

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**PART 2 - RESERVES**

**2.1. RESERVE**

**2.2. RESERVE**

**2.3. RESERVE**

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**PART 3 - ZONES AND USE OF LAND**

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**PART 4 - GENERAL DEVELOPMENT REQUIREMENTS**

**4.1. GENERAL DEVELOPMENT REQUIREMENTS**

**4.2. GENERAL DEVELOPMENT REQUIREMENTS**

**4.3. GENERAL DEVELOPMENT REQUIREMENTS**

**4.4. GENERAL DEVELOPMENT REQUIREMENTS**

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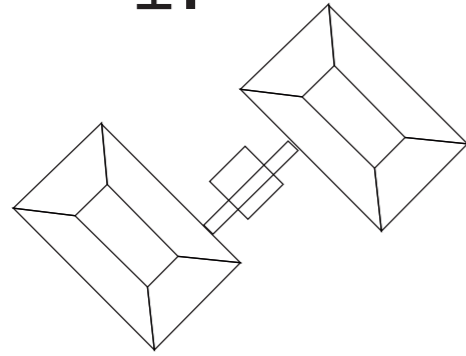
**4.40. GENERAL DEVELOPMENT REQUIREMENTS**





# EXEMPLAR (W.A)

1.



## Juniper

Northram

Wheatbelt

**50 beds**

Uniting Church

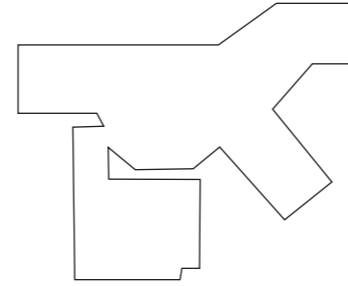
Religious

**Inner Regional**



Overall site area	10,252m <sup>2</sup>
RACF	3,027m <sup>2</sup>
Courtyards (2)	626m <sup>2</sup>

2.



## Pam Corker House

Waroona

Metro South West

**45 beds**

Quambie Park Inc

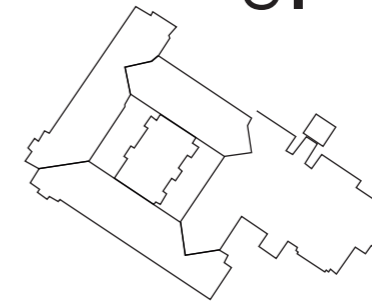
Community NFP

**Inner Regional**



Overall site area	13,015m <sup>2</sup>
RACF	3,620m <sup>2</sup>

3.



## Baptistcare Mirrambeena

Magaret River

South West

**46 beds**

Baptist Care WA Limited

Religious

**Inner Regional**



Overall site area	13,289m <sup>2</sup>
RACF	3,190m <sup>2</sup>
Courtyards (2)	330m <sup>2</sup>

# SCHEDULES

SCENARIO	ACCOM	SUPPORT SERVICES	OPERATIONS benchmarks	
<b>40 beds</b>	<b>40%</b>	<b>60.0%</b>	<b>100.0%</b>	<b>Operator type</b>
	1492.0	2238.0	3730.0	NFP Religious ←
	1819.3	2728.9	4548.2	Private Enterprise
	2357.6	3536.5	5894.1	NFP - Small house model
	1268.4	1902.7	3171.1	Public sector ←
<b>45 beds</b>	<b>40%</b>	<b>60.0%</b>	<b>100.0%</b>	<b>Operator type</b>
	1679.6	2519.3	4198.9	NFP Religious
	2046.7	3070.1	5116.8	Private Enterprise
	2652.3	3978.5	6630.9	NFP - Small house model
	1427.0	2140.5	3567.5	Public sector ←
<b>50 beds</b>	<b>40%</b>	<b>60.0%</b>	<b>100.0%</b>	<b>Operator type</b>
	1866.2	2799.3	4665.4	NFP Religious
	2274.1	3411.2	5685.3	Private Enterprise
	2947.0	4420.6	7367.6	NFP - Small house model
	1585.6	2378.3	3963.9	Public sector ←

These exemplars are based on industry averages closest to the three W.A exemplars used in this report

SPACE/RESIDENT X # ROOMS DIV % SPLIT

INDUSTRY STANDARD 40:60% FOH/BOH SPLIT

## FAST FACTS (W.A) 40-50bed RAC OPERATIONS

**50** operators offering 40-50 beds.  
 Within this supply band **3** operators offer home care that total **28** packages.  
 These 3 are State Government operated facilities

### Operations breakdown

- 7/50 operators are charitable NFP
- 4/50 operators are community NFP
- 4/50 operators are Local Government
- 10/50 operators are private enterprises
- 22/50 operators are religious
- 3/50 operators are State Government

### Operations Locations

- 5 Inner Regional
- 38 Major City
- 7 Outer Regional
- 1 Very remote

### Government funded contribution

- \$1,261,617.64 smallest
- \$4,333,352.83 largest

# AS BUILT EXEMPLAR AREA SCHEDULING -source VIC

ORG TYPE	SPACE per RESIDENCE			NUMBER of rooms		
	bedroom size	ensuite	M2/resident	40.0	45.0	50.
NFP Religious	22.3	15.1	37.3	1492.9	1679.6	1866.2
Private Enterpris	25.5	20.0	45.5	1819.3	2046.7	2274.
NFP - Small house model	25.7	33.3	58.9	2357.6	2652.3	2947.
public sector	23.0	8.7	31.7	1268.4	1427.0	1585.6

	B.O.H	STAFF	COMMON AREAS	SERVICES+ PLANT	SUPPORT TOTALS	CIRC%
NFP Religious	370.6	134.1	1000.0	450.0	1954.7	18%
Private Enterpris	419.5	144.4	1500.0	450.0	2513.9	21%
NFP - Small house model	126.2	48.4	1750.0	450.0	2374.5	20%
public sector	645.0	229.0	774.0	450.0	2098.0	21%

## CIRCULATION % OF SCENARIOS

SPACE per RESIDENT X # ROOM  
+ SUPPORT TOTALS

	CIRCULATION M2			SCENARIOS - room + support		
	40.0	45.0	50.0	40.0	45.0	50.0
NFP Religious	624.0	657.8	691.6	3447.6	3634.3	3820.9
Private Enterpris	910.0	957.7	1005.5	4333.2	4560.6	4788.0
NFP - Small house model	946.4	1005.4	1064.3	4732.2	5026.9	5321.6
public sector	707.0	740.3	773.5	3366.4	3525.0	3683.6

## CIRCULATION + SCENARIOS

TOTALS	40.0	45.0	50.0
	4071.7	4292.0	4512.4
	5243.2	5518.3	5793.5
	5678.6	6032.2	6385.9
	4073.4	4265.3	4457.1

NOTE: The above data set has been extracted from delivered and now occupied R.A.C.F's to compare against equivalents in Western Australia

# BODDINGTON. WESTERN AUSTRALIA

## Site 1 preferred site



### Key



Hospital



Pathway West



Independent Living



Existing level shift



Site access



sensitive interface



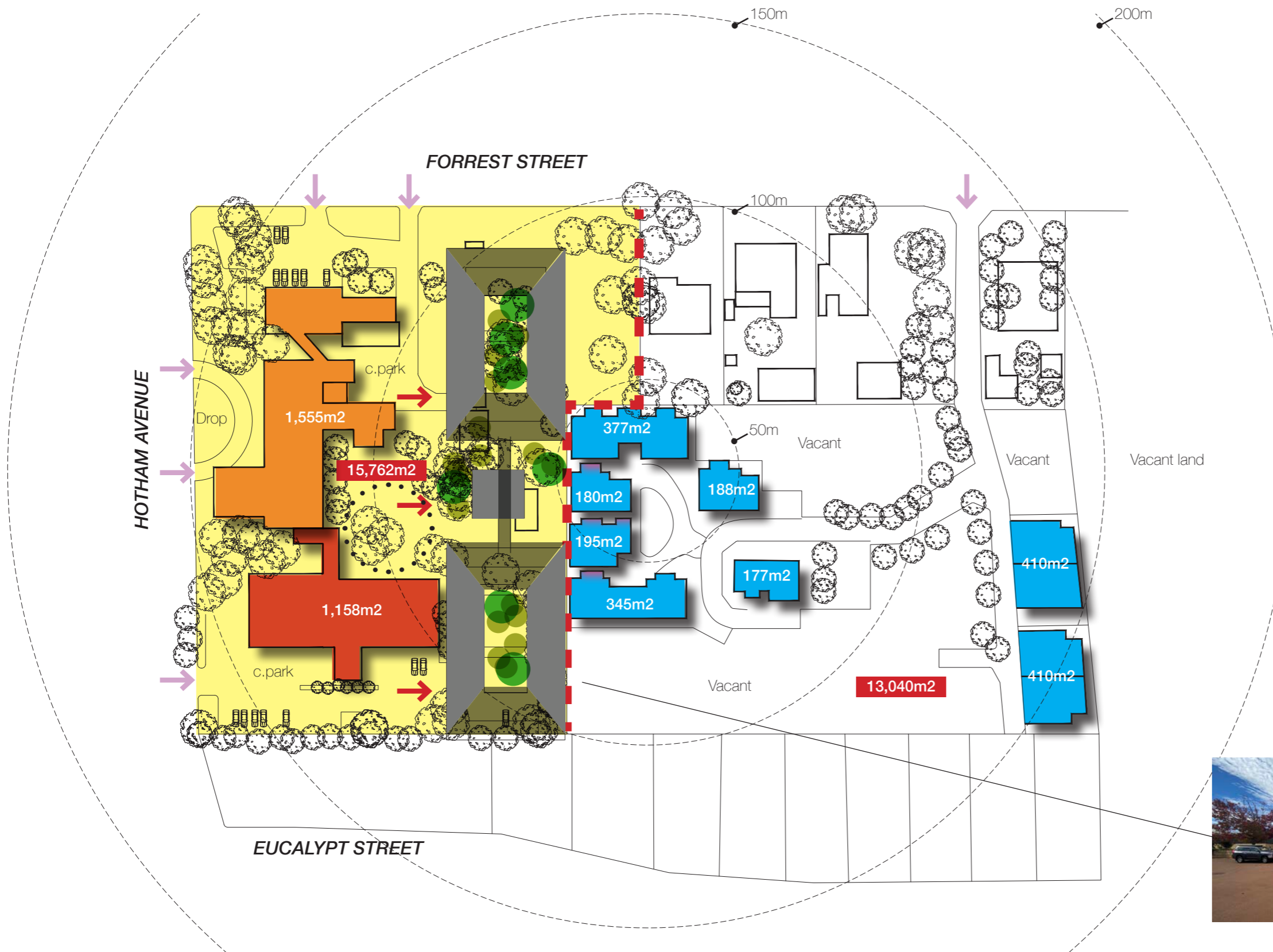
North

# BODDINGTON. WESTERN AUSTRALIA

## Site 1+ concept 1 + exemplar 1x

### NOTES:

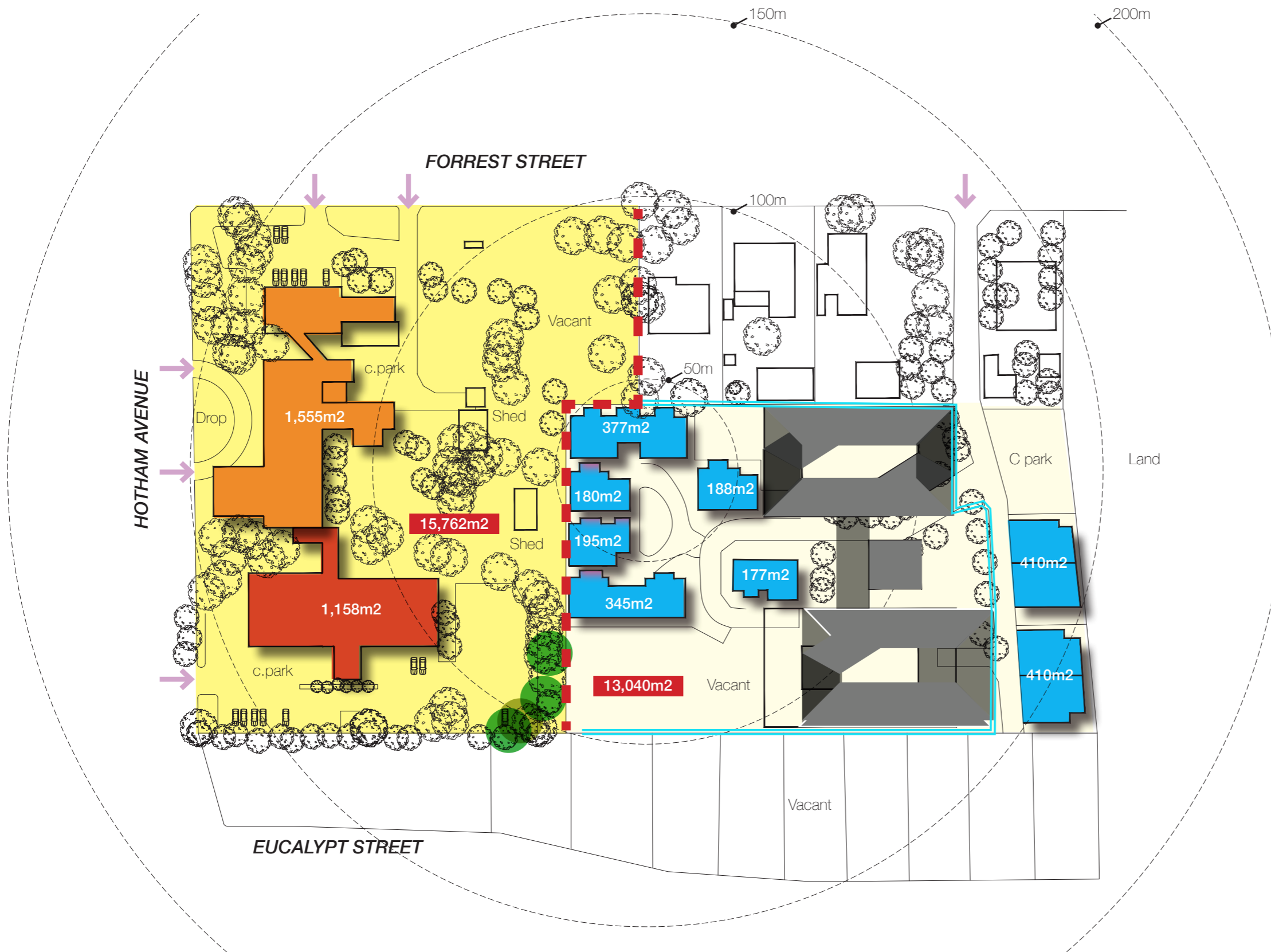
- Segregates the overall site into zones enhancing the location into a COMMUNITY CARE PRECINCT
- Utilizes the level shift to create a RACF with entry options ie) keeping staff carpark away from entry + legible drop off
- Good separation of BOH
- Internal courtyard
- Central admin pod
- Courtyard based
- Excellent landscape architecture opportunities
- Maintains development potential for upper level site
- Minimizes civil works



LENGTHWISE ALONG LOWER GROUND SITE

# BODDINGTON. WESTERN AUSTRALIA

## Site 1+ concept 2 + exemplar 1

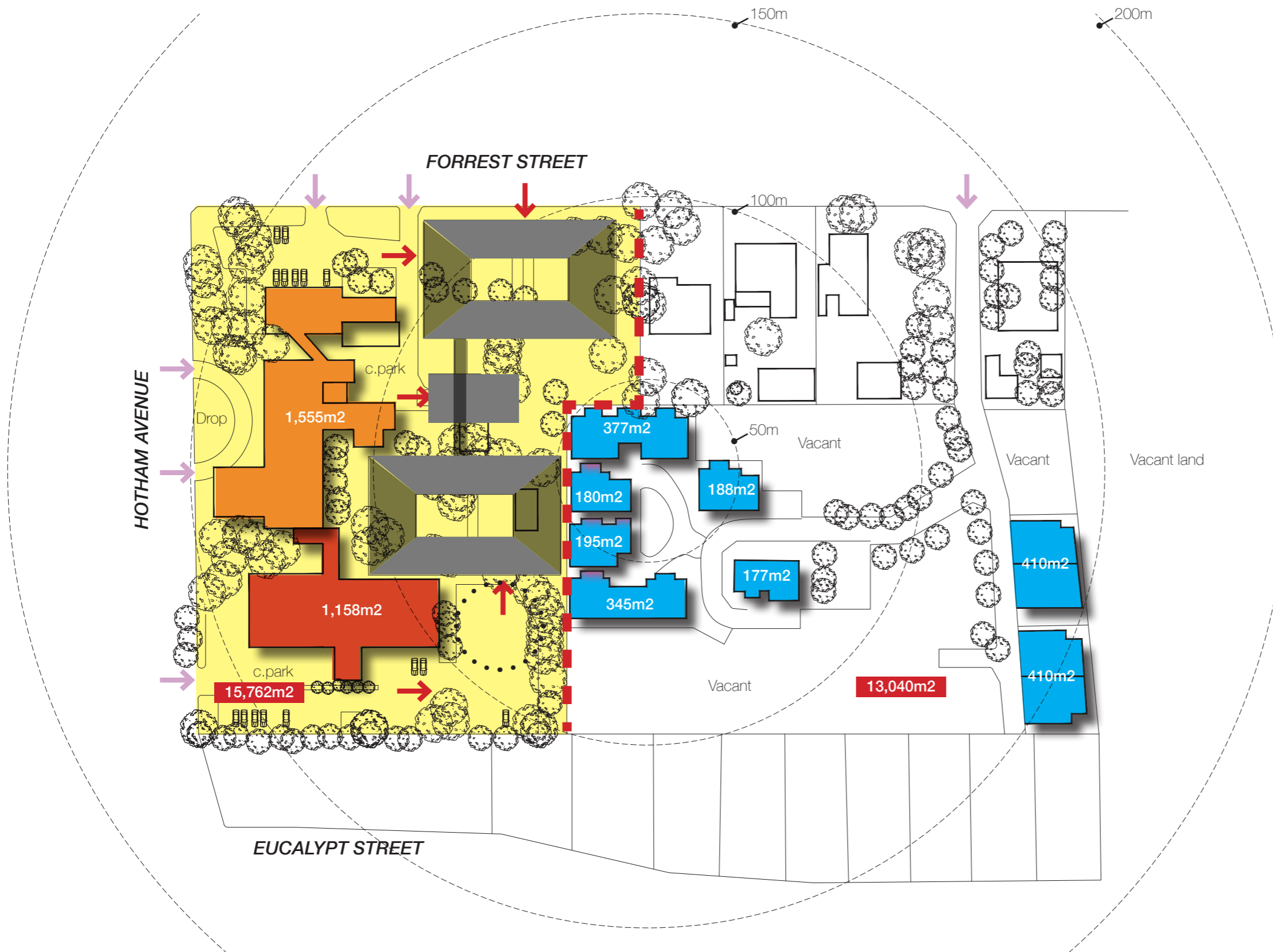


- NOTES:
- Utilises vacant land as possible car park
  - Central admin pod located opp communiyt hub
  - Retains vacant sth west corner for possible productive landscape
  - Clear and legible drop zone
  - Courtyard based
  - Excellant landscape architecture opportunities
  - Maintains development potential for upper level site
  - Mlinimizes civil works
  - Retains hospital and allied health zone independence
  - co-locates ILU and RAC ensuring good transition and family support opportunities

CENTRAL TO THE UPPER LEVEL SITE ADJ COMMUNITY HUB

# BODDINGTON. WESTERN AUSTRALIA

## Site 1+ concept 3 + exemplar 1



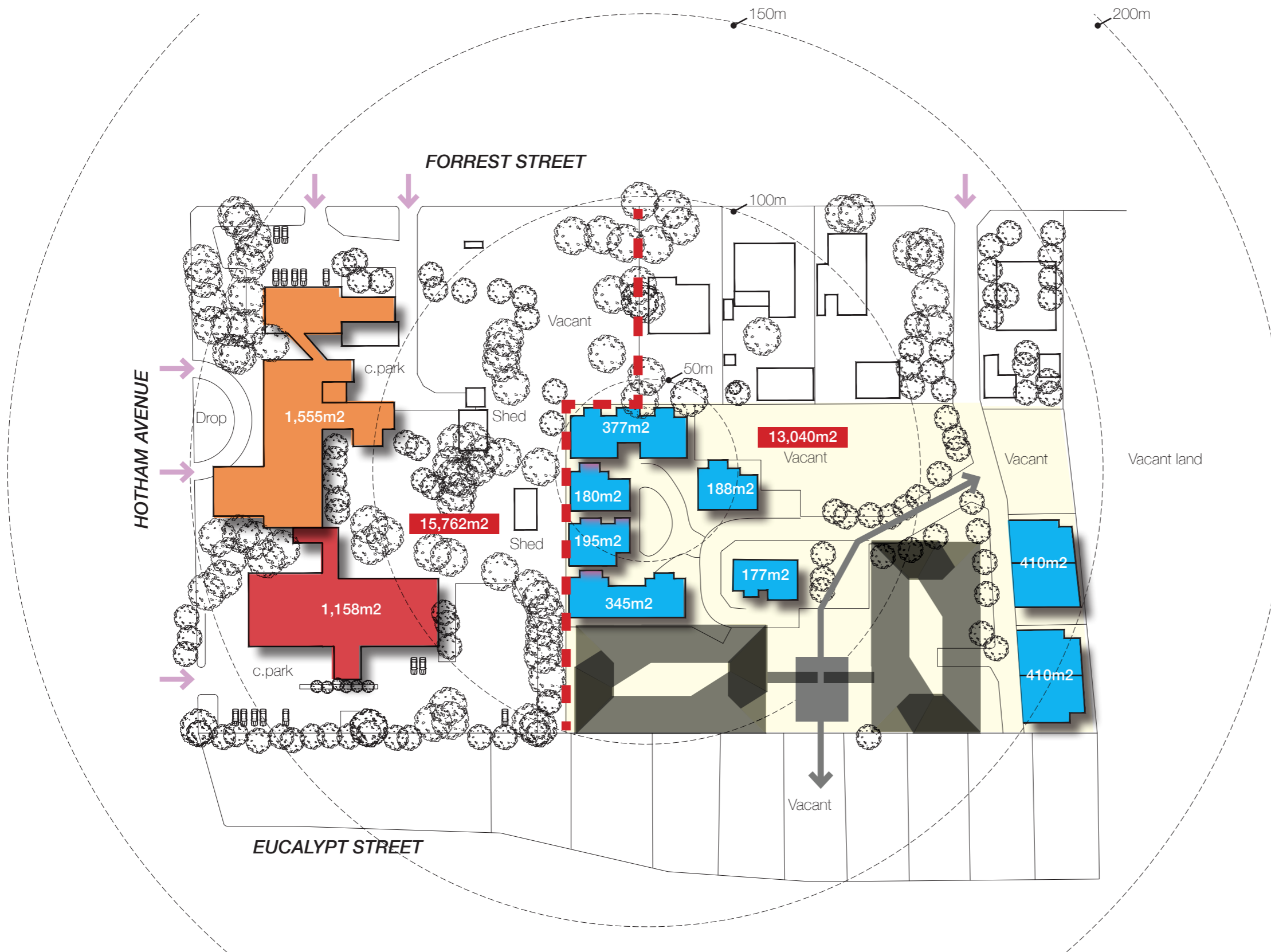
- NOTES:
- Centralizes the admin area and frames that with courtyards
  - Excellent BOH access
  - Maintains courtyards as landscape theme
  - Maintains upper level site for future development and expansion
  - good walkability
  - Creates a series spaces connected but different sizes.

CENTRAL TO THE UPPER LEVEL SITE ADJ COMMUNITY HUB



# BODDINGTON. WESTERN AUSTRALIA

## Site 1+ concept 4 + exemplar 1



### NOTES:

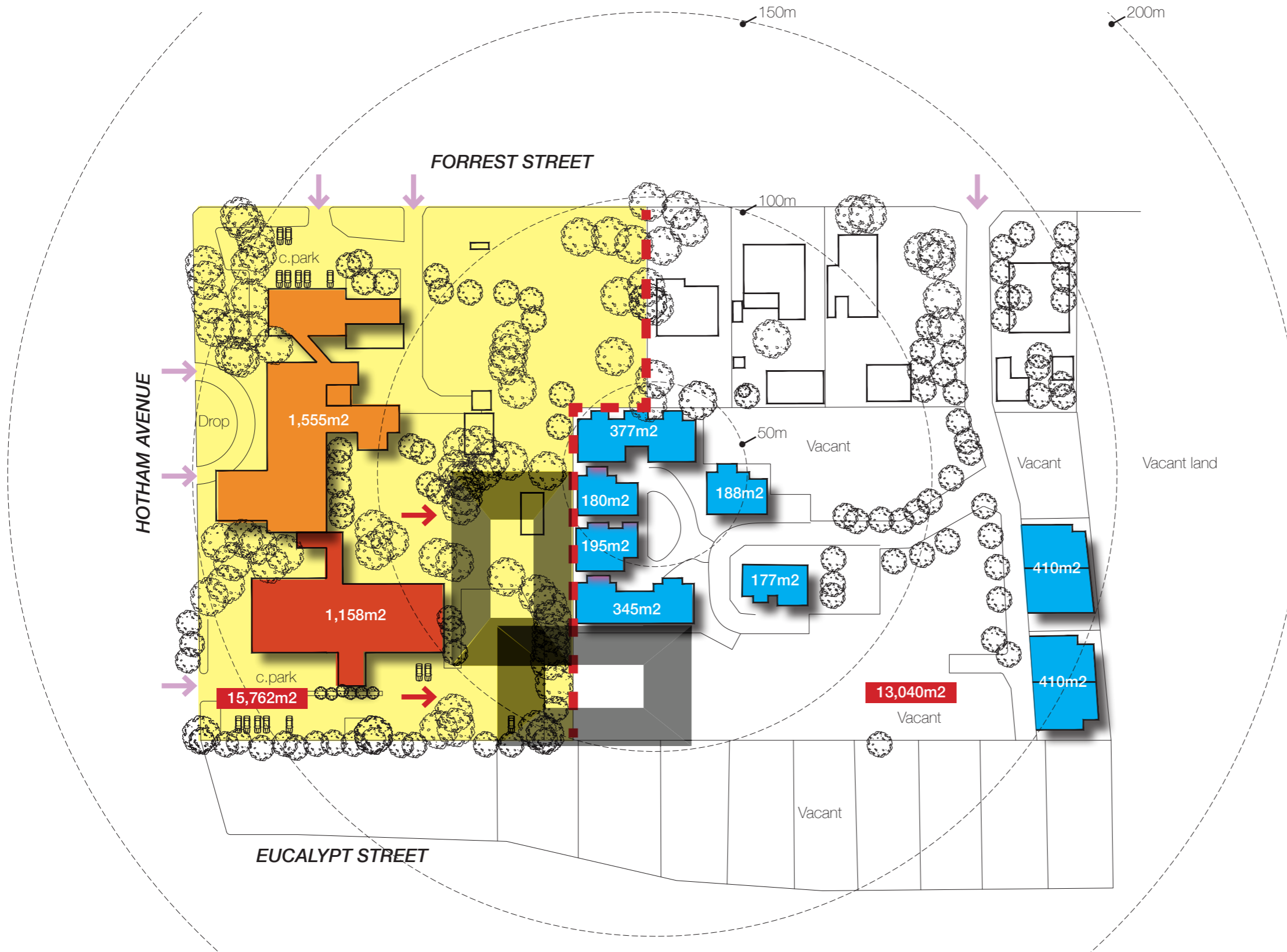
- Utilises vacant land as possible car park
- Central admin pod located opp communitiy hub
- Retains vacant Nth East corner for possible productive landscape
- Clear and legible drop zone
- Courtyard based
- Excellant landscape architecture opportunities
- Maintains development potential for upper level site
- Mlinimizes potetial civil works
- Retains hospital and allied health zone independence
- co-locates ILU and RAC ensuring good transition and family support opportunities
- Frames access to community hub, admin area via the adjacent vacant land.
- BOH location options

LENGTHWISE ALONG STH BOUNDARY ON UPPER LEVEL SITE



# BODDINGTON. WESTERN AUSTRALIA

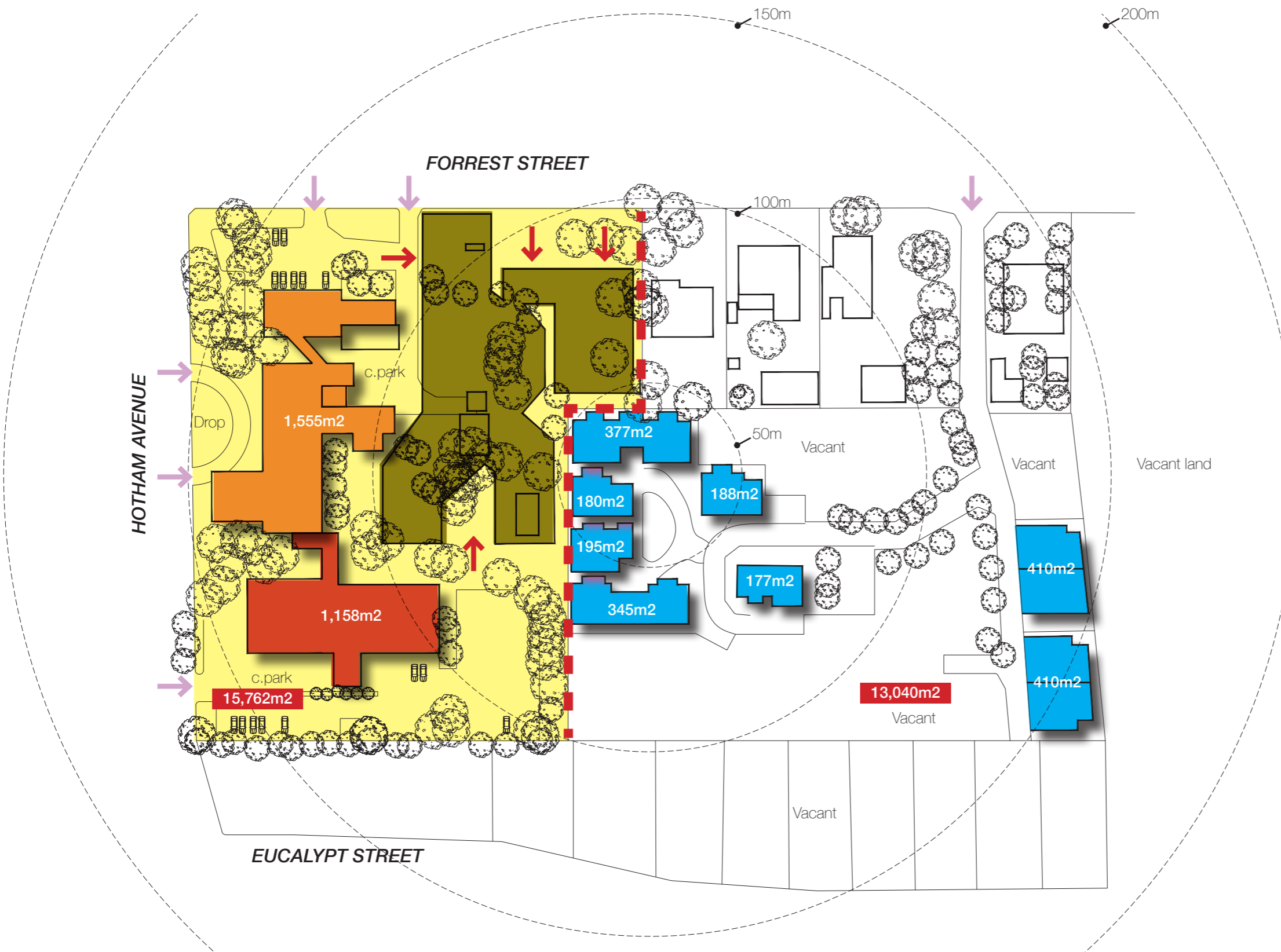
## Site 1+ concept 5 + exemplar 1



- NOTES:
- BOH location options
  - Utilizes difference in levels to create an interconnected efficient form with centrally located lifts, admin and welcome porte crochere
  - Models of care can be separated
  - 2 levels
  - compressed and efficient footprint
  - upper level creates porte crochere
  - Maintains openness of Forrest street frontage and most of the upper level site
  - Good site legibility

INTERCONNECTED ON LWR/UPPER LEVEL = MINIMAL FOOTPRINT

BODDINGTON. WESTERN AUSTRALIA  
 Site 1+ concept 6 + exemplar 2



- NOTES:
- BOH location options
  - Legible front entry
  - Potentially inefficient footprint
  - complex site way finding.
  - Limited landscape opportunity
  - old model of care footprint

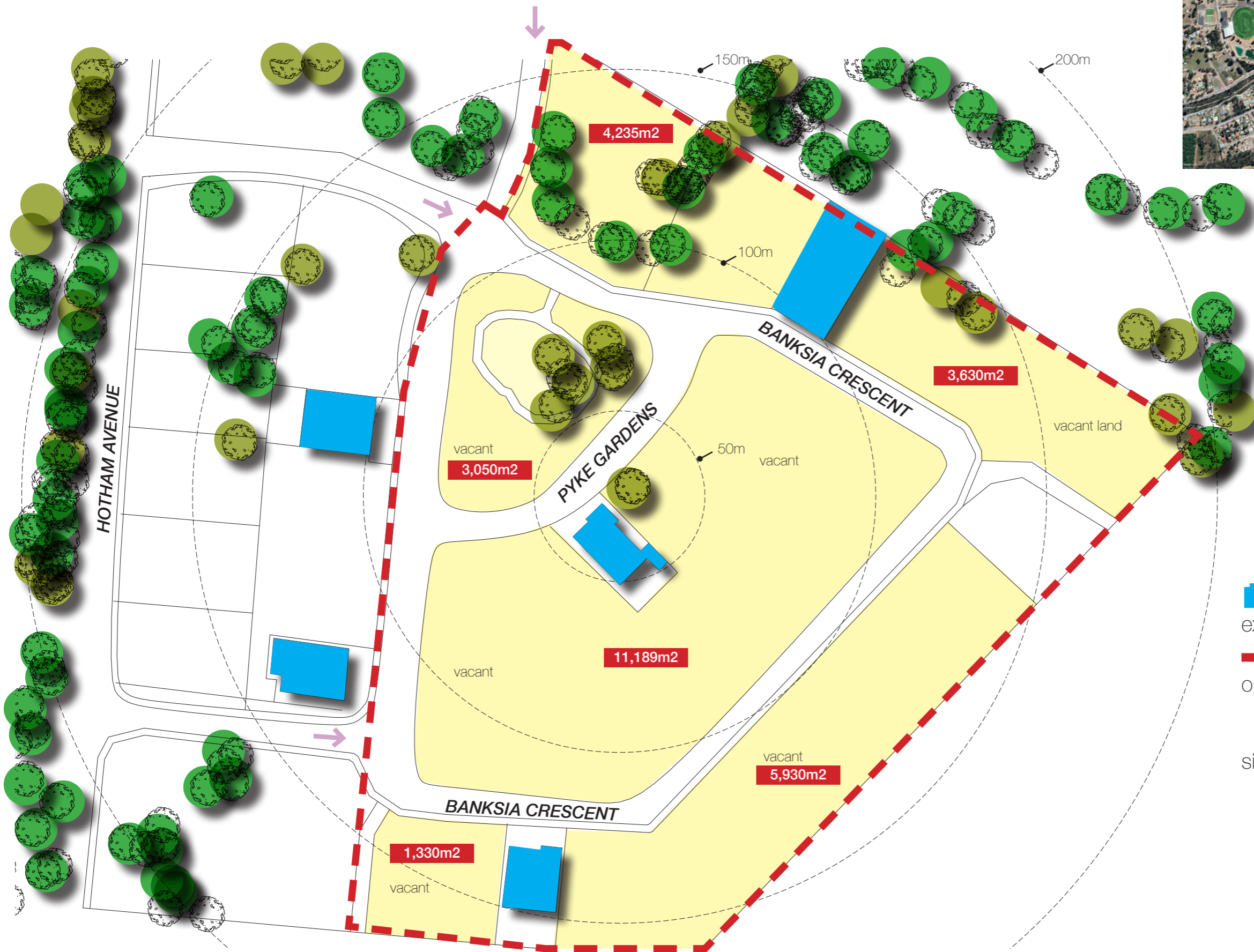


ARTICULATED FOOTPRINT WITH MAIN FRONTAGE ON FORREST ST




BODDINGTON. WESTERN AUSTRALIA  
site 2



distance = 675m



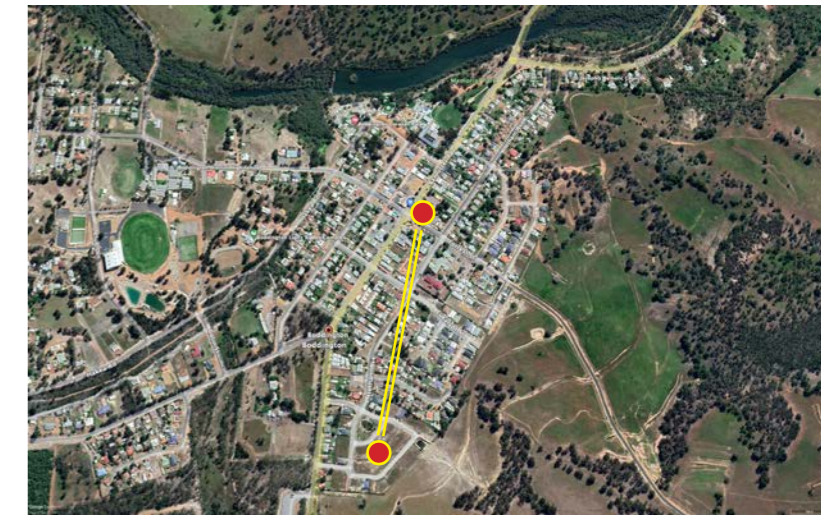
key

-  ex housing
-  opportunity boundary
-  site access

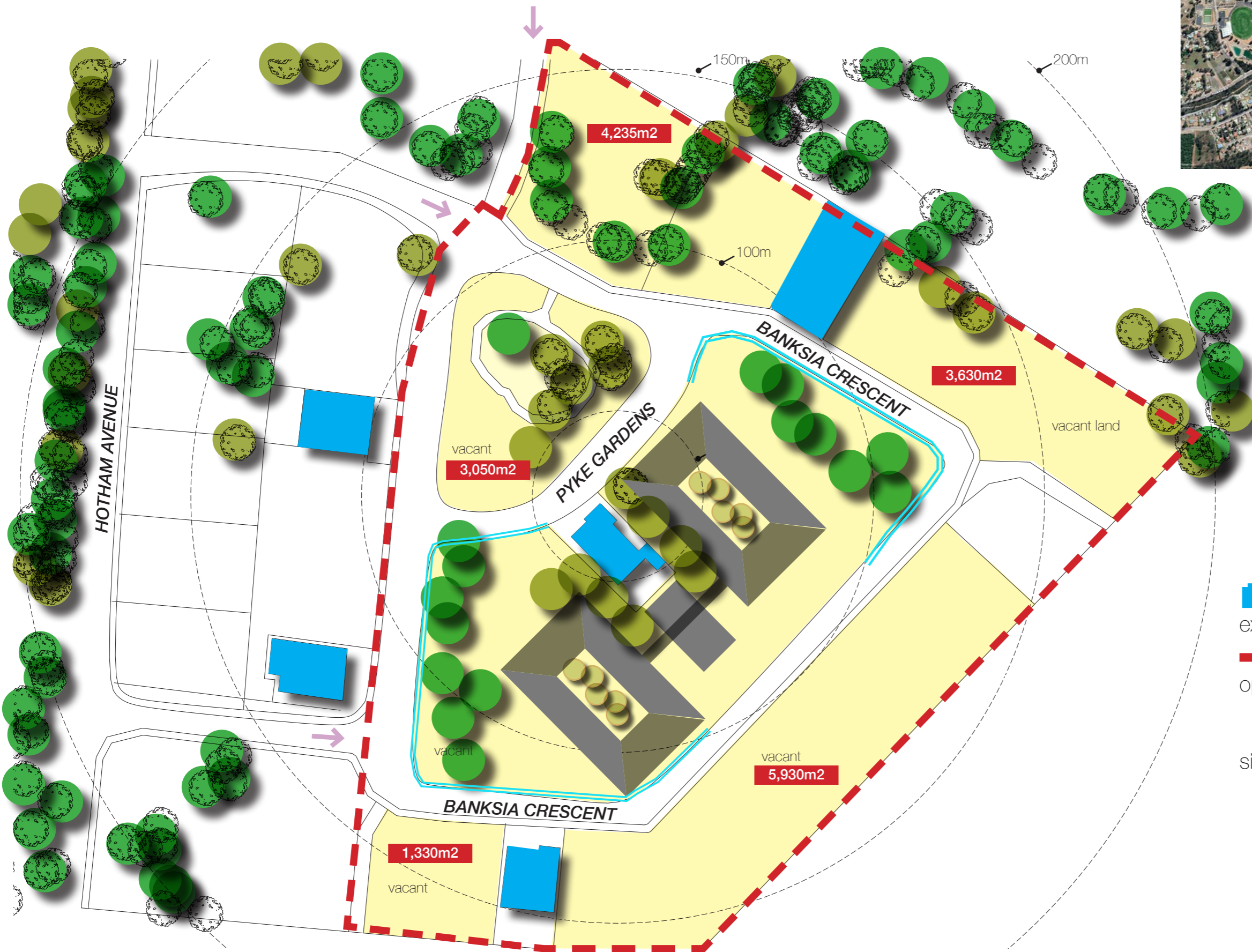


# BODDINGTON. WESTERN AUSTRALIA




## site 2



distance = 675m



### key

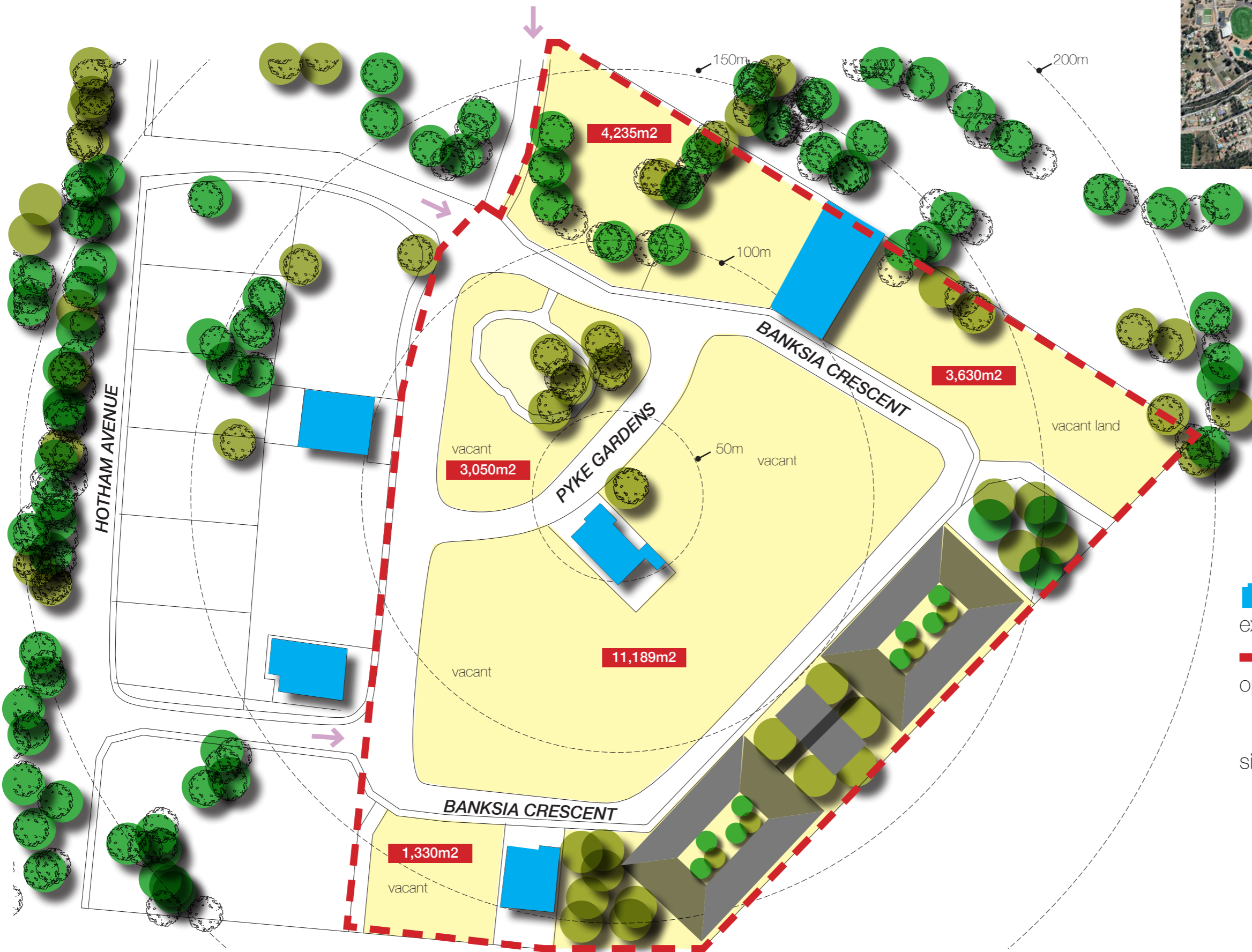
-  ex housing
-  opportunity boundary
-  site access






BODDINGTON. WESTERN AUSTRALIA  
site 2



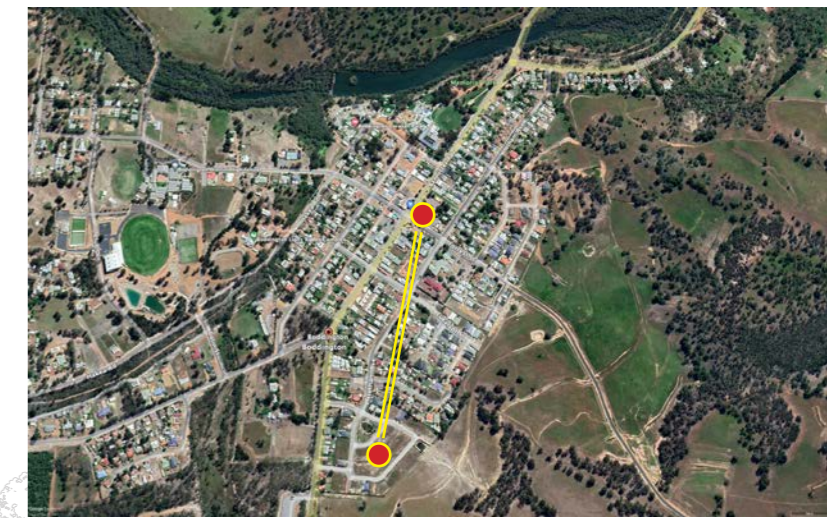
distance = 675m



key

-  ex housing
-  opportunity boundary
-  site access



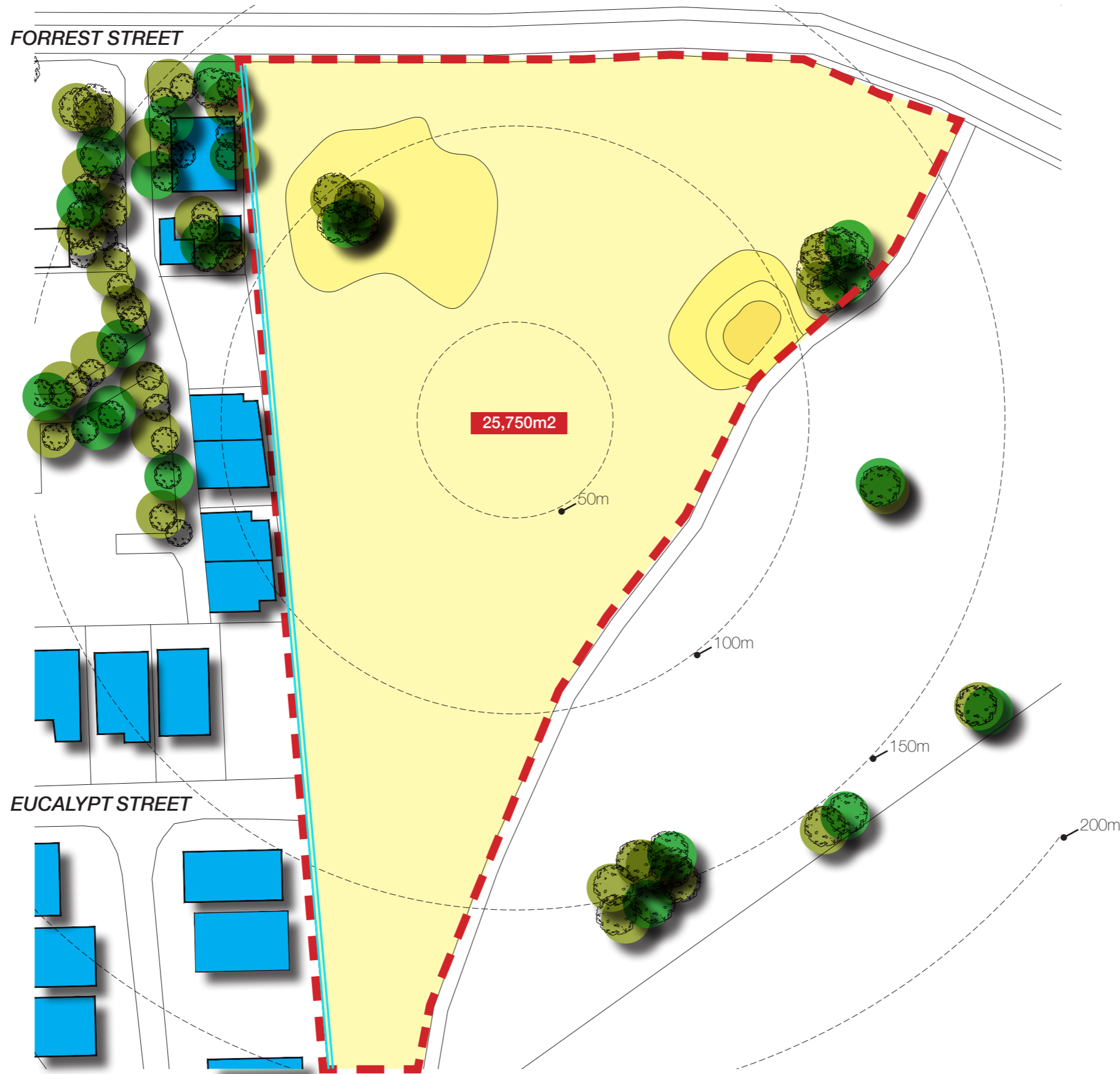


distance = 675m

### key

-  ex housing
-  opportunity boundary
-  site access
-  sensitive edge





distance = 450m

### key

-  ex housing
-  opportunity boundary
-  site access
-  sensitive edge



# BODDINGTON. WESTERN AUSTRALIA SITE SCORE

1. Connects to the Land
2. Experience of climate as culture
3. Old and New Connections
4. Spaces for formal and informal gatherings
5. Spaces for living a life
6. Promote looking in and looking out
7. Home and Place
8. Identity and familiarity
9. Shelter and enclosure
10. Engaging and Materially Rich
11. Unobtrusively reduce risk
12. Provide a human scale
13. Create logical destinations with good visual access
14. Unhelpful Stimulation Reduced
15. Helpful stimulation Optimised
16. Support Movement and Engagement
17. Create a familiar place
18. Provide opportunities to choose to be alone or with others
19. Provide links to community
20. Respond to a vision for a way of life
21. Self reliance (develop capabilities)
22. Access to Nature (inspired by the natural world)
23. Authenticity (draw on meaningful local influences)
24. draws a response from Emotions
25. Holistic approach
26. integrated mobility
27. Buggy paths considered
28. Walkability
29. health causing housing
30. Engagement ( Regenerative space facilitates flow of people and ideas)
31. Variety (A range of experiences and a sense of discovery)
32. Diversity of Use
33. Legacy (Design makes a lasting contribution to health)
34. Social Capital

Site 1



32

Site 2



28

Site 3



24



Boddington township with site options identified

## Scoring

- 1 point
- 1/2 point
- 0 point



# SITE OPTIONS: PHOTOGRAPHS



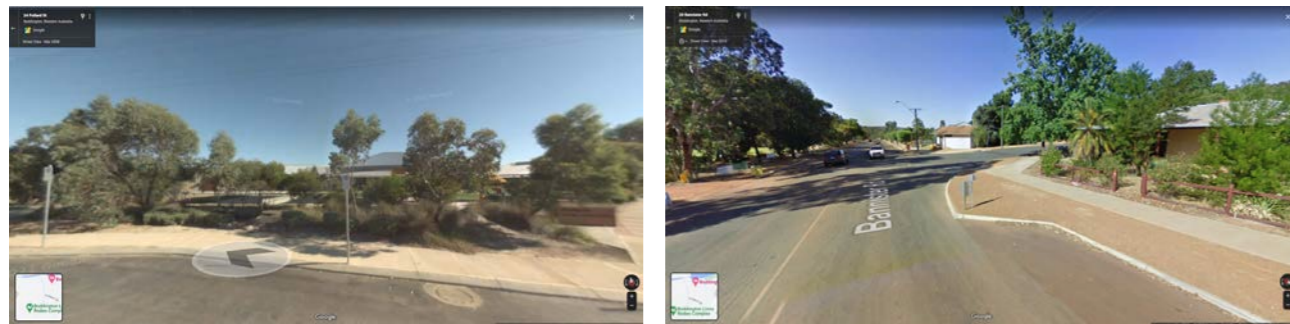






# BODDINGTON. WESTERN AUSTRALIA

## Scope



### Scope #2 Site Advisory



#### 2.1 RETURN BRIEF: site advisory tasks and activities

2.1 Master plan scoping of the return brief: Undertake the following:  
Site narrative | Co-location S.W.O.T | Development impact commentary (on adjoining properties) | desktop planning policy assessment\* | Existing conditions virtual model (optional extra)



Submission: A covering report using words, supporting diagrammatic information and images (as necessary) that outlines the Why and How. This report will include commentary on the township and surrounds, supply and demand and opportunities to enrich our elders experience with commentary on the different service models of care.

\* Contact with the municipal planning consultant will be necessary. Please provide details



#### 2.2 Site selection review for each site option:

Site Analysis of each site | Prepare development S.W.O.T analysis | Merge land contour review if important\* | Utility supply review | Geo-technical soil testing\*\* | Consultant briefing\*\*\* | community connectedness

- Prepare notation of adjacent land use, road category, landscape, and infrastructure on prepared plans in preparation of forthcoming site analysis
- Prepare aerial imagery and desktop planning information. The site tours will enable base line information to be collected. This will become the foundation to enable future "apples to apples" site comparisons
- The sites tours comprised the 'hospital' site and 2 (at least) other opportunities.
- Ongoing access to a key stakeholder who is knowledgeable in the background discussions and project aspirations is requested.



Submission: Typically represented using scales 1:100, 1:250 and 1:500 coloured a3 landscape pdf will be submitted. The site analysis of each site will become the "before" scenario. Site analysis influences a range of important design decisions, such as environmental issues, site limitations, site opportunities and existing latent conditions. Identification of community connectedness opportunities noted. Detailed expansion is enclosed.

\* Contact with the municipal planning consultant will be necessary. Please provide details

\*\* This is not a mandatory requirement but would provide a additional information relevant to building location, basement or excavation works that may be explored/considered

\*\*\* It is assumed that this information will be available from the municipal planning consultant



#### 2.3 Return brief to Masterplan key criteria:

Development of the service and model of care diagram | Narrative & schedule of areas | Success performance measures notes | Recommendations



Submission: Exemplar projects sourced (3), with the form of that exemplar tested at scale as an overlay on each site option. Typically represented using scales 1:100, 1:250 and 1:500 coloured a3 landscape pdf will be submitted. The analysis of each site overlay will become the "after" scenario. This methodology will ensure consistency across the site comparisons. The scale will be consistent as will the scheduling categories. Anticipated overlays examples include small house, culturally specific and "standard" home configurations. Explanatory notes will accompany each

#### 2.4 Where to from here road map + recommendations



TASK: We will determine if any sub-consultancy commentary/advisory which may include but not limited to Surveyor / Planning & development / Building Surveyor / Traffic Engineer / Utility supply – Mech + Elec Engineer / Geo-tech

#### 2.5 Conclusions + Milestone submission



Submission: Compiled A3 Landscape oriented colour pdf report

# BODDINGTON. WESTERN AUSTRALIA

## Scope



### Status



### Site analysis:

Site analysis captures site specific conditions that impact on the spatial arrangement for the built form on a site. Site analysis will also capture climate and site context. Weqa will undertake this process in order to establish a baseline so that the options (3) can be tested and SWOT analysis is more robust. A typical site analysis includes;



### Site and drawing description:

- Location and clearly defined site boundaries, bearings, legal description and dimensions
- North point
- The scale and date of the plans and drawings



### Site details:

- Topographic elements including contours and levels (0.5m intervals)
- Driveway and cross over locations
- Service locations (water, sewer, electrical, communications)
- Easements
- Setback overlay
- The geotechnical characteristics of the subsurface condition / soil type
- Drainage and overland flow paths
- Any acid sulfate soils, landfill or contamination affectation and, where affected, proposed
- Remediation strategy and statement from a recognised expert that the site can be remediated



### Site climatic details:

- The orientation of the site, solar path (summer, winter)
- Direction of prevailing winds and weather patterns
- Identified significant heat load directions
- Identified significant shading influences (topography, fences, houses, trees)



### Site context:

- Understand the form and character of adjacent and opposite buildings in the streetscape and adjacent sites, architectural character, front fencing and garden styles
- The location height and use of adjacent and opposite buildings
- The location and distance to adjoining dwellings and their windows, doors, main living spaces, external living areas, pools, solar panels, retaining walls and the like
- The location, height and materials of fences and/ or walls built to the site boundary
- Any difference in levels between the site and adjacent and opposite dwellings in plan and sections
- Views to and from the site locally and regionally
- The species, location, height and canopy dimensions of any existing vegetation on the site, or within eight metres of the site, and identified as to be removed or retained
- Any heritage item or conservation area applying to or nearby to the site
- Any environmental attributes such as koala habitat, fauna corridors, bushfire hazards, fire source features, flooding, wetlands, endangered species or the like applying to, or nearby, the site
- Sources of noise nuisance such as flight paths, road noise or other noise pollution sources
- Any key natural features of the site and its surrounds such as rock out crops, cliffs, embankments, foreshores or the like
- Direction and distance to local facilities, local shops, schools, public transport, recreation, open space and community opportunities for development



### Design response to site analysis in plan and section:

- Demonstrated cross ventilation and natural sunlight access
- Show the location of vehicular and pedestrian access points
- Nomination of where the proposal may overshadow or overlook or be overshadowed or overlooked by the adjoining
- Dwellings their windows, doors, private open space, pools, solar panels, retaining walls and the like
- Nomination of the best location for landscaping, deep soil zones and outdoor living spaces
- Clearly identify areas where the site analysis indicates a suitable alternative solution to the controls

END.