

City of Greater Geraldton Development Application
Prepared for RUAH Community Services
Project 17210 March 2018



Locality Plan: Lot 101 Hadda Way



Aerial Photograph Extract
source Landgate c2016

City of Greater Geraldton Development Application
Prepared for RUAH Community Services
Project 17210 March 2018

DEVELOPMENT PROPOSAL

The proposed assisted accommodation facility has the following components.

The property will be adapted and continue to be used for residential purposes under the auspice of community purpose. A maximum of up to four (4) residents at any one time may reside at the property (subject to placement funding approval).

The existing grouped dwellings require minimal alteration for the proposed use. The majority of changes will be cosmetic only to ensure the property meets current occupational, health and safety minimum requirements.

Dwellings 2, 3 & 4 are proposed for accommodation services for clients. Dwelling 1 will be used for accommodation for case workers when residing at the property overnight (when clients in attendance).

Proposed works schedule for proposed residential buildings includes, but not limited to:

- ☐ Disabled access (where required in one building) inc ramps, handrails, bollards etc
- ☐ Bathroom modifications for disabled access
- ☐ Bathroom enhancements
- ☐ Modification in dwelling 2 to create laundry and store room
- ☐ Sound core internal doors
- ☐ Security for external doors and windows
- ☐ Clotheslines
- ☐ Anti-ligature window treatments and hardware in all rooms
- ☐ Full monitored security in duress alarms
- ☐ Extend outdoor areas
- ☐ External repairs and painting including carports and hardstand area's
- ☐ Landscaping improvements
- ☐ Security fencing including remote activation gates at frontage with intercom.

Building permits/certification where required for structural amendments will be undertaken by others.

Dwelling 1 will be the base for the staff in residence when clients are residing at the property. A separate bedroom for overnight stays will be designated. A portion of the dwelling will be used as an office for staff and management of this facility. Minimal meetings or visitors to the office are expected, and would be no more than a few per week, and always within normal business hours. The office use is ancillary to the proposed primary function of the property as a residential building and the service provider.

City of Greater Geraldton Development Application
Prepared for RUAH Community Services
Project 17210 March 2018

No signage is required for the facility, either the residential building component or office component, other than standard internal occupational health and safety signage. In fact, the facility operates discretely to protect client privacy and staff safety and to integrate fully into the community in which it is located.

The office facility will require no additional infrastructure other than already in-situ and the office will be located within either the living room and/or a bedroom. Minor works requirements to this dwelling are required, similar to above schedule, including minor structural modification to kitchen area.

Parking requirements for the proposed use are achieved, including additional visitor parking. 2 bays are provided for each dwelling. Each resident may only have 1 vehicle while residing at the property (in accordance with residential agreement) and a maximum of 2 staff. There is nothing which will alter the built form which would identify the property other than residential. Rather the external aesthetic value of the property is likely to be improved by property enhancements.

The proposed development will not generate waste beyond what is expected for medium density housing development and no additional service requirements will apply.

All existing development will be utilised and no additional structures or buildings are required.

Program/s

Client's requiring supported accommodation services are referred to RUAH from Midwest Mental Health Services, GP's, or psychiatrists. Clinical support is required to be guaranteed by a public health service, a private psychiatrist, or GP.

RCS clients have a wide variety of backgrounds, skills and from locations across the Midwest.

Clients may reside for as a little as a few days, or up to a maximum of three (3) months. All entries and exits to the program are voluntary. However prior to acceptance into the program, a full assessment is undertaken by a case worker/clinical manager to ensure that immediate clinical needs have been addressed, medication can be managed and the client will not be a danger to themselves or others. Strict adherence to guidelines regarding behavior and resident expectations is required, including zero tolerance for use or possession of alcohol or illicit drugs.

The purpose of the stay is usually intermediary, to avoid hospitalisation when there are no other options, or when leaving clinical care where homelessness may be a risk.

City of Greater Geraldton Development Application
Prepared for RUAH Community Services
Project 17210 March 2018

The provision of housing provides clients with a safe and secure environment in which to explore opportunities available to them to be active members of their community and provide a safe, supportive and stable environment in which a social crisis can be resolved. RCS staff provides this guidance and run programs to assist clients, including but not limited to:

- ☐ practical support with meal planning and nutrition, personal self-care, medication, financial management and budgeting
- ☐ learning opportunities related to increased independence, communication and managing challenging behaviors; and
- ☐ opportunities to participate in recreational, social, vocational, educational and employment activities and support such as transport and supervision for residents taking part.

Client acceptance into accommodation has the following provisions:

- ☐ Appropriate and respectful behavior towards self, other residents and staff
- ☐ No unexplained absences
- ☐ Zero tolerance to alcohol, illicit drug or weapon possession and/or use
- ☐ Self care including meals, laundry, cleaning and maintenance of property
- ☐ Limited visitors when in residence and at appropriate times
- ☐ 1 vehicle per resident and parking only in allocated space
- ☐ Compliance with board requirements
- ☐ Participation in developing and implementing personal wellness and recovery plan.

The co-ordination and delivery of programs is managed in accordance with established RCS programs, management and reporting guidelines.

Staffs manage client visitors to ensure minimal disruption to the client, other residents, and the operation of the program. Therefore there is little expectation that visitors will generate additional traffic or noise at the property than would otherwise be expected for medium density grouped housing development.

The development is not expected to generate excessive noise. RCS manages this in order to keep noise to a minimum and limits or restricts the use of equipment that may generate noise outside acceptable levels.

Risk Management

RUAH has a full complement of risk assessment and management procedures and occupational safety procedures for all operations. This includes incident and risk identification and management systems.

City of Greater Geraldton Development Application
Prepared for RUAH Community Services
Project 17210 March 2018

There is no history of critical incidents at the Compass House facility under RCS management.

The accommodation does not cater for residents who require acute medical or other services and as detailed above all clients accepted into the program are assessed for suitability for a residential program. This means that clients are required to have undergone pre-admission processes. This ensures not only the safety of the individual, the facility and staff but ensures the client can maximise opportunities available to them. The assessment process and criteria are based on accepted mental health assessment criteria and are administered by trained professionals.

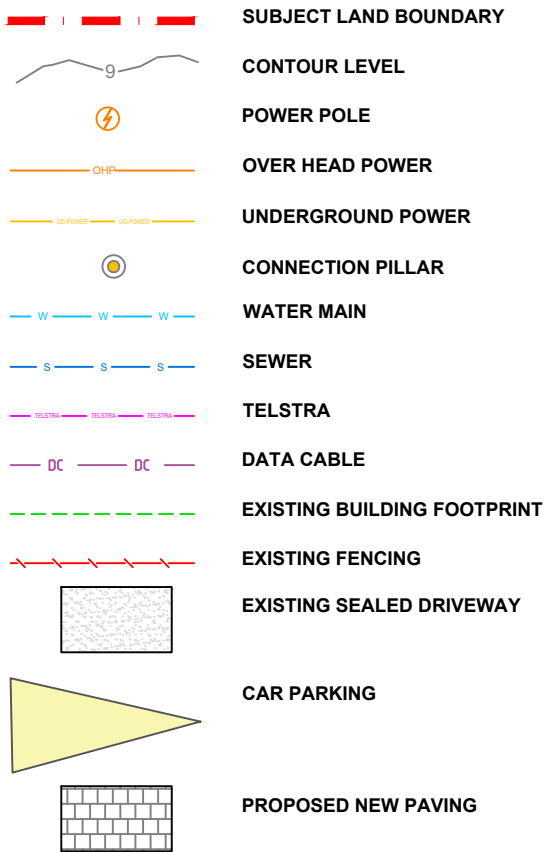
As detailed, acceptance into a residential program and to maintain residency, requires clients to give a commitment in regards to participation in the program and absences from the facility. Failure to comply with obligations including the use of drugs and/or alcohol, or unexplained absences, can result in immediate request to leave the program.

A case worker/s is always rostered on when a client is in residence. In addition, an organisational on call roster system is in place for additional 24 hour support if required, particularly for issues which may arise out of business hours or which may take time to resolve (refer appended *Critical Incident Management IMS-P1-PR2-PC2*). In addition, the Regional Manager/Clinical manager will be based at the office at the property.

All dwellings will have monitored alarm systems. Staff member on site are immediately advised if there is an unauthorized movement or access and have processes in place to respond accordingly.

RCS has an integrated risk management framework in place that reflects best practice risk assessment and management. A copy of the *RUAH Risk Management Procedure (IMS-P1-PR2)* is appended to this application.

The RCS Executive can provide further specific information about the assisted residential programs and/or management structures for the proposed facility to Council staff or elected members upon request



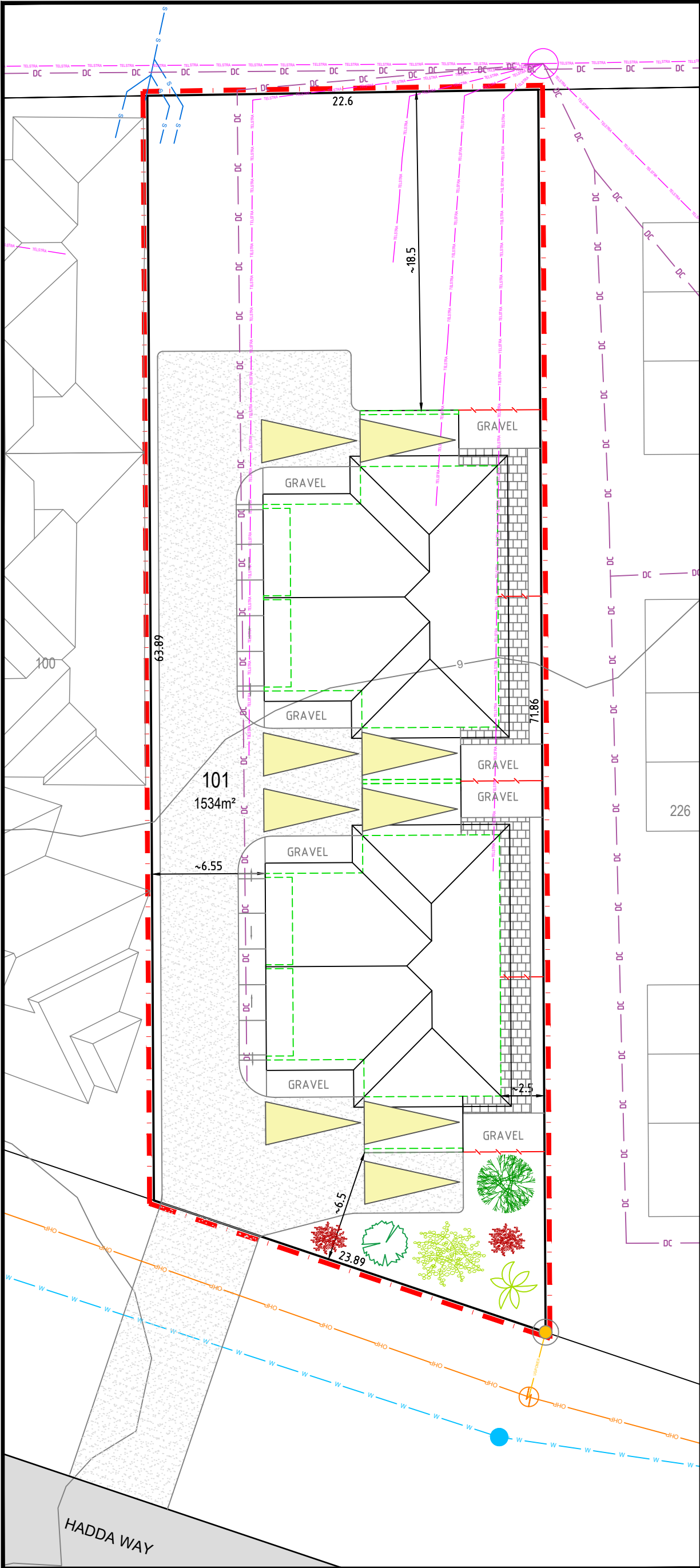
NOTES:

- Lot dimensions and areas are subject to lot pre-calculation and detailed survey.
- The plan is prepared for the purposes of obtaining planning approval from the local authority and should not be used for any other purpose. No liability will be accepted where the plan is used for purposes other than that indicated, including marketing of the proposed lots.
- Building position and site information derived from aerial photograph and subject to detailed survey.
- Existing Building information obtained from Plan set available at Local Authority.
- All service information provided by relevant agencies and indicative only.

AERIAL PHOTOGRAPHY
SOURCE - LANDGATE ~2016



DEVELOPMENT PROVISIONS	MIN REQUIREMENTS		ACTUAL PROVISION
CITY OF GREATER GERALDTON ZONING	-		R40
TOTAL LOT AREA	-		1534m ²
R40 MINIMUM LOT SIZE	180m ²		-
R40 AVERAGE LOT SIZE	220m ²		-
R40 FRONT SETBACK	4m		~ 6m
OPEN SPACE PERCENTAGE	45%		Total Site = 72%
MIN OUTDOOR AREA/LOT	Min. Area 20m ²	Min. Dimension 4m	-
MIN DWELLING CAR PARKING	2 Bays per Dwelling		8 Bays
MIN VISITOR CAR PARKING	1 Bay per 4 Dwellings		1 Visitor Bay
MIN STORE ROOM REQUIREMENTS	Min. Area 4m ²	Min. Dimension 1.5m	-



8 Anzac Terrace Geraldton WA 6530
PO BOX 1597 Geraldton WA 6531
Email : info@landwest.net.au
Phone : (08) 9965 0550

CLIENT: RUAH COMMUNITY SERVICES

TITLE: SITE PLAN
DEVELOPMENT APPLICATION
RESIDENTIAL BUILDINGS
LOT 101 ON DIAGRAM 96063
HADDA WAY MAHOMETS

CERTIFICATE OF TITLE:
2169 / 661

DATE LAST MODIFIED:
21/03/2018

REV: DATE: DETAILS:

APPROVED:

BY: APPROVED:

PLAN:

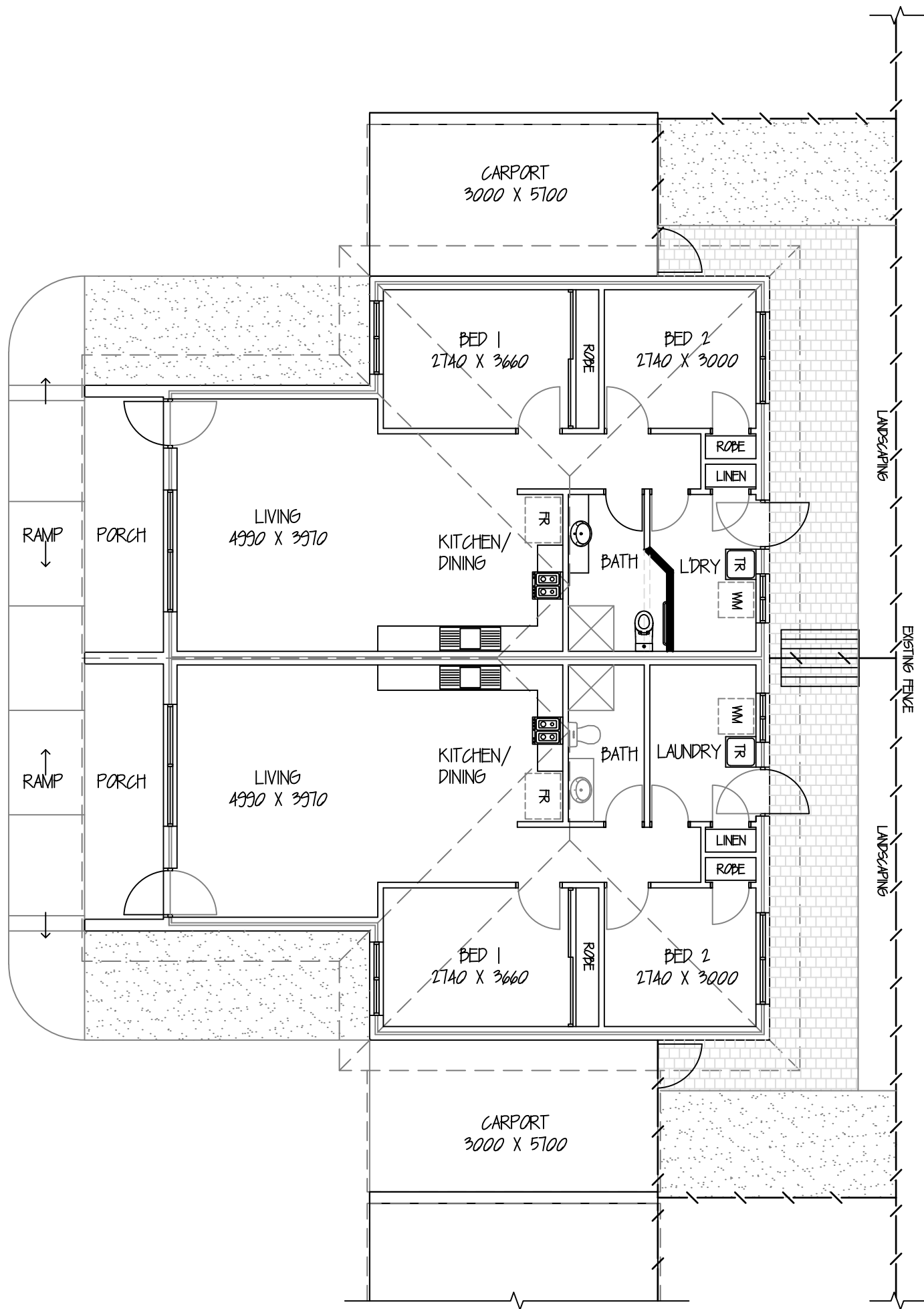
17210-A

* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described. Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.

SCALE: 1 : 250 @A3

DESIGNED: GMB

DRAWN: DSH



REFER PLAN
17210-B FOR
UNITS 1 & 2

FLOORPLAN

UNITS 3 & 4

DWELLING AREA = 90m²

CARPORT AREA = 18m²

TOTAL AREA = 108m²

===== EXISTING WALLS
 - - - - - TO BE REMOVED
 ===== PROPOSED NEW WALL



8 Anzac Terrace Geraldton WA 6530
PO BOX 1597 Geraldton WA 6531
Email : info@landwest.net.au
Phone : (08) 9965 0550

CLIENT: RUAH COMMUNITY SERVICES

TITLE: EXISTING FLOOR PLAN UNITS 3 & 4
DEVELOPMENT APPLICATION
RESIDENTIAL BUILDINGS
LOT 101 ON DIAGRAM 96063
HADDA WAY MAHOMETS

CERTIFICATE OF TITLE:
2169 / 661

DATE LAST MODIFIED:
21/03/2018

REV: DATE: DETAILS:

APPROVED:

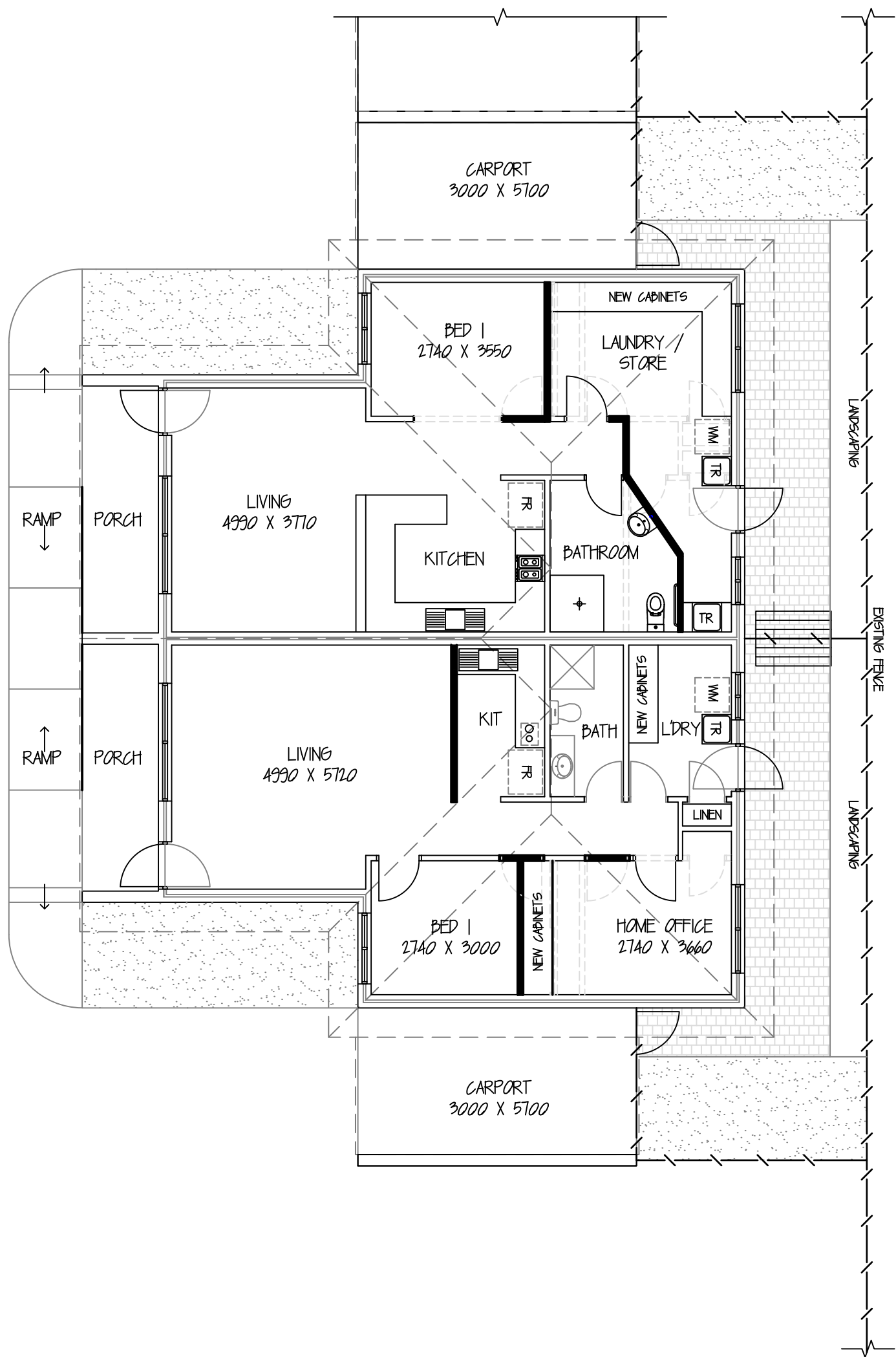
BY: APPROVED:

PLAN:

17210-C



REFER PLAN
17210-C FOR
UNITS 3 & 4



FLOORPLAN

UNITS 1 & 2
DWELLING AREA = 90m²
CARPORT AREA = 18m²
TOTAL AREA = 108m²

EXISTING WALLS
TO BE REMOVED
PROPOSED NEW WALL



8 Anzac Terrace Geraldton WA 6530
PO BOX 1597 Geraldton WA 6531
Email : info@landwest.net.au
Phone : (08) 9965 0550

CLIENT: RUAH COMMUNITY SERVICES

TITLE: EXISTING FLOOR PLAN UNITS 1 & 2
DEVELOPMENT APPLICATION
RESIDENTIAL BUILDINGS
LOT 101 ON DIAGRAM 96063
HADDA WAY MAHOMETS

CERTIFICATE OF TITLE:
2169 / 661

DATE LAST MODIFIED:
21/03/2018

REV: DATE: DETAILS:

APPROVED:

BY: APPROVED:

PLAN:

17210-B

* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described, Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.

SCALE: 1 : 100 @A3

DESIGNED: GMB

DRAWN: DSH

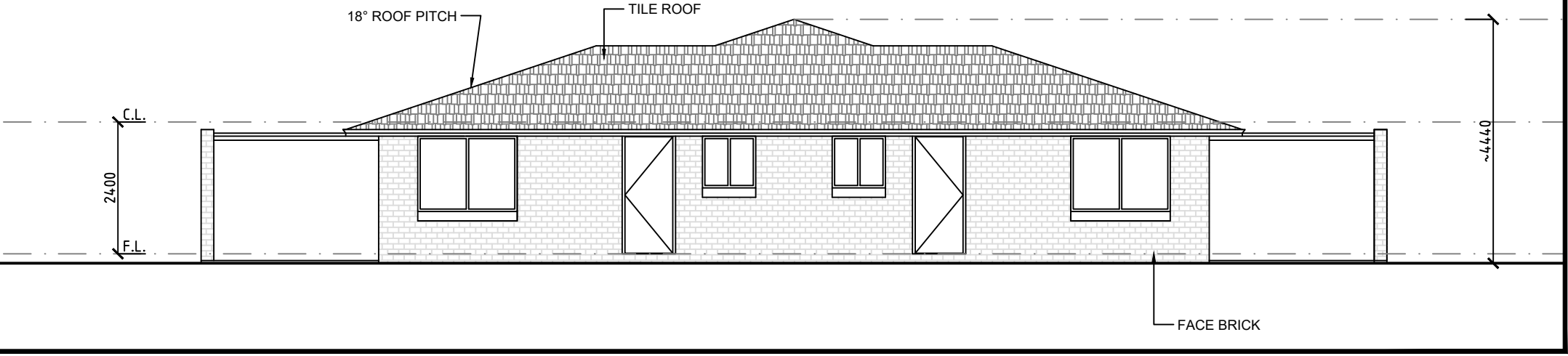
WEST ELEVATION

UNITS 1 & 2
(UNITS 3 & 4 OMITTED FOR CLARITY)

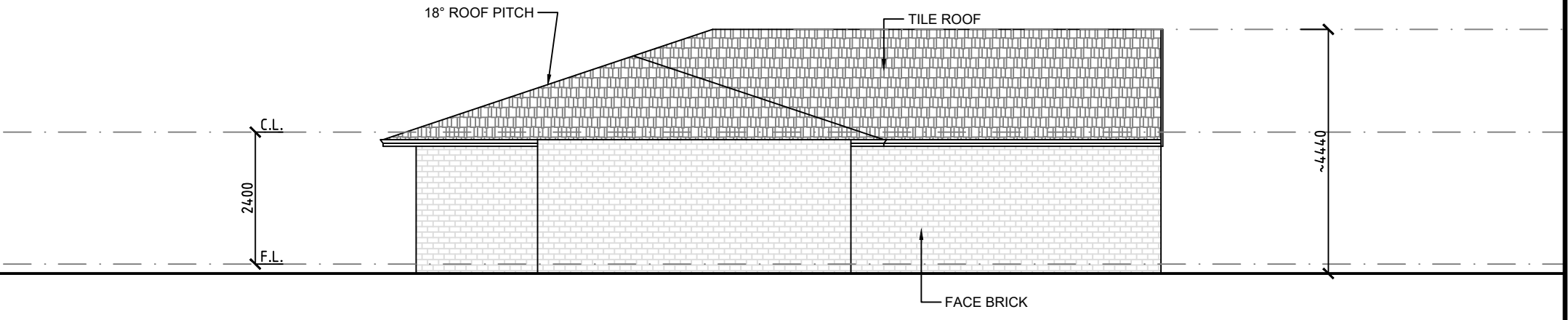


EAST ELEVATION

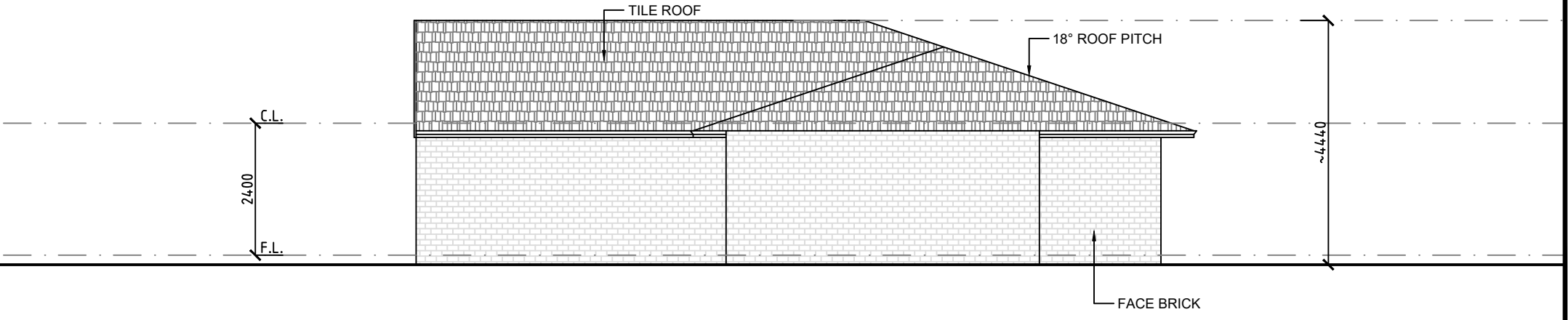
UNITS 1 & 2
(UNITS 3 & 4 OMITTED FOR CLARITY)



NORTH ELEVATION



SOUTH ELEVATION



8 Anzac Terrace Geraldton WA 6530
PO BOX 1597 Geraldton WA 6531
Email : info@landwest.net.au
Phone : (08) 9965 0550

CLIENT: RUAH COMMUNITY SERVICES

TITLE: EXISTING ELEVATIONS
DEVELOPMENT APPLICATION
RESIDENTIAL BUILDINGS
LOT 101 ON DIAGRAM 96063
HADDA WAY MAHOMETS

CERTIFICATE OF TITLE:
2169 / 661

DATE LAST MODIFIED:
21/03/2018

REV: DATE: DETAILS:

APPROVED:

BY: APPROVED:

PLAN:

17210-D



* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described, Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.

SCALE: 1 : 100 @A3

DESIGNED: GMB

DRAWN: DSH