

Provectus Deakin – Residential Aged Care Accommodation

Responses to Deakin Resident's Association Queries

	Query / Comment raised by DRA on 23 July 2017	Response provided by Purdon Planning on behalf of Provectus
1.	Who currently owns the site and who will own the site?	The site is owned by Deakin Developments (ACT) Pty Limited and South Estate (ACT) Pty Limited. Contracts have been exchanged for settlement in late 2017.
2.	Who would be the clients of the facility?	The majority of clients will be elderly people who require 24/7 care or have dementia. There are also 10 units for assisted living. There will also be an area for patients requiring daily respite care.
3.	Will there be doctors or medical offices or just medical facilities?	There are no medical offices per se but there will be nurses and carers on site 24/7. Doctors will visit the site when required.
4.	Will there be separate entrances for respite and the other facilities?	The main pedestrian and vehicle entrance will be off Grey Street including vehicle drop-off for respite clients. There is also a secondary (residents only) entry/exit to Hopetoun Circuit adjacent to the bus stop.
5.	Will there be a café or restaurant (see NCA requirements)?	There is a cafeteria for use by clients and visitors. The café is not open for general public use and will not conflict with existing facilities at Deakin Shops. The DCP does not mandate inclusion of a café. We consider that the ground floor is activated through pedestrian entry/exits and the respite care, which is located on the ground floor.
6.	What will the facility look like? (no visual material has been provided)	The building comprises two main elements and includes use of high quality construction materials in subdued colours.
7.	What will be the height, density and plot ratio?	The height is 4 and 5 storeys consistent with the Development Control Plan for the site. The plot ratio is approximately 2.0 with a site cover (footprint) of 56% excluding of terraced areas and driveway

8.	What will be the setbacks? What will be the environmental development and plantings around this?	The main building is set back 6m to all sides with minor building elements in a 4m articulation zone. There is a landscape buffer with deep rooted advanced planting around the perimeter. It is intended to underground existing power poles in Grey Street and introduce new advanced street trees.
9.	What traffic modelling has been done and what is the outcome? Traffic off Adelaide Ave into Hopetoun is increasingly complex. Traffic lights seem inevitable. How will pedestrian access be integrated and with the proposed light rail stop?	A traffic assessment has been undertaken by Sellick Consultants. A copy of traffic studies will be made available but are not yet complete. Off-site works are proposed to improve pedestrian movements between the site and the Deakin Local Centre and to provide additional parking on street. The site is adjacent to a bus station in Hopetoun Circuit. The proposed light rail stop has been considered and it is thought that a lift will be provided from Adelaide Avenue to Hopetoun Circuit below. This will be sufficient for disabled access and existing pedestrian networks support movements from the subject site to the location of the lift.
10.	How will the significant traffic from the site be managed in Grey Street (especially given the neighbouring school and peak hours there)?	To manage traffic on Grey during peak hours Proventus Care will ensure all staff change over occurs outside of school peak times. Vehicle traffic to/from the centre is expected to be low considering clients of the facility generally won't be leaving/returning at peak times given their age, and they are also unlikely to own/operate a motor vehicle.
11.	Will there be ambulance traffic to the site?	Ambulance access/egress is a likely but not frequent occurrence.
12.	What is the overshadowing for the residents on the other side of Grey Street from this building?	Shadow diagrams are provided herewith. Midwinter shadows do not cast over living areas on any adjacent properties.
13.	Has overlooking been addressed for the school and how?	Overlooking has been a key consideration and will be addressed through louvered screening and deep-rooted advanced planting at the boundary between the school and the site.
14.	What is the solar access implication for the school and neighbours?	As mentioned above, shadows do not cast over any habitable spaces adjacent properties so there are no implications for solar accessibility. No shadows cast over the ELC so there is no loss of solar access to the school.

15.	What is the legislated bed density for this scale of facility?	Provectus has Commonwealth Government approval for a 90 bed RCA Facility. Rooms range from approximately 22m ² to around 76m ² (including ensuite, and excluding balconies).
16.	What will be the noise implications for neighbours and the school?	Noise will be managed through design of the building. The Territory Plan does not consider an aged care facility or a health facility to be a 'noisy use'.
17.	What provisions have been made for employee and visitor parking, including disabled parking, on site (how many car spaces) and off site (how many car spaces)?	<p>43 parking spaces are provided in the basement, an additional 9 visitor/pick-up setdown spaces are provided at Ground Floor on-site. We propose an additional 7 on-street spaces be provided along Grey Street which can be used by visitors of both the proposed facility and for Canberra Girls Grammar.</p> <p>A small component of parking will need to be catered for offsite. This is proposed behind the Deakin shops where it has been found there is ample space to cater for some 19 additional spaces.</p> <p>The number of car parks provided on site will meet the requirements of the Parking and Vehicle Access General Code. The Code does not allow for staff using public transport as part of the calculations. It is expected that a number of day staff will use public transport, including the future light rail down Adelaide Avenue.</p> <p>Parking for people with disabilities is provided in accordance with the PVAGC.</p> <p>Provectus will provide a bus for some respite day care users to alleviate parking demand.</p>
18.	What traffic other than clients and staff will come to the site and how will that be managed eg waste management etc:?	Waste vehicles can be accommodated within the basement. Other vehicles expected on site include ambulances and delivery vehicles, these can also be accommodated within the basement with access/egress via Grey Street.
19.	When will the drop-in session be?	2-3 weeks' time (depending on design finalisation).
20.	What is the lease purpose clause? There have been two residential uses proposed prior to this project.	The lease purpose clause allows a gallery. The lease variation process for the previous 2 proposals were not finalised. A lease variation to allow a health facility will be sought at DA lodgement.
21.	What level of care will be provided?	High care for the majority (traditionally known as a nursing home). Some lower care patients will utilise

		assisted living units. There are no independent living units in this facility.
22.	Will the building have the same setback as the Ambassador?	Yes, it will have a similar setback and height as the Ambassador. The design intends to mirror aspects of the Ambassador.
23.	Is there any open space for clients?	Yes, there is an outdoor terrace and a rooftop garden.
24.	How is noise managed? (Ambulances, traffic, waste collection)	Noise has been a big design consideration. It is not in Provectus' interest to poorly manage noise as it will inevitably affect the clients of the facility.

Purdon Planning**28 July 2017**