



Braemar in Bicton Proposed Redevelopment Plans

51 Point Walter Road, Bicton

***General Information and
Frequently Asked Questions***

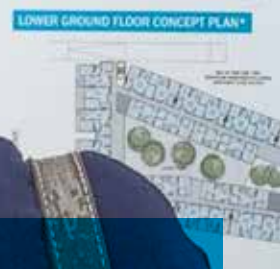
Braemar in Bicton: Proposed Regeneration

Features of the Proposed Re

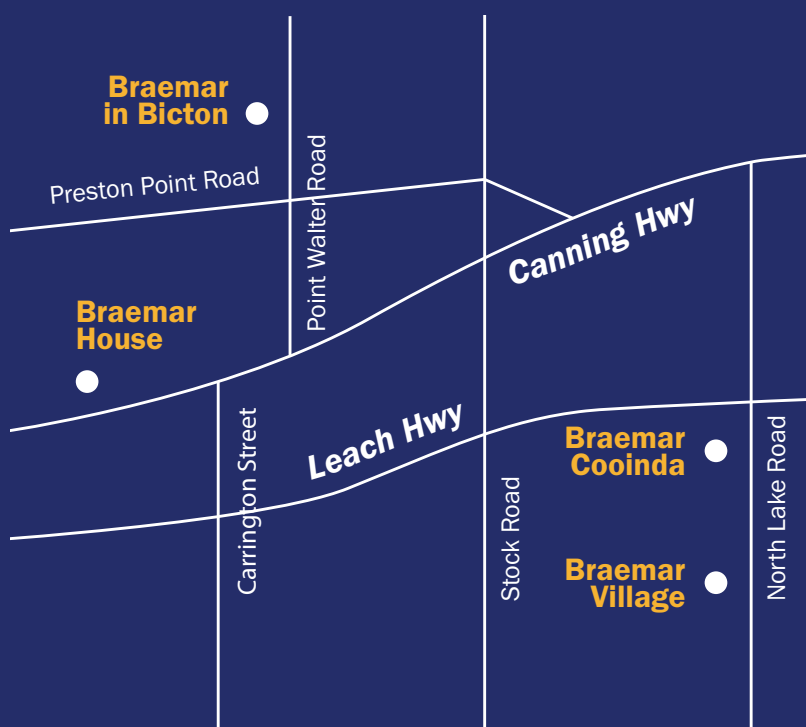


Braemar in Bicton: Pro

Braema Propose



In late 2017 we engaged the community to seek input into the designs for the redevelopment of Braemar in Bicton. The feedback received during the 2017 engagement has informed the current Development Application and the proposed building designs. These designs are now finalised and we are seeking feedback from residents and stakeholders so we can ensure we bring the highest standards of aged care accommodation and service to the Bicton community.






About Braemar

For over 65 years, Braemar has been providing relationship-centred care to the people of Western Australia. Braemar opened its doors in 1952, founded from the vision of a member of the Presbyterian Church, who gifted her possessions to assist in the creation of a home for aged people.

Today, Braemar provides quality aged care, dementia services and independent accommodation services to the communities of Melville, Willagee, East Fremantle and Bicton.

Braemar Presbyterian Care is a faith based not-for-profit organisation, and our values are at the heart of everything we do. Our mission is to “Build the power of care, friendship, hope and love”.

In all that we do, we are guided by our core values of commitment, accountability, respect, empathy and friendship.



Overview of the Proposed Redevelopment of Braemar in Bicton

The Bicton facilities currently include several occupied and vacant independent living residences and a vacant residential aged care facility that was decommissioned in 2016. We made the choice to close this facility, as it would no longer meet the Australian Government's building compliance requirements for provision of high quality aged care to residents. Additionally, the units at Braemar Gardens no longer meet the accommodation and amenity standards that Braemar seeks to provide all its residents.

The redevelopment of this site will see existing buildings removed and the development of two precincts:

- 1. A new state-of-the art residential care facility for those with high care needs.**
- 2. New residential care suites – Home style living with residential aged care services provided within the aged care accommodation option.**



Care Facility Design Concept

The redevelopment of the existing residential aged care facility and independent living units will provide purpose-built state-of-the-art facilities in a suburb where there is a very high demand for high care services. The new facilities will provide a modern living environment to support residents to maintain a high quality of life, wellbeing and social lifestyle in their familiar neighbourhood.

The proposed designs seek to deliver attractive and contemporary facilities and services that will better meet the needs and expectations of local residents and their families.

Braemar seeks to provide a continuum of care, where people can age in place at one location and not have to move to another facility when their care needs increase.

Catering for an Ageing Population

Demand for aged care facilities in the City of Melville where Braemar's Bicton facility is located, continues to rise significantly as the local population ages. Within the City of Melville, there is a significantly higher proportion of older residents than is evident in many other urban areas. By 2026, almost one in five local residents will be 65 or older. As the proportion of older residents grows, so does the need for local residential aged care services.

Overall in the City of Melville, 59% of residents aged 65 and over who require residential aged care locally cannot access it. Braemar therefore recognises and embraces its responsibility to assist in meeting this urgent, unmet demand for aged care places.

Braemar has focussed the design of the new facility on catering for community members who have higher care needs. Original concepts developed in 2017 (that were discussed with the community) considered the provision of independent living units, but Braemar has recognised that there is a very high unmet demand for high care services and have therefore prioritised facilities and residential care accommodation to address this demand.

The redevelopment will allow ageing residents in the local area to access essential care services in a contemporary facility, and remain in their familiar neighbourhood, close to their families and friends.

Number of residential aged care beds available

People aged 65+ requiring care

BICTON
















87















143

39% of people aged 65+ can't access residential care in Bicton

CITY OF MELVILLE






































1,051

2,566

59% of people aged 65+ can't access residential care in the City of Melville

NOTE

1. Based on the number of residential aged care beds with a physical address within the boundary of Bicton (SSC) and City of Melville (LGA), as per the Department of Health (WA) Aged Care Services List.
2. Requirement for care refers to a person's need for help or assistance in one or more of the three core activity areas of self-care, mobility and communication, because of a disability, long term health condition (lasting six months or more) or old age.



Objectives of the Development

The following objectives underpin the proposed development:

- Meet the growing needs of aged care in the local community
- Offer a secure and comfortable continuum of care as a resident's level of needs increases over time
- Become a home for residents that accommodates individual preferences and enables personalisation
- Provide a variety of spaces from private to public with varying levels of intimacy and scale
- Maximise connection to the external environment, both through physical access and abundant access to light, ventilation and view
- Promote social interaction and encourages engagement with activities and enrichment programs
- Engender a sense of belonging and safety
- Facilitate the creation of carer-resident relationships in a homelike environment
- Offer calming sensory stimulation
- Thoughtfully accommodate the needs of visiting significant others and creates a life-affirming environment that all building users can enjoy
- Design adds to the aesthetics of the surrounding streets

Care Facility Design Concept



Features of the Proposed Residential Care Facility

The new residential care building will provide state of the art facilities and services that meet modern standards and expectations. Key proposed features include:

- A brand-new aged care facility with residential aged care places for high care residents, including palliative care and specialised dementia care services
- 96 rooms (one per resident), each with an ensuite, bed, sitting room, television, built in cabinetry, drawers and resident transfer hoist system
- 12 rooms per home-cluster, with each accessing a winter garden, interior court yard, dining area, large indoor living area and lounge
- Up to 10 beds to be provided for respite care and short stay accommodation to enable at-home carers to rest while their loved-one is looked after
- A multi-functional wellness centre with a range of allied health services to facilitate reablement programs
- On-site café that is available to residents, staff and visitors
- On-site underground parking (50+ bays for staff and visitors, which exceeds requirements) to take parking off the street accessing the facility
- Underground delivery space to reduce congestion on the streets and one way traffic to reduce noise
- Gopher parking and storage
- Landscaped courtyards and gardens
- Retention and uplift of existing large trees on the main street scape.



Building Design Characteristics

The care facility will be accessible from Point Walter Road and is anticipated to include the following key building design characteristics:

- Art deco inspired design, using natural elements (wood, light brick), to offer visually appealing street frontage
- Setbacks far exceeding allowances, so as not to impact neighbouring houses
- Minimal overshadowing of neighbouring buildings (as confirmed by a shade study)
- 5 Star, Green Star Sustainability rating – with solar panels, LED lighting, double glazed windows, composting facility, food waste composting
- Bins to be kept within an internal air-conditioned environment to ensure no smell is noticeable to residents or neighbours
- One way traffic management to ensure no beeping from trucks reversing, while better managing any parking and traffic flows
- Mature trees on the side boundaries to provide screening to neighbouring properties

Care Facility Design Concept



EAST ELEVATION



Features of the Proposed **Care Suites**

The new care suites will provide contemporary living in a home style accommodation, while providing on-site access to a range of care services including food, laundry, medical and other services. The care suites will be accessible from Bristol Avenue.

The suites will include:

- Nurses' station at the reception which is constantly manned
- 35 suites ranging from 2 bed and 2 bath up to 3 bed and 2 bath homes
- Kitchen
- Laundry
- Lounge and dining rooms in an open plan
- Built in cabinetry and wardrobes
- Balconies
- Access to a range of services across the overall site

Building Design Characteristics

- Platinum level design that ensures extra room and access for people with disabilities
- 3 levels of suites, with the third level setback so as to reduce visual impact on the street
- 1 underground parking bay per resident
- BBQ areas
- Consulting rooms to enable doctors and other professionals to provide services on-site
- Setbacks exceeding allowances so as not to impact neighbouring houses
- No overshadowing of neighbouring buildings (as confirmed by a shade study)
- 5 Star, Green Star Sustainability rating – with solar panels, reuse of grey water, LED lighting, double glazed windows; composting facility, food waste composting



Community Benefits of the Development

The following are the key benefits of this development for the community.

- ✓ Increase in the provision of aged care services in an area where there is a high demand
- ✓ Provide a range of aged care services, including low and high care, dementia specific and palliative care
- ✓ Improve the attractiveness of the building and landscaping to better integrate with the street
- ✓ Provide residential aged care services that allow local residents to remain in their familiar neighbourhood, close to friends and family, as their needs change
- ✓ Increased customer base for local businesses
- ✓ Support for the City of Melville's Age-Friendly Community Strategy by increasing the provision and quality of aged care services
- ✓ Job opportunities in aged care and support services, and during construction
- ✓ Provide a highly sustainable buildings that reduce environmental impacts



The driving concept intent for Braemar in Bicton in both its aesthetic and materiality is primarily to create a homelike environment that offers a calm and welcoming space for residents, staff, families and the wider community. The design is life affirming for those who come into contact with the facility.

The architectural language proposed for the Braemar in Bicton facility is based on contemporary home style building typology that draws association to elements of an art-deco lineage. This, coupled with playful references to naval architectural forms (as referenced from the MV Braemar) is intended to create a development that is logical, elegant, timeless and delightful.

The redevelopment reflects a residential design approach that highlights:

- Use of domestic materials such as limestone, timber, face brickwork and glass
- Openness to the streetscape with a welcoming and engaging entrance 'verandahs' providing opportunities for community engagement with the facility
- Division of windows and glazed planes with operable portions
- Introduction of balconies and terraces to upper levels, to offer interaction with the street and landscaping
- Gentle curves on the building design to allow for a softer visual appearance
- Introducing playful design elements, to encourage a sense of interest and delight in the physical environment
- Active, flexible and usable courtyard, and 'conservatory' spaces that provide transparency, not only within the building but to the wider context.
- Landscape elements running around, through and over the development to be fully integrated with the built form
- Gardens and landscaped environment to 'soften' the development within its context
- Provide aspects of playful façade articulation, to reduce institutional aesthetic



Please note that these images are for illustration purposes and are inspirational only.



Engaging our Community

Braemar is committed to ongoing communication and engagement with our community and stakeholders. An initial engagement process was undertaken in late 2017 with the feedback being used to inform the final designs for the redevelopment of the site.

Braemar welcomes interactions with stakeholders and the community. If you need any information or wish to discuss what is proposed, please contact our Project and Asset Manager on (08) 6279 3636



Frequently Asked Questions

This section provides answers to questions you may have about the proposed designs for the new development.

1. Why is the redevelopment of the site being proposed?

The current care facility has been closed for a few years now. The care facility no longer meets current standards. The existing Independent Living Units also do not meet contemporary expectations.

In order to provide the level of amenity required to deliver a high standard of care to residents it is necessary to redevelop the facilities.

2. Will there be any change to the use or zoning of the site

There is no need to change the zoning in the City of Melville's Town Planning Scheme as the site is currently zoned appropriately for residential care facilities.

3. What is the approval process for this proposed development?

Braemar will be submitting a Development Application to the City of Melville to seek approval for the new facilities to be built. Due to the value of the proposed development the approval will be considered by the Joint Development Assessment Panel (JDAP). Officers from the City of Melville will review the development application and provide a Responsible Authority Report to the JDAP.

4. What changes to the proposed development have been made since the 2017 engagement period?

The community engagement process undertaken in 2017 was helpful in providing important input to inform the design. The key change to what was proposed in late 2017 is the provision of care suites rather than independent living units. This decision was made as it was clear that there was a greater demand and community need for higher level care than was the case for independent living units. The size of the residential care facility has also increased and will accommodate 26 more residents than previously proposed. These changes have resulted in a significant redesign of the site, with details of this new design described in this document.

Services

5. What services will be provided on site?

The site will provide residential aged care places to support the aged in the local community. Services include high care, respite care, palliative care and specialised dementia care.

6. How many residents will be accommodated on the site?

It is proposed that the care suites will accommodate up to 70 residents in the 35 suites. This includes both couples and singles.

The care facility will also offer 96 residential aged care places as well as up to ten respite suites. This is a small increase on the number of residents that will reside on the site, when fully accommodated.

7. How do prospective residents secure a place in the new buildings?

Due to the work that has to be done to plan and rebuild the facilities, it will be some time (at least three years) before any new places will become available. Please contact us on (08) 6279 3636 or admissions@braemar.org.au to apply for a place at one of our facilities.

To enter an aged care facility in Australia, all applicants must be assessed by an Aged Care Assessment Team (ACAT). This assessment will ascertain whether or not you or a loved one are eligible to receive residential aged care services. This can be done through your doctor or directly through the ACAT.

Existing Residents

8. Are there any residents still living at Braemar's Bicton location? What is being done to accommodate these residents?

There are no residents living in the residential aged care facility, Braemar Lodge. Previous residents were relocated to other facilities in May 2016.

However, there are currently a few residents at the independent living accommodation, Braemar Gardens. These residents are being relocated to new homes that Braemar is providing.

9. Will existing residents at other Braemar facilities be able to transfer to the new facilities?

Residents at other Braemar facilities may choose to request to transfer to the new facilities once opened. However, it should be noted that the process of approvals, construction and opening is likely to take until mid to late 2021. Residents will be provided with further information about this at the appropriate time and this will be assessed on a case-by-case basis.

Building Design & Construction

10. How will the buildings interface with the streets?

The building designs have been carefully designed and include the provision of high quality landscaping and greenery to integrate with the streetscape and create a welcoming entrance and street interface. Healthy mature trees on Point Walter Road verge will be retained.

11. Will the setback from the street/ neighbours change?

All setbacks will be in accordance with local planning laws. It is proposed that the site boundary setbacks will remain similar, and in some areas of the site will increase to create greater space and separation from neighbouring blocks.

12. How will the buildings be designed to support environmental sustainability?

A great deal of attention has gone into designing highly sustainable buildings that reduce environmental impacts. The building designs will ensure a 5 Star, Green Star Sustainability rating.

Key features include solar panels; LED lighting; double glazed windows; composting facility; food waste composting.

13. How is overlooking and shadowing being addressed?

The buildings have been kept to a scale and with the appropriate set-backs to ensure overlooking and overshadowing don't occur. A shadow study has been

done and is in line with regulations. The proposed facility design sets out careful placement of bedroom windows so it does not overlook any adjoining properties. Screening will also be provided by boundary trees and landscaping.

14. How will traffic and parking be managed at the new building? Will the road access change?

There is no proposed change to the current road access at the facility. Residents of the care suites will access their car parking from Bristol Avenue as is currently the case with the independent living units.

For the aged care facility, there is ample undercroft parking for staff and visitors, which will be accessed from Point Walter Road – as was the case when the decommissioned care facility was operating.

All parking will be managed on-site and not on the street and exceeds the regulatory requirements. Additionally, the entry and exit is in a one way loop so that delivery trucks and other vehicles do not have to back out, creating noise or interference to others.

The plans carefully consider the management of traffic flow to ensure there are no impacts on local traffic. A number of measures are proposed to assist with traffic flow, including resident pick up and drop off area and dedicated ambulance and delivery vehicle bays.

15. Will the current building be demolished?

It is anticipated that all of the current buildings will be demolished, once the relevant applications and approvals have been completed.

Braemar will appoint a contractor to complete and manage the demolition. The contractor will be required to implement a demolition management plan to minimise disruption, such as noise, traffic and dust, to surrounding residents, and act in full compliance with the demolition requirements of the City of Melville.

16. What is the proposed schedule and timing for the redevelopment of the facilities?

There are a number of steps that need to be taken before any new facilities are developed. This could take at least three years before the facilities are opened.

The key steps include:

- Community engagement process to seek feedback on the proposed designs and architectural plans
- Submission of a Development Application the City of Melville for review
- Advertising of the proposed development plans by the City of Melville to the community for feedback
- Assessment of the development application by the Joint Development Assessment Panel

If approved:

- Demolition of buildings
- Appointment of the Builder
- Site works and construction commence
- Fitout of internal spaces such as furniture
- Commissioning and safety testing of key infrastructure
- Training of staff and integration into the new facility
- Opening of the facility and intake of residents

The timing of the development is contingent on how long the approvals process will take. If the development application is approved without delay it is likely that the demolition of the existing buildings would occur in early 2020. The buildings are anticipated to open to residents in late 2021.

Braemar is committed to keeping the local community informed of progress in regard to these steps.

17. How will construction be managed to minimise disruption to neighbours and local residents?

Braemar and the appointed building contractor will abide by all local regulations on construction, and implement a plan to ensure that disruption to neighbours and local residents is minimised.

Processes will be implemented in the following areas, with the aim of minimising impacts on neighbours and local residents:

- Traffic management and parking of contractors' vehicles
- Noise management strategies
- Dust management strategies
- Cleaning of the street and site and checking for rubbish from the site
- Health and safety processes.
- Dilapidation surveys to record the structural integrity of existing buildings and any disruption caused during construction

18. What time of the day will construction begin and end?

Braemar will require that all contractors abide by local regulations on construction and noise. The City of Melville permit noise from construction

work from 7:00am to 7:00pm Monday to Saturday only. Outside of these times the noise has to be under the levels in the Environmental Protection Regulations.

19. How will Braemar manage safety and security during construction?

Braemar and the appointed Contractor will implement a plan to ensure the site is safe and secure during the construction phase.

20. How can I raise issues during construction?

During the construction works, the site will be under the control of the building contractor. Any issues can be raised directly with Braemar. Contact details will be made available prior to construction commencing.

Community Engagement Process

21. How are Braemar engaging with the community?

As part of Braemar's mission to care for our community, we are committed to engaging with the community on this project. We have appointed experts in community engagement – Creating Communities Australia Pty Ltd to help design and deliver the consultation process.

This process includes meetings with key stakeholders as well as a Drop In Session to be held on Thursday 16 May, 2019 from 3:00pm to 8:00pm at the premises of Braemar Lodge, 51 Walter Road, Bicton.

This will provide the community with an opportunity to view the designs, talk one-on-one with the project team and provide feedback.

The Braemar project team will consider all feedback received from the community in the development of the final designs and planned services.

23. What are the next steps after the Open Day?

The first step will be to finalise designs. Following this Braemar will submit a development application for the site.

24. Who can I contact for further information if I want to know more about the Community Engagement Process?

For further information, please contact Andrew at Creating Communities on (08) 9284 0910 or andrew@creatingcommunities.com.au

22. What will Braemar do with feedback from the community?

Creating Communities Australia will produce a consultation report that will be used to inform the finalisation of the architectural designs.

25. Who can I contact for further information if I want to know more about the proposed development?

For further information, please contact Amy Andrews at Braemar on 08 6279 3636 or bicton@braemar.org.au



www.braemarcare.com.au

PO Box 1115
Willagee WA 6156

bicton@braemar.org.au

(08) 6279 3636

All rights reserved. No material may be reproduced without prior permission. While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on information in this publication. All designs and information regarding the proposed development are conceptual and maybe subject to revision following community feedback and other considerations, before lodgement of a development application.