

ADDRESSING THE MYTHS AROUND AGED CARE IN WATTLE GROVE

The proposal to rezone Lot 500 (32 Gavour Road) Welshpool Road, Wattle Grove has been clouded with misinformation and emotional pleas for high care facilities. While everyone supports greater investment in high care facilities, this proposal is unlikely to deliver that.

As you will see below, the reality is far from that proposed.

MYTH: *There is overwhelming support for this Amendment (rezoning Lot 500).*

REALITY: In 2009 the Western Australian Planning Commission recommended that the amendment be refused consent to advertise for the following reasons –

- 1) The amendment is inconsistent with proper planning and the established character of Wattle Grove;
- 2) The rural zone is an inappropriate location for aged persons accommodation and facilities;
- 3) The development would create an undesirable precedent.

REALITY: A significant majority of residents (over 85% who lodged a submission in respect of the proposed amendment) in the local community objected and do not want this rezoning to go ahead.

REALITY: Of the residents who were classified as Non Objectors by the shire, 28% were from Kalamunda (5Km from Lot 500), 23% from Lesmurdie (3Km away), 15% from High Wycombe (10Km away) and 11% from Gooseberry Hill (8Km away). As over 50% of Non Objectors were located in Kalamunda and Lesmurdie, it is clear that aged care facilities are most in demand in these localities.

REALITY: The majority of respondents that were Non Objectors wanted more high care/nursing home facilities, **not** over 55 aged care dwellings.

MYTH: *This Amendment to rezone guarantees more high care beds.*

REALITY: There is no legally binding obligation to provide high care beds. The only condition is that one person over the age of 55 occupy each dwelling.

REALITY: The proposed scheme provisions proposed by the Shire of Kalamunda in respect to Amendment 18 are so open and flexible that a wide range of more profitable developments could potentially take place on Lot 500.

MYTH: *Kalamunda needs more high care facilities and therefore this development should go ahead.*

REALITY: The only thing this development guarantees is urban style high density housing for over 55's.

REALITY: The Shire's own aged accommodation strategy concluded that there is a surplus of over 55's housing sufficient to meet the needs of the Shire of Kalamunda beyond 2030.

MYTH: *At least 10 hectares of land is required for a development to be able to provide a nursing facility.*

REALITY: Other councils manage to facilitate the provision of nursing facilities for their elderly ratepayers on substantially smaller sites.

MYTH: *That it is not viable to build high care facilities with under 100 beds.*

REALITY: Over 90% of facilities in the Perth metropolitan area which provide high care accommodation have less than 100 beds and 87% have less than 85 beds.

The need for an aged care facility does not justify the irreversible loss of amenity that would result if this development was to go ahead. There ARE alternatives to this proposal that would guarantee the nursing facilities needed.

The residents of Wattle Grove have every right to be concerned by the actions of the Shire of Kalamunda in respect to the proposal. The Shire has expended ratepayers' resources focussing almost exclusively on this inappropriate development instead of proactively pursuing viable alternatives.

For more information and to get involved, please visit www.ruralwattlegrove.com.

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MYTH: *This is an ideal location for a retirement village.*

REALITY: Lot 500 is located approximately 1.7kms from the nearest local shopping centre and 4kms to health, pharmaceutical and essential medical services.

REALITY: This rezoning will require amendment of the Metropolitan Region Scheme and is a prohibited use in Special Rural zone under Kalamunda Local Planning Scheme No.3.

REALITY: This rezoning also ignores the outcomes from the Shire of Kalamunda's Land Vision workshops held on 2008 in which the majority of the wards residents indicated that they wanted Wattle Grove to remain rural.

REALITY: This site is not and cannot be connected to reticulated sewerage. The Water Corporation has indicated that it has no plans to connect this site in the foreseeable future.

REALITY: The Department of Health has stated that this development must be connected to reticulated deep sewer to comply with the provisions of the Government Sewerage policy.

REALITY: The Shire of Kalamunda previously stated that on-site sewerage would not be acceptable for this proposal.

REALITY: The development of 220 dwellings will erode the rural landscape and irreversibly change the amenity of the locality.

MYTH: *The existence of suitable sites in the Shire has no bearing on the assessment of the suitability of Lot 500.*

REALITY: When rejecting the rezoning application for Lot 500 in 2004 and 2007, the Shire of Kalamunda resolved to investigate alternate sites. The results of their investigations have not been made available for public scrutiny.

REALITY: Objectors to the rezoning of Lot 500 have identified 19 suitable alternate sites and introduced a well qualified, financial and currently active Aged Care developer to the Shire. This was with the aim of cooperatively working towards solving the need for high care accommodation in the shire, not simply provision of 200+ over 55's villas in an inappropriate location.

MYTH: *The Minister for Planning is delaying the delivery of high care nursing facilities to the elderly of Kalamunda.*

REALITY: Amendment 18 does not mention any nursing facilities and refers only to rezoning from rural land use to high density urban land use.

REALITY: The Minister for Planning is simply following due process as required by the Town Planning Regulations 1967.

MYTH: *It is not fair that opponents to the rezoning have written more than one submission per address.*

REALITY: There has been no transparent and public analysis of all submissions. We propose that the WAPC should view all of these submissions and decide the validity of each.