



Proposed Improvements and Restoration at Melvista

Information and
Frequently Asked
Questions

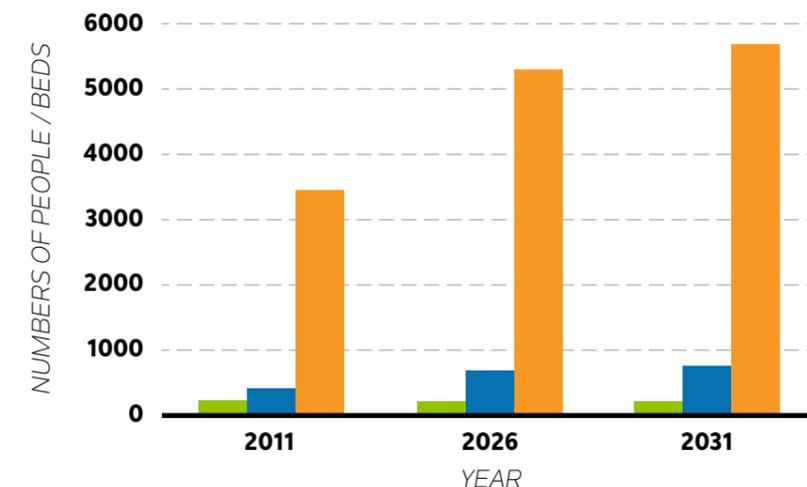
Background to the proposed improvements at Melvista Lodge

Nedlands' ageing population

It is well understood that Australia's population is ageing. This is particularly the case in the City of Nedlands, where demographic forecasts predict an increase of 35.8% in the population of elderly and retirement aged people over the next decade.

Within five years (by 2021), the number of persons aged over 60 in the City of Nedlands is expected to increase by 27.5% and will comprise 27.1% of the City's residents.

With no residential care facility existing or proposed within the area of the City of Nedlands south of Stirling Highway, there is an urgent need to provide suitable aged care accommodation for the local community.



- Number of aged care beds available in Nedlands
- Number of people aged 65 and above requiring care in Nedlands
- Number of people aged 65 and above in Nedlands (Current level)

Source: WESROC Population and age structure, id The Population Experts. <http://forecast.id.com.au/wesroc>



Proposed improvements at Melvista Lodge

The unoccupied building formerly known as Melvista Nursing Home, located at 20 Betty Street, previously accommodated 29 aged care residents and was under the management of a private aged care operator. The facility is owned by Lisle Villages (Inc) and was opened in 1974. It was decommissioned in July 2012, as it was considered to be functionally obsolete by community and statutory standards.

The building and grounds are located on the site that also houses existing independent living units, which are currently occupied by 21 residents. The former Nursing Home has significantly degraded since its closure over four years ago.

Lisle Villages (Inc) is currently considering a joint proposal to improve the provision of aged care services at Melvista. The proposal has two main goals:

- 1 To restore the existing building formerly known as Melvista Nursing Home.** This will enable services for aged persons to be provided to residents of Lisle Villages (Inc) and to the wider Nedlands community from this facility. Some accommodation for older people will also be a feature of the refurbished building.
- 2 To create a new residential care facility on adjoining, privately-owned land and re-establish the provision of aged care services in the area.** This new facility will be owned and managed by Oryx Communities and will complement the existing refurbished building and increase the number of aged care beds available to the community. Discussions with the City of Nedlands are continuing, as we would like to purchase a vacant block owned by the City for the specific purpose of accommodating elderly people.

The proposal will respond to Lisle Villages (Inc)'s goals of returning the site to its historical use by creating high quality aged care services that meet current and future community needs.

In an era with significant increases in the demand for aged care services, these new facilities will provide access to much needed quality accommodation and services for local residents for decades to come.

Proposed features of the restored building formerly known as Melvista Nursing Home

Features of the proposed refurbishment that will enhance the amenity and services to the local community include:

- Retaining and restoring the building formerly known as Melvista Nursing Home including significant streetscape enhancements.
- Providing services to the local community and the aged care residents accommodated in the proposed new building on adjacent privately owned land.
- No alteration or change to any of the existing Melvista retirement units.

[Current vacant Melvista Nursing Home](#) ►



Proposed features of the new residential care facility

Features of the proposed new residential care facility, owned and managed by Oryx Communities, that will enhance the amenity and services to the local community include:

- Providing a variety of aged care accommodation choices for elderly people, with a range of affordability.
- A building designed to house and care for current and future generations of retirees and elderly persons in a manner that successfully replaces institutional care with an activated social environment.
- An attractive, safe, welcoming and homely atmosphere for residents.
- A sympathetic residential design that reflects contemporary standards. The building design will achieve a sensitive integration with the surrounding low scale, residential area.
- High quality landscaping that complements the streetscape including normal Nedlands setbacks for both Betty Street and Doonan Road, and retention of significant mature trees in the building setback.

About Lisle Villages (Inc) and Melvista



Lisle Villages (Inc) currently manages Independent Living Unit Villages at the following locations:

- Leaweena Lodge
Mount Claremont
- Lisle Lodge
Mount Claremont
- Melvista Lodge
Nedlands

The management and administration of Lisle Villages (Inc) is under the direction of a Board of Management. All accommodation currently provided in each village is for independent living for residents aged over 55 years. The former Nursing Home at Melvista is the only site where aged care accommodation has been provided.

Lisle Villages (Inc)'s mission is "To provide quality living in a secure environment at a reasonable cost, to meet the ongoing needs of the community." Lisle Villages (Inc)'s Nedlands campus boasts a truly unique position in Perth's suburbs, situated in a central, yet peaceful locality. The units are in a perfect location, close to the city centre, with excellent public transport.

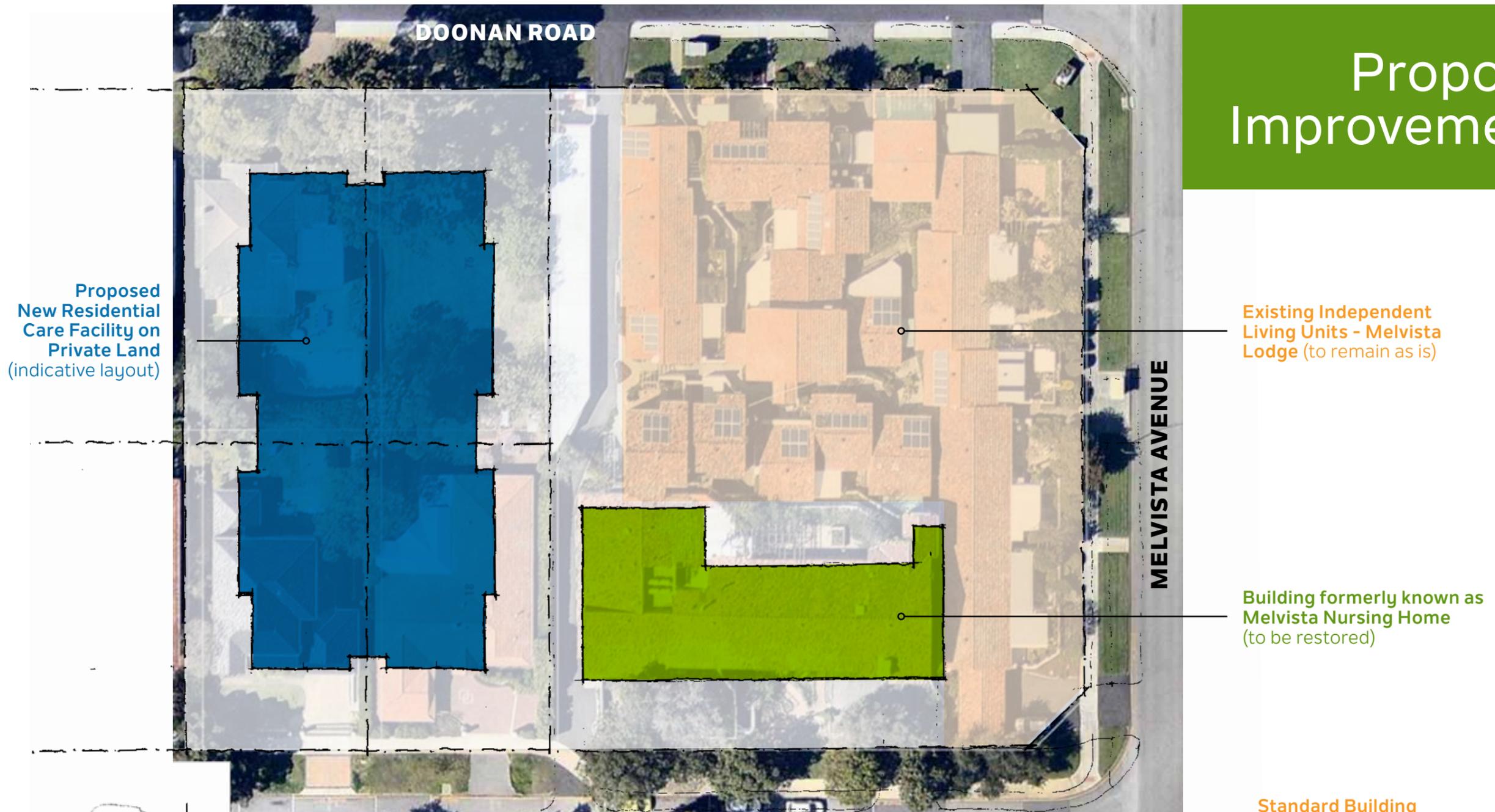
Lisle Villages provide a safe and comfortable environment for all residents, while still maintaining affordability. This is what sets Lisle Villages (Inc) apart from many other establishments. Lisle Villages (Inc) services a real and vital need in the community and is focused on providing a welcoming environment for all residents. The re-establishment of residential aged care services from Melvista will allow people to "age in place" in their preferred location.

About Oryx Communities

Oryx Communities engages in innovative, high quality aged care solutions that genuinely affirm senior citizens' life achievements and reward them with the comfort and reassurance of security and health services.

Oryx Communities' founding directors have collectively over 45 years' experience in the operation and management of aged care accommodation. In recent years, Oryx has created small-scale projects that successfully replaced institutional care with activated social environments. Oryx shares Lisle Villages' mission of providing quality living in a secure environment to meet the ongoing needs of the community.

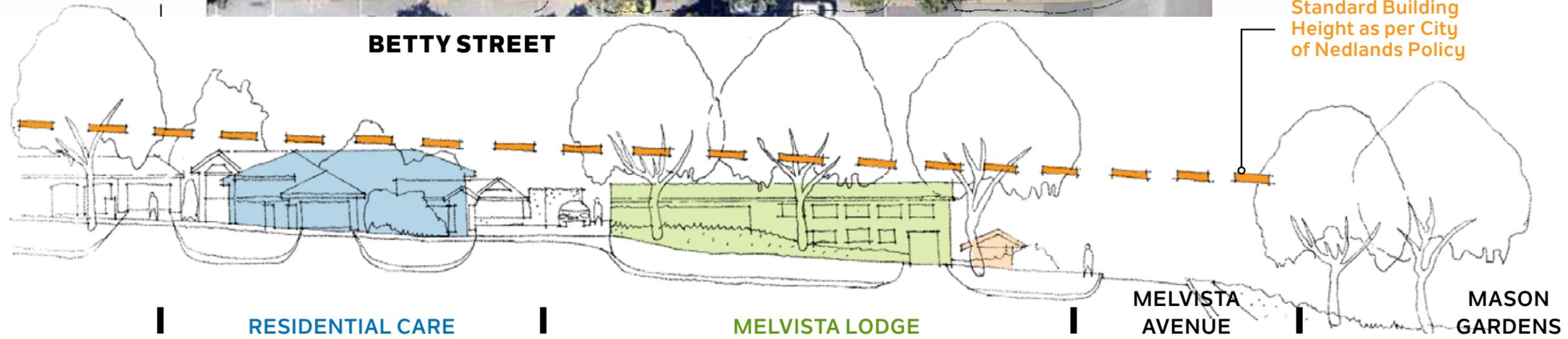
Proposed Improvements



Proposed New Residential Care Facility on Private Land (indicative layout)

Existing Independent Living Units - Melvista Lodge (to remain as is)

Building formerly known as Melvista Nursing Home (to be restored)



Standard Building Height as per City of Nedlands Policy

RESIDENTIAL CARE

MELVISTA LODGE

MELVISTA AVENUE

MASON GARDENS

Guiding principles of the Proposal

Lisle Villages (Inc) and Oryx are committed to the following guiding principles in achieving a high quality aged care facility:

- Delivering a model of care that suits the needs and aspirations of people in the Nedlands area.
- Improving the quantity and quality of residential care services and facilities for the local community that meets modern expectations.
- Recognising the need to provide cost efficient accommodation for supported residents.
- Thorough community consultation to best inform our planning.
- Minimising any impact on residents and the community.
- Restoring the existing building formerly known as Melvista Nursing Home, which was designed by local architect, Julius Elischer.
- Working with the City of Nedlands regarding the required planning processes.
- Ensuring a residential scale for the new building that is typical of contemporary homes in the Nedlands area.

Benefits for Lisle Villages Residents

There are a range of benefits for existing Lisle Villages (Inc) residents from the proposed improvements, including:

- The restoration of the building previously known as Melvista Nursing Home, which was designed by local architect Julius Elischer, and is currently vacant and in a state of disrepair.
- Meeting the current and future needs of Lisle Villages (Inc) residents by providing high quality aged care services to eligible residents.
- Enhancement of Lisle Villages' reputation as a desirable and comprehensive retirement provider, due to the co-location of a Residential Care Facility adjacent to Independent Living Units.
- Potential to provide services to Lisle Villages residents, including:
 - on-site monitoring of the call-bell and emergency response systems
 - home and community care services
 - supply of cleaning, laundry and catering services
 - allied health services.

Benefits for the wider community

The broader community will benefit from the proposed improvements:

- Creation of a contemporary community hub of aged care facilities and services in a location where similar services have been historically provided.
- Meeting the current and future needs of an ageing community by providing high quality aged care services to eligible residents in the local area. (Note: As already stated, there is currently no aged care facility south of Stirling Highway in the City of Nedlands.)
- Creating a building form that is suitable for the site, and which will be sympathetic with the scale of contemporary homes in the Nedlands area.
- Enhancement of landscaping and streetscaping along Betty Street and Doonan Road.
- Improved neighbourhood security due to re-activation and use of a currently vacant building and an existing vacant site on Doonan Road.
- Off-street parking and deliveries in a basement level below the new care facility building – taking traffic off the street.
- The potential for home care services to be delivered into private homes in Nedlands and Dalkeith (from the new facilities at Melvista).

Keeping you informed

Lisle Villages (Inc) and Oryx are committed to engaging with residents and stakeholders to help inform the design of both the new and restored facilities at Melvista.

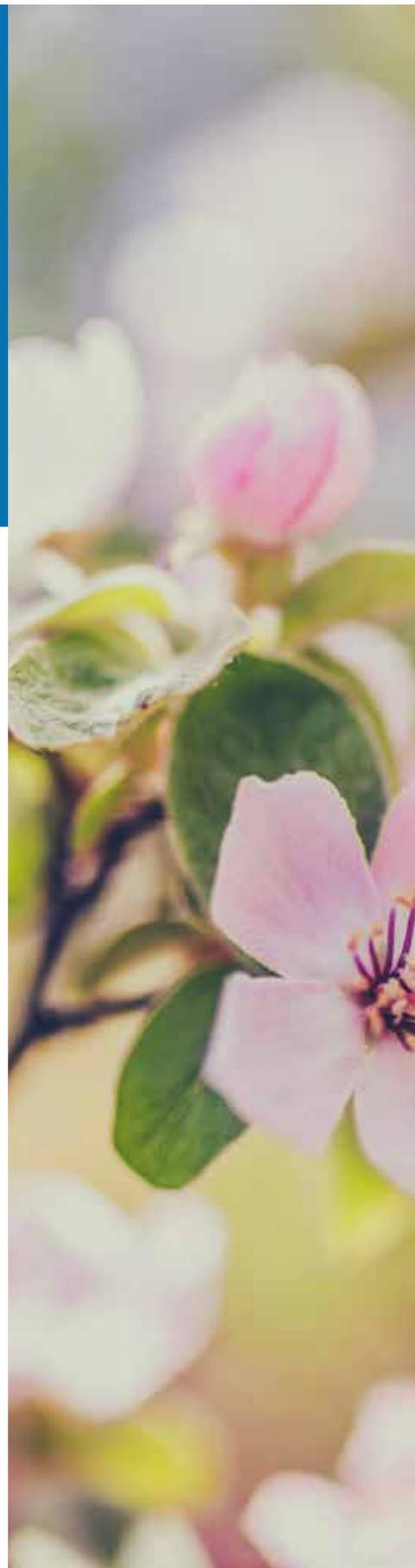
To ensure we effectively communicate and engage with our residents and stakeholders, we have contracted community consultation experts, **“Creating Communities”**, to lead our consultation processes.

The aim of the consultation is to keep residents informed of the planning processes, to afford them the opportunity to provide feedback at key intervals in the planning process. Input received from the local community and residents will help inform planning and decision-making.

Key elements of the consultation process include:

- Providing information materials.
- Three Open Days - *where you can drop in and meet the Lisle Village (Inc) and Oryx teams*, view the proposed drawings showing the intended restoration of the building previously known as Melvista Nursing Home as well as concepts for locating the new aged care facility on adjoining property.

Feedback sheets will be provided for residents and community members to provide their input on the proposed facility and improvements.



Melvista Lodge Residents OPEN DAY

Leaweenalodge and Lisle Lodge Residents OPEN DAY

Nedlands Community OPEN DAY

Wednesday 27 April

4:00 – 7:00pm

Melvista Lodge Common Room

69 Melvista Avenue, Nedlands

Meet the project team, discuss the proposed plans, provide feedback and take a tour of the former Nursing Home. (Tours of the old nursing home at 4.30 and 5.30pm.)

Thursday 28 April

4:00 – 7:00pm

Lisle Lodge Common Room

57 Lisle Street, Mount Claremont

Meet the project team, discuss the proposed plans and provide feedback.

Saturday 30 April

11:00am – 2:00pm

Mason Gardens

Melvista Avenue, Nedlands

Meet the project team in the park, discuss the proposed plans, provide feedback and take a tour of the former Nursing Home. (Tours of the old nursing home at 11:30am and 1:00pm.)

QUESTIONS & ANSWERS

The following section seeks to provide answers to questions that Lisle Villages (Inc) residents and the local community may have in relation to the re-establishment of the provision of aged care services and accommodation in Doonan Road, Nedlands by:

- 1 Refurbishing the existing building formerly known as Melvista Nursing Home; and
- 2 Building a new residential care facility on adjoining, privately owned land, to re-establish the provision of aged care services in the area.

Section A: Potential impacts for Melvista

Q Will the building previously known as Melvista Nursing Home be demolished?

A No. It is proposed that the existing nursing home be retained and restored to allow for the provision of services from the existing building.

Q Will any Independent Living Units be demolished?

A No. Lisle Villages (Inc) buildings and units will not be demolished. The existing nursing home will be retained and restored. It is proposed that a new residential care facility will be built on privately owned land located adjacent to Melvista Lodge.

Q Will the communal gardens be affected?

A Landscaping associated with the building formerly known as Melvista Nursing Home will be redesigned and enhanced. Otherwise, no change is envisaged.

Section B: Ownership and Management of the Facilities

Q Who will own the refurbished nursing home?

A Lisle Villages (Inc) will continue to own the building previously known as Melvista Nursing Home. Oryx will restore the building and will also pay a leasing fee to Lisle Villages (Inc).

Q Who will manage the restored building previously known as the Melvista Nursing Home?

A It is proposed that under a lease agreement, Oryx Communities will manage the facility and the services provided. Melvista Lodge will continue to be managed by Lisle Villages (Inc).

Q Who will own the new residential care facility that is proposed to be built on adjoining privately-owned land?

A Oryx Communities will own the new residential care building, proposed to be sited on privately owned land abutting Melvista Lodge.

The City of Nedlands will be formally approached to include the City's vacant

landholding in Betty Street at market value to create the site needed to build the facility. This process will be undertaken in accordance with the requirements of the Local Government Act.

Q Does Oryx operate anywhere other than Perth?

A No. Oryx is focused solely in WA. Our founding directors have operated exclusively within WA and predominantly within Perth's Western Suburbs. Whilst the directors' experience has been gained with other local operators, they are not linked to any other aged care providers.

Q Who will manage the proposed new residential care facility?

A It is proposed that the new residential care facility will be owned and operated by Oryx Communities. Melvista Lodge will continue to be managed by Lisle Villages (Inc).

Q How would residents secure a place in the proposed new residential care facility?

A The decision to live in an aged care facility typically brings mixed emotions to everyone involved. Lisle Villages (Inc) is dedicated to trying to assist residents make the transition from Lisle Villages (or elsewhere) to aged care accommodation, as easy and stress-free as possible.

As is the case for all publicly-funded aged care facilities in Australia, eligibility for an Aged Care Facility will ultimately be determined by the Federal Government's Aged Care Assessment Team (ACAT). ACATs are teams of health professionals who conduct health assessments and assist people to access the types of services that are most appropriate to meet their care needs. You can seek further advice from your doctor.

Whilst by law it is not possible to guarantee existing Lisle Villages residents placement in the proposed residential care facility, Lisle Villages (Inc) and Oryx Communities are confident existing residents will be catered for and will endeavour to satisfy these interests.

Q What are the likely fees for a place in the proposed new aged care facility?

A The fees chargeable by an aged care facility are strictly regulated by Federal Government legislation. Currently, residents who live in accredited aged care facilities generally receive Federal Government funding which subsidises their user-payments.

Details will be provided to those who apply to reside at the new aged care facility at the time of their application.

Section C: Melvista Independent Living Residents' Needs

Q Will my monthly fee increase? Will I be liable for any additional fees as a result of this development?

A Lisle Villages (Inc) residents will not make any financial contribution to the development by way of monthly fees or additional fees. It is proposed that Oryx Communities will restore the existing building previously known as Melvista Nursing Home and lease the building from Lisle Villages (Inc). Oryx Communities will build and operate the new residential care facility.

Q Will my security of tenure be affected?

A No. Lisle Villages (Inc) residents' tenure will not be affected.

Section D: Building and Construction

Q How many storeys will the proposed new residential care facility have?

A As the local area is for residential purposes, the building is to be appropriate in its height and setback. It is proposed that the facility will comprise two floors of accommodation over a basement parking level excavated into the hill. Some gardens, accommodation and plant may be included on the roof or in the attic space.

Q Will the new aged care facility stop the sun shining into my property?

A Setback and overshadowing considerations will be addressed in accordance with the relevant codes.

Q Will there be any change to the access and parking at the independent living units at Melvista Lodge?

A Existing car parking and access to independent living units and storage areas will not be changed or impacted.

Q How will traffic and parking be considered in the restoration of the building formerly known as Melvista Nursing Home and the proposed new residential care facility?

A It is proposed that analysis will be undertaken as part of the planning process, to ensure that traffic does not impact unreasonably on existing residents. The proposed parking basement beneath the new facility will be available for staff and visitors to take cars off the street.

Q Will the proposed new residential care facility have any impacts on my privacy?

A The new facility will be carefully designed and an application seeking development approval will be submitted. The design and planning process will endeavour to minimise any overlooking of other properties in the manner that the R-Codes would.

Q When will restoration of Melvista Nursing Home and construction of the proposed new residential care facility commence?

A It is unlikely that any construction work will commence until 2018, depending on planning approvals.

Q How long will construction take?

A Once the necessary approvals have been received and a building contract has been finalised, it is anticipated that the construction process will take a further 18 months to complete. We will continue to keep you informed of progress or delays in respect of these approvals.

Q How will the construction site be managed to minimise disruption to Melvista Lodge residents and neighbours?

A Lisle Villages (Inc) and Oryx Communities management will be jointly responsible for ensuring the builder understands its responsibilities in managing a project on a Village for seniors that is in close proximity to local residences.

Processes will be implemented in the following areas, with the aim of minimising impacts on Melvista Lodge's neighbours:

- 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. If any damage is caused to private properties, the building contractor will be required to repair the damage or compensate the property-owner.

Q What time in the morning will the builders start work?

A It is normal practice for builders to commence no earlier than 7am. We will require all contractors to follow City of Nedlands policies.

Q Will builders be walking through Melvista Lodge?

A No. The site can be accessed directly from the street. Approval for any special access requirements would need to be sought from Lisle Villages (Inc) management.

Q How can I raise issues during construction?

A During the restoration works, the site would be under the control of the head contractor. Residents are to be informed of the contact details of the site supervisor. Any issues can be raised with Lisle Villages (Inc) and Oryx Communities.

Section E: Further Information

Q Where can I obtain further information about the consultation process?

A Contact Andrew Watt or Elena Cope at Creating Communities on 9284 0910 or email elena@creatingcommunities.com.au for details about the Open Days and how to provide feedback on the proposed development.

Q Where can I obtain further information about obtaining a place in the proposed new aged care facility?

A The Federal Government Department of Social Services can provide detailed information on the ACAT assessment process, and current fees and charges typically payable in aged care facilities. It is proposed that information briefings would be held on admission and payment processes discussed in due course.

Q Where can I obtain further information about the restoration of the former nursing home?

A Further information can be obtained during office hours from Lisle Villages, and regular updates will be provided by Lisle newsletter and information sessions.

Any direct inquiries can be directed to Mr Nicholas Thomas, Chief Executive Officer – Lisle Villages on 9384 5481 or email nickt@lislevillages.com.au

Q Where can I obtain further information about the proposed new residential age care facility on private land?

A Further information can be obtained by contacting Mr James Turnbull, on 6260 5950 or email contact@oryxconsolidated.com

For further information:

Regarding the proposed restoration of the former nursing home, please contact:

Mr Nicholas Thomas,
Chief Executive Officer –
Lisle Villages on 9384 5481 or
email nickt@lislevillages.com.au

Regarding the proposed new residential aged care facility and services, please contact:

Mr James Turnbull or Ms Nita Peploe
6260 5950 or email
contact@oryxconsolidated.com