

16 January 2017

Mr Len Kosova
Chief Executive Officer
City of Vincent
244 Vincent Street
LEEDERVILLE WA 6902

Dear Mr Kosova,

Submission on Development Application: No. 67 Cleaver Street West Perth (LOT: 9 D/P: 37143)

The Property Council of Australia welcomes the opportunity to provide comment on the Residential Care Facility Development Application in relation to No. 67 (Lot 9) Cleaver Street, West Perth ("**Development Application**").

The Property Council is Australia's leading advocate for the retirement living sector through our national Retirement Living Council and our state based members which include retirement village developers, owners and operators.

The Property Council has undertaken research to identify the key regulatory barriers to delivering affordable and appropriate housing options for our ageing population. As a result, the Property Council can provide advice to all levels of government in relation to the development of policy settings and strategies that are urgently required if we are to meet the housing needs of seniors in WA.

Although the Development Application relates to an aged-care facility (rather than a retirement village), the issues which aged-care developers face when seeking to develop inner-city sites are the same as those facing retirement village developers. Further, in response to federal changes in the funding of Consumer Directed Care - increasingly the retirement village sector is looking for opportunities to include aged-care facilities or services in a village development. Accordingly, the Property Council welcomes the opportunity to provide this submission in relation to the Development Application.

The Property Council supports the Development Application. This will be a high-quality development which provides state of the art facilities for its residents and additional amenity to the increasing number of senior citizens within the City of Vincent. It represents a prime opportunity for the City to show leadership by redeveloping an inner-city area for the purpose of aged care in a location that meets the needs of its senior citizens i.e. close to transport and amenity.

Reasons for supporting the Development Application

Western Australia is facing increasing challenges as to how it effectively houses its ageing population. Population forecasts indicate rapid rates of ageing across the state, with WA's population aged 65 and over to increase by 4% per annum over the next ten years, so that by 2026 this group will make up 16% of the total population. As a result, Western Australia will soon be faced with a chronic shortage of appropriate housing options for senior citizens.

This shortage is particularly pronounced in inner and middle ring suburbs. This poses obvious issues for a local government like the City of Vincent, where the number of residents aged 75 years and over is projected to increase by more than 68% in the next ten years.

This shortage is compounded by the fact that there are a number of regulatory barriers that limit the ability of the retirement village sector to deliver purpose built homes for senior citizens in inner-city locations. Neither the planning system nor the Retirement Village Act facilitates redevelopment of existing low density villages or the supply of senior's housing options in grouped dwellings.

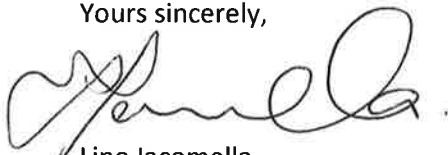
If sufficient housing options are not available, then there will be clear socio-economic drawbacks for senior citizens and all levels of government. Currently, retirement living facilities often have to be built in outer suburbs due to the difficulties in acquiring sufficient and affordable land within inner-city locations. Outer locations often have limited public transport and infrastructure for senior citizens. For governments, there will be a need for greater investment in healthcare to provide services which would otherwise be provided by retirement facilities.

Given these challenges, there is a critical need for local governments and the sector to work collaboratively and strategically to ensure that the ageing population has access to suitable housing options.

In conclusion, the Property Council supports the Development Application as it will result in the redevelopment of existing low density facilities to provide a high-quality built form; increased amenity and provide older Australians with a level of aged care to service the needs of an increasing number of senior citizens within the City of Vincent.

Please contact me on 9426 1201 or Llacomella@propertycouncil.com.au if you require further information in relation to any of the issues referred to in our submission.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lino Iacomella', with a stylized flourish at the end.

Lino Iacomella
WA Executive Director