



Town Planning Scheme No. 3 Amendment No. 12

Town of East Fremantle
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PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO ADOPT AN AMENDMENT TO A LOCAL PLANNING SCHEME

TOWN OF EAST FREMANTLE

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 12

RESOLVED that the Town of East Fremantle in pursuance to Section 72 of the Planning and Development Act 2005 (as amended) amend the above Town Planning Scheme by:

- (1) Rezoning Lot 250 (No. 18) Dalgety Street, East Fremantle from 'Public Purposes – Hospital' to 'Residential' with a corresponding density coding of 'R15'; and
- (2) Amending the Scheme Maps accordingly.

INTRODUCTION

This Scheme Amendment proposes to rezone the subject site from Reservation – 'Public Purposes – Hospital' to 'Residential', with a density coding of 'R15'.

The intent of the Scheme Amendment 12 is to facilitate redevelopment options for the residential use of the subject site.

The proposed rezoning represents the most appropriate use for the subject site with minimal impact on the heritage place. While, it is considered the proposed rezoning will not impact upon the heritage significance of the structures and the significant trees within the curtilage, careful consideration has been given to how these matters can be appropriately addressed in any subsequent subdivision and development applications.

The proposed residential density – R15 (min lot size 580m²) is reflective of that within the immediate surrounding 'Residential' zoned area. The proposed rezoning for 'residential use' will facilitate the use of the site for its original residential use and is consistent with the surrounding residential area.

It is therefore recommended that the proposed re-zoning is supported by Council.

BACKGROUND

Suburb/Location: Lot 250 (No. 18) Dalgety Street, (former Woodside Hospital), East Fremantle
Applicant: Greg Rowe & Associates for 'LandCorp'
Owner: State of Western Australia
Zoning: Local Reserve – Public Purposes Hospital
Metropolitan Region Scheme - Urban
Site area: The subject site has a total area of approximately 1.00Ha, with frontages of approximately 99.58m to Dalgety Street and Fortescue Street.

DETAILS

The subject site is occupied by the Woodside Hospital [former]. Prior to its use as a hospital, the existing two storey building situated in the centre of the subject site was used as the primary residence of the Moore family.

The original residence was constructed in 1902 and was used as a residence until 1923. The property was then sold in 1924 and for the following 23 years the place served as a private hospital. The Department of Health purchased the property in 1951 and converted it into a public maternity hospital.

A number of other small extensions were added to the complex over the next decade and a new theatre and birthing suites were added in 1966. Following this, only minor alterations have been made.

In 1997 Woodside Hospital was assessed by the Heritage Council of Western Australia and permanently placed on the State Register of Heritage Places. The place was also entered on the Municipal Heritage Inventory for the Town of East

Fremantle [adopted 1997] and Listed in the schedule of heritage places in the Town Planning Scheme in 2004. This listing was reconfirmed in the Town's recent heritage review.

In 2003 the Department of Health reviewed all obstetrics facilities in the State and in 2005 it was decided that Woodside Hospital was no longer required because it was too small to achieve optimum safety and economies of scale for a modern hospital and because the existing facilities needed major refurbishment due to their age and changing requirements for medical facilities. In 2006 Woodside Hospital was closed and the remaining patients relocated to new purpose built facilities at Kaleeya Hospital. Its last use as administration and hospital related uses, also ceased in 2015 leaving the place vacant.

The Government now wishes to dispose of the site.

REGIONAL SIGNIFICANCE

Rezoning the subject site from 'Public Purposes – Hospital' to 'Residential' with a density coding of 'R15' is consistent with the 'Urban' zoning under the Metropolitan Region Scheme.

The draft 'Perth and Peel Towards 3.5 Million' is a suite of strategic land use planning documents that aim to accommodate 3.5 million people in the Perth and Peel regions by 2050. The four draft planning frameworks for the Central, North-West, North-East and South Metropolitan Peel sub-regions were released for public comment in May 2015. The subject site is located within the Central Metropolitan Sub-region.

The Central Metropolitan Sub-region Planning Framework strongly encourages urban consolidation and infill development. The Central Metropolitan Sub-region Planning Framework identifies an infill housing target of 900 dwellings within the Town of East Fremantle.

Section 5.2 of the Central Metropolitan Sub-region Planning Framework states that there are a number of measures, statutory mechanisms or provisions available to Local Government to enable urban consolidation. These include up-coding (increasing residential density) and split coding (permitting development at a higher density if a number of requirements are met). Both of these options have been incorporated into Scheme Amendment No. 10.

SUSTAINABILITY IMPLICATIONS

Environmental

The retention of significant trees on the subject site will be a consideration in respect to any subsequent subdivision and development application.

Social

The subject site has heritage significance and has importance in the social history of the Town.

Economic

The redevelopment of the site has the potential to significantly contribute to the rate base of the Town.

HERITAGE COUNCIL

The application has been referred to the Heritage Council pursuant to s. 79 of the Planning & Development Act 2005 as the subject site contains a 'Listed Property' – Woodside Hospital.

The Heritage Council advised on 4 February 2016;

- "1. The subject area contains the State Registered Woodside Hospital. The rezoning of this site from 'Public Purposes – Hospital; to 'Residential' is supported, as this will provide opportunity for a range of appropriate uses, including aged care, child care or residential.*
- 2. Please note that any development proposals which may affect the Hospital will need to ensure that its heritage significance is retained. Development applications will be assessed on their merits and may not be supported if it is not demonstrated that heritage issues are adequately addressed."*

DENSITY AND LAND USE

Currently, the subject site is reserved 'Public Purposes – Hospital'. Clause 3.4.2 of TPS No. 3 states that in determining an application for planning approval the local government is to have due regard to the matters set out in Clause 10.2 of the Scheme and ultimate purpose intended for the Reserve (i.e. Hospital).

The proposed Scheme Amendment will rezone the subject site to 'Residential' with a density coding of 'R15'. The R-Codes require a minimum lot size of 580m² with an average lot size of 666m² for R15.

Applicable land uses that could be approved within the Residential zone under TPS No. 3. are as follows (P - permitted, A & D - may be approved at discretion of Council);

- Advertising Sign (A);
- Aged or Dependent Persons Dwelling (D);
- Ancillary Accommodation (A);
- Bed and Breakfast (A);
- Civic Use (A);
- Community Purposes (A);
- Educational Establishment (A);
- Family Day Care (A);
- Grouped Dwelling (A);
- Home Occupation (D);
- Home Office (P);
- Industry – Cottage (A);
- Pre-School / Kindergarten (A);
- Single House (P); and
- Telecommunications Infrastructure (A).

It is considered the allowable land uses and density proposed in the rezoning are consistent with that prevailing in the surrounding residential zone. While the proposed density of R15 is slightly higher than the current R12.5 in the surrounding zone, it is proposed in Amendment 10, that the general area be rezoned to R15 to more closely reflect the existing building density. The proposed amendment is therefore consistent with Amendment 10.

The proposed range of land uses will enhance the potential for adaption of the existing structures and conservation of the site's significance in comparison to the existing 'Hospital Reservation' zone. This view is shared by the Heritage Council in its referral response which supports the re-zoning.

HERITAGE IMPACTS

The subject site is occupied by the Woodside Hospital [former] which is a registered heritage place on the State Register of Heritage Places and the Municipal Heritage Inventory for the Town of East Fremantle.

The proposed Scheme Amendment will rezone the subject site so that the existing heritage place may be used for its original use (residential purposes). This proposal will have minimum impact to the existing heritage place.

The 'Burra Charter' conservation principles are based on the concept of cultural heritage significance and that retaining that significance is the primary objective of conservation of a place. One of the key aspects of conservation is to encourage the continued use of a heritage place through sympathetic adaption and development where necessary. In the instance the original use was as a large family house. This was subsequently replaced by hospital functions.

Although the original use of the place is just as important as the subsequent uses, it is the hospital use that Woodside Hospital [former] has been known and valued for. However a determining factor in the hospital's closure was the outdated facilities and the extent of the works that would be required for the place to meet current standards. These substantial works would necessarily impact upon the significant building fabric. Accordingly, rezoning from 'Hospital' to 'Residential' is supported, as it facilitates potentially less intrusive redevelopment options. It is noted however that under Clause 7.5 of TPS No. 3, Council may determine to vary any site or development requirement of the Scheme to facilitate the conservation of a heritage place. Therefore, any of the following options could be pursued by a 'would-be' occupant/development:

1. Retention of the buildings in their current form and introduction of a new use with no alterations;
2. Retention of the buildings in their current form, but with substantial alterations to accommodate a new use; or
3. Demolition of portion of the existing heritage place, which may be found to have little or no heritage value and development of a new building to accommodate a new use.

However, the heritage impact of the various options will be appropriately assessed when subsequent development applications are submitted to the Town of East Fremantle and the State Heritage Office.

SIGNIFICANT TREES

Consideration has been given to how best to identify and conserve, where practical, significant trees on the site. While the process of rezoning does not in itself present any immediate threat to the trees, this may not be the case when subdivision and development is proposed.

A range of options have been considered and discussions have been held with representatives of LandCorp and the Heritage Council. The parties are in agreement that the best process will be to establish an inventory of the trees on the subject site, establish a criteria for significance and to include reference to these trees within the Register for the Place compiled by the Heritage Council. It is also proposed to amend the Place Record Form in the Town's Municipal Inventory to specify the significant trees which contribute to the heritage significance of the place.

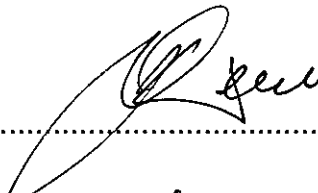
CONCLUSION

Approval for a Scheme Amendment to the Town of East Fremantle Town Planning Scheme No. 3 by rezoning Lot 250 (No. 18) Dalgety Street, East Fremantle from 'Public Purposes – Hospital' to 'Residential' with a density coding of 'R15' for the following reasons:

- This amendment represents the most appropriate use for the subject site with minimal impact on the heritage place;
- The surrounding area is predominantly residential and therefore the proposed rezoning to the subject site to 'Residential' is logical;
- The amendment will allow the State to sell the subject site and therefore enable a currently vacant heritage building to be occupied / redeveloped (subject to a further and separate approval from the Town of East Fremantle and State Heritage Council).

ADOPTION

Adopted by resolution of the Council of the Town of East Fremantle at the Ordinary Meeting of the Council held on the 15 March 2016.


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MAYOR


.....
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for submission to the Minister for Planning for approval by resolution of the Town of East Fremantle at the Ordinary Meeting of the Council held on the 21 June 2016 and the Common Seal of the Town of East Fremantle was hereunto affixed by the authority of a resolution of the Council in the presence of:



Recommended/Submitted for Final Approval


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MAYOR


.....
CHIEF EXECUTIVE OFFICER

.....
DELEGATED UNDER S.16 OF
THE *PLANNING AND DEVELOPMENT ACT 2005*

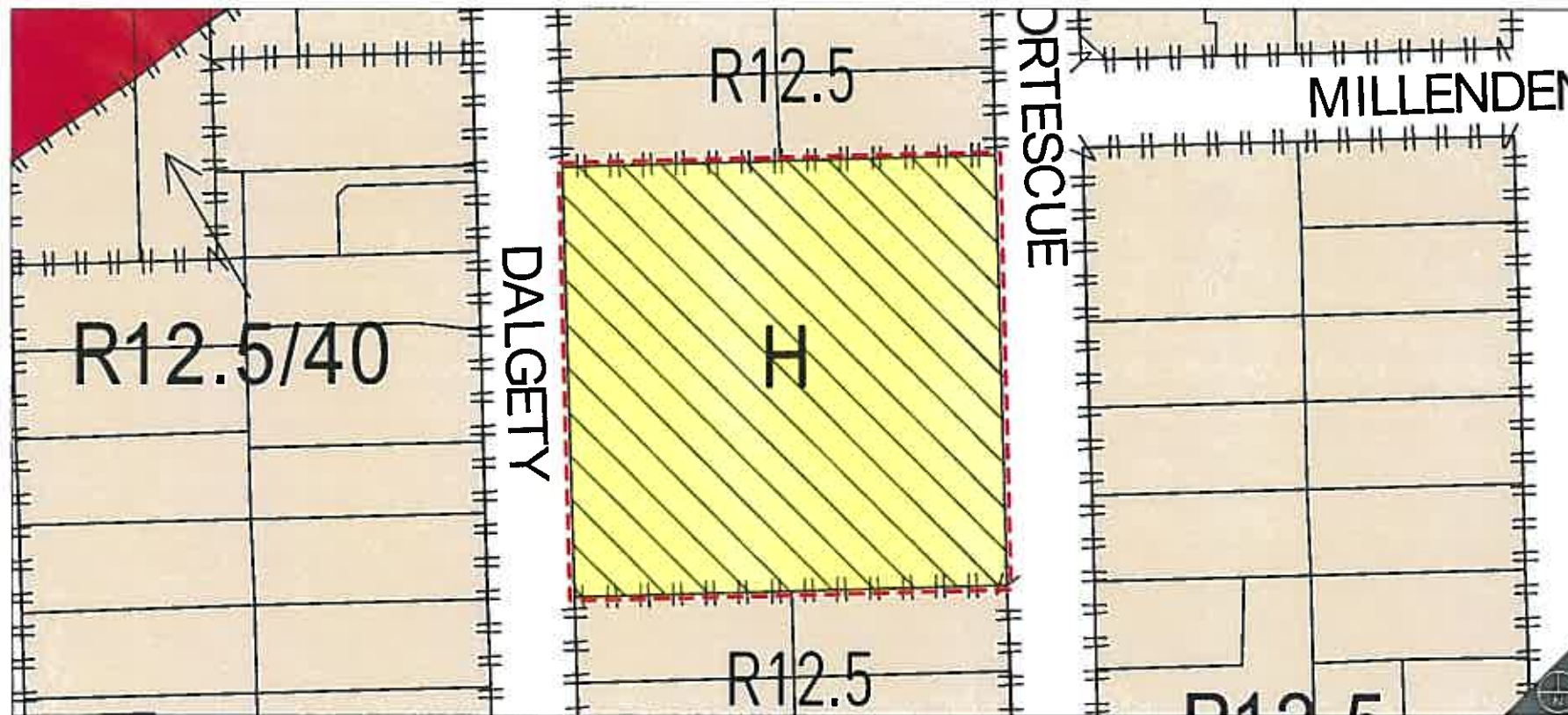
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Final Approval Granted

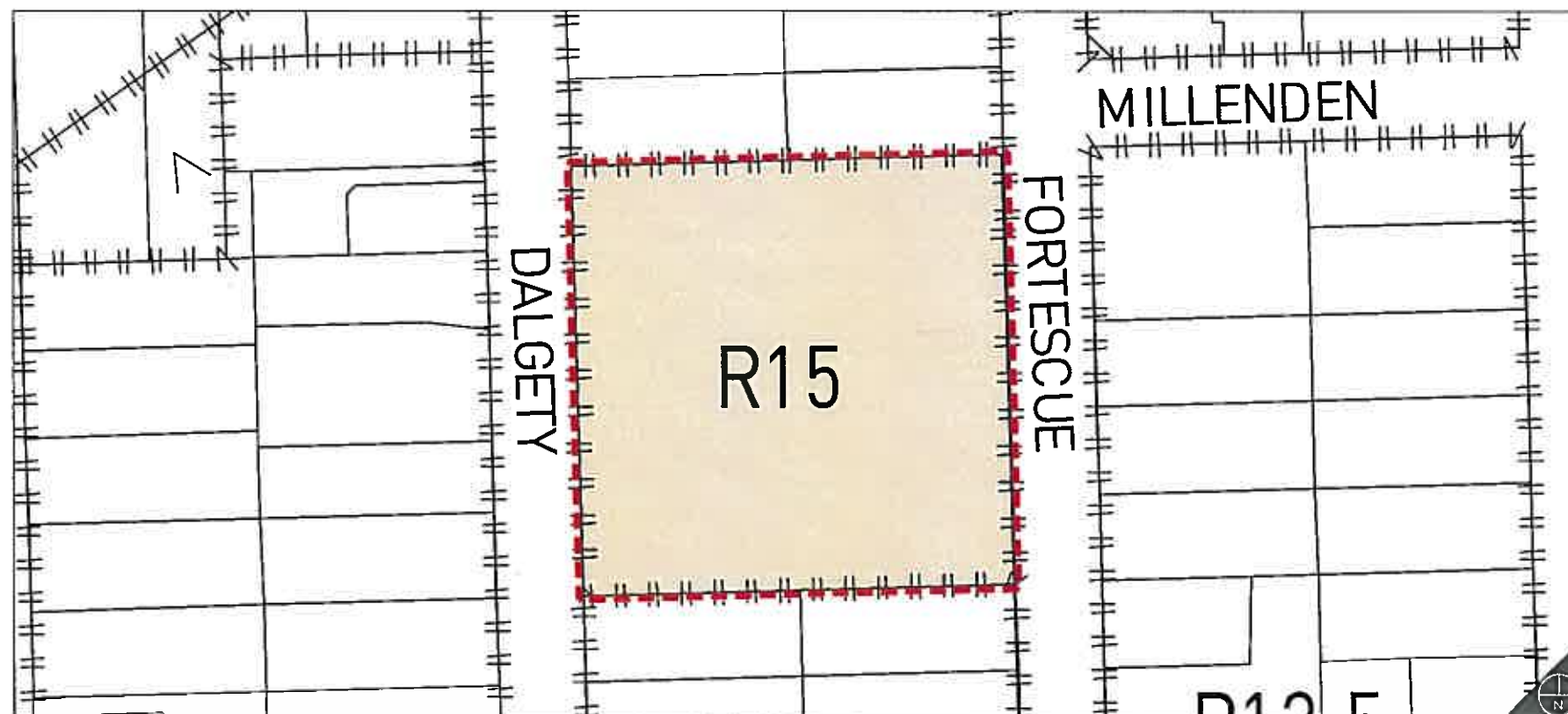
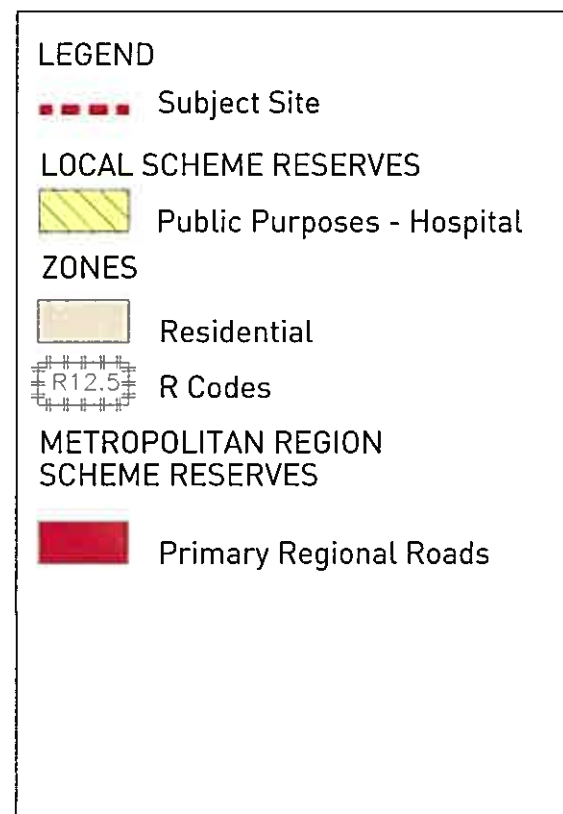
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MINISTER FOR PLANNING
S.87 OF THE *PLANNING AND DEVELOPMENT ACT 2005*

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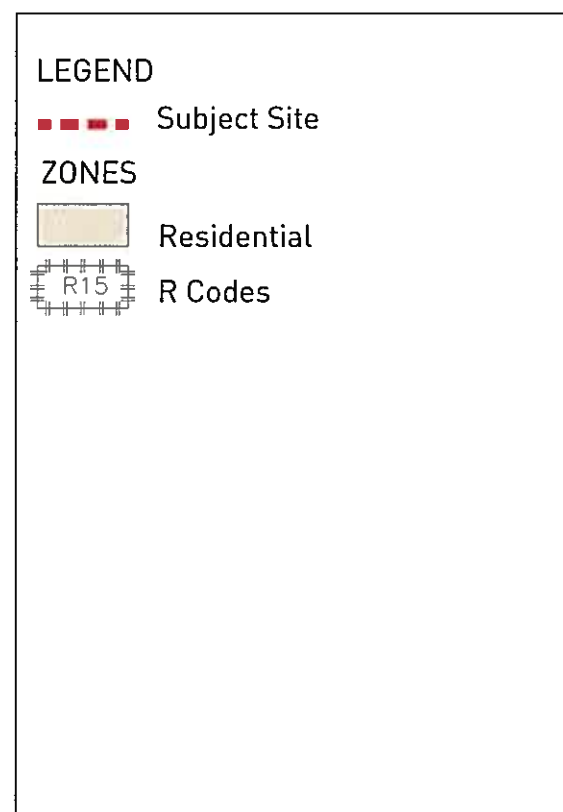
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Existing Zoning



Proposed Zoning



0 37.5 Metres