



ARCHITECTURAL DESIGN REPORT

WOODSIDE CARE PRECINCT

Lot 250 (18) Dalgety Street, East Fremantle
Lot 114 (26) Dalgety Street, East Fremantle
Lot 116 (29) Fortescue Street, East Fremantle

Kerry Hill Architects

DATE	AMENDMENT	REV
30 May 2022	DA Submission	E

PROJECT TEAM

CLIENT	HALL AND PRIOR
ARCHITECT	KERRY HILL ARCHITECTS
PLANNING CONSULTANT	PLANNING SOLUTIONS
PROJECT MANAGER	DONALD CANT WATTS CORKE
HERITAGE CONSULTANT	GRIFFITHS ARCHITECTS
HERITAGE INVESTIGATIONS	COLGAN
LANDSCAPE	HASSELL
IRRIGATION	TOTAL EDEN
ARBORIST	ARBOR CENTRE
GEOTECHNICAL	CMW
STRUCTURAL ENGINEER	STANTEC
CIVIL ENGINEER	STANTEC
MECHANICAL ENGINEER	GHE
HYDRAULIC ENGINEER	HDA
ELECTRICAL ENGINEER	FLOTH
ENVIRONMENTAL CONSULTANT	STANTEC
ACOUSTICS CONSULTANT	HERRING STORER
FIRE ENGINEER	XERO
BUILDING SURVEYOR	RESOLVE
ACCESSIBILITY CONSULTANT	RESOLVE
SAFETY IN DESIGN	RESOLVE
WASTE MANAGEMENT CONSULTANT	TALIS
TRAFFIC MANAGEMENT	CARDNO
PUBLIC ARTIST	DESIGN THEORY
COMMUNITY CONSULTATION	CREATING COMMUNITIES
QUANTITY SURVEYOR	DONALD CANT WATTS CORKE

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EXECUTIVE SUMMARY

This design report has been prepared by Kerry Hill Architects for Fresh Fields Projects (WA) No1 Pty Ltd, to support the development application of the proposed Woodside Care Precinct development located at Lot 250 (18) Dalgety Street, Lot 114 (26) Dalgety Street and Lot 116 (29) Fortescue Street, in East Fremantle Western Australia. The report also presents details of the sites' context and character, influences, planning and heritage constraints and how this has informed the proposed development.

The project will provide a new 130 room (158 bed) inclusive, high care supported living environment complete with wellness, healing and spiritual offerings as well as administration and ancillary spaces. Two distinct residential dwellings will each provide 3 bedroom independent supported living facilities. The project integrates community, social, commercial and health needs while providing a strong focus on innovative healing services and variety of choice for residents with opportunities for integrated programs servicing the local community.

The development acknowledges the important heritage value of Woodside House to the local community and will restore the distinctive two storey Victorian Italianate brick and tile residence, respecting and interpreting the original setting and rich history of the place. The design includes the demolition of the former maternity wing, services wing and outbuildings on the Woodside House site. In doing so it will enhance the significant views from Dalgety Street and also introduce a visual and physical connection from Fortescue Street.

The refurbishment of the two residential houses on Dalgety and Fortescue Streets recognises their contribution to the historical streetscape. The scale and street façade will largely remain intact, with rear extension replacing the more recent rear additions.

Landscape quality including retention and replanting of significant mature trees, access to natural light and ventilation, accessibility to and around the site, legibility, wayfinding, integrated and seamless servicing and security have been carefully considered and coordinated with the project team to create a unique, sensitive and supportive experience for residents, staff and the community



EXISTING NORTH WEST VIEW OF WOODSIDE HOUSE

02 SITE DESCRIPTION & CONTEXT

As the life expectancy in developed countries continues to rise, the impact on society's capacity to deliver care has become increasingly challenged. We believe in new optimistic solutions which value each stage of life, that centres on community and connection, vital for a more sustainable, aspiring future. Woodside Health and Aged Care Precinct will offer an integrated community, social, commercial, health and innovation hub that is both vibrant and inclusive.

PURPOSE AND CONTEXT

This design report presents the key influences and design strategies and is prepared to support the Development Application by Planning Solutions and should be read in conjunction with the following reports:

- Heritage Impact Statement, prepared by Griffiths Architects
- Schedule of Conservation Works, prepared by Griffiths Architects
- Impact on Woodside House, prepared by Griffiths Architects
- Heritage Interpretation Strategy, prepared by Griffiths Architects
- Heritage Investigation Report, prepared by Colgan
- Landscape Report, prepared by Hassell
- Arborist Report, prepared by the Arbor Centre
- Acoustic Report, prepared by Herring Storer
- Civil Report, prepared by Stantec
- Green Star Pathway and Sustainability objectives, prepared by Stantec
- Operational Waste Management Plan, prepared by Talis
- Traffic Report, prepared by Cardno
- Public Art Strategy, prepared by Design Theory
- Community Consultation Summary Report, prepared by Creating Communities

The development will provide diverse and supported opportunities for high care accommodation, specialist palliative care, disability and young disabled services, supported independent living, healing and wellness.

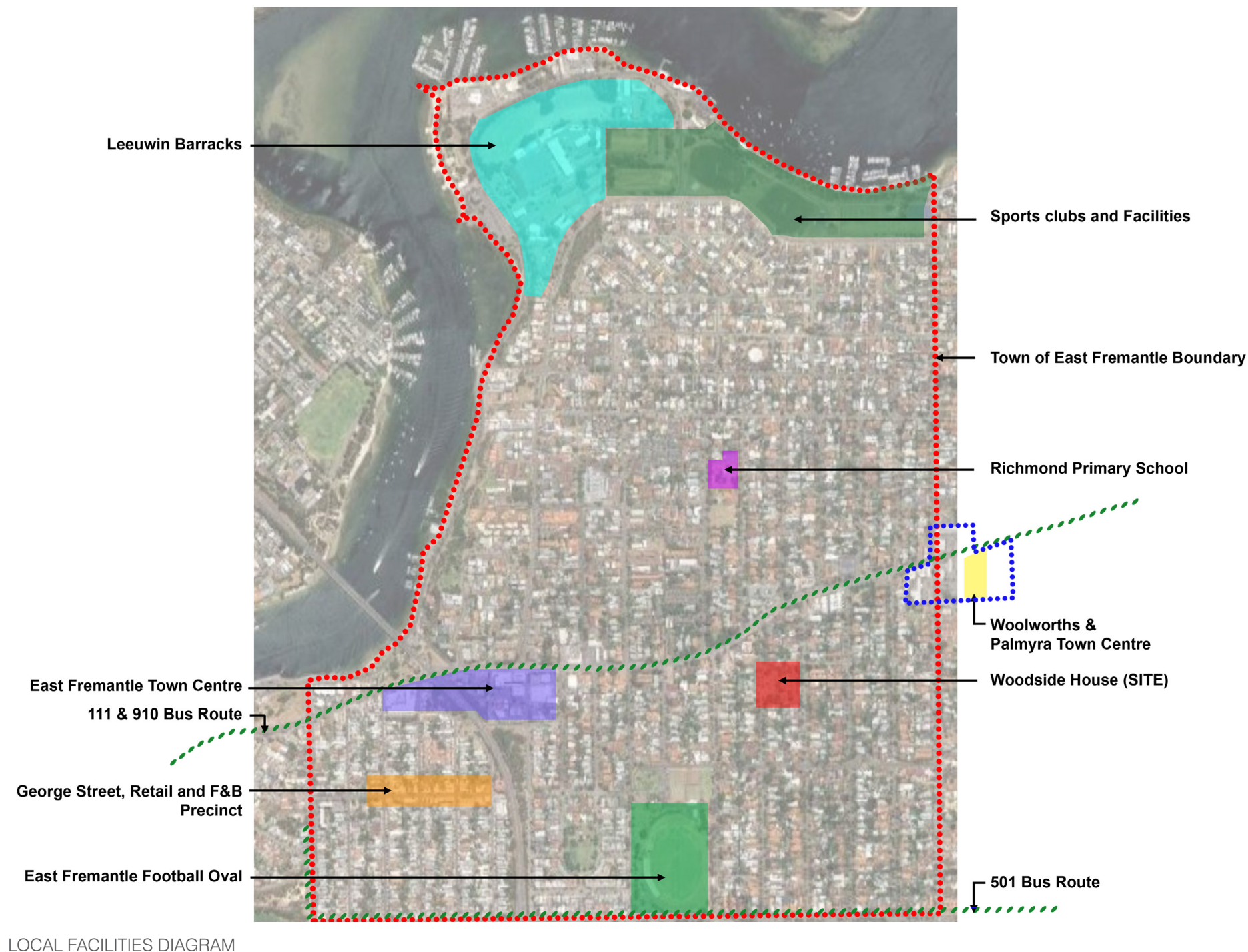
Integral to the project is the re-purposing, refurbishment and preservation of the State Heritage listed Woodside Hospital (1897; 1904) no. 0792, located at the heart of the site and seeks to restore visual and community connection to the place.

LOCATION

Lot 250 (18) Dalgety Street, East Fremantle WA 6158
 Lot 114 (26) Dalgety Street, East Fremantle WA 6158
 Lot 116 (29) Fortescue Street, East Fremantle WA 6158

The 12,000 sqm subject site is located south of Canning Highway and bound by Dalgety Street (west) and Fortescue Street (east) and with residential properties to the north and south. The site is elevated and overlooks the Fremantle Port, the Town Centre and is in close proximity to the Swan River.

The site is well serviced by existing public transport facilities and local pedestrian and cycle networks (refer to the Traffic Report for more details).



LOCAL FACILITIES DIAGRAM

02 SITE DESCRIPTION & CONTEXT

SITE CONTEXT AND HERITAGE

The site has a rich history, hosting the distinctive and heritage listed Woodside House, which according to archival records was built in 1897 as a grand residence for the Dalgety-Moore family with the addition of the ballroom in 1904. It began operating as a hospital in 1940 and was converted to a maternity facility in 1951 by the WA government. The building was permanently entered into the State Register of Heritage Places in 1998 before closing its doors in 2006.

The south of the site also contains 2 single storey rendered brick buildings which have some historic value and were a part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of WD Moore's Woodside Estate from 1912. The Heritage Council of Western Australia's entries for both 26 Dalgety Street and 29 Fortescue St note heritage and aesthetic value and as contributing to the community's sense of place.

The proposed works recognise the Statements of Significance heritage values and mitigate proposed loss of heritage fabric by achieving a substantial heritage outcome.

For more details of the history and heritage context of the site and the enhancement of significance, refer to the supporting heritage drawings and reports prepared by Griffiths Architects.



CURRENT BUILDINGS ON THE SITE



BUILDING TO BE KEPT BUILDINGS THAT CAN BE DEMOLISHED



BUILDING TO BE KEPT

02 SITE DESCRIPTION & CONTEXT

PROJECT SCOPE

The project provides an inclusive and diverse range of offerings including single, companion, suites and supported living with a strong connection between interior and outdoor spaces. It includes a high care component with 130 rooms (158 beds) broken into clusters or 'houses' which each have connected communal areas including a lounge, kitchen / dining and outside terrace space to foster a sense of home and belonging to a community. There is also a Supported Independent Living (SIL) component of 6 rooms with accessible ensuites over 2 single storey buildings to the south of the site. Each SIL has communal living, kitchen, dining and terrace spaces. The design also incorporates an integrated wellness centre, chapel space, extensive gardens and site walkways to promote spiritual and physical health and well-being.

The three heritage buildings on the site are carefully considered with reference to the Heritage Council of WA statements of significance and their broader historical context and streetscape. The development seeks to restore the distinctive two storey Victorian Italianate rendered brick and tile Woodside House and its setting including demolition of the former maternity and services wing and outbuildings on the site, enhancing the significant views from Dalgety Street and introducing a visual and physical connection from Fortescue Street.

To reduce the impact of traffic and servicing vehicles, the primary parking area is located below ground level and between the 2 single story houses, visually screened from the street. The main services and loading access is located at the lower ground level.

The project acknowledges the diverse and rich site context and integrates community, social, commercial, health and innovation focusing on healing services for residents and integrated programs connecting to the local community.



AERIAL VIEW

02 SITE DESCRIPTION & CONTEXT

SITE ANALYSIS

The project site is over three lots including the former Woodside Maternity Hospital and two residential properties to the south, bound by Fortescue Street to the east, Dalgety Street to the west and residential development to the north and south. The East Fremantle town centre is located west of the site.

The distinctive grand two storey Victorian Italianate House is positioned at the centre and highest point of the site, with the later built single story wings and wards which stretch along part of the eastern boundary along Fortescue Street. A number of sheds and outbuildings are located across the site and a large bitumen carpark is located on Dalgety Street. The existing buildings are currently unused and unavailable to the community.

The original Woodside House (1897) and Ballroom (1904) was approached by a main drive from the east and included extensive gardens and a tennis court. However residential development between the northern boundary and Canning Highway has long since obscured the olive grove and original northern views of Woodside House. The view from the east is significant and the project seeks to enhance this view, opening the heritage view corridor to the north east and north west.

The rich history of the Woodside House and Maternity Hospital site has been considered including the following key historical memories which are reflected in the proposed project:

- The historical olive trees, orchards and gardens
- The historical rural nature of the landscape,
- The native character of the Fortescue Street landscape
- The original driveway location and approach to Woodside House and including the focal landscape element at the end of the driveway
- The original tennis court, remnants of which remain on site today.

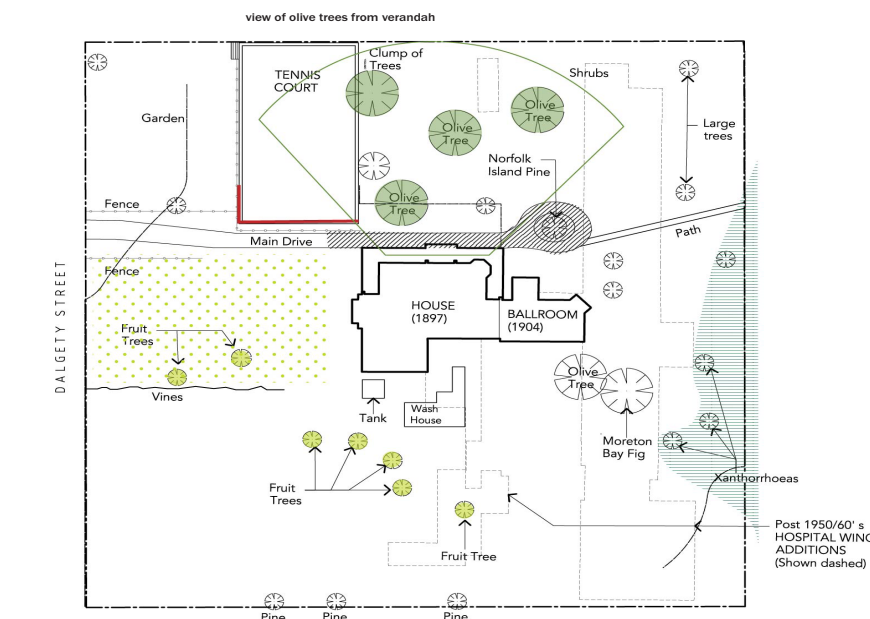
The existing dwellings on Fortescue and Dalgety St have some heritage value and are considered to contribute to the overall streetscape. The existing mature street trees are also retained where possible.

In developing the landscape design with the built form and in consultation with an arborist, a number of significant trees have been identified and marked for retention either in ground or relocated. For more details of the existing tree condition, the proposed retention and relocation of significant trees, refer also to the landscape and arborist reports.

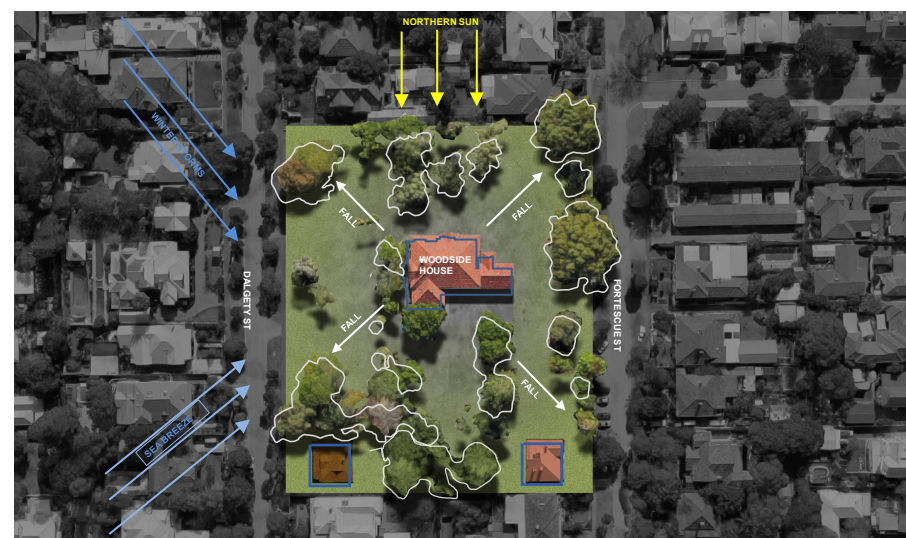
Refer also to the site analysis diagrams adjacent, site sections on page 09 and Woodside House planning diagrams on page 10.



EXISTING NORTH WEST VIEW OF SITE



SITE DIAGRAM c1950



SITE TOPOGRAPHY AND SITE INFLUENCES

SITE SECTIONS



EXISTING SECTION



PROPOSED SECTION

03 WOODSIDE HOUSE PLANNING & HERITAGE CONSIDERATIONS

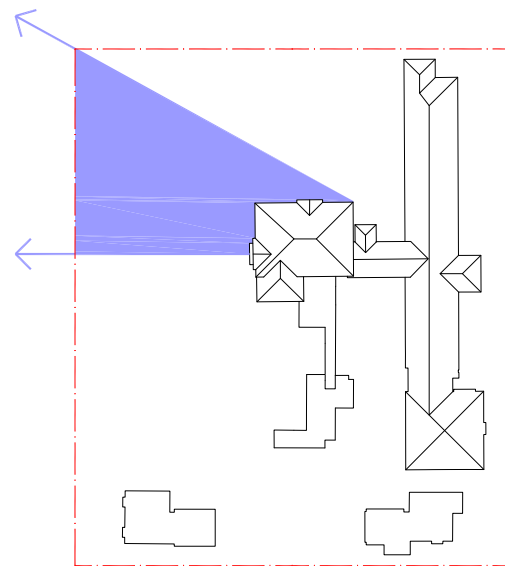
The Town's planning framework states that non-residential development in residential areas shall accord with the requirements of the Scheme for residential development under the applicable density code. Pursuant to the provisions of the Town's Local Planning Scheme No. 3 (LPS3), the subject site is zoned 'Residential' and has an applicable density code of R15.

The consulting planning team have advised that considerable discretion exists within the planning framework to grant approval to the development (plans as assessed) given the retention and preservation of the heritage features on the site.

For a full and detailed planning assessment and recommendation, refer to the Development Application Report, prepared by Planning Solutions.

Details of the planning and heritage constraints relevant to this site are detailed in the diagrams adjacent.

The project team have undertaken extensive stakeholder engagement including meetings with the town of East Fremantle officers and elected members, Heritage Council of Western Australia and independent community consultations. The proposed development has also been presented to the State Design Review Panel on three occasions prior to lodging this application with the WAPC. Overall the feedback from government agencies and the community indicates strong support for the proposal. The feedback from all stakeholders has been considered through the initial design phase of the project and incorporated into the final set of plans where possible.



HCWA ADVISED SIGNIFICANT VIEW CORRIDOR & HERITAGE BUILDINGS

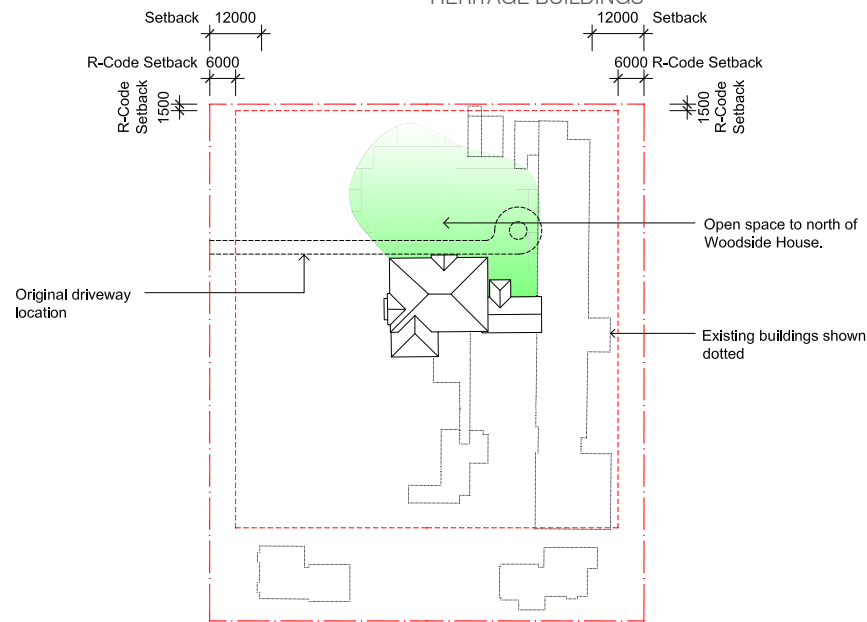


DIAGRAM 2

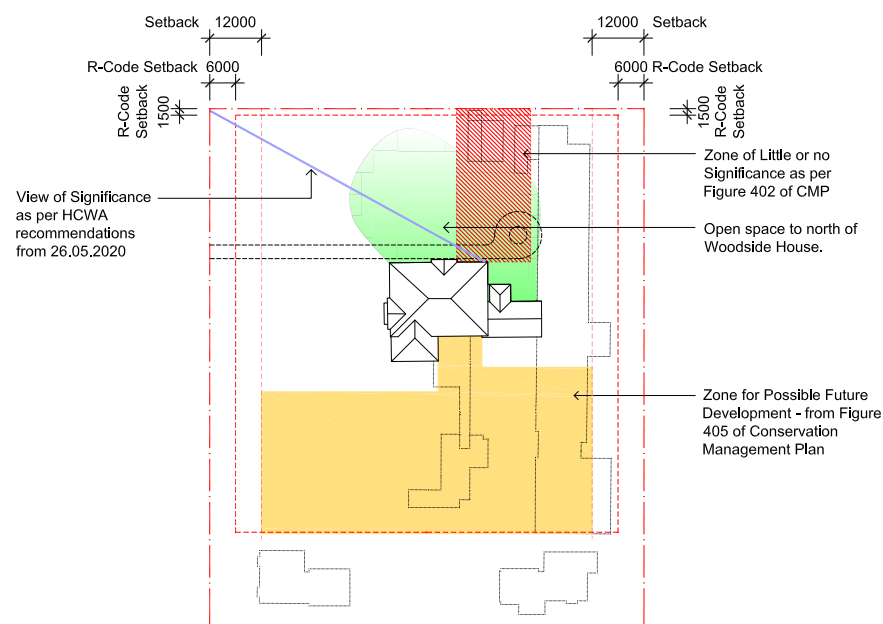


DIAGRAM 3

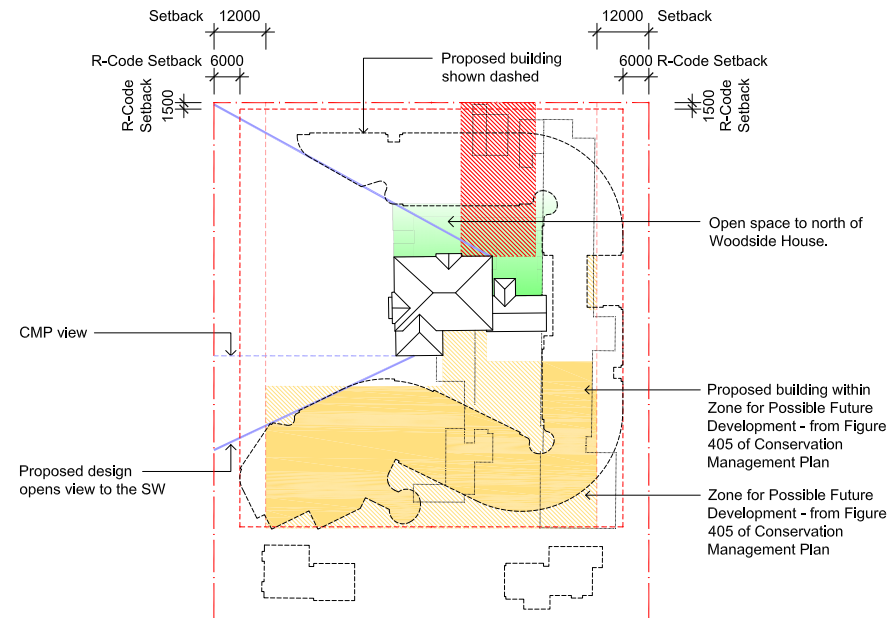


DIAGRAM 4

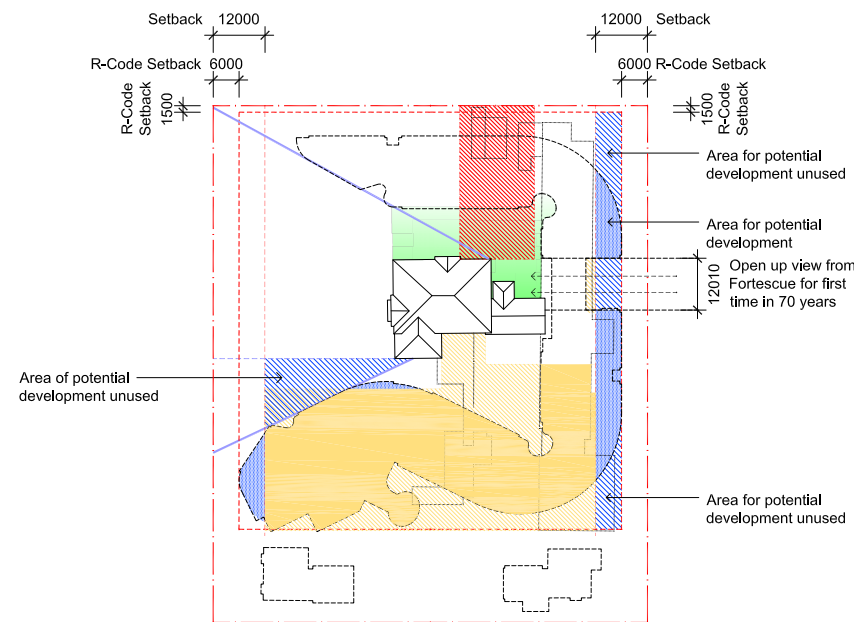


DIAGRAM 5

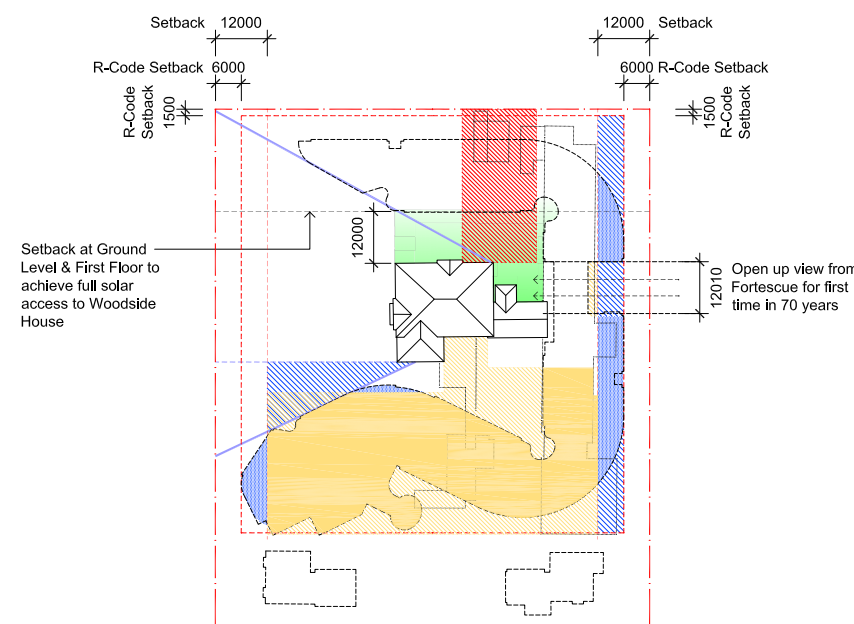


DIAGRAM 6
CMP FIGURE 405, 402 + LETTER FROM HCWA 26.05.2020

04 HERITAGE CONSIDERATIONS



NORTH WEST VIEW OF WOODSIDE HOUSE AND TENNIS COURT

The heritage considerations for the project cover the development of the Woodside Care Precinct as a whole and the former Woodside Hospital in more detail.

Background

Woodside Hospital was built in at least three stages commencing in 1897 as a substantial residence in a rural holding for prominent Fremantle merchant W.D. Moore. Servants' quarters were subsequently added and then a ballroom and cloakroom in 1904. It's original extensive setting was reduced by subdivision from 1912.

It changed use to the provision of health care in 1923 and finally became a maternity hospital from 1952, when extensive alterations and additions were made by the Public Works Department. This changed the presentation of the place and the fabric of the original elements of Woodside. By 2006 maternity services ceased and the site was sold in 2017.

Prior to the sale of Woodside Hospital, the Heritage Council's Development Committee provided some practical guidance with respect to the future development and care of the place, understanding that significant change would be part of the future of the place to sustain it. The preparation of the scheme for Woodside Hospital was cognisant of the registration, conservation plan and the preliminary advice provided in their presale review.

Woodside Ward is a relatively cohesive precinct where most of the places were constructed following the subdivision of W.D. Moore's Estate commencing in 1912. Most of the lots were sold between 1912 and 1929 and the majority of buildings were completed in this time. Residences were substantial and constructed in either the Federation period style or the Inter-War Californian Bungalow style distinguishing the area from the small worker's cottages of Plympton to the west of the Woodside ward.

26 Dalgety Street is a single story Inter-War bungalow residence and No 29 Fortescue Street is a single storey (with attic) Federation Bungalow style residence. Both of these buildings contribute to the historic streetscapes of their perspective streets. The places are consistent with the building pattern in the Precinct. The places play an important role in the pattern of development of a middle-class suburb.

04 HERITAGE CONSIDERATIONS

Summary

The whole of the site is to be redeveloped in a manner that is consistent with the fact that the place is on the State Register, in general conformity with the conservation plan and in response to the specific responses provided by the Heritage Council.

In the overall proposal, all elements other than Moore's residence, some key plantings and the remnant tennis court will be removed to make way for the future works. Moore's house, *Woodside*, is to be retained, conserved and adapted for community uses allied to aged care on the ground floor and suites on the first floor.

As part of the proposal, the significant former ballroom will undergo conservation and restoration works for site communal use. Interventions made by the public Works Department to adapt the place for use as a maternity hospital will be reversed and the original spaces opened up and restored to reveal their former grandeur.

The approach for the new development is to enhance the landmark qualities of Woodside House in the context of its historic setting; as a former rural holding, later private hospital, maternity hospital and its evolution into aged care. The new structures are arranged around the house in a manner that allows the Woodside House to remain prominent within the landscape.

26 Dalgety and 29 Fortescue Streets to the south of the Woodside Hospital Care Precinct will create a buffer between the new aged care development and the residential housing to the south.

The retention of the front facades of both of these buildings will ensure the building pattern and streetscape values are retained. The main part of the houses will be generally retained, with some alterations to provide compliant access and functions required such as accessible ensuites.

The new additions to the buildings are arranged in a manner that does not impact on the significance streetscape values of the place.

The houses will form part of the development and will play a role in ancillary services, potentially NDIS accommodation.

The project has been presented to the Heritage Council on two occasions and comments following these presentations have been generally supportive of the scheme presented.

Also refer to the Heritage reports and drawings for more detailed heritage information and investigations.



IRIS MOORE (LEFT) WITH RIDER UNIDENTIFIED



NORTH VIEW OF WOODSIDE BALLROOM AND CLOAKROOM

04 PROPOSED DEVELOPMENT



VIEW FROM NORTH WEST

The proposed Woodside Care Precinct has been developed as a direct response to the site and history of the Woodside Estate. The form of the new building recognises and opens up the significant views to and from the original Woodside House. Public and activity functions have been located in Woodside House to offer community and public engagement with the heritage of the place. The material palette has been chosen to reflect and enhance the heritage building.

The creation of distinct and diverse garden and recreation spaces between the original and new provide opportunity for residents and the community to meet, enjoy and celebrate. Existing mature trees have been carefully considered and maintained either in place or relocated where possible.

Open spaces and vistas to the original building and gardens reduce the bulk and scale of the new 3-4 story building.

Sensitive adaptation of the southern single storey properties, retaining the heritage façade also contributes to the Dalgety and Fortescue streetscapes

Resident accommodation is typically divided into 3 clusters per floor, each cluster enjoying their own variety of kitchen, dining, living and lounge amenities with light and outlook prioritised. Vertical circulation services each cluster and is located adjacent the living / kitchen / dining spaces which then transition to quieter and more private resident accommodation. The central spine services all accommodation levels of the facility which gives excellent access for the residents to wellness, community and social activities and for the staff.

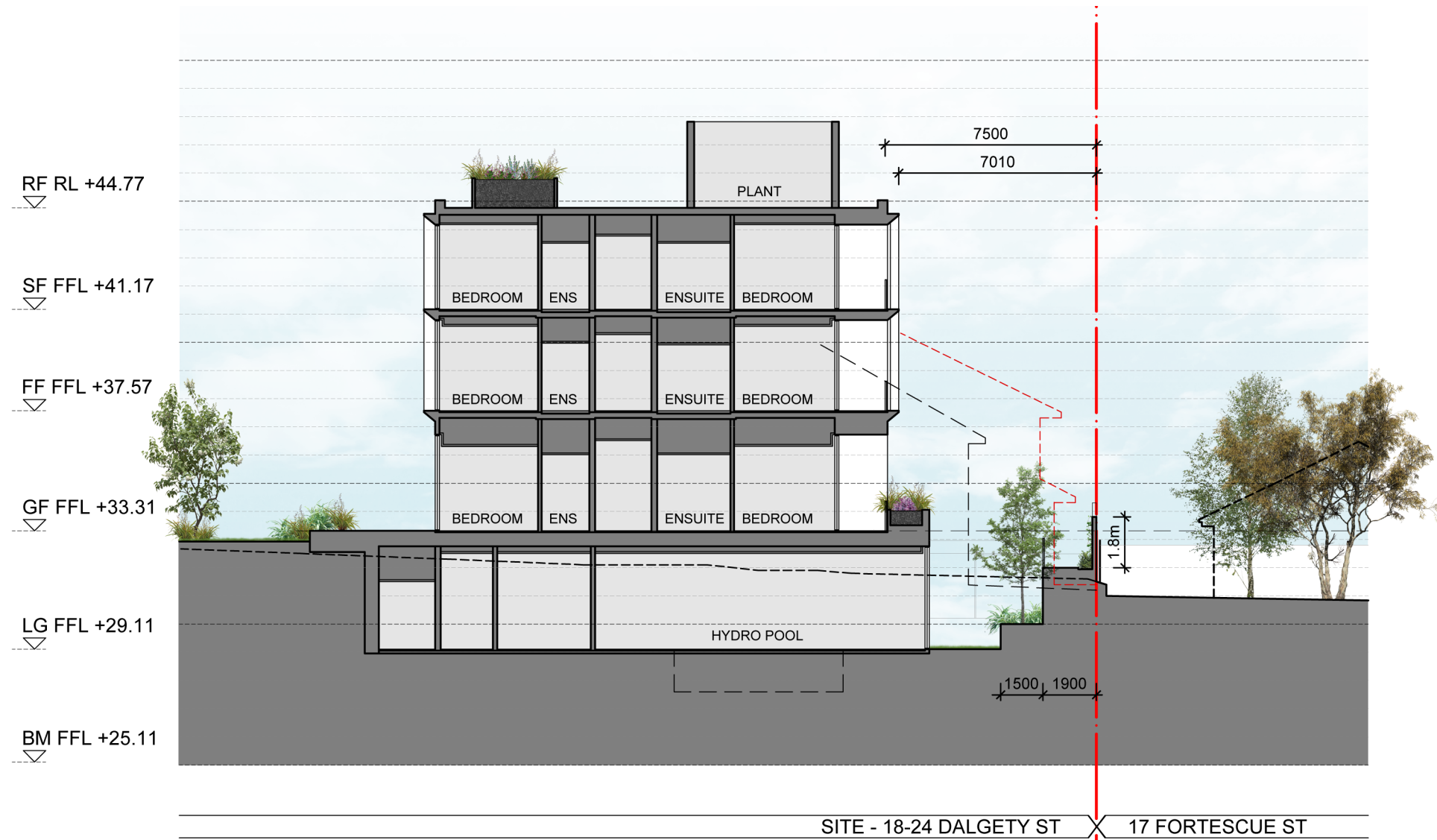
Resident accommodation offers a choice of external terraces, balconies, Juliet balconies and indoor / outdoor spaces and a ground level external link provides access to all clusters to the gardens and outside relief spaces.

The upper level of Woodside House and the top level of accommodation along Fortescue Street offers aging in place suites with expansive views over the grounds, East Fremantle, Fremantle Harbour and the Indian Ocean beyond.

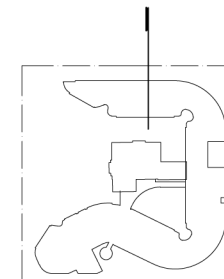
04 PROPOSED DEVELOPMENT

BOUNDARY SECTIONS

North Boundary Critical Section



- NATURAL GROUND LEVEL (NGL)
- - - - COMPLIANT 2 STOREY HOUSE (ASSUMING NO MAJOR OPENINGS)
- — — — EXISTING MATERNITY WARD (TO BE DEMOLISHED)



04 PROPOSED DEVELOPMENT

ACCESS TO SITE

The main entry and arrival to the facility is from Dalgety Street and leads to the Welcome Lobby and the multifunctional Woodside Hall, prioritising northern aspect and opening over terraced gardens. The formal and ceremonial significance is highlighted with a formal porte-cochere and arrival sequence. Service vehicles and parking are separated with a southern entrance from Dalgety Street and exit onto Fortescue Street. A secondary arrival to the Wellness Centre is depressed into the lower ground level to maintain the significant views to Woodside House from Dalgety Street. Pedestrian access celebrates the original driveway alignment to Woodside House.

Refer to Site Access Diagram adjacent for further details.

LANDSCAPING

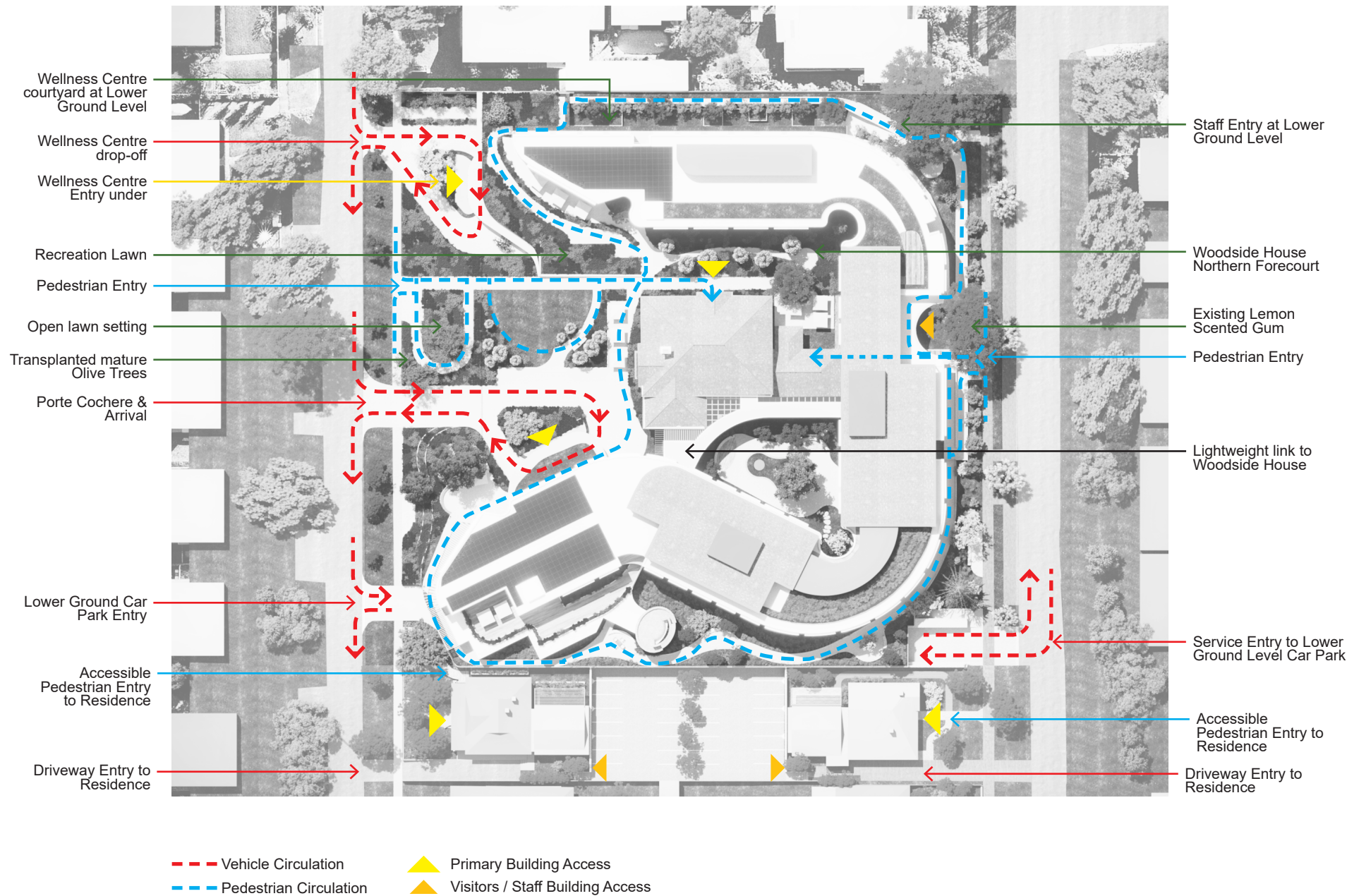
The landscape provides a series of connected garden moments, a place that supports the aging population and welcomes the neighbouring community. It is a place of wellness, healing and nourishment where people can connect, feel at home and create new meaningful memories.

Designed areas create opportunities for residents to interact with friends, family, children, pets, carers and the environment. Bird feeders, garden walking loops and seating all enhance the ability to socialise. The planting palette will be a combination of a 'productive' garden on Dalgety Street, (ever changing with the seasons) and a more native garden along Fortescue Street. Both landscapes reference the sites historical past.

Refer to Landscape and Arborist reports for further details.

ACCESSIBILITY

Accessibility has been considered as a priority for residents within and access to the precinct. Resolve Group were appointed early in the design phase as the project Accessibility Consultant. Three lift cores and a central link are provided with a secondary link past Woodside House. Accessible rooms and facilities are provided throughout the development.



SITE ACCESS DIAGRAM

04 PROPOSED DEVELOPMENT

ENERGY EFFICIENT DESIGN

Stantec ESD consultants have been engaged early and are working closely with the project team to develop genuine sustainability strategies for the building including a proposed GreenStar self-assessment pathway as follows:

DA Phase deliverables:

- Preliminary statement of compliance to be provided by the Sustainability Consultant confirming intent to comply with above performance requirement to be supported by:
 - Sustainability strategy / initiatives incorporated (Green Star Score Card) into the project.

Working Drawing Phase Deliverables:

- Statement of compliance to be provided by the Sustainability Consultant to be supported by document including the following:
 - Confirmation of final performance achieved as at completion of design documents.
 - Sustainability Strategy/Initiatives incorporated (Green Star Score Card) into the project.
 - Appropriate design documents/statement of compliance confirming compliance to claimed initiatives.

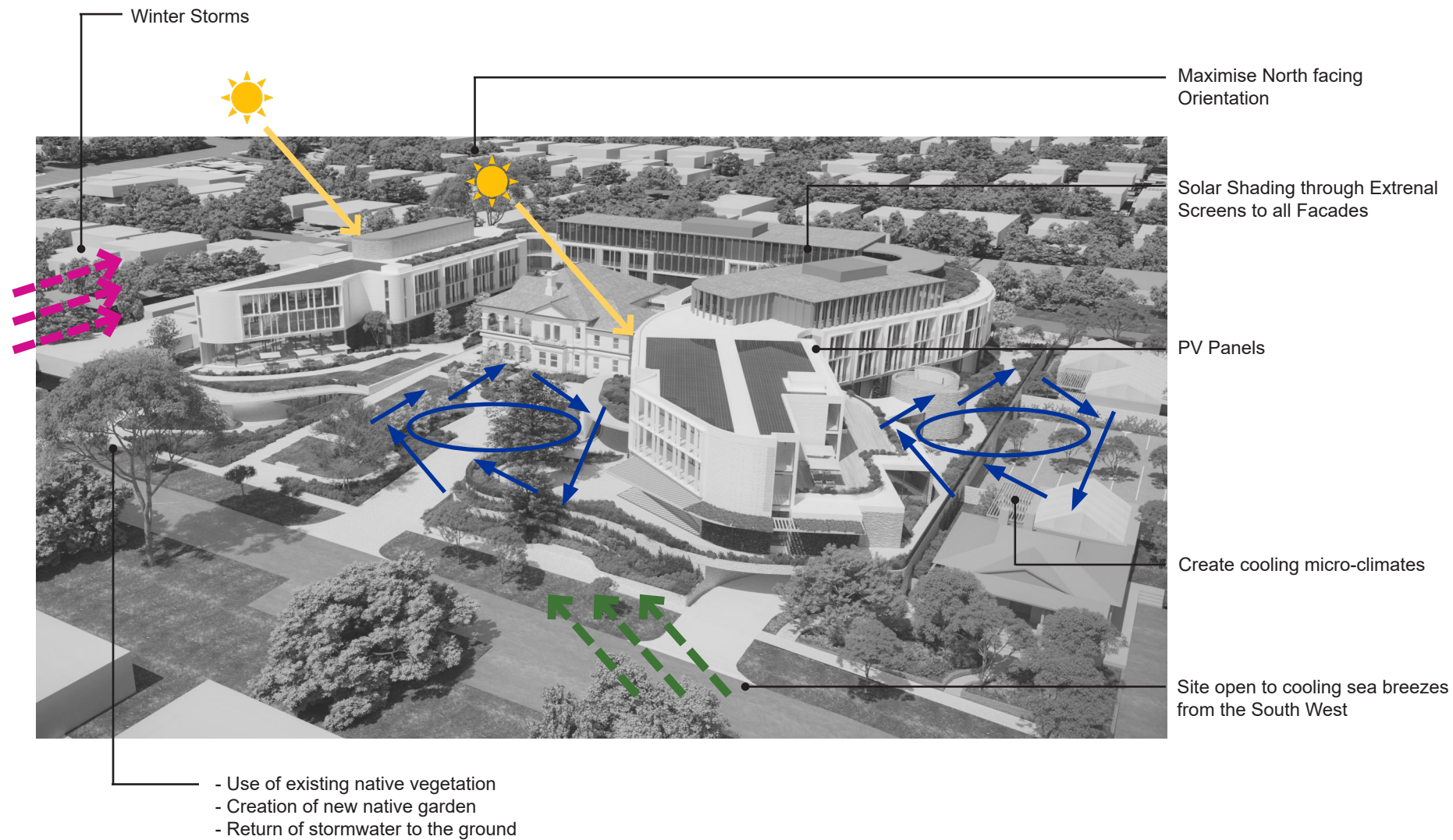
Practical Completion Phase Deliverables:

- Head Contractor to provide standard certification confirming compliance to design documents

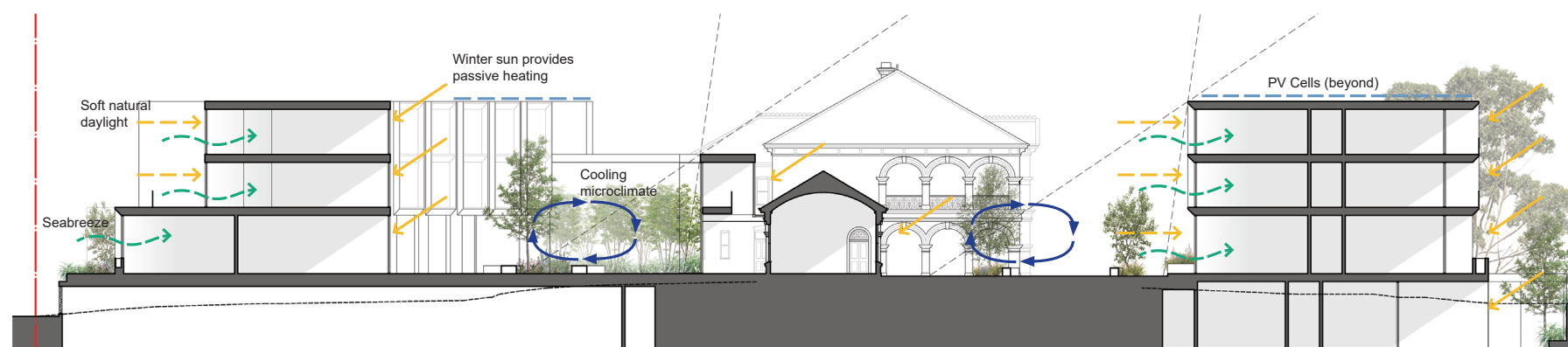
Clarifications:

- Formal Green Star (Design or As Built) rating shall not be sought.
- Level of documentation required for a formal GBCA Submission is not to be targeted (i.e. targeting equivalence path) for both WD and PC phases.

Refer to Stantec Sustainability Pathway Letter for further details.



SUSTAINABLE DESIGN SITE DIAGRAM



SUSTAINABLE DESIGN SECTIONAL DIAGRAM (LOOKING WEST)

04 PROPOSED DEVELOPMENT

ACCOMMODATION

The proposed development focuses on supported residents living in a comfortable and secure environment and an optimal quality of life. A variety of 'homes' are offered within a series of clusters with access to residential scale lounges, living and dining spaces. Opportunities for wellness, learning and community activity are critical and located to maximise access to outside spaces and natural light. A central spine and 3 lift and stair cores provide unified access for staff, management and maintenance. The following provides a breakdown of function on each level.

Basement

Plant rooms and storage

Lower Ground Level

Carpark bays

87

Central Laundry & Kitchen

Wellness Centre including consulting rooms, treatment rooms, studio, gym and hydrotherapy pool

Staff facilities including staff room, lockers and change

Plant rooms including fire tanks and pumps, loading dock, secure bin & waste store and storage

Ground

Carpark Bays

Level

3

Single Rooms

28

Companion Rooms

6

Communal Living, Kitchen, Dining

2

Communal Lounges

2

Welcome Lobby, reception and administration

Woodside Hall multi-function facility and Chapel

SIL carpark bays

4

SIL rooms

6

SIL carer rooms

2

SIL communal living, kitchen, dining

2

Woodside House Ground Level

Café and lounge, private dining, administration and shared community former Ballroom

First Floor

Single Rooms

34

Companion Rooms

8

Communal Living, Kitchen, Dining

3

Communal Lounges

4

Woodside House First Floor

Suites

4

Lounge

1

Second Floor

Single Rooms

34

Companion Rooms

8

Communal Living, Kitchen, Dining

3

Communal Lounges

4

Third Floor

Suites







8







Communal Living, Kitchen, Dining

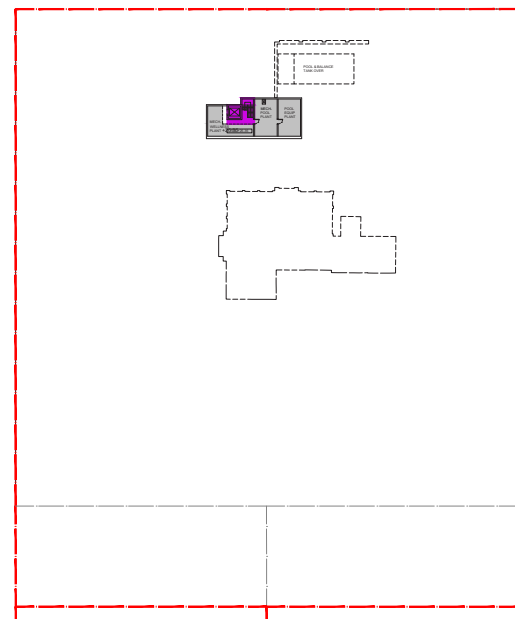
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Communal Lounges

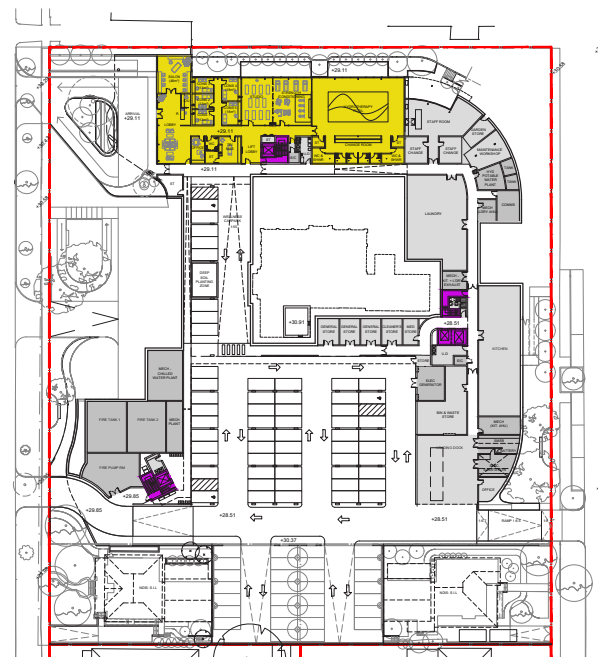
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	Wellness Centre
	Engage & Administration
	Board Room / Private Dining
	Communal LKD
	Communal Sitting Room
	Service

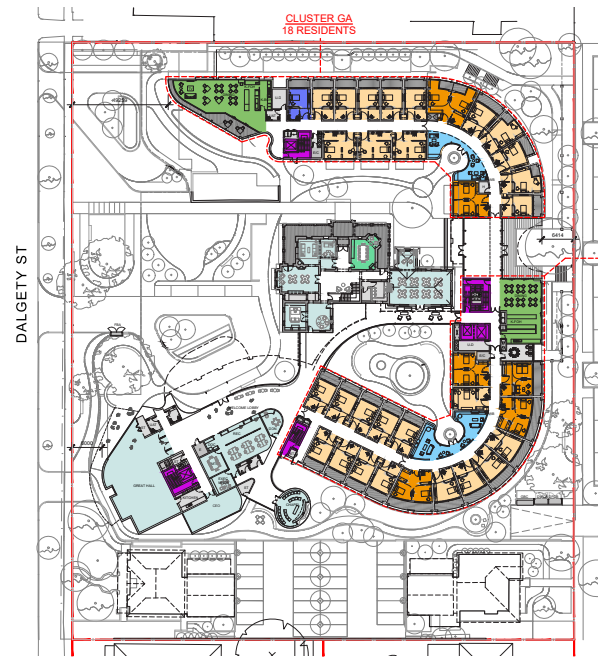
	Single Room
	Single Accessible Room
	Companion Room
	Suite
	Lift Core
	Plant



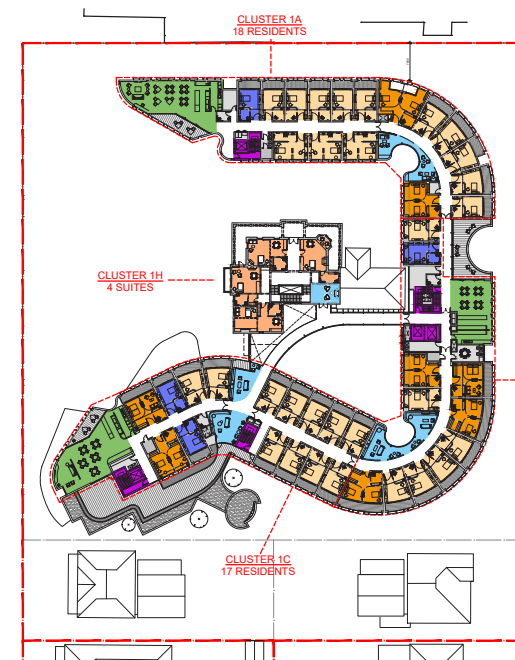
BASEMENT



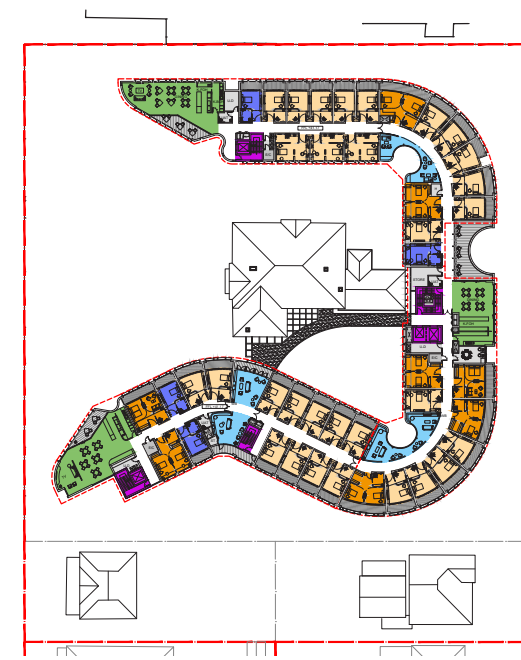
LOWER GROUND



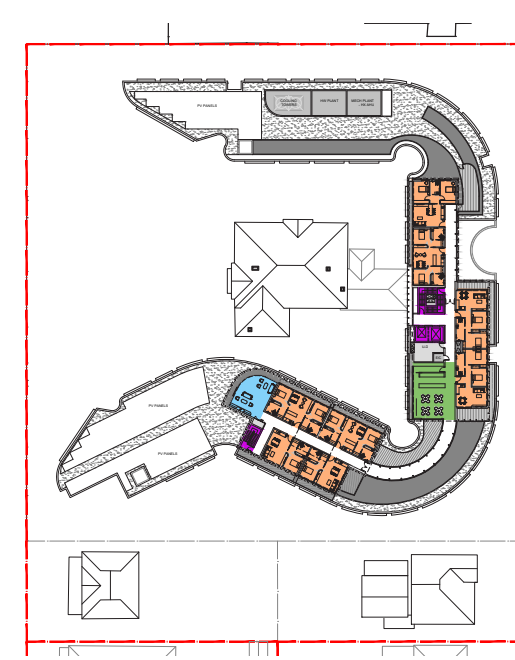
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

04 PROPOSED DEVELOPMENT

WASTE MANAGEMENT

Waste management is a critical operational consideration. Three lift cores and adjacent waste chutes are proposed with storage to be in the secure bin store and collection via the loading dock at Lower Ground level. Waste has been separated into several streams.

The project team has aspired to go beyond the Town of East Fremantle's requirements and prepared an Operational Waste Management Plan which will satisfy the Town's waste compliance requirements and assist with achieving ecologically sustainable development goals to work towards a zero waste facility.

Refer to Operational Waste Management Report prepared by Talis consulting for detailed waste management considerations.

TRAFFIC

Traffic and site access has been carefully considered by the project team to minimise the impact to surrounding neighbours. Staff, visitor and resident parking is located on the Lower Ground and basement levels to increase open space, landscaping and amenity opportunities.

Refer to the Traffic Report prepared by Cardno for detailed traffic considerations.

SERVICES

The complex servicing requirements are de-centralised and distributed throughout the development, generally located adjacent lift and stair cores for good access for maintenance. This also helps to both reduce the impact to the residents and the overall spatial impact of plant to the project. The servicing requirements to the heritage component are being carefully considered together with the heritage architect to minimise the impact to the significant heritage fabric.

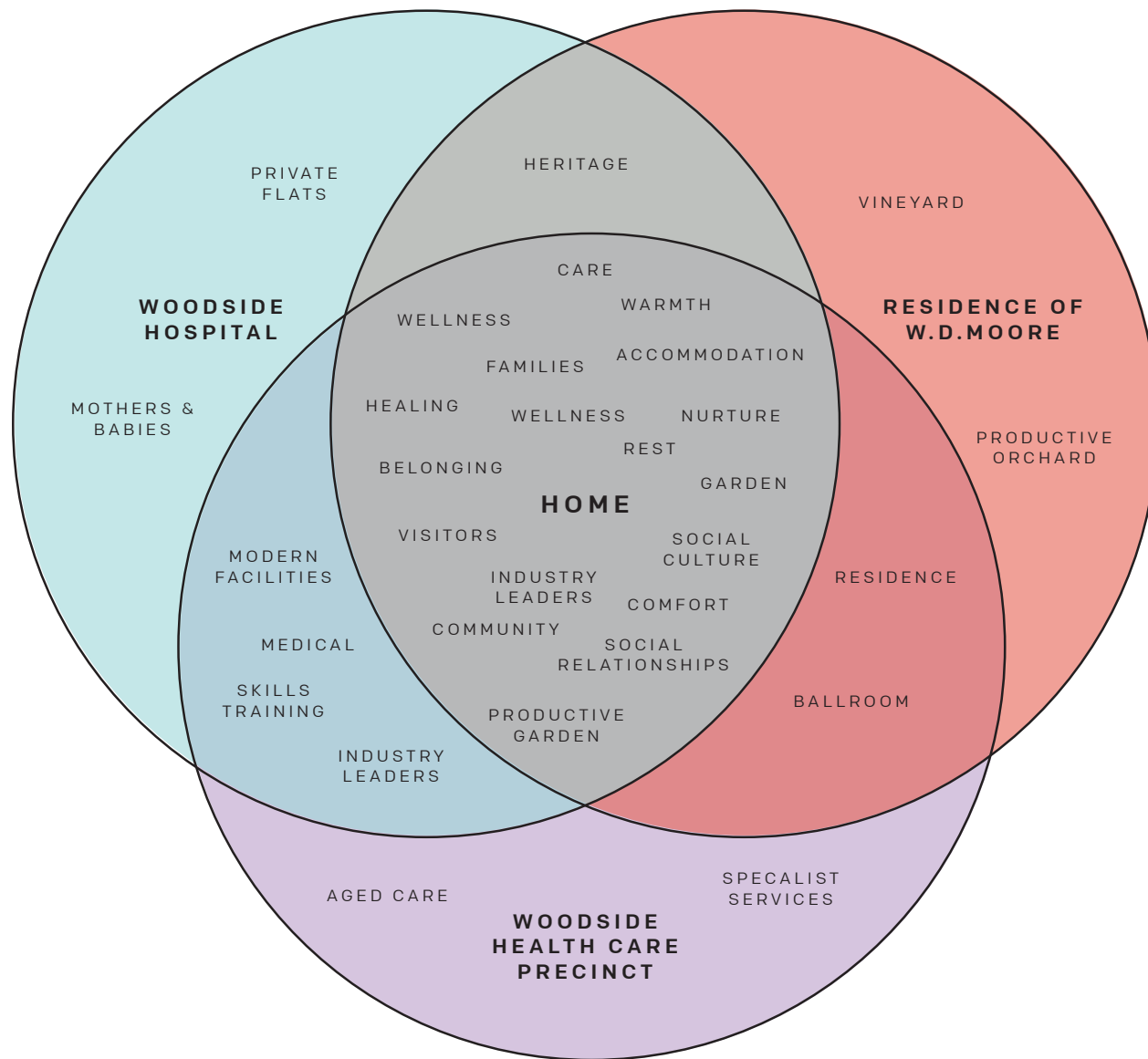
PUBLIC ART

The public art strategy has been prepared to act as a framework for the development of public art concepts, to achieve a permanent collection of engaging and site responsive art pieces inspired by site's heritage and to enhance amenity and the community's experience of the Woodside Care Precinct.

The proposed curatorial theme is 'Home', embracing the site's rich past as both residence and hospital and the site's future use as an aged care home.

The public art will reference the rich history and critical heritage aspects of the site, supported and informed by the Heritage Interpretation Strategy (refer to Appendix A06).

Refer to the Public Art Strategy Report prepared by Design Theory for further details.

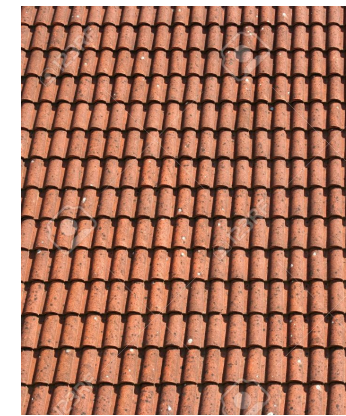
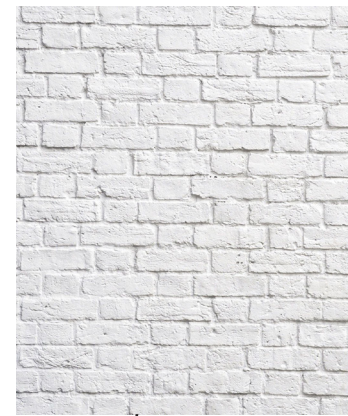
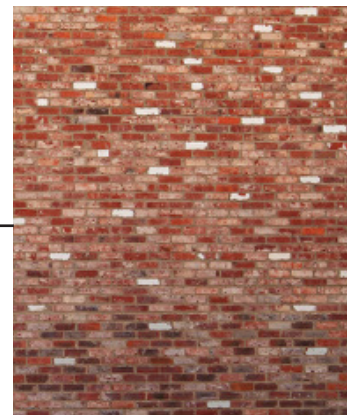


PUBLIC ART CURATORIAL THEME

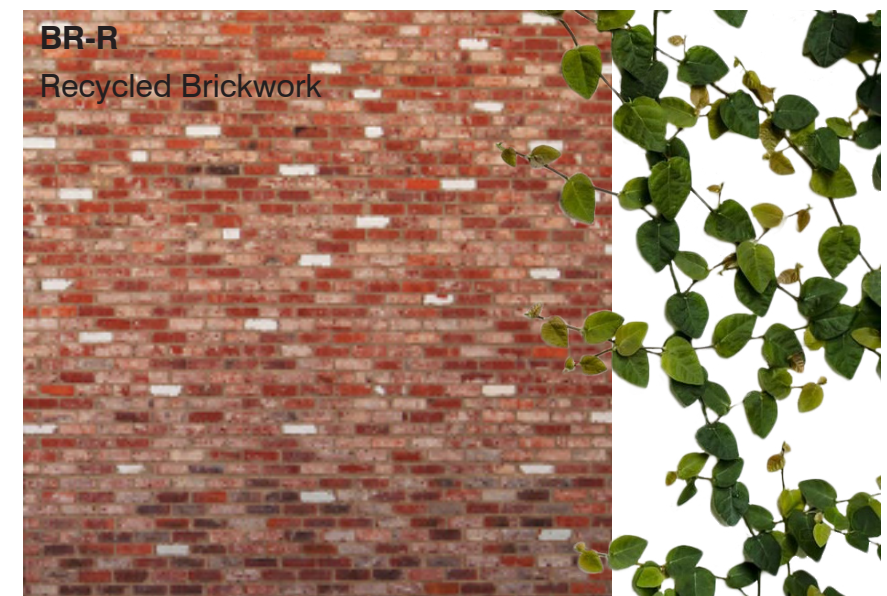
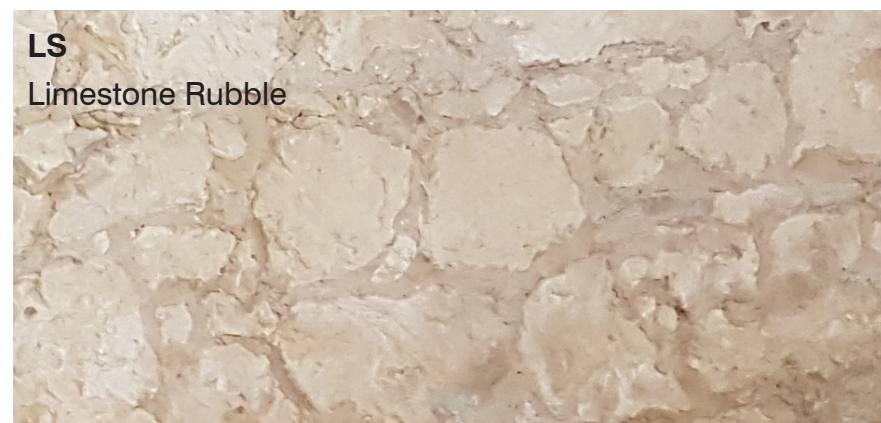
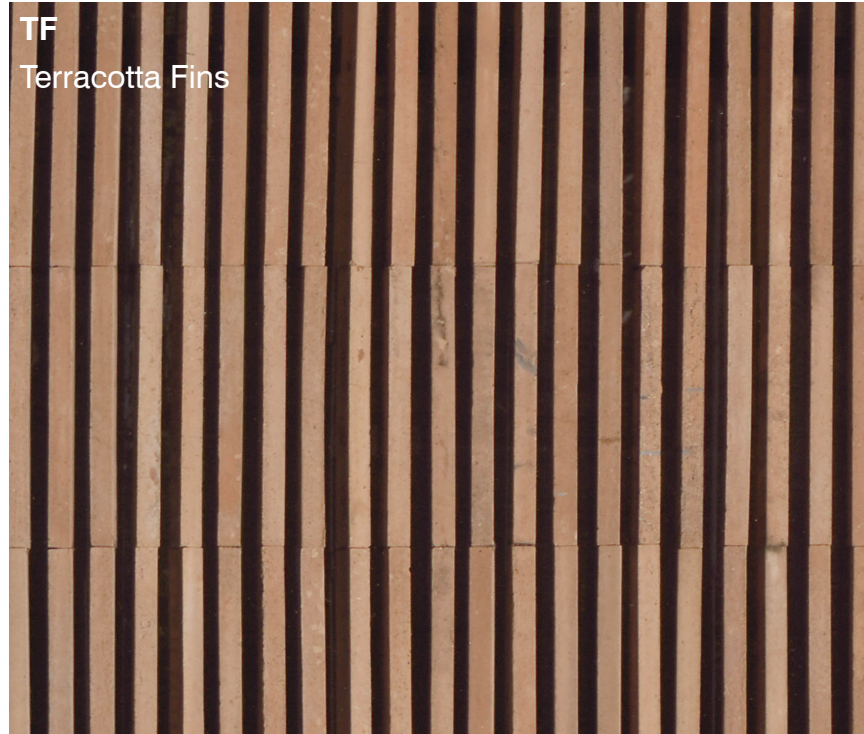
05 MATERIALITY

The proposed material palette seeks to re-purpose materials and reference the site's 1950s maternity wing & local materials including:

- recycled bricks from the original maternity ward wing (following testing and confirmation that they are fit for purpose)
- use white painted bagged brick as a reference to both the existing maternity ward walls and the east Fremantle context
- reinterpret the clay terracotta roof tiles into the roof scape on Fortescue St



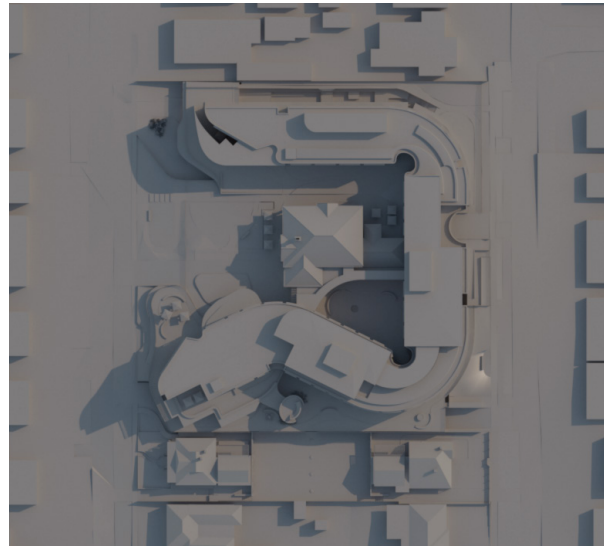
KEY MATERIALS OF THE EXISTING MATERNITY WARD WING ON FORTESCUE ST



06 SHADOW DIAGRAMS

The adjacent Shadow Diagrams 01 – 09 illustrate the shadows created by the development at 9am, 12pm and 3pm in March 22, June 22 and December 22.

Refer to the Development Application Report, prepared by Planning Solutions for details of compliance with the R-codes design principles.



01

March - 9.00



02

March - 12.00



03

March - 15.00



04

June - 9.00



05

June - 12.00



06

June - 15.00



07

December - 9.00



08

December - 12.00



09

December - 15.00

07 RENDERS

The following renders are included to present the overall concept design, massing, scale and materiality of the project.

For details and locations of elements, features and landscaping refer to the drawings located in Appendix 01 Architectural Drawings.



VIEW FROM SOUTH WEST



VIEW FROM NORTH WEST



VIEW FROM SOUTH EAST



PEDESTRIAN ENTRANCE FROM FORTESCUE STREET



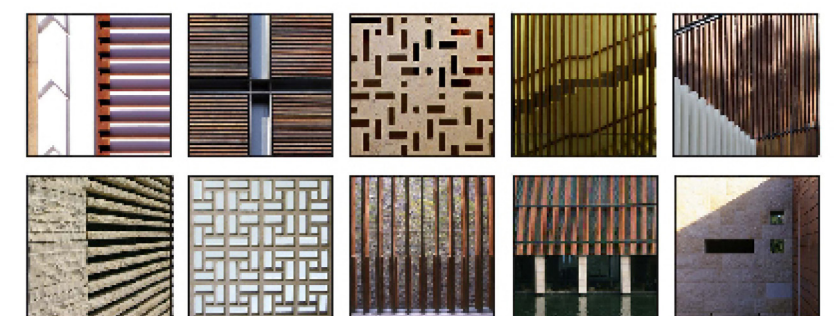
VIEW FROM FORTESCUE STREET



RECREATION LAWN & TERRACE



PEDESTRIAN ENTRANCE FROM DALGETY STREET



Kerry Hill Architects

30 MOUAT ST, FREMANTLE, 6160 WESTERN AUSTRALIA
TEL: (618) 9336 4545

29 CANTONMENT ROAD, SINGAPORE 089746
TEL: (65) 6323 5411

EMAIL: admin_perth@khastudio.com.au