



Department of **Planning Lands and Heritage**
Office of the Government Architect

State Design Review Panel Report Woodside Care Precinct DR3

For Town of East Fremantle

September 2020

Review attendance

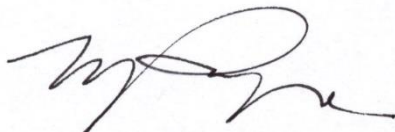
Subject	Woodside Care Precinct DR3	
Date	15 September 2020	
Time	1:00-4:00	
Location	140 William Street Perth	
Design Reviewers	Melinda Payne	Associate to Government Architect (Chair)
	Karen Hyde	Panel Member (Planning)
	Shea Hatch	Panel Member (Landscape Architecture)
	Marion Fredriksson	Panel Member (Urban Design)
	Nerida Moredoundt	Panel Member (Heritage)
Proponent Team	Daniel Prior	Hall and Prior
	Seán McGivern	Architect, Kerry Hill
	Patrick Kosky	Architect, Kerry Hill
	Phillip Griffiths	Heritage, Griffiths Architects
	Natalie Busch	Landscape Architect, Hassell
	Prasanna Suraweera	Sustainability, Santec
Planning Authority	Andrew Malone	Executive Manager of Regulatory Services, Town of East Fremantle
Observers	Paola Di Perna	Principal Planning Officer, DPLH
	Adelyn Siew	Director Heritage Development DPLH
Panel Support	Barbara Gdowski	Manager SDRP, Office of the Government Architect
	Meagan Wells	Program Assistant SDRP, Office of the Government Architect
Apologies	Philip Gresley	Panel Member (Architecture)
Declarations	Panel members declared ongoing working relationships with members of the project team that has been deemed to not represent a conflict of interest.	

Briefings

Relevant Authority	Andrew Malone	Town of East Fremantle Overview
Design Team	Patrick Kosky	Design Presentation
	Natalie Busch	
	Prasanna Suraweera	
	Philip Griffiths	

Design Review Report endorsement

Chair signature



Melinda Payne, Associate to Government Architect

Executive Summary

Overall	The proposal is supported by the Panel
Further review	A follow up review of this project is not required. Changes to the proposal may be submitted to Panel Chair for follow up commentary.
Summary comment	The Panel thanks the project team for engaging with the design review process. The Panel continues to support the sophisticated built form design approach adopted, including contemporary architectural language as an elegant and powerful contrast enhancing the character and prominence of Woodside House.





In light of Heritage Council reporting and consistent with past SDRP reviews, pursuing an innovative interpretation strategy through integrated built form, landscaping and public art remains critically important.

The landscape strategy has progressed well, including tree retention and transplantation, overall softscape referencing more strongly the heritage legacy of the House and landholdings, and balancing endemic and exotic species. Strengthening legibility and access to the Woodside House front door is also working well. Designing for elderly and dementia residents will remain an important objective during design development.

Further design development should focus on defining the access and security delineation, with the objective of ensuring reasonable access by the wider community to the Woodside House Café and related gardens, as explored in initial project concepts.

Ensure consistency across all consultancy drawing sets and accuracy of renders.

Summary review	DR1	DR2	DR3
Principle 1 - Context and character	Supported	Supported	Supported
Principle 2 - Landscape quality	Pending further attention	Pending further attention	Pending further attention
Principle 3 - Built form and scale	Pending further attention	Supported	Supported
Principle 4 - Functionality and build quality	Pending further attention	Pending further attention	Pending further attention
Principle 5 - Sustainability	Pending further attention	Pending further attention	Pending further attention
Principle 6 - Amenity	Pending further attention	Supported	Supported
Principle 7 - Legibility	Pending further attention	Pending further attention	Supported
Principle 8 - Safety	Pending further attention	Supported	Supported
Principle 9 - Community	Supported	Supported	Supported
Principle 10 - Aesthetics	Supported	Supported	Supported

	<i>Supported</i>
	<i>Pending further attention</i>
	<i>Not yet supported</i>
	<i>Yet to be addressed</i>

Design quality evaluation

Principle 1: Context and character *Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*

1. Provision of the elevation on Fortescue Street has been helpful for enhanced understanding and consideration of the East Fremantle character. Transparency from Fortescue Street through to the Ballroom and Woodside House is working well.
2. Continue to refine proposed fencing as an important contributor to the character of the proposal. Aim to minimise institutional in favour of residential character and ensure good views of the House. Include all walls and fence-lines in renders, sections and elevations for clarity regards impact and contribution. Balance security with welcoming character
3. Greater focus on the interpretation strategy for the former maternity hospital is required. It is noted that the completion of community consultation was viewed as critical before evolving this strategy, however, developing the strategy as soon as practicable will be essential for optimised integration. This should also include built form and not just be an 'add-on' as part of landscaping and public art.

Principle 2: Landscape quality *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context*

1. Panel acknowledges the substantial contribution to landscape character from retention of major trees
2. Continue to evolve the landscape strategy to reference legacy uses and history, including domestic garden setting, tennis court and heritage values as important contributors to conservation and interpretation. Continue to carefully balance structured landscape elements with softer, less formal elements. Continue to balance endemic and exotic planting approach and make more evident in drawings and renders.
3. Prioritise landscape functionality and design to support the enjoyment of residents, users and visitors, including the greater community, as opposed to landscape as support of built form. Identify where residents and community can interact recreationally.
4. Is it possible to demonstrate how the findings of the community consultation have been integrated into the landscape design? The production garden is a good opportunity to build community engagement and is strongly supported.
5. Reconsider the landscape response for the port cochere. The current resolution (formal and rigid) appears at odds with intent of the greater landscape design. Landscape design will need to soften this infrastructure.
6. Consider the target end-user group, including visitors when designing fixed seating elements, resting points and raised planters in the production garden, to ensure ease and comfort of use.

Principle 3: Built form and scale *Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*

1. The increased setback of the northern new build wing from Woodside House and opening of the north-east view corridor is supported.
2. The Panel encourages further minimisation of overshadowing to the south east neighbour where possible. Consider this in the next level of detail design of roof top terrace, boundary conditions, landscaping and fence lines.
3. Interrogate view lines from southern roof top terrace to the south east neighbour and minimise over-looking.

Principle 4: Functionality and build quality *Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*

1. Reduce the intrusiveness of the port cochere with careful consideration of retaining walls, materials and landscaping.
2. Clarify further location, functionality and design of fences and security lines, with the aim of maintaining an open, non-institutional and welcoming outcome, particularly for the Dalgety Street forecourt area. Fence-line and gateway design is particularly important as an objective from the earliest design concepts, of which the Panel remains strongly supportive. Where security lines are required, consider all aspects of design, including height and robustness.

3. Regarding the impact of the fence lines and security, the Panel questions whether the full walk circuit around the entire site is beneficial if it creates a less accessible Dalgety Street forecourt. Can a more extensive walk such as this be redesigned in a way that does not require secure control of the important front area forecourt area?
4. Additionally, demonstration of the experience of the walk circuit is recommended: ensure that walking between a fence and a building edge is still inviting.
5. Aim in design development to address the needs of dementia patients including tactility, wayfinding, comfort and shelter as informed by current best practice.

Principle 5: Sustainability *Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*

1. The retention and transplantation of mature trees as a sustainability initiative is acknowledged and supported as is the adaptation of the Woodside House.
2. The Panel noted the commitment to a 4-star Green Star Self Assessed as underwhelming. Consider 5 star as-built accreditation, befitting a high-quality development such as this.

Principle 6: Amenity *Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*

1. Outline the shade opportunities along the path to the front of Woodside House, to balance pedestrian comfort and the visibility of the heritage building. The Panel considers that trees in this area could be selected and managed in a way that they will not diminish the importance and prominence of this view.

Principle 7: Legibility *Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*

1. The improvement of the Dalgety Street forecourt south-east edge is strongly supported.
2. Clear and well-designed signage and wayfinding will be particularly important for residents and visitors. Ensure a high-quality outcome in the next level of design development.
3. The Panel strongly recommends diagrammatic explanation of how private versus public access will be delineated and managed, particularly for the outdoor area immediately to the north of Woodside House. This requires resolution prior to DA lodgement.

Principle 8: Safety *Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*

1. Woodside House Café presents an important opportunity to welcome the community and to support improved CPTED outcomes.
2. Protect and support dementia residents with a well-designed environment, including high-quality landscaping for strong biophilic contribution.

Principle 9: Community *Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction*

1. Aim to integrate community consultation findings into the interpretation strategy as soon as practicable. A high-quality innovative approach is required as part of the greater conservation strategy and justification for the demolition of the maternity wing.
2. As discussed elsewhere in this report, fencing and security elements should be designed with an aim to provide an open and accessible Dalgety Street forecourt.
3. The Panel supports the original design intent for community access and enjoyment of the forecourt landscape to Woodside House. Ensure this intent is maintained, communicated and legible through the consideration of the thresholds and interfaces.

Principle 10: Aesthetics *Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*

1. The Panel strongly supports the sophisticated design outcome developing in this proposal, where the distinctive, contemporary architectural language of new development references, contrasts and enhances the character and prominence of Woodside House.
2. Include all fences, gates and security lines in plans, sections, elevations and renders for accurate depiction of the proposal.