

Development Application Report

Woodside Care Precinct

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

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING

PS



Prepared for
Fresh Fields Projects (WA) No. 1 Pty Ltd
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1 Preliminary

1.1 Introduction

Planning Solutions acts on behalf of Hall & Prior Health and Aged Care Group and Fresh Fields Projects (WA) Pty Ltd, the proprietor and proponent of the proposed development on Lot 250 (18) and Lot 114 (26) Dalgety Street, and Lot 116 (29) Fortescue Street, East Fremantle (**subject site**). Planning Solutions has prepared the following report in support of an Application for Development Approval for a proposed Nursing Home (Residential Aged Care Facility) including the adaptive re-use of Woodside House and two existing dwellings for Supported Independent Living, an incidental wellness centre and ancillary café, and associated parking, access and landscaping. This report will discuss various issues pertinent to the proposal, including:

- Background.
- Site details.
- Proposed development.
- Town planning considerations.
- Merit assessment.

The proposed development will deliver a high-quality site-responsive residential aged care facility and supported living accommodation on the subject site. The site has been selected to accommodate the growing demand for residential aged care facilities within the Town of East Fremantle and surrounding communities.

The proposed redevelopment seeks to establish a new Woodside Care Precinct on site, which will offer high quality accessible aged care and supported living options to the local community. The proposal will enhance the landmark qualities and heritage values of the existing Woodside House and (former) Woodside Maternity Hospital, by bringing together the historical former uses of a home and a hospital as a Residential Aged Care Facility.

The development will retain the existing heritage listed Woodside House and include the removal of buildings fronting Fortescue Street (birthing and delivery suites associated with the former Woodside Maternity Hospital). The original development plans have been subject to review by the State Design Review Panel and the Heritage Council of Western Australia, resulting in a built form outcome that will enhance the amenity of the locality and the heritage attributes of the site. This will be achieved through sensitive and responsive architectural treatments, the extensive use of articulation, and implementation of landscaping to ensure the development sits comfortably within its suburban setting.



Figure 1: 3D render of proposed Woodside Care Precinct development, viewed from north west corner of the site.

2 Background

2.1 Site History – Woodside

A brief site history of Lot 250 (18) Dalgety Street, East Fremantle, is provided below.

- Between 1890-94, the property was developed as a farm holding and used for rural purposes.
- Construction of Woodside House was completed in 1902 as a private residence for William Dalgety Moore. The residence was extended in 1904 with a gardener's shed and a single-storey brick laundry building added in the 1920s.
- In 1923, the property was used as a hospital for the first time, with the name Woodside Hospital applied in 1925.
- The hospital ceased operating in 1946 and the building was then converted to residential units.
- The State Government purchased the site in 1951 and converted the building to a public maternity hospital, which opened on 23 October 1953 with 26 maternity beds.
- In 1966, the east wing was extended to contain wards, theatres, and nursing facilities.
- The public hospital ceased operations in 2006 however, the Department of Health administration staff stayed on until 2015, when Woodside Hospital finally closed its doors.

The Woodside property is included on the following heritage listings:

- State Register of Heritage Places (Heritage Place no. 792) Permanent 06 February 1998.
- Town of East Fremantle Municipal Inventory (Category A) 27 April 1999.

Additional information about the history and heritage values associated with the site are provided through this report, and included in the enclosed Heritage Impact Assessment report (refer **Appendix 04**).

2.2 Hall & Prior Woodside Care Precinct

Hall & Prior Health and Aged Care Group is a family-owned aged care organisation which provides an array of specialist care services, including residential aged care, high needs care, respite care, dementia care, palliative care, in-home care, and residential young disabled care.

Established in 1992, Hall & Prior are now one of Australia's leading aged care providers that operate 31 residential aged care homes and provide numerous community care programs across Western Australia (WA) and New South Wales, including award winning programs, aboriginal and veterans care programs, and support and care for the homeless. At present Hall & Prior employs approximately 2,400 staff across Australia and is currently the largest provider of residential care for commonwealth supported residents in WA.

Hall & Prior have a passion and commitment to deliver quality aged care that is accessible to everyone, no matter their background or circumstances. Hall & Prior homes and facilities offer leading care, safety, comfort, and quality facilities for residents to ensure choice in relation to accommodation and services, which is important to all individuals.

Hall & Prior's 'Woodside Care Precinct' project (the subject of this application) is proposed for the subject site, located within the Town of East Fremantle. The objectives for the Woodside Care Precinct project are as follows:

- To refurbish Woodside House to its former glory, with upper floors for serviced suites and the ground floor open to residents and the broader community.

- To create one of Australia's top 10 aged care centres with a range of high quality living and care options, including high care and low care accommodation options providing opportunity to age in place, specialist palliative care, dementia care and disability care (for people of various ages), and a range of allied health services. The facility will also offer options for living together as couples and contain beds dedicated to those with low financial means.
- To provide best practice in dementia care and other neurological disorder treatments.
- To provide one of the best food programs of any aged care provider in Australia.
- To create facilities and opportunities for social interaction between residents and visitors, potentially open for use by the community, including landscaped open areas and a hospitality space.
- To provide an investment of over \$100 million in the local economy, generating approximately 300 jobs during construction and 150 jobs ongoing to operate the facility.
- To provide a training hub for the aged care sector, including staff development, education and training facilities.
- To make a tribute to the maternity wards and rich history of the site, as well as the provision of public art.
- To create a community care hub for the residents, with a wellness centre, consultation rooms, health studios and hydrotherapy pool.
- To retain or transplant as many significant trees on site as possible.
- To explore opportunities for partnerships with local stakeholders.

These objectives have informed the design of the proposed facility, as well as the development plans and technical reports that form part of this application.

Project expansion

It is noted the original concept plans prepared by the project architects in 2020 depicted the proposed Woodside Care Precinct development on Lot 250 (18) Dalgety Street only. Subsequently, Hall & Prior have purchased the adjoining two lots to south (No. 26 Dalgety Street and No. 29 Fortescue Street), and the development plans were amended to incorporate the additional two lots into the Woodside Care Precinct proposal, providing for an expanded residential aged care facility and supported independent living on the subject site, and an appropriate on-site transition to the adjoining dwellings. It is intended all three lots will be amalgamated prior to construction should the proposed development be approved.

3 Site details

3.1 Land description

The subject site comprises three lots, legally defined as follows. Refer to **Table 1** below for a description of the subject site.

Table 1 – Lot details

Lot	Plan	Volume	Folio	Property address	Area (m ²)
250	DP 56055	2660	938	18 Dalgety Street, East Fremantle	10,016
114	Plan 3286	1572	757	26 Dalgety Street, East Fremantle	1,012
116	Plan 3286	1825	295	29 Fortescue Street, East Fremantle	1,012
Total site area					12,040m²

The registered proprietor of the above-mentioned lots is Fresh Fields Projects (WA) No. 1 Pty Ltd.

The limitations and encumbrances listed on the Certificates of Title are listed in **Table 2** below.

Table 2: Certificate of Title Limitations, Interests, Encumbrances and Notifications

Land description	Notification on Title
Lot 250 on Deposited Plan 56055	H186517 Memorial – Heritage of WA Act 1990 (lodged 1999) N711954 Memorial – Heritage of WA Act 1990 (lodged 2017) N690488 Mortgage
Lot 114 of Plan 3286	0720352 Mortgage
Lot 116 on Plan 3286	094503 Mortgage

The development as proposed does not conflict with any of the above notifications on title.

Refer to **Appendix 01** for a copy of the Certificates of Title and associated Plans.

3.2 Location

3.2.1 Regional context

The subject site is located within the municipal boundaries of the Town of East Fremantle (**Town**) in the suburb of East Fremantle. The site is approximately 13km south west of Perth city centre, 2.7km north east of Fremantle city centre, and approximately 1.5km south of the Swan River.

The site has dual frontage to both Dalgety Street (west) and Fortescue Street (east), both of which connect to Canning Highway to the north and Marmion Street to the south, and the wider metropolitan road network beyond.

3.2.2 Local context, land use and topography

The subject site is located within a residential area characterised by single and two storey detached dwellings, along with a number of grouped and multiple dwellings in close proximity to the site. The subject site is made up of three lots, containing the existing and currently vacant former Woodside Hospital buildings on the northern lot

(18 Dalgety Street), and two existing dwellings on the southern two lots (26 Dalgety Street and 29 Fortescue Street).

The properties to the north, south, east and west of the subject site all comprise low scale residential development. The site is approximately 700m walking distance of the Palmyra local shopping centre to the east, which includes a supermarket, post office, chemist, liquor store, and various cafés, restaurants, retail shops and health services.

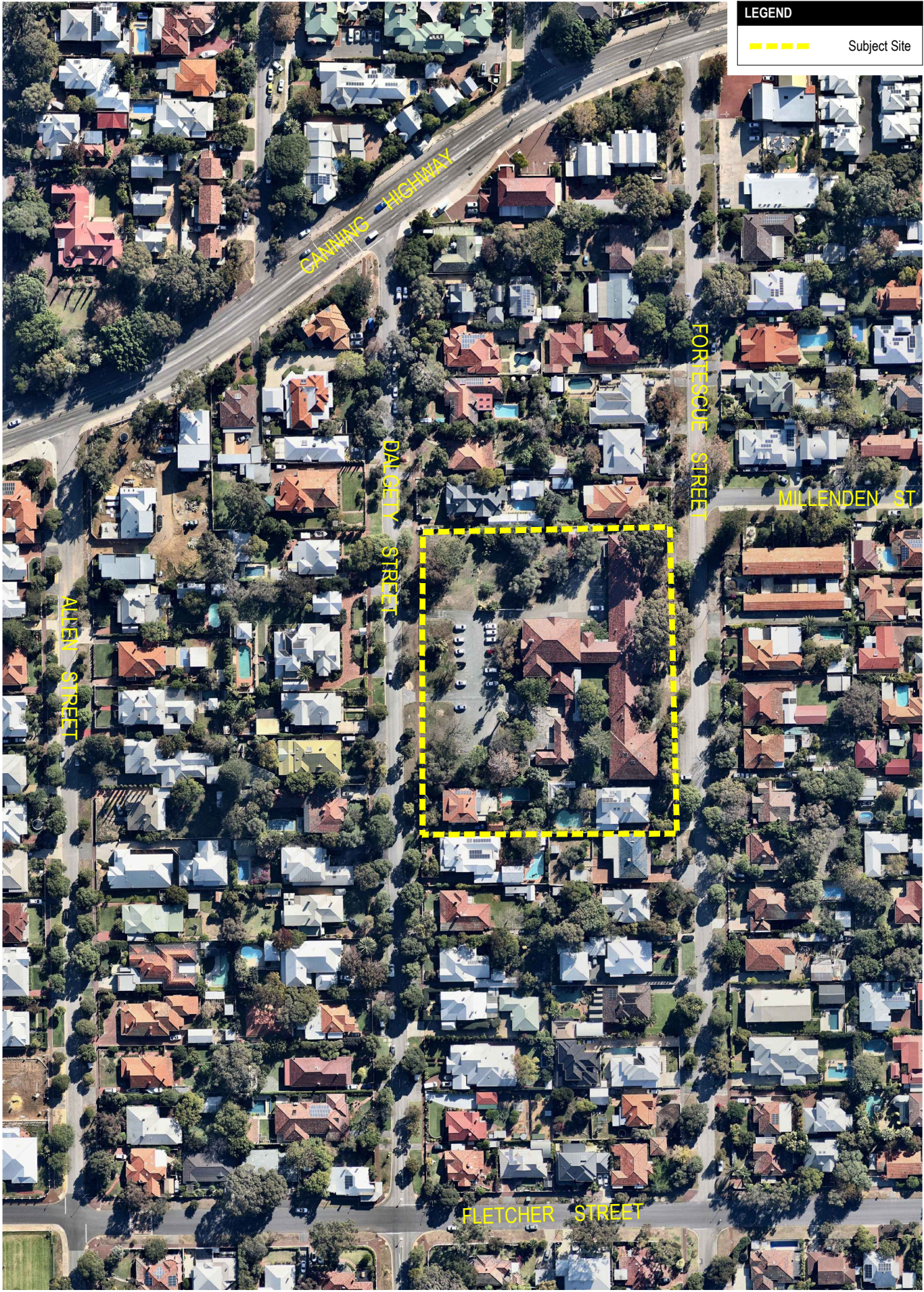
Bus stops are located on Canning Highway within 200m walking distance of the subject site to the north. The subject site is in close proximity to Bus Routes 111 and 910, which provide public transport access to Perth CBD, Fremantle city centre and train station, and Canning Bridge train station.

Site levels vary across the site by approximately four metres, from a high point of approximately 33.28m AHD in the centre of the site to a low point of approximately 28.22m AHD in the southwest corner of the site. The site has level differences along both street frontages, being approximately two metres along the Dalgety Street frontage, and approximately two metres along the Fortescue Street frontage.

Refer **Figure 2**, Aerial photograph, and **Photographs 1 - 11** below, depicting the subject site and surrounds.

LEGEND

Subject Site





Photograph 1 – Existing Woodside Hospital building on the subject site, western elevation (Dalgety Street frontage).



Photograph 2 – Existing Woodside Hospital building viewed from north west of the site (Dalgety Street).



Photograph 3 – Existing Woodside Hospital building viewed from the south west (Dalgety Street).



Photograph 4 – Dalgety Street streetscape looking west from the subject site, with existing northern crossover shown in foreground, and No. 25, 27 and 29 Dalgety Street shown in background (opposite the subject site).



Photograph 5 – Dalgety Street streetscape looking south, viewed from north west of the site (subject site on the left)



Photograph 6 – Dalgety Street streetscape looking north, viewed from south west of the site (subject site on the right)



Photograph 7 – No. 18 & 26 Dalgety Street (south west portion of subject site, Dalgety Street frontage).



Photograph 8 – No. 29 Fortescue Street (subject site, Fortescue Street frontage).



Photograph 9 – Fortescue Street frontage looking north, with subject site on the left.



Photograph 10 – Existing Woodside Hospital maternity wing on the subject site (Fortescue Street frontage).



Photograph 11 – No. 22 & 24 Fortescue Street (adjoining properties to the east), viewed from site's eastern boundary.

4 Proposed development

The proposal seeks to develop the subject site for a residential aged care facility and supported independent living, including the adaptive refurbishment of the former Woodside Hospital and two existing residential dwellings on the southern portion of the site. The proposed development comprises a new, integrated residential aged care facility and supported independent living accommodation, parking and access, extensive landscaping, and an incidental wellness centre and café. As part of the redevelopment, existing buildings on the eastern and southern parts of 18 Dalgety Street will be removed (former Woodside hospital additions). The rear additions to the two dwellings on 26 Dalgety Street and 29 Fortescue Street will also be removed to provide for more suitable accommodation for supported independent living.

The new residential aged care facility building will contain 158 aged care beds and has been designed to sympathetically integrate with the heritage listed Woodside House on the subject site, and appropriately address both Dalgety Street and Fortescue Street frontages. The proposal includes the adaptive re-use of two existing single dwellings on 26 Dalgety Street and 29 Fortescue Street, which are to be re-purposed for supported independent living accommodation, with works including new additions to the rear of both dwellings.

The proposal will make a significant contribution towards meeting the needs of future residents and responds to the increasing demand for ‘ageing in place’. The high-quality design of the facility will positively contribute to the amenity of the locality and enhance the quality of life for its future residents.

The Woodside Care Precinct will provide much needed residential aged care in the local area to meet the growing demand. The new facility will be the only residential aged care facility in the Town of East Fremantle south of Canning Highway.

The particulars of the proposed new aged care facility development are provided below.

4.1 Development particulars

4.1.1 Built form

The proposal comprises a four storey residential aged care facility development incorporating 158 beds, supported independent living dwellings, an incidental wellness centre, ancillary cafe, car parking and access, and extensive landscaping. The proposal will retain and upgrade the existing Woodside House, to develop an integrated aged care facility on site. The proposal also includes the adaptive re-use of the existing dwellings at 26 Dalgety Street and 29 Fortescue Street, with the front facades to be retained and new additions to the rear.

The proposed new development has been deliberately sited and designed to maximise and protect the substantial heritage values associated with Woodside House. This includes maintaining a view corridor of the House from the northwest approach to the site along Dalgety Street. The lot boundary setbacks to the north achieve appropriate separation from the adjoining residential properties to ensure there will be no significant impacts. The siting of the buildings also provides the opportunity to retain existing trees/vegetation along the Fortescue Street frontage.

The particulars of the development are outlined in **Table 3** below, followed by rendered illustrations prepared by Kerry Hill Architects, and further details of the key aspects of the proposal.

Table 3 – Development Particulars

Element / Level	Proposed development particulars
Open space	Approximately 60% of development site area is landscaped open space.
Setbacks	<ul style="list-style-type: none"> • Primary street setback to Dalgety Street (aged care facility) ranging from a minimum of 19.27m to the north wing building, 6.0m to the south wing, and 40.6m to the existing Woodside building. • Secondary street setback to Fortescue Street to the aged care facility range from a minimum of 6.01m to 26.9m (to the tangent of the curve of the building in the north west corner). • Setbacks to the northern boundary ranging from a minimum of 7m to 7.51m at ground level (to inside balustrade), and 7.4m to 7.55m at Levels 1 and 2, and minimum of 9.1m at Level 3. • Setbacks to the southern boundary ranging from 2.5m to 2.6m to the additions proposed to the two dwellings on Lots 114 & 116.
Building height	<p>Maximum building heights of:</p> <ul style="list-style-type: none"> • North wing / elevation – three storeys with screened rooftop of plant room. • South wing / elevation – three to four storeys. • East wing / elevation – three to four storeys (Fortescue Street frontage). • Existing Woodside House – two storeys with a top of ridge height to +46 AHD (no change). • Existing dwellings on Lots 114 & 116 – single storey (no change).
Pedestrian access	<ul style="list-style-type: none"> • Main entrance to the facility is provided at ground level of the new south wing building fronting Dalgety Street. The entrance lobby is clearly visible and accessible from Dalgety Street. • A clear and direct pedestrian path is provided to Woodside House to reactivate the former north facing 'front door' of the heritage building. • Pedestrian access is also provided to the Wellness Centre from Dalgety Street. • A secondary pedestrian entrance is provided via the Fortescue Street frontage, central to the site.
Vehicle parking and access	<ul style="list-style-type: none"> • Four crossovers are proposed to service the development along Dalgety Street as follows: <ul style="list-style-type: none"> ○ Servicing the Wellness Centre for pick up and drop off. ○ A central crossover servicing the main entry and reception pick up and drop off. ○ A crossover servicing a basement and at grade car park. ○ Retention of an existing crossover servicing the SIL dwelling. • Two crossovers on Fortescue Street are proposed, comprising one servicing the basement and at grade car park, and one servicing the retained SIL dwelling. • 90 car parking bays are provided on-site accessed via full movement crossovers on Dalgety Street and Fortescue Street. • 4 car parking bays are provided on Lots 114 & 116 (2 per dwelling). • Existing angled on-street parking in Fortescue Street will be reconfigured to provide 11 on-street parallel embayed parking bays, to be designated as visitor bays.
Aged care facility development on Lot 250 (18) Dalgety Street	
Basement Level	<ul style="list-style-type: none"> • Mechanical plant rooms associated with incidental wellness centre.
Lower Ground Floor	<ul style="list-style-type: none"> • Wellness centre accessed via Dalgety Street (refer to section 4.1.4 of this report below). • Staff room and end of trip facilities. • Laundry and kitchen service areas. • Mechanical/comms/service rooms, electrical substation and maintenance workshop. • General and cleaner stores. • Bin and waste store. • Fire tanks, water plant and fire pump rooms. • Service loading bay/waste pickup zone for vehicles.

Ground Floor	<ul style="list-style-type: none"> • 3 car parking bays provided near the Woodside building entrance, accessed via Dalgety Street. • Main entrance, welcome lobby and reception area (south wing) accessed via Dalgety Street. • Administration offices, meeting rooms and staff facilities. • Chapel. • Boardroom/private dining room (Woodside building). • 34 care suites, comprising 28 single rooms and 6 companion rooms. All but 2 have access to a balcony or terrace. • Common areas for dining, recreation, and social interaction, including areas with access to outdoor terraces. • Ancillary café (approx. 37m² floor area) within Woodside House, accessed via Dalgety Street.
First Floor	<ul style="list-style-type: none"> • 46 care suites, comprising 34 single rooms and 8 companion rooms in the new building, and 4 suites in Woodside House. All but 3 care suites have access to a private balcony. • Common areas for dining, recreation, and social interaction, including areas with access to outdoor terraces.
Second Floor	<ul style="list-style-type: none"> • 42 care suites, comprising 34 single rooms and 8 companion rooms. • 33 care suites have access to a private balcony. • Common areas for dining, recreation, and social interaction, including areas with access to outdoor terraces.
Third Floor	<ul style="list-style-type: none"> • 8 companion room care suites. All care suites have access to a private balcony. • Common areas for dining, recreation, and social interaction, including areas with access to outdoor terraces. • Rooftop gardens / landscaping. • Rooftop solar panels, cooling towers, HW plant and mechanical plant.
Supported independent living dwelling on Lot 114 (26) Dalgety Street	
	<ul style="list-style-type: none"> • Existing single storey dwelling to be retained and upgraded, and contain three care beds and one carer's bedroom, all with ensuites. • Shared living, kitchen and dining area (proposed addition at rear of building). • Laundry and clothes drying area. • Two car bays accessed via Dalgety Street (existing parking and access to be retained and upgraded). • Pedestrian access to residential aged care facility/car park at rear of site provided via stairs.
Supported independent living dwelling on Lot 116 (29) Fortescue Street	
	<ul style="list-style-type: none"> • Existing single storey dwelling to be retained and upgraded, and contain three care beds and one carer's bedroom, all with ensuites. • Shared living, kitchen and dining area (proposed addition at rear of building). • Laundry and clothes drying area. • Two car bays accessed via Fortescue Street (existing parking and access to be retained and upgraded). • Pedestrian access to residential aged care facility/car park at rear of site provided via stairs.

Refer to **Figures 3-8** 3D renders depicting the proposed development, and **Appendix 02**, Architectural Design Report and Development Plans, which includes a set of Woodside House development plans (conservation, alterations and additions plans) prepared by Griffiths Architects.



Figure 3: View of proposed development from south west of the site



Figure 4: View of proposed development from north west of the site



Figure 5: View of pedestrian entrance from Dalgety Street



Figure 6: View of proposed development from south east of the site.



Figure 7: View of proposed development from Fortescue Street, south east of the site.



Figure 8: View of pedestrian entrance from Fortescue Street

4.1.2 Hours of operation

Residential aged care facility building

The proposed residential aged care facility will operate 24 hours a day, 7 days a week, providing around the clock care to its residents. Employees will work in shifts and will not sleep on site. The wellness centre will typically operate during normal business hours between 7:00am and 6:00pm, seven days a week.

Supported independent living dwellings

The supported independent living (SIL) dwellings on 26 Dalgety Street and 29 Fortescue Street will each contain one carer's bedroom with ensuite, providing live-in carer's accommodation for two staff (one carer per dwelling).

4.1.3 Staff numbers and visitors

The proposed facility will have peak staffing numbers of approximately 58. Peak staffing levels typically occur between 7:00am and 3:00pm and start to taper down towards the afternoon as staff change over. The SILs and Wellness Centre staff are included in the overall staffing numbers. It should be noted that there is not a 'shift change' where all staff are replaced at a set time.

Family members can visit throughout the day however the peak weekday visitation is typically between 3:00pm to 7:00pm. During this time staffing numbers are declining, making on-site car bays available to cater for resident visitors. Peak visitation occurs over the weekend where considerably more parking is available on-site.

4.1.4 Wellness centre

The residential aged care facility contains a 'wellness centre' on the lower ground floor of the north wing building, accessed via Dalgety Street porte cochere. The proposed wellness centre comprises of the following elements:

- Entrance lobby and reception.
- Five consulting rooms.
- Exercise studio, strength and conditioning room, and massage/therapy room.
- Hydrotherapy pool and change room.

The wellness centre will provide Allied Health services to the residents of the aged care facility.

As a Commonwealth approved provider of home care services, Hall & Prior visits the elderly in the local community and provide services as part of this Commonwealth program. This also allows these residents to access the wellness centre as part of home care services provided. Allowing elderly residents to access the wellness centre can prolong their ability to remain at home and maintain a level of independence.

The services provided by the wellness centre are identical to and form part the normal services provided within a residential aged care facility of this size. Given home care customers are elderly and receive / will receive in home services of Hall and Prior their use of the wellness centre is incidental to, and part of the prevailing and predominant use of residential aged care.

4.1.5 Ancillary café

The proposed development includes an ancillary café component on the ground floor of Woodside House. The café will service the residents, visitors, and staff of the facility. The café has a floor area of approximately 37m², and is accessed via Dalgety Street frontage. Hours of operation will typically be between 8am-3pm daily. The café will be serviced by the aged care facility staff, servicing and kitchen facilities. The ancillary café will provide a communal amenity for residents and staff that is incidental to, and part of the prevailing and predominant use of a residential aged care facility.

4.1.6 Design

The design of the proposed development has been carefully and thoughtfully crafted to create a development of a very high standard, commensurate with the high-amenity nature of the locality, which is responsive to, and compatible with, the heritage values associated with the site and surrounding context.

Refer **Appendix 02**, Architectural Design Report prepared by Kerry Hill Architects, and **section 8.1** of this report which provides an assessment of the 10 design principles set out under State Planning Policy 7.0.

4.1.7 Landscaping

The proposed development is supported by a comprehensive and well considered landscape concept plan prepared by Hassell landscape architects, which considers the heritage of the site in the context of a functional residential aged care facility. The design has been subject to design review with comments being incorporated into the final design. Key aspects of the landscape plan are as follows:

- The street setback areas to both Dalgety Street and Fortescue Street have distinctive themes with the Fortescue Street frontage building on a native theme and the Dalgety Street frontage reflecting the historical European influences.
- Significant trees identified as having a high retention value will be retained or relocated on site.
- Overall, the number of trees on site will increase, with 10 trees to be retained in-situ, 7 to be transplanted within the site, and a further 106 new trees ranging in size form small to large will be planted on site.
- Approximately 19.5% of the site (2,350m²) will be deep soil area with a further 19% (2,290m²) of the site area provided as on-structure planting.
- Outdoor seating areas, courtyards, communal areas and roof gardens.

Refer to **Figure 9**, Landscape theming below, and **Appendix 03** for a copy of the Landscaping Design Report.

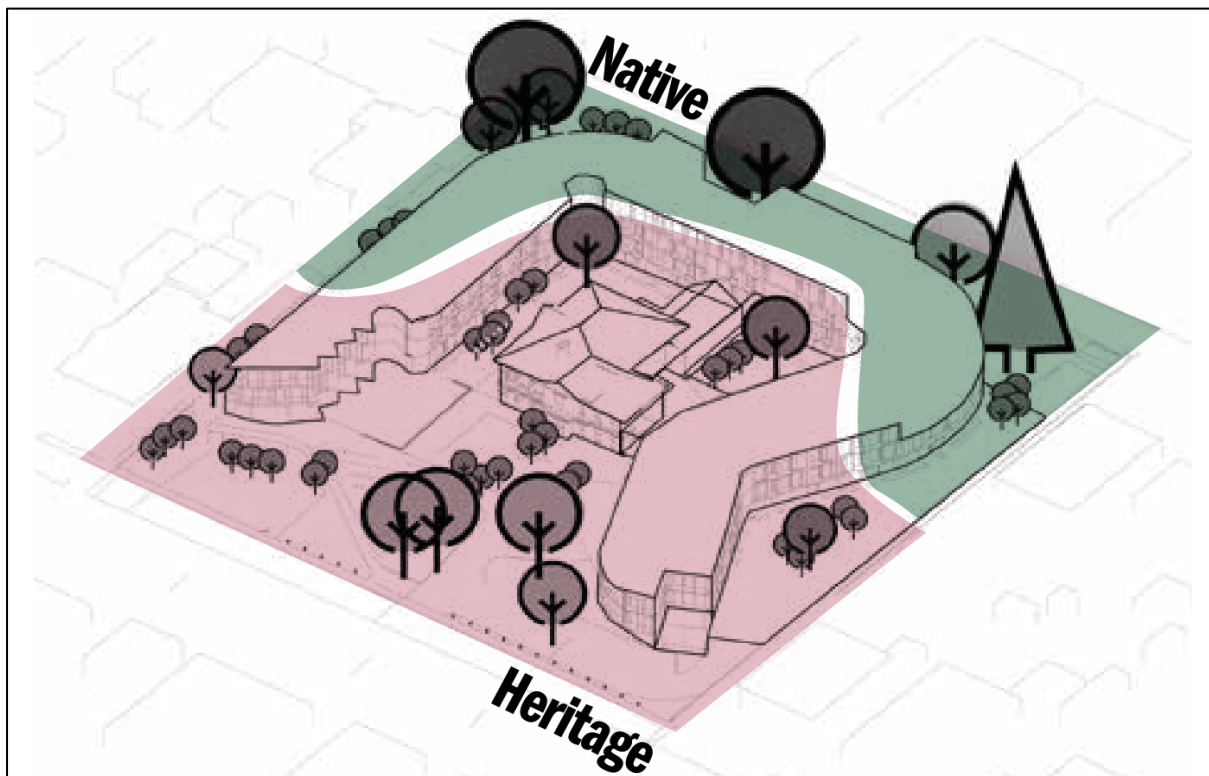


Figure 9: Landscape theming

4.1.8 Heritage

The development approach for the Woodside Care Precinct is to enhance the landmark qualities of the historic Woodside House in the context of its setting, as a formal rural holding, private hospital, maternity hospital and the evolution into aged care. The heritage and streetscape qualities of 29 Fortescue and 26 Dalgety Street are also respected through their adaptive reuse.

The landmark qualities of the house will be enhanced by presenting the place in a generous setting, reminiscent of its past rural context by maintaining views of the building from Dalgety Street, in particular from the northern approach. The new buildings are located to the north, east and south of the Woodside house with substantial curtilage around Woodside House and to the adjoining residential dwellings. A view through the building from Fortescue Street to Woodside House will provide glimpses of the former ballroom not seen from this vantage point for over 50 years. New buildings take a contemporary approach in their architectural expression consistent with the objectives of the Burra Charter.

The proposed development is supported by a Heritage Impact Assessment prepared by Griffiths Architects. The statement concludes the proposed residential aged care facility will not have a significant impact on the heritage values associated with the subject site. The findings of the statement are summarised as follows:

- The changes proposed in the submission are cognisant of the Statement of Significance heritage values.
- The loss of significant fabric of the hospital wing additions are mitigated by a focus on a substantial conservation outcome on the earliest fabric of the Woodside House and Ballroom.
- The new building elements are compatible in scale and visually sympathetic in terms of scale, bulk, mass and materials palette.
- The assessment concludes that there are no significant negative impacts on the heritage values of the place and that changes made to the scheme during pre-lodgement engagement with HCWA, SDRP and the Town have reduced potential impacts.
- The work will see the most important parts of the place retained, conserved and revealed. Overall, the works give the place a new healthcare and community focus to ensure that the important cultural values of the place are maintained.
- The impacts of the alterations to 29 Fortescue Street are mitigated by the minimal intervention of the front main rooms and minimal alterations to the rear rooms. The front presentation of the building will still retain its positive impact to the streetscape.
- The impacts of the alterations to 26 Dalgety Street are mitigated by the retention of the streetscape values of the building's presentation to the street.

The development will provide a new life and focus for the place which will assist in sustaining its cultural heritage values.

Refer to **Appendix 04**, Heritage Impact Assessment, **Appendix 15**, Schedule of Conservation Works, and **Appendix 16**, Heritage Interpretation Strategy, prepared by Griffiths Architects.

4.1.9 Traffic Reporting

The proposed development is supported by a Traffic Impact Assessment (TIA) prepared by Cardno. The TIA concludes that the proposed residential aged care facility will not have a negative impact on the surrounding road network. The key findings of the assessment are summarised as follows:

- Overall, the public transport network is good with high frequency bus services accessible along Canning Highway.

- The proposed development is expected to generate approximately 64 two-way vehicular trips in the AM peak and 84 two-way vehicular trips in the PM peak hour periods.
- The SIDRA results show that most of the intersections will operate at an acceptable level of service for all scenarios. Pre-existing traffic issues at Canning Highway which are unrelated to the development will result in delays for traffic entering this environment. Future road upgrades improve the operation at Canning Highway/Fortescue Street intersection while the Canning Highway/Dalgety Street intersection only sees improvements for the right turn movement into Dalgety Street.
- The number of recorded crashes on adjacent roads to the Site is not considered to be excessive, and it is expected that the development will not cause any material change to road safety in the area.

Refer **Appendix 05** for a copy of Transport Impact Assessment.

4.1.10 Noise Management

An Acoustic Report has been prepared by Herring Storer Acoustics for the proposed development. The assessment identifies relevant standards and measures to ensure the proposed development meets all the required acoustic considerations.

Refer **Appendix 06** for a copy of the Acoustic Report.

4.1.11 Waste Management

A Waste Management report has been prepared by Talis, with the report conclusions summarised as follows:

- The proposed facility provides a sufficiently sized bin storage area for storage of refuse and recyclables, based on the estimated waste generation and suitable configuration of bins.
- A private contractor will service the facility on site, directly from the bin storage area.
- The private contractor's waste collection vehicle will enter and exit the facility in forward gear via Fortescue Street.
- Facility management and maintenance/cleaning teams will monitor and maintain the waste system to ensure it continually meets the needs of the facility.

Refer **Appendix 07** for a copy of the Waste Management Report.

4.1.12 Public Art Strategy

Hall & Prior has engaged Design Theory art consultants to prepare a Public Art Strategy in support of the proposed development application. The Woodside Care Precinct Public Art Strategy will act as a framework for the development of public art concepts within the subject site. A summary of the proposed strategy is provided below:

- The proposed curatorial theme for the Woodside Care Precinct is 'Home', embracing the site's past as a former residence and hospital, as well as the site's future as a proposed residential care facility.
- Public art to interpret the important heritage aspects of Woodside House.
- All public art works to be unique, site responsive, engaging and high quality.
- Proposed locations and art types will align with the Town's Public Art Strategy and Policy objectives.

The supporting Public Art Strategy is contained in **Appendix 09**. The Town's Public Art Strategy and policies is discussed in **sections 6.6 and 7.4** of this report.

4.1.13 Sustainability

Hall & Prior has engaged Stantec to provide a summary of the environmentally sustainable design options for inclusion in the proposed development. The targeted performance shall be a 4 Star equivalency rating which is nationally recognised as “Best Practice” standard of performance. The following initiatives are typically proposed as part of the 4 Star equivalency pathway:

- Commitment to Environmental Performance Targets.
- Responsible construction practices.
- Ensure separation of waste streams, dedicated waste storage areas with appropriate access.
- Indoor air quality improved with HVAC design to ensure cleanliness of system and facility of maintenance.
- Low VOC internal finishes.
- High levels of daylight in regularly occupied spaces.
- All areas to be provided with LED lighting.
- Energy efficient HVAC and gas hot water system.
- Installation of high efficiency fixtures, fittings, and irrigation systems to reduce water consumption.
- High performance building façade including double glazing.
- Maximise available roof space for Solar PV.

Refer **Appendix 10**, Sustainability pathway letter prepared by Stantec in support of the development application.

4.1.14 Stormwater

A Civil Design Report has been prepared by Stantec for the proposed development, which includes stormwater management plans. All stormwater is to be managed and treated on site. The following drainage measures are proposed to facilitate drainage of the site and protect the property from stormwater runoff within the site:

- Stormwater runoff for the proposed buildings and car park areas will be designed in accordance with the relevant development guidelines and requirements.
- Underground storage units to be located within landscaped areas, on-ground pavement areas and basement car parking areas.

Refer **Appendix 11**, Civil Design Report prepared by Stantec.

5 Stakeholder engagement

The project team has engaged various relevant stakeholders through the initial design phase of the project. This includes engagement with the local community and Council, Heritage Council of WA, and State Design Review Panel. Overall, the feedback from the local community and relevant stakeholders has been supportive, as discussed below.

5.1 Pre-lodgement engagement with the Town of East Fremantle

The project team has met with and briefed the Elected Members and senior officers of the Town of East Fremantle (**Town**) over the last 2+ years. The objective of this continued engagement was to keep the Town informed of the project progress and to ensure any concerns from a statutory planning or community perspective were given proper regard in the formulation of the plan.

The engagement included technical meetings with the Town's officers and briefings of the Elected members.

Where appropriate, the final development plans have addressed the Towns comments.

5.2 Pre-lodgement engagement with the Heritage Council of WA

The Heritage Council of Western Australia (**HCWA**) has been engaged through the preliminary design phase of the project.

The project design and heritage team engaged with officers from the Department of Planning, Lands and Heritage (**DPLH**) at an early stage, then presented to the HCWA. The team was guided by the conservation management plan and guidance offered by the HCWA, which recognised the difficulties of retaining the maternity hospital elements as well as Woodside House.

The project was presented to the HCWA on several occasions. The most recent presentation occurred on 28 August 2020, with the outcome of this meeting being conditional support for the proposal (refer **Appendix 14**).

A Schedule of Conservation Works and Heritage Interpretation Strategy have been prepared in response to the feedback provided by the HCWA in 2020, addressing all the matters raised. Refer **Appendix 15** and **16**.

5.3 Direct community consultation

Hall & Prior engaged the services of a community engagement specialist, Creating Communities, to manage a thorough and comprehensive pre-lodgement community engagement process between January and November 2020. The community engagement process focused on the adjoining residents, surrounding community, and other relevant stakeholders. The following engagement initiatives were conducted during January to November 2020 to seek feedback from the relevant stakeholders:

- 14 meetings with the Town of East Fremantle, State Design Review Panel and HCWA.
- Six meetings with other stakeholders, including heads of Government Departments; Local Members of Parliament; the Fremantle Chamber of Commerce; and Autism Association of WA (a near neighbour).
- 15 one-on-one meetings with neighbours who live in close proximity to the site.
- One focus group session with local businesses and community organisations, attended by a total of seven representatives.
- Two focus group sessions with the general community, attended by a total of 44 local residents.

- A drop-in session at the Town of East Fremantle’s community open day on 12 August 2020, attended by over 70 people, with approximately 41 asking questions or providing comment related to the Woodside Health and Aged Care Precinct revitalisation project.
- Drop-in open day sessions at Woodside House to seek feedback on the concept design, attended by 85 community members.
- Town of East Fremantle Elected member tour; elected members were taken on a tour of Hall & Prior’s Karingal Green facility to show the standard of care and accommodation to be provided.

Overall, the feedback from the local community and relevant stakeholders has been supportive. The key concern raised during the community consultations related to potential overlooking and overshadowing of neighbours, visual impact of building bulk, and potential impacts of traffic, parking, and construction.

A detailed ‘Information and Frequently Asked Questions’ (**FAQ**) document was produced and distributed to the meeting attendees and participants and provided to the Town of East Fremantle for posting on their website.

Refer **Appendix 08** Community Engagement summary report for details of the consultation process and outcomes.

5.4 State Design Review

Given the estimated cost of development and range of design considerations the proponent sought and received support from the Town for the project to be assessed by the State Design Review Panel (**SDRP**). The SDRP provides advice on design matters; the advice is not binding on the decision maker.

The review process involved presentations to the SDRP on three occasions, being 16 March, 28 April and 15 September 2020. The SDRP has expressed its continued support to the built form design approach adopted, including contemporary architectural language as an elegant and powerful contrast enhancing the character and prominence of Woodside House.

The summary comments from Design Review 3 are as follows:

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.

The panel noted a further review was not required. Refer **Appendix 13** for a copy of the Design Review 3 report.

A summary of feedback received from the SDRP through the design review process is provided in **Table 4** below.

Table 4 – Summary of design review feedback

Design Review feedback			
	Supported		
	Pending further attention		Not yet supported
		Yet to be assessed	
Design Principle	DR1	DR2	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

5.4.1 Response to SDRP comments

The SDRP identified the principles relating to Landscape Quality, Functionality and Build Quality, and Sustainability required further refinement. The lodged plans have responded to these comments in the following way, noting design review is an advisory process.

Landscape quality

The landscape design has been further refined and continues to reference the heritage of the site by, amongst other things, replanting olive trees, the inclusion of a sensory garden, and interpretation of the former tennis court into a structured lawn area. The landscaping, including the location of plants harmonises with the architecture whilst at the same time allowing important views of Woodside House to be maintained from Dalgety Street.

The Dalgety Street frontage has a historic / productive / domestic theme, reflective of the European history associated with the site and building. The Dalgety Street frontage also includes a better sized ‘community pocket park’ to support the enjoyment of the site by the community.

Structured gardens are important given the nature of the use and need for outdoor areas to be safe and accessible. Garden beds have become less geometric and more organic in shape to create the impression of a less formal landscape.

The site lends itself to a native theme along the Fortescue Street frontage with the retention of several significant gum trees and the replanting of a Norfolk Pine.

Functionality and build quality

As this is a residential aged care facility, the security of its residents is of paramount importance, along with the control and management of visitors given the current pandemic. To ensure fencing is not visually intrusive a bronze painted fence (or similar) is proposed. This will ensure residents security without imposing a visual barrier that detracts from important views of Woodside House. The security fence is set back from the Dalgety Street frontage to allow community access to the forecourt grounds whilst providing opportunities for incidental interaction.

Sustainability

The SDRP acknowledged and supported the adaptation of Woodside House and retention and transplantation of mature trees as a sustainability initiative but requested a 5 Star as-built accreditation be considered in future. Whilst the development will continue to target a 4 star Green Star Design (self assessed) equivalency rating, the proposed performance strategy is preliminary in nature and will be subject to further review and design development in the future detailed design phase of the project. It is noted that a 4 Star equivalency rating is nationally recognised as a “Best Practice” standard of performance.

6 Strategic planning framework

6.1 State Planning Strategy 2050

The State Planning Strategy 2050 is an integral part of the Western Australian planning system designed to inform planning policies and decisions throughout the State. Its vision is that by 2050, Western Australia will have a diverse range of interconnected and vibrant local communities and regional centres, with living standards continuing to be amongst the highest in the world. It promotes a 'can do' attitude.

Relevantly to this proposal, the State Planning Strategy 2050's principle for infrastructure provides:

All levels of government have a role to play in the coordinated delivery of the 'hard' elements of community infrastructure, including schools, hospitals, civic centres, aged care facilities and public open spaces, as well as the 'soft' elements of community infrastructure, which include social services, community building, and culture and arts programs. [emphasis added]

In considering social infrastructure, the State Planning Strategy 2050 also states:

Ensuring people who are ageing can remain in their long-term communities through the provision of aged care retirement housing options and land tenure arrangements will ease the stress on the State's service delivery programs.

In considering the vision and principles of the State Planning Strategy 2050 in the context of this development application, the need to provide aged care facilities is apparent, as is the role of government in supporting planning proposals that increase availability to aged care facilities.

6.2 Perth and Peel @ 3.5 Million

Perth and Peel at 3.5 Million is the overarching spatial planning framework applicable to the Perth and Peel regions. The document provides guidance on where development should occur to ensure sustainable urban growth, protect the environment and heritage and make the most effective use of existing infrastructure. The Perth and Peel @ 3.5 million documents sets the context for four sub-regional planning frameworks, including the Central Sub-Regional Planning Framework relevant to the subject site. The framework guides infill development, with the aim to deliver a compact and connected city.

6.2.1 Central Metropolitan Sub-Regional Planning Framework

The Perth and Peel @ 3.5 million Central Sub-Regional Planning Framework (**Sub-Regional Planning Framework**) is a key instrument for achieving a more consolidated urban form that will reduce dependence on new urban greenfield developments. The Sub-Regional Planning Framework provides the spatial framework which will guide local governments in achieving optimal urban consolidation over the long term. The Sub-Regional Planning Framework supports the orderly and proper development of infill through the region by encouraging development adjacent to activity centres, station precincts and urban corridors.

The Framework states that planning to accommodate an ageing population is a major challenge for Australian capital cities, including Perth. The framework identifies the need to ensure more efficient use of existing services and social infrastructure and the need to provide well-designed higher-density housing that considers local context, siting, form, amenity and the natural environment, with diverse dwelling types to meet the needs of the changing demographics.

The proposed development involves an increase in the residential density of a site in an established neighbourhood consistent with the local planning framework. The development optimises existing civic and community infrastructure within the locality, consistent with the intent of the Perth and Peel @ 3.5 million documents.

6.3 WAPC Position Statement: Residential Accommodation for Ageing Persons

The Western Australian Planning Commission (WAPC)'s Position Statement: Residential Accommodation for Ageing Persons (December 2020) outlines the WAPC's land use definitions and requirements for residential aged care facilities and independent living complexes in Western Australia.

Amongst other matters, the statement expressed the WAPC's position that there may be circumstances where a local development plan (LDP) could be prepared for residential aged care facilities where the local planning framework doesn't otherwise provide development standards specific for that use. Given full development will occur in one stage, and the site complexity relating to heritage matters, a fine grained, and considered and detailed approach was necessary. Under this circumstance an LDP was not considered necessary prior to this application being prepared and assessed by the relevant authority.

Neither the WAPC, SDRP or the Town has expressed an opinion that an LDP would be required or was necessary. Furthermore, it is noted that a development application provides more detail than would otherwise be provided with an LDP. This detail was critical to demonstrating an appropriate response to heritage and streetscape.

6.4 Town of East Fremantle Local Planning Strategy

The Town has prepared a draft Local Planning Strategy (LPS) to provide strategic direction for future planning and development within the Town over the next 10 to 15 years. The draft LPS was advertised for public comment in late 2021, and Council resolved to adopt the LPS on 15 February 2022, subject to a number of modifications.

Whilst the draft LPS is subject to final WAPC endorsement, and possible further advertising, the draft LPS adopted by Council is the principal strategic planning instrument to be considered in decision making, as required by clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015.

The draft LPS identifies a number of planning themes and issues of relevance to the Town, consistent with the State planning framework. For each planning issue and opportunity identified, the LPS sets out planning directions and actions to be undertaken by the Town.

Most notably the draft LPS recognised that: *the largest population growth in the Town is likely to be people in the over 55 age brackets*. This reinforces the need and demand for residential aged care facilities and associated facilities that provide in home care to the community.

The proposed development is consistent with the following planning directions and actions set out in Part 1, Table 2 of the draft LPS:

Planning Direction 3: *Encourage a diverse range of housing options throughout the Town.*

Action xii: *As part of the local planning scheme review process, facilitate the further provision of residential accommodation for an ageing population by proposing the incorporation of land use definitions and permissibility within the zoning table as guided by the WAPC's position statement (WAPC, 2020) and in accordance with local needs.*

Following a review of submissions, the Town made the following modifications relevant the subject site and application (refer Ordinary Council Meeting Agenda dated 15 February 2022):

Proposed modification t) *Modify Part 2, Section 5.1.2 Diversity, to include additional wording that refers to the former Woodside Hospital site on Dalgety Street as being considered suitable for aged persons accommodation.*

Proposed modification u) *Include additional action in Part 1, Table 2, Planning Direction 3 to support an amendment to the local planning scheme to provide for residential aged care and*

independent living complex as additional uses at the former Woodside Hospital site on Dalgety Street and to consider provision for further additional uses associated with these land uses pending further investigation.

Based on the above, the proposed residential aged care facility is considered an entirely appropriate land use and development for the subject site, being consistent with the Town's draft LPS and intended strategic direction for the site.

6.5 Town of East Fremantle Strategic Community Plan

The Town's Strategic Community Plan 2017-2027 (**SCP**) sets out the community's vision, aspirations for the future and the key strategies needed to achieve the identified aspirations.

The City's vision is for an inclusive, diverse and connected community, who live a Town which balances heritage and charm with a growing community and offers housing and hospitality options. The Town seeks to be a socially connected, inclusive and safe community, enjoying a high standard of local services and facilities.

The SCP states that the Town's population is continuing to grow at the average annual change of 1.45% and forecast to grow 30% between 2011 and 2036. The Town has a median age of 43 and a higher proportion of people in the older age group (60+ years old), with 23.2% of the population falling into that group (compared to 19.3% for Western Australia).

The SCP sets out the following strategic objectives pertinent to this proposal:

- *Facilitate appropriate local services for the health and wellbeing of the community.*
- *Strong community connection within a safe and vibrant lifestyle.*
- *Facilitate sustainable growth with housing options to meet future community needs.*
- *Maintaining and enhancing the Town's character.*
- *Acknowledge the change in our climate understand the impact of those changes.*
- *Proactively collaborate with the community and other stakeholders.*

Having regard to the above, the proposal is consistent with the vision and strategic objectives for the Town of East Fremantle as set out in the SCP.

6.6 Town of East Fremantle Public Art Strategy

The Town's Public Art Strategy and Four Year Public Art Plan (**Strategy**) was adopted in 2017 and provides the overarching vision, aims and objectives for the provision of public art within the Town, outlining how the Town intends to implement its Public Art Policy over four years. The curatorial approach of the Strategy is to *explore the idea of Residence to River*, with three themes: Discover; Connect; and Encounter. These themes relate to the Town's natural, social, and cultural heritage (including aboriginal cultural significance), and the current and future uses of local place.

Pursuant to the Town's Strategy, the subject site is located within the 'Woodside' ward boundaries and 'Neighbourhood' precinct of the project area.

The proposal includes provision of public art that is consistent with the Town's Strategy guidelines for the Woodside ward and Neighbourhoods precinct.

Refer to **Appendix 09**, Woodside Care Precinct Public Art Strategy for more details of the proposal.

7 Statutory planning framework

7.1 Metropolitan Region Scheme

The subject site is zoned Urban under the provisions of the Metropolitan Region Scheme (**MRS**). The proposed development is consistent with the MRS provisions and may be approved accordingly.

7.2 State Planning Policies

7.2.1 State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (**SPP3.5**) applies to places of significance at both State and local level and sets out the principles of sound and responsible planning for the conservation and protection of WA's historic heritage. The existing Woodside building on 18 Dalgety Street is permanently entered into the State Register of Heritage Places (Heritage Place no. 792) and identified on the Town's Municipal Inventory. The existing dwellings on 26 Dalgety and 29 Fortescue Street are also included on the Town's Municipal Inventory.

Throughout the design and development process there has been active and ongoing engagement with the Heritage Council of WA to ensure the principles and objectives of SPP3.5 are considered and addressed as outlined in this report. A Heritage Impact Assessment has been prepared in support of the proposed development and is contained in **Appendix 04**.

7.2.2 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0) aims to address design quality and built form outcomes in Western Australia. It seeks to deliver broad economic, environmental, social, and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes across the state.

The policy applies to all levels of the planning hierarchy and encourages early and ongoing discussion of design quality matters during all stages of the development process, including concept design and pre-lodgement. An assessment of the proposal against the design principles of SPP 7.0 is provided in **section 8** of this report below.

It is also noted that the proposal has been subject to three design reviews by the State Design Review Panel who have provided their conditional support for the proposal.

7.2.3 State Planning Policy 7.3 – Residential Design Codes Volume 1

State Planning Policy 7.3 - Residential Design Codes Volume 1 (R-Codes) applies to residential development in Western Australia. Whilst the proposed residential aged care facility development is classified as 'non-residential', clause 5.5.1 of the Town's Local Planning Scheme No. 3 states that the R-Codes shall apply to non-residential development on Residential zoned land.

Part 5 of the R-Codes applies to the proposal to the extent it provides a framework for assessing the built form of the development. A detailed assessment of the proposed development against Part 5 of the R-Codes is provided in **section 8** of this report below.

7.3 Town of East Fremantle Local Planning Scheme No. 3

The Town of East Fremantle Local Planning Scheme No. 3 (**LPS3**) was gazetted on 3 December 2004. Pursuant to the provisions of LPS3, the subject site is zoned 'Residential'. The subject site comprises three lots which are subject to different density codes. 18 Dalgety Street has a density coding of R15, and 26 Dalgety Street and 29 Fortescue Street has a density coding of R12.5. Refer to **Figure 10**, LPS3 Zoning Map below.

7.3.1 Zone objectives

Clause 4.2 of LPS3 sets out the general objectives for zones, and specific objectives for the Residential Zone, as follows.

General zone objectives

- *To recognise and respect the desired future character of each precinct, and to ensure future development is sympathetic with that character.*
- *To recognise the historical development of East Fremantle and its contribution to the identity of the Town.*
- *To conserve significant places of heritage value, and to preserve the existing character of the Town.*
- *To promote the integration of transport and land use, and to encourage the use of low energy transport modes, such as walking, cycling and public transport.*
- *To facilitate and encourage effective public involvement in planning issues and processes.*

Residential zone objectives

- *To provide for a range and variety of housing to meet the social and economic needs of the community, while recognising the limitations on re-development necessary to protect local character.*
- *To safeguard and enhance the amenity of residential areas and ensure that new housing development is sympathetic with the character and scale of the existing built form.*
- *To encourage high standards and innovative housing design, which recognises the need for privacy, solar access, cross ventilation, water sensitive design and provision of 'greenspace'.*
- *To protect residential areas from encroachment of inappropriate land uses which are likely to detract from residential amenities, but to provide for a limited range of homebased activities compatible with the locality.*
- *To recognise the importance of design elements such as the 'front yard' and the 'back yard' to the character, amenity and historical development of the Town and to the community.*

The proposed development is consistent with LPS3 'general' objectives for zones, for the reasons outlined below:

- The proposed development is consistent with, and sympathetic to, the desired future character of the Woodside Precinct. The proposal has been designed responsively to the existing Woodside House and surrounding context, and to retain and reinforce the prominence of Place the site has in the precinct.
- The proposal recognises and enhances the site's heritage values and cultural significance by combining the historical uses of the site as a home and hospital to deliver a residential aged care facility that will be a home and provide essential care services to its residents. These uses echo the site history.
- The proposal seeks to conserve the significant heritage values associated with the subject site through the restoration and adaptive re-use of the existing buildings on-site, and inclusion of a Woodside Hospital heritage interpretation strategy, which will retain the character of the Woodside Precinct.



LEGEND	
	Subject Site
REGION SCHEME RESERVES (MRS)	
	Primary Regional Roads
	Parks and Recreation
LOCAL SCHEME ZONES	
	Residential
	Special Business
LOCAL SCHEME ZONES	
	Local Road
	Open Space
	Public Purposes: Drainage
	Public Purposes: School
LOCAL SCHEME ZONES	
	Additional Uses

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- The retention and adaptive reuse of 26 Dalgety Street and 29 Fortescue Street for Supported Independent Living maintains and enhances the character of the area and provides a suitable transition between the new residential care facility and adjoining dwellings to the south.
- The subject site is located within 200m walking distance of high frequency bus routes on Canning Highway, providing an accessible and alternate transport option for staff and visitors to the site. The proposed development also includes provision of end-of-trip facilities for staff, which will encourage more active forms of transport.
- The proponent, Hall & Prior, has undertaken extensive community engagement prior to lodgement of this development application, ensuring the public has had an opportunity to be involved in the planning process and have a say on the proposed development.

The proposed development is consistent with the objectives of the 'Residential' zone for the reasons as follows:

- The development will provide housing diversity within East Fremantle, being the only residential aged care and supported independent living facility in East Fremantle south of Canning Highway, allowing local residents to age in place.
- Given the rapidly ageing population and increased demand for aged care services, the 158 bed aged care facility is critical to meet the future needs of the community. Hall & Prior will also offer a range of health and care services and programs to the elderly within the local community along with providing for affordable care options. This will ensure the social and economic needs of the community are met.
- The use of a 'Residential Aged Care Facility' ('nursing home') is entirely compatible with and complimentary to the surrounding residential development. For all intents and purposes, the care facility and supported living dwellings will be the permanent home to its residents.
- The retention and adaptive re-use of 26 Dalgety Street and 29 Fortescue Street for supported independent living maintains and enhances the character of the area, and provides a suitable transition between the new residential aged care facility and adjoining dwellings to the south.
- Whilst it is acknowledged the building height of three and four storeys differs to the single and two storey dwellings that surround the subject site, the arrangement of built form has been carefully considered so as to minimise any potential impacts on the streetscape and adjoining residential amenity. The development has been designed to a high architectural standard that is sympathetic with the character of the area through its use of materials, finishes, curved facades, and landscaping.
- The landmark qualities of Woodside House are reinforced by the scale of the development and enhanced by presenting the place in a generous setting, reminiscent of its former rural context. In this way, the proposed new buildings will make a positive contribution to the amenity of the subject site and surrounding area.
- The proposal comprises innovative design initiatives including rooftop solar panels, energy efficient lighting and hot water systems, provision of substantial green space, north facing balconies, access to sunlight, cross ventilation, and onsite water management. The retention and reuse of existing heritage buildings and potential re-use of red bricks from the site enhance the sustainable credentials of the development.

As demonstrated above, the proposed Woodside Care Precinct development is consistent with the objectives of the Residential zone, and warrants approval accordingly.

7.3.2 Land use permissibility

The proposed development will provide care to its residents. Consistent with the *Schedule 1- Land Use Definitions* of LPS3, the proposed use is best classified as a 'Nursing Home', as follows:

“nursing home means any premises in which persons who do not require constant medical attention are received as residents for the purposes of medical supervision and nursing care;”

The use of 'Nursing Home' is not listed in the Zoning Table of LPS3 and is therefore considered an 'Unlisted Use'. Clause 4.4.2 of LPS3 states:

If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within any use class in the Table, the local government may:

- (a) *determine that the use is consistent with the objectives and purposes of the particular zone and is therefore permitted; or*
- (b) *determine that the use may be consistent with the objectives and purpose of the zone and thereafter follow the advertising procedures of clause 7.5 in considering an application for planning approval; or*
- (c) *determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted.*

As outlined above the proposed development is an appropriate land use for the Residential zone as its principal function is to provide a permanent place of residence for its inhabitants. Therefore, it must be determined to be either a permitted use or use capable of approval in the Residential zone.

It should be noted the WAPC Position Statement recommends the use of a 'Residential Aged Care Facility' be a permitted ('P') use in a Residential zone. This reinforces the suitability of the use in the Residential zone.

Furthermore, the Town's draft Local Planning Strategy states that the Woodside Hospital site on Dalgety Street is considered suitable for aged persons accommodation. This demonstrates the suitability of the proposed Nursing Home use on the subject site.

The adaptive and continued use of 26 Dalgety Street and 29 Fortescue Street for Supported Independent Living (SIL) does not, from a planning perspective, change the use of these dwellings. Their use will remain residential, forming part of the overall residential aged care facility on site, with all residents having access to the communal amenities and facilities offered on site. It is also noted the proposed SIL falls within the land use definition of a residential aged care facility and independent living complex under Part 5.2 of WAPC's Position Statement.

7.3.3 Incidental uses – Wellness centre and café

LPS3 defines an incidental use as follows: *"means a use of premises which is ancillary and subordinate to the predominant use"*.

The proposed development includes two components which may be described as incidental uses, namely the lower ground level 'wellness centre' and 'ancillary café' in Woodside House. These are considered to be incidental for two key reasons; firstly if it weren't for the predominant use they are attached to they would not viably operate in this location; and, secondly the majority of clients will be directly from the facility.

Wellness centre

The wellness centre will provide a range of personal and care services predominantly to residents of the aged care facility, and to a lesser proportion of external clients. External use is limited to existing clients who receive services from Hall & Prior through the Commonwealth Home Care Services Program or National Disability Insurance Scheme. The inclusion of a wellness centre is consistent with contemporary aged care facilities being developed by Hall & Prior across Australia, and intent of the WAPC Position Statement definition of a residential aged care facility. The wellness centre includes consulting rooms, a studio, massage therapy room, and an indoor hydrotherapy pool.

The wellness centre would therefore fit within the definition of a Nursing Home, as defined under LPS3. Given the predominant function of the wellness centre is to provide complimentary personal and nursing care services to residents.

It is considered the proposed wellness centre would also fit within the definition of a 'Residential Aged Care Facility' under Part 5.2 of WAPC's Position Statement: Residential Accommodation for Ageing Persons (December 2020), as follows:

Residential aged care facility: *a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes:*

- a) *appropriate staffing to meet the nursing and personal care needs of residents;*
- b) *meals and cleaning services;*
- c) *furnishings, furniture and equipment.*

This may consist of multiple components that include communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care, and/or an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility.

Considering the above, the wellness centre is an incidental component of the overall development.

Ancillary café

The proposed development includes an ancillary café component on the ground floor of Woodside House. The café will service the residents, visitors, and staff of the facility. Based on this, it is considered the proposed café would also fit within the above-mentioned definition of a 'Residential Aged Care Facility' under Part 5.2 of WAPC's Position Statement, being a communal amenity for residents and staff that is an incidental and ancillary component of the overall residential aged care facility development.

Importantly the café will give the opportunity for residents, staff and visitors to experience the cultural and architectural heritage of the site, from within the Woodside House building. The ancillary café will also contribute positively to the activation of the Woodside heritage building and quality of life for future residents.

7.3.4 Development requirements for non-residential development in the Residential zone

Part 5 of LPS3 sets out the general development requirements for development within the Town, with clause 5.5 of LPS3 outlines the development requirements for non-residential development in the Residential Zone. Whilst the primary function of the development is to provide a permanent place of residence for its occupants, a 'nursing home' is not classified as a residential development for the purposes of the R-Codes. Therefore, sub-clauses 5.5.1 and 5.5.2 of LPS3 provide a framework for the assessment of built form.

5.5.1 General Requirements: Unless otherwise provided for in the Scheme, development of land in the Residential Zone for purposes other than residential shall accord with the requirements of the Scheme for residential development under the relevant density code.

The relevant density code is R15 for the new 'nursing home' development, and R12.5 for the proposed additions to the existing single dwellings on Lots 114 and 116. Section 10 below provides a detailed development assessment against the R15 code, with the R12.5 code requirements included where applicable (ie. street and lot boundary setbacks). The assessment includes a justification against the R-Code Volume 1 'design principles' where the development seeks to vary the 'deemed-to-comply' criteria.

It should be noted that these development standards are capable of being varied by LPS3.

7.3.5 Car parking

Clause 5.5.2 of LPS3 sets out the car parking requirements for non-residential development in the Residential Zone and references the standards in Schedule 10 of LPS3.

Schedule 10 of LPS3 prescribes the parking standards for development within the Town and includes standards for a Nursing Home as follows:

Nursing Home: 1 space per 5 beds, plus
 1 space for every staff member present at any one time

Clause 5.3.3 of the R-Codes Volume 1 prescribes the car parking requirements for the Supported Independent Living (SIL)/single dwellings on 26 Dalgety and 29 Fortescue, as follows:

2+ bedroom dwelling (Location B): 2 car parking bays per dwelling

A detailed assessment of car parking is provided in **section 8.4** of this report below.

7.3.6 Variations to site and development requirements

Clause 5.6 of LPS3 states that variations to site and development standards and requirements may be permitted by local government subject to meeting the relevant discretionary criteria. Specifically, clause 5.6.1 states:

5.6.1 Except for development in respect of which the Residential Design Codes apply, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the local government may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.

In addition to the above general variation clause, clause 12(1) of Schedule 2 (**deemed provisions**) of the *Planning and Development (Local Planning Schemes) Regulations 2015* provides additional statutory powers to vary development standards and requirements for heritage places as follows:

12. *Variations to local planning scheme provisions for heritage purposes*
- (1) *The local government may vary any site or development requirement specified in this Scheme to —*
- (a) facilitate the built heritage conservation of a place entered in the Register of Places under the Heritage of Western Australia Act 1990 or listed in the heritage list; or*
 - (b) enhance or preserve heritage values in a heritage area.*

As discussed in **section 4.1.8** of this report, the proposed development has been specifically designed to facilitate the conservation, enhancement and preservation of the heritage values associated with the Places entered on State and local heritage lists, with respect to Woodside Hospital and 26 Dalgety Street and 29 Fortescue Street (refer **section 9.2.7** below for details). A Heritage Impact Assessment has been prepared by Griffiths Architects in support of this development application, confirming the proposed development will have no significant impact on the site's significant heritage values (refer **Appendix 04**, Heritage Impact Assessment).

HCWA has also been engaged throughout the design phase of this project and provided their conditional support for the proposal (refer **section 5.2** of this report for more details, and **Appendix 14**, HCWA advice letter).

9.2.7 Heritage

Part 7 of LPS3 sets out the provisions for Heritage Protection relevant to the subject site, as identified on the following heritage lists:

Woodside Hospital (Heritage Place 792):

- State Register of Heritage Places (Heritage Place no. 792) Permanent 6 February 1998.
- Town of East Fremantle Municipal Inventory (Management Category A) 27 April 1999.

26 Dalgety Street (Heritage Place 19131):

- Town of East Fremantle Municipal Inventory (Management Category B) November 2015.
 29 Fortescue Street (Heritage Place 19230):
- Town of East Fremantle Municipal Inventory (Management Category B) November 2015.

Clause 7.4 of LPS3 states that a heritage assessment may be required prior to the approval of any development of place listed on the Heritage List. As stated above, a Heritage Impact Assessment is contained in **Appendix 04**.

7.4 Town of East Fremantle Policies

7.4.1 Operational Policy: Public Infrastructure Policy 4.1.3 – Public Art

The Town's Operations – Public Infrastructure Policy 4.1.3 – Public Art (**Operations Policy**) details how the Town of East Fremantle is to administer the procurement and management of public art.

Relevant to the provision of public art is section 3.1 of the Operations Policy. Section 3.1 sets the Town's obligations for Public Art for its own capital building projects as follows:

The Town of East Fremantle will allocate a minimum of one percent (1%) of any capital building works project budget to integrating public art into each Council project. This applies to, but is not limited to, all Capital Works Building Projects (excluding public works infrastructure) and all Urban Design Projects with a minimum budget of \$1 million with a maximum cap of \$100,000.

Maintenance projects, land acquisitions and general capital expenditure are exempted.

Private developers are required to adhere to the Town of East Fremantle's Local Planning Policy - Percent for Art. [emphasis added]

In simple terms, the Town of East Fremantle has a self-imposed cap on its own public art contribution, but as outlined in the following section does not apply a cap to developers.

7.4.2 Local Planning Policy 3.1.9 – Percent for Art Policy

The Town's Local Planning Policy 3.1.9 – Percent for Art Policy (**LPP3.1.9 Public Art Policy**) applies to all applications for non-residential developments with a construction value of \$3 million or more. The proposed development consists of a residential aged care facility with an estimated cost of \$80 million. Therefore, the policy applies. However, for the reasons set out below the Town's Public Art Policy should be given limited weight:

- The Public Art Policy does not contain any provisions that link the requirement to provide public art with how an individual development creates the need for the art. In the absence of highlighting a nexus between the two, the policy does not articulate a planning purpose that is relatable to an individual development.
- The policy bases its requirement to contribute to public art on an entirely arbitrary formula of 1% of the development cost (uncapped).
- The policy is largely concerned with the process of procuring public art or funds and the application requirements for proposing a piece of art. It does not include a rationale for how individual developments might trigger a need to contribute.
- The policy does include a series of objectives as follows:
 - *to contribute to a sense of place;*
 - *to enhance public enjoyment and understanding of places;*
 - *to create local landmarks;*
 - *to make streets, open spaces, and buildings more distinctive; and*
 - *to develop public art that captures the spirit of East Fremantle, is responsive to East Fremantle's distinct domains and considers the foreshore as a natural destination to explore.*

All of these objectives are achieved by the development itself through the distinctive architecture, opening up of private land to the public, and enhancement of heritage.

- Finally, the Town imposes a different standard to its own developments by capping its Public Art contribution to \$100,000. This inconsistency reinforces the arbitrary nature of the value of the contribution.

Proposed Public Art Strategy for Woodside Care Precinct

Notwithstanding the above comments and in response to the Town's policy, the Woodside Care Precinct Public Art Strategy (**Woodside Art Strategy**) has been prepared by Design Theory in support of this application (refer **Appendix 09**). The following objectives from the Town's Public Art Strategy and Policy have been considered in preparing the Woodside Art Strategy, and align with Hall & Prior's vision for the Woodside Care Precinct:

- Contribute to a sense of places.
- Enhance public enjoyment and understanding of places.
- Create local landmarks.
- Make street, open space, more distinctive.
- Art that captures the spirit of East Fremantle, responsive to the Woodside ward and Neighbourhood precinct.

The Woodside Art Strategy recommends all public art works be in outdoor spaces, within the lot boundary, and visible to the public. The artwork will also be in a publicly accessible location.

The proposed curatorial them for Woodside Care Precinct's Art Collection is 'Home', embracing the site's past as W.D. Moore's residence and Woodside Hospital, and future as proposed aged care. All public art works will also speak to at least one of the themes: Discover, Connect & or Explore, as outlined in Town of East Fremantle's Public Art Strategy 'River to Residence'.

Value of Artwork

Based on the cost of development (not accounting for the value of works attributable to Heritage) of \$80 million the policy would require a public art contribution of \$800,000. As outlined above this value is an arbitrary amount without any planning rationale being provided (in the policy). In this case the policy does not articulate what aspect of the development creates the demand for an \$800,000 piece of public art. Consequently, and as noted above, little weight should be given to the Town's Public Art Policy.

Notwithstanding this view, and our opinion that the development itself meets the policy objectives, it is proposed a budget of \$100,000 be allocated to produce an appropriate amount of public art that contributes to the heritage interpretation of the site and reflects the cultural importance of the Place.

8 Development Assessment

8.1 SPP 7.0 Design principles assessment

Table 5 below provides an assessment of the proposal against the ten design principles of State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0).

Table 5 – SPP 7.0 design principle assessment

Design Principle and Objective	Comment
<p>1. Context and character Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<p>The subject site benefits from its location and setting in a historic area of East Fremantle, providing easy access to tree-lined streets and amenities in the area. The proposed Woodside Care Precinct has been developed in direct response to the site and history of the Woodside estate. The form of the new buildings recognises and opens up the significant views to and from the existing Woodside house to the north west. The materials palette has been chosen to reflect and enhance the Woodside heritage building.</p> <p>The proposed design responds to the local context and existing character of the area through its architectural feature, and the use brick and limestone materials, skillion/pitched roof elements, and seasonal landscaping.</p> <p>Restoration of the existing Woodside building and re-use for aged care facility uses is entirely consistent with its former uses as a private hospital and public maternity hospital, which has strong community connections associated with it. The proposed redevelopment of the subject site will contribute to a sense of place through its high quality restoration works, provision of community health and care services, landscaping that reflects past uses of the site, and provision of an ancillary café on the ground floor of the Woodside building that will be open to residents, visitors and staff.</p> <p>In addition, the proposal includes retention and adaptive re-use of 26 Dalgety and 29 Fortescue Street, which will ensure the streetscape values of the buildings presentations to the street are retained.</p>
<p>2. Landscape quality Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</p>	<p>The proposal adopts an emphasis on quality landscaped areas, both at street level and within the complex itself through the provision of varied landscaping along all property boundaries, around the building and within internal courtyards. The design places a significant emphasis on maximising the access and outlook of all bedrooms, ensuring residents can benefit from the surrounding environmental assets.</p> <p>The proposed landscaping also provides for active and passive spaces, with opportunities to engage in a variety of seasonal and sensory gardens on site.</p>

Design Principle and Objective	Comment
<p>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.</p>	<p>The site is located in a predominately low-density, one-to-two storey residential area. The development proposes a maximum four-storey building height along a portion of the Fortescue Street frontage, and three-storey building along the northern boundary.</p> <p>The proposed development has been designed to respond to the surrounding context and site's heritage values, and minimise the impact on adjoining properties, through its siting and architectural features. Buildings are generally compliant with the setback requirements and include various design features to reduce the impacts on neighbours and perceived bulk and scale, including use of materials, articulation and landscaping.</p> <p>The proposed redevelopment is also designed to respond to its heritage and residential context, with the use of materials reflecting the natural and built environment in the area.</p> <p>Importantly, the supporting Heritage Impact Assessment concludes that the proposal will result in no significant impact on the heritage values of the place, and the proposed new building elements are compatible in scale and visually sympathetic in terms of scale, bulk, mass and materials palette.</p>
<p>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.</p>	<p>Functionality is at the core of the proposed design to ensure the facility is integrated and the needs of its users are met. The arrangement of private and communal spaces on each level of the facility maximises the residents ease of use, accessibility, and adaptability to be used for a range of purposes. An emphasis on good quality and robust building materials will ensure the building remains resilient to wear and tear from its intended use and the elements.</p>
<p>5. Sustainability Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</p>	<p>Pedestrian movements, solar access and natural ventilation has been emphasised in this project. Sustainability is a major focus for Hall & Prior, and to this end, a range of sustainability measures are to be implemented as part of the development application. These elements include rooftop solar panels, windows being located to allow for cross-ventilation and the north-facing aspect of the development being designed to maximise winter sun access to reduce energy consumption.</p> <p>In addition, the proposed development will deliver social benefits through increased diversity and choice of housing and positive economic outcomes by providing employment opportunities for residents in the area. The proposed development aims to deliver positive social outcomes by increasing the capacity of the existing facility to cater for a growing demand for high care and aged care facilities in the local area. The proposed development also comprises an ancillary cafeteria and wellness centre that will provide opportunities for social interaction and benefits to residents.</p>
<p>6. Amenity Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</p>	<p>All rooms have been designed to provide exceptional levels of amenity for future residents and visitors, with each room having a private en suite and outlook. The building also includes communal living areas and terraces that overlook landscaped areas, providing a connection with nature.</p> <p>In addition, the proposed development includes a wellness centre and ancillary café, which will provide opportunity for social interaction and health benefits for residents.</p> <p>The overall development form and design treatment will create a high quality streetscape environment focused on pedestrian movement and appropriate private/public realm treatments.</p>

Design Principle and Objective	Comment
	The application is also supported by a range of expert consultant reports demonstrating the suitability of the traffic, acoustic and waste management arrangements to ensure the amenity of the locality is preserved.
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.	<p>The proposed development is highly legible, and easy to navigate for both pedestrians and vehicles.</p> <p>The main entrance to the aged care facility and Wellness Centre is also clearly identifiable from Dalgety Street, including a covered porte cochere providing an entry point feature and convenient access point for pick-ups and drop-offs to the Wellness Centre. The car parking areas will be clearly marked to ensure safe and accessible pedestrian movement through these areas.</p>
8. Safety Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	<p>Safety and security are promoted through maximising opportunities for both passive and active surveillance. All habitable rooms in the new building will provide direct surveillance over the adjoining open space. The provision of numerous balconies and terraces also increase the opportunity for passive surveillance. Additional passive surveillance to the street is provided via terraces on the existing Woodside building and eastern elevation fronting Fortescue Street, as well as the front rooms of the existing dwellings at 26 Dalgety and 29 Fortescue Street. The facility has also been specifically designed to provide a safe and secure 'home' environment for residents, including provisions for dementia patients.</p>
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.	<p>The Woodside Care Precinct responds to the needs of the local community by providing a high quality residential aged care facility and supported independent living housing options to meet the growing demand in the area, and providing an opportunity for local residents to 'age in place'.</p> <p>While the new building is designed to operate as a residential aged care facility, the responsive design encourages strong social interaction for its residents and visitors through the provision of numerous communal spaces and high quality landscaping through the facility and across the site, including an incidental wellness centre and ancillary cafe. The inclusion of an ancillary café provides opportunities for increased social interaction between the residents, visitors and staff, which will result in an enhanced sense of community and quality of life for residents.</p>
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 sense.	<p>The new building is architecturally designed and will be built using high quality materials that will stand the test of time. This will create an attractive and inviting place that contributes positively to the local character of the area. The building provides a high degree of variety and visual interest through its varied façade treatments. The combination of vertical, horizontal and skillion design elements, and a diverse materials/colour pallet, all contribute to an interesting and attractive development outcome.</p> <p>High quality landscaping will also enhance the amenity and appearance of the building, with landscaping provided along all site boundaries and within internal courtyards.</p> <p>It is noted that the original development plans presented to the State Design Review Panel were amended in response to the panel's comments regarding the appearance and amenity of the building, including reduced building footprint, increased setbacks and articulation, additional openings and landscaping to improve the appearance of the building.</p>

Having regard to **Table 4** above, the proposal appropriately addresses the SPP 7.0 design elements and warrants approval accordingly.

8.2 R-Codes Volume 1: Deemed-to-comply assessment

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 (refer clause 5.5.1 of LPS3). The applicable density code is R15.

Table 6 below provides an assessment of the development against the relevant 'deemed-to-comply' provisions of the R-Codes Volume 1. Where a design element does not meet the 'deemed-to-comply' requirement it is assessed against the corresponding 'design principle' of the R-Codes Volume 1.

It is important to note that the R-Codes Volume 1 are not designed to guide the built form of non-residential buildings, such as a Residential Aged Care Facility. Therefore, the application of the discretion is paramount when assessing the development against the 'design principles'.

The impact of Woodside House (located centrally to the site) is a relevant factor when applying discretion to building setbacks, height, and scale. In simple terms, the views and curtilage around Woodside House represent a significant constraint on the arrangement of built form to which discretion must be applied.

In the circumstances of this development, the general variation clause and heritage variation clause (when combined) offer considerable latitude when assessing the development and its relationship to these development standards.

Where the proposed design element is to be assessed against the 'design principles' of the R-Codes Volume 1 a detailed justification is provided in the following section.

Table 6 – Assessment against the relevant provisions of the R-Codes Volume 1 (R15)

R-Codes Vol. 1 provision	Provided / Comments	Compliance	
5.1 CONTEXT			
5.1.2 Street setback			
Primary street	18 Dalgety Street (R15)		
	Minimum 6m	<ul style="list-style-type: none"> North Wing (west) – minimum 19.27m South Wing (west) – minimum 6.06m Existing Woodside building – minimum 40m 	✓
	26 Dalgety & 29 Fortescue Street (R12.5)		
	Minimum 7.5m	<ul style="list-style-type: none"> Existing house @26 Dalgety – minimum 9m (no change proposed) Existing house @29 Fortescue – minimum 10.3m (no change proposed) 	✓
Secondary street	18 Dalgety Street (R15)		
	Minimum 1.5m	<ul style="list-style-type: none"> East Wing – minimum 6.45m 	✓

5.1.3 Lot boundary setback

Side boundary setbacks	Northern boundary (new building) – NGL @ north boundary = +32m AHD (west) +31m AHD (east)			
	Building element	Required setback	Assessment	
	Ground floor	6.3m	Wall length with major openings = approx. 52.5m Wall height = approx. 5.8m above NGL (east) Setback proposed: 7.4m minimum	✓
	First floor	8.7m	Wall length = approx. 52.5m Wall height = approx. 9.4 Setback proposed: 7.4m to edge of building, and 7.55m to inside face of balcony balustrade.	Design principle assessment
	Second floor	11.0m (*)	Wall length = approx. 52.5m Wall height = approx. 13.0m Setback proposed: 7.4m to edge of building, and 7.55m to inside face of balcony balustrade.	Design principle assessment
	Rooftop plant	6.5m	Wall length, no major openings = 25.5m Wall height = 15.5m above NGL Setback proposed: 9.1m	✓
	Southern boundary – 26 Dalgety & 29 Fortescue			
Minimum 1.5m		26 Dalgety Street Wall length with major openings = approx. 21m Wall height = less than 3.5m Setback proposed: 4.5m minimum	✓	
		29 Fortescue Street Wall length with major openings = approx. 22.5m Wall height = less than 3.5m Setback proposed: 2.5m minimum	✓	
(*) Setback calculated as per figure 4e of 2019 R-codes. 2021 R-codes does not contain figure 4e; all setbacks for walls above 10m in height to be assessed against the Design Principles				

5.1.4 Open space

Minimum open space	50%	Approx. 60%	✓
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5.1.6 Building height

Height – Top of external wall (concealed roof)	North wing / elevation Max. 10m	Approx. 14.26m above NGL	Design principle assessment
	East wing / elevation Max. 10m	Approx. 18.57m above NGL	Design principle assessment

5.2 STREETScape

5.2.3 Street surveillance

	<ul style="list-style-type: none"> Street elevation to address the street with clearly definable entry points visible and accessed from the street. At least one major opening from a habitable room faces the street. 	Compliant.	✓
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5.2.5 Sightlines

Vehicle access sightlines	<ul style="list-style-type: none"> Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences and other structures adjoin vehicle access points where a driveway meets a public street. 	Compliant. All access points will be designed in accordance with the relevant AS2890 requirements. Appropriate driver and pedestrian visibility is provided at all proposed access points (refer TIA).	✓
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5.3 SITE PLANNING AND DESIGN

5.3.2 Landscaping

Landscaping	<p>Landscaping of common property and communal open spaces in accordance with the following:</p> <ol style="list-style-type: none"> i. the street setback area developed without car parking, except for visitors' bays; ii. pedestrian access providing wheelchair accessibility connecting entries to all buildings with the public footpath and car parking areas; iii. one tree to provide shade for every four uncovered car parking spaces; iv. lighting to pathways, and communal open space and car parking areas; v. bin storage areas conveniently located and screened from view; vi. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the development; vii. adequate sight lines for pedestrians and vehicles; viii. clear line of sight between areas designated as communal open space and at least two habitable room windows; and ix. clothes drying areas which are secure and screened from view. 	Compliant.	✓
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5.3.7 Site works

Excavation or filling	<p>Between Street Boundary and Street Setback</p> <p>Retaining walls, fill and excavation between the street boundary and the street setback, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling.</p>	<p>Whilst excavation in north west corner of the site exceeds 0.5m below NGL (at the boundary abutting 16 Dalgety Street); and the retaining wall on the northern boundary (in Dalgety Street setback area) has a maximum wall height of approximately 2m (below NGL), the site levels and height of retaining is necessary to provide for pedestrian and vehicle access to the Wellness Centre at lower ground level.</p> <p>The proposal is therefore compliant with this R-Codes requirement.</p>	✓
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	Behind the Street Setback Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4.	Whilst the northern boundary retaining wall does not comply with the Table 4 setback requirement, the retaining wall height behind the 6m street setback area is no more than a maximum of 2m below the NGL of the adjoining driveway on 16 Dalgety Street.	Design principle assessment
5.3.9 Stormwater management			
Stormwater management	All water draining from roofs, driveways, communal streets shall be directed towards gardens, sumps or rainwater tanks within the development site.	All stormwater to be appropriately managed onsite. Refer Appendix 11 , Civil Design Report for details.	✓
5.4 BUILDING DESIGN			
5.4.1 Visual Privacy			
Visual Privacy Setbacks	Northern boundary – major openings and unenclosed outdoor active habitable spaces setback:		
	4.5m for bedroom/studies;	Min. 9.1m to bedroom windows	✓
	6m for other habitable rooms;	Min. 7.4m to communal dining area	✓
	7.5m to unenclosed outdoor active habitable spaces.	Min. 7.5m to private balconies (to inside balcony balustrade).	✓
5.4.2 Solar access for adjoining sites			
Maximum percentage of overshadowing to lots to the south	Should not exceed 25% of adjoining site area at midday, 21 June.	Compliant – development will not result in overshadowing of more than 25% of adjoining 28 Dalgety and 31 Fortescue site areas.	✓

8.3 R-Codes Volume 1: Design principles assessment

This section provides an assessment against the relevant ‘design principles’ of the R-Codes Volume 1, specifically in relation to the following elements: lot boundary setbacks, building height, site works and retaining, which do not meet the ‘deemed-to-comply’ requirements.

8.3.1 Northern (side) boundary setbacks

The proposed development comprises of a three-storey wall of a maximum height of approximately 13.0m above NGL along the northern boundary. The wall is parallel to the northern boundary for a length of 52.5m before the eastern section of the wall curves away from the boundary for a further 23m when viewed from the northern boundary. As noted in **Table 5** of this report, the deemed-to-comply setback for the first floor of the development is 8.7m in lieu of the proposed 9.4m minimum side setback, and the second floor setback requirement is 11.0m in lieu of a proposed 7.5m minimum side setback (as per table 4e of the 2019 R-Codes).

Design principle (cl. 5.1.3)

P3.1 Buildings set back from boundaries or adjacent buildings on the same lot so as to:

- *reduce impacts of building bulk on adjoining properties;*
- *provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and*
- *minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*

The R-Codes Volume 1 include 'Figure Series 4' which are a series of diagrams (figure 4a – 4c) that illustrate various methods for measuring side boundary setbacks for walls and sections of walls. The general principle of these diagrams is as follows:

- The setback to a side boundary is established by the overall length of a wall;
- The presence of major openings increases a boundary setback; and
- Sections of a building can encroach forward of the setback line subject to certain criteria.

However, the R-Codes, and in particular these diagrams, do not contemplate a curved building form where setbacks slide toward and away from a lot boundary. In order to apply the principles of these diagrams and to simplify the assessment of side setbacks it is proposed to use an averaging method (similar to the calculation of a front setback) whereby areas forward of the setback line are offset by undeveloped areas behind the setback line.

Design response

- The proposed wall is required to be setback 11.0m from the northern boundary. The dining room wall is set back 7.4m. The remainder of the building (care suits) is setback 9.1m with balconies protruding 1.7m into this setback area. Whilst a proportion of the building encroaches into the side setback area, an average side setback of 11.0m is achieved due to increased street setbacks to Dalgety and Fortescue Street (refer **Figure 7** below). This results in a slightly larger area behind the 11.0m setback line which offsets the encroachment area forward of the 11.0m setback line.

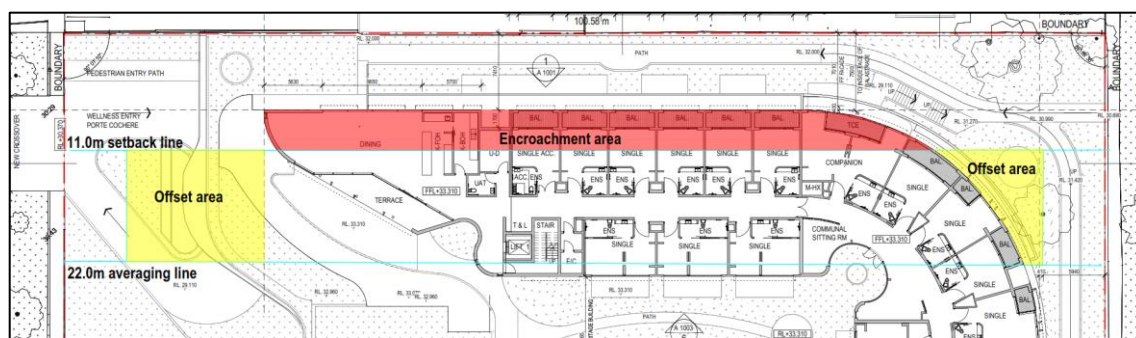


Figure 11: Illustrative setback diagram; averaging of the northern boundary

- A mixture of materials, combined with areas of recession (balconies) combine to break the mass of the proposed building wall within 11.0m of the side boundary.
- The location of the proposed wall does not impact on the adequate provision of direct sun and ventilation into the care facility as it is north facing and has a minimum boundary setback of 7.4m.
- The proposed wall is located on the southern side of the adjoining dwellings at 16 Dalgety Street and 17 Fortescue Street. As a result, the development will not have an impact of the penetration of direct sun into these adjoining properties. The proposed building is located a minimum of approximately 10.0m from either of the two adjoining dwellings, thereby ensuring adequate ventilation is maintained.
- The privacy of residents to the north will be further protected by the provision of landscaping (200L and 100L trees) to be planted in the garden bed at lower ground level along the northern boundary, which will create a wall of vegetation to soften the appearance of the building and assist with screening.
- As stated above, the setback variation is predominantly a result of the balconies encroaching into the side setback area. The balconies will enhance the amenity for residents by providing opportunity for increased cross ventilation and access to sunlight than would be provided by windows, and is therefore considered a positive addition to the design of the development.
- The balconies and dining areas comply with the minimum visual privacy setbacks to the northern boundary. All balconies comply with the minimum 7.5m visual privacy setback and the dining rooms exceed the minimum visual privacy setback of 6.0m by an additional 1.4m. It is also noted that whilst there may still be a perceived visual privacy impact for the northern neighbours, in reality it is not anticipated the residents will use the balconies often due to the nature of the use, and the facility being designed to encourage social

interaction between residents in common areas through the site. The addition of high quality landscaping between the buildings will also assist in mitigating any perceived visual privacy impact.

Based on the above, it is considered that the proposed development meets the design principles set out under clause 5.1.3 of the R-Codes Volume 1, and warrants approval accordingly.

8.3.2 Building height (cl. 5.1.6)

The building heights for the subject site are assessed in accordance with part 5.1.6 of the R-Codes. The development proposes a new three storey building with a minor fourth storey element fronting Fortescue Street. In accordance with the R-Codes Volume 1, a maximum overall building height of 10.0m (top of roof; short ridge) is deemed-to-comply, which typically corresponds to a two storey dwelling.

Proposed new building heights range from:

- East elevation: Maximum building height is approximately 18.57m above NGL.
- North elevation: Maximum building height is approximately 14.0m above NGL.

As the proposal exceeds the maximum building heights under the deemed-to-comply requirements, the development has been assessed against the relevant design principles of the R-Codes.

Design principle

P6 *Building height that creates no adverse impact on the amenity of adjoining properties or streetscape, including road reserves and public open space reserves, and where appropriate maintains:*

- *adequate access to direct sun into buildings and appurtenant open space;*
- *adequate daylight to major openings into habitable rooms; and*
- *access to views of significance.*

Design response

Due to the heritage considerations, specifically the need to maintain a view of Woodside House from the north west and to retain adequate curtilage around Woodside House the built form associated with a compliant two storey footprint has been rearranged to accommodate the site heritage. This has meant 'stacking' built form from these open areas on top of areas where built form is appropriate (refer **Figure 8** below).

It is also noted that the existing Woodside House is a significant reference point for establishing an appropriate building height. The proposed (new) third storey sits below the top of the roof ridge of Woodside House with only the minor fourth storey element being above the roof ridge.

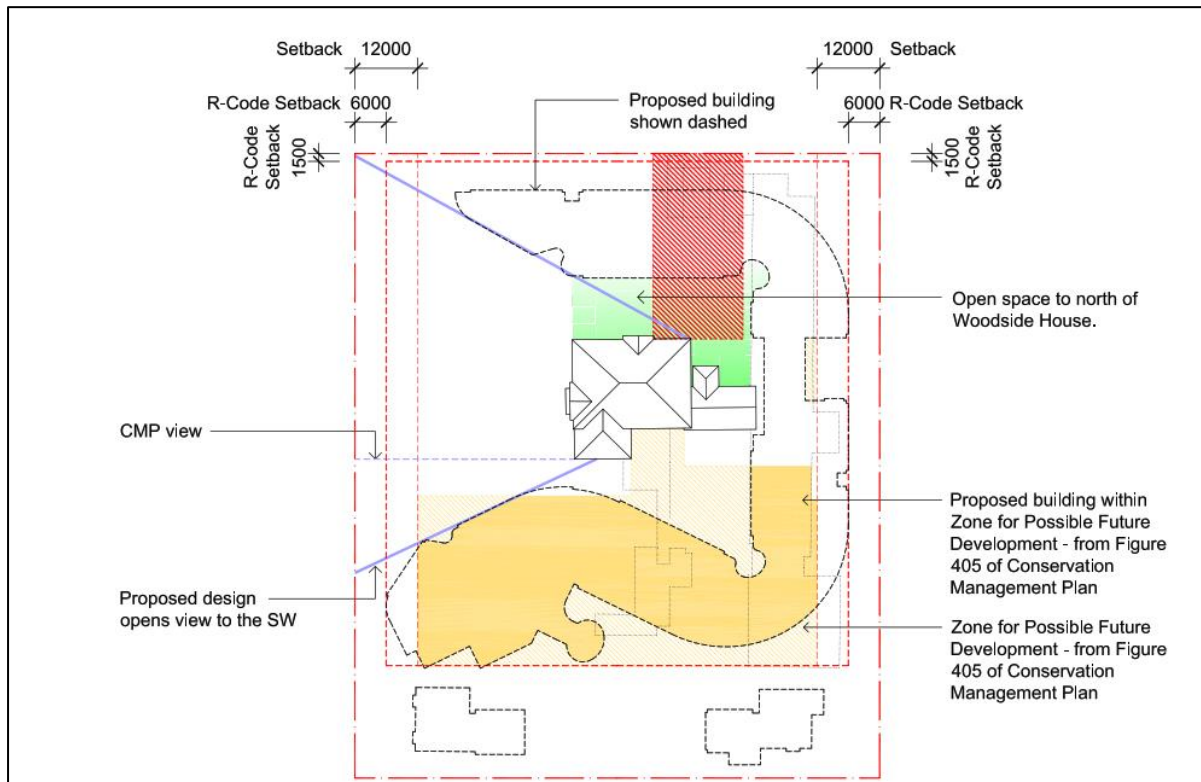


Figure 12: Diagram illustrating the site constraints and how they have informed the arrangement of built form (source: Kerry Hill Architects). Refer Appendix 02, Architectural Design Report.

Fortescue Street

- The development focuses areas of increased height to Fortescue Street, located centrally to the street frontage ensure the impacts of height and overshadowing do not affect the adjoining residents.
- The fourth storey of the development has a separation distance of approximately 27m to the adjoining property to the north (17 Fortescue), and a separation distance of approximately 64.6m to the adjoining property to the south (31 Fortescue). This ensures the adjoining buildings have adequate access to direct sun, including daylight to major openings of habitable rooms.
- The third storey component of the new aged care facility building curves away from the street at the northern and southern corners, creating space between the building and the adjoining buildings. This results in a zone within which height visually transitions down to the existing established streetscape.
- The fourth storey component is made up of a section with a set back 8.13m from the street, with a second section set back approximately 14.3m. The front section that is setback 8.13m from the street has a wall length of approximately 23.7m, which represents approximately 20% of the overall Fortescue Street frontage (ie. the subject site eastern lot boundary extends 119.7m from north to south).
- The combination of increasing setbacks, stepping back of built form, curved wall design features, and retention of substantial trees along the Fortescue Street frontage all combine to ensure the proposed development will not have an adverse impact on the existing streetscape.
- The additional height will have no adverse impact on any views of significance in this location. It is noted the proposed development includes a void at ground level within the Fortescue Street elevation to provide glimpses of the historic Woodside House.

North boundary

- The three storey northern elevation has no overshadowing impacts on the adjoining properties to the north, allowing for adequate access to direct sun into buildings and private open space areas, and adequate daylight to major openings into habitable rooms.

- The extent of the northern boundary setbacks and provision of landscaping within the boundary setback area reduces the impacts of height on the adjoining properties to the north.
- The North Wing includes a rooftop mechanical plant room containing necessary infrastructure to service the building below. The rooftop structure is appropriately located and screened to ensure it is not visually intrusive and will have no impact on the adjoining properties.
- The additional height will have no adverse impact on any views of significance.

General comments

- The height responds to heritage constraints of the site, as well as the site’s topography, and need for basement parking.
- The height of Woodside House is an important reference point to establish an appropriate height, noting the Heritage Council of WA has not raised any specific concerns regarding the proposed building height or its arrangement on the site.
- The adaptive reuse and integration of Woodside House into the overall development has meant that the overall height of the ground floor (floor-to-floor) is approximately 4.3m to ensure ground and first floor levels between the buildings tie in.
- A residential aged care facility requires additional floor-to-floor heights (typically 3.6 metres) when compared to a standard residential development to accommodate essential infrastructure within the ceiling cavity.
- The proposed height of the roof plants and associated screening is required to screen the plant and associated equipment visually and acoustically. The rooftop mechanical plants have been deliberately positioned to minimise impacts on the adjoining residents to the south and north, being positioned away from these boundaries.
- The overall development contributes positively to the streetscape and community through high quality design and aged care service provision. It is considered unlikely to have a detrimental impact on the surrounding locality.
- The siting and massing of new development enhances and protects the heritage significance of the site.

In conclusion, it is considered that the proposed development meets the design principles set out under clause 5.1.6 of the R-Codes Volume 1, and warrants approval accordingly.

8.3.3 Site works (cl. 5.3.7)

The site works are assessed in accordance with part 5.3.7 of the R-Codes. The development proposes the following variations to the deemed-to-comply requirements:

- Northern boundary retaining wall has a maximum height of 2m behind the 6m street setback area (on boundary), in lieu of the minimum 2m setback requirement.

Whilst the proposal includes a retaining wall on the northern boundary that does not comply with the minimum setback requirement under Table 4 of the R-Codes, the retaining wall height behind the 6m street setback area responds to site level differences between the two properties, and is no more than a maximum of 2m below the NGL of the adjoining driveway on 16 Dalgety Street.

Further justification for the proposal is provided below, addressing the relevant design principles of the R-Codes.

Design principle

- P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.*

- P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.*
- P7.3 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1*

Design response

- The proposed development has been designed responsively to the site's context and natural features, and seeks to minimise site works where possible. The site has a total area of 12,040m² and slopes down from a high point in the centre of the site to both street frontages. Considering the size and topography of the site, and responsive design of the development, the proposed site works variation is considered acceptable.
- The site levels and height of retaining is necessary to provide for pedestrian and vehicle access to the Wellness Centre at lower ground level of the development, and responds to the site level differences between 18 Dalgety Street and 16 Dalgety Street.
- The southern boundary of 16 Dalgety Street is developed with a driveway and shed, which provides a buffer between the development and residential dwelling on 16 Dalgety Street, and reduces the impact of the development on the neighbour. It is also noted the development complies with the relevant visual privacy requirements.
- Landscaping is provided in the front street setback area and along the extent of the northern boundary, which will soften the impact of the development and create a buffer between neighbours, and improve the appearance of the development when viewed from the street.
- The overall development contributes positively to the streetscape and community through high quality design and aged care service provision. As outlined above, it is considered unlikely the proposal will have a detrimental impact on the adjoining neighbours or surrounding locality.
- The siting and massing of new development enhances and protects the heritage significance of the site.
- The proposed site works in the north west corner of the site is necessary to provide for pedestrian and vehicle access to the Wellness Centre at lower ground level, resulting in land which can be effectively used for the benefit of residents.

In conclusion, it is considered that the proposed development meets the design principles set out under clause 5.3.7 of the R-Codes Volume 1, and warrants approval accordingly.

8.4 Car parking assessment

The parking standards for non-residential developments within the Town are prescribed in Schedule 10 of LPS3, and the parking standards for residential development (SIL dwellings) are prescribed in the R-Codes Volume 1. An assessment against the relevant LPS3 and R-Codes parking requirements is provided in **Table 7** below:

Table 7 – Parking assessment

Land Use (for parking assessment purposes)	Parking standard	Required car bays	Parking Provision
'Nursing Home' <i>Residential Care Facility</i>	1 space per 5 beds (158 beds), plus	(31.6) 32	90
	1 space for every staff member (assume 58 staff)	58	
'Nursing Home' <i>Consulting Rooms as an incidental land use (Wellness Centre)</i>	2 spaces per consulting room (5 consulting rooms)	10	
	1 space for every staff member	0*	
NURSING HOME SUB-TOTAL		100	90
'Single Dwelling' (2 x supported independent living - SIL)	2 car bays per dwelling (R-Codes)	4	4
DWELLING / SIL SUB-TOTAL		4	4
TOTAL BAYS REQUIRED / PROVIDED		104	94
(ON SITE) PARKING SHORTFALL (-) / SURPLUS (+)			-10
PROVISION OF EMBAYED ON-STREET PARKING IN FORTESCUE STREET			11
(OVERALL) PARKING SHORTFALL (-) / SURPLUS (+)			+1

*Wellness centre staff included in Nursing Home calculation

As demonstrated in **Table 6** above, the proposed development provides a total of 94 car bays on-site, in lieu of the minimum 104 bay requirement, meaning the proposal comprises an 'on paper' shortfall of 10 bays. Notwithstanding, the proposed parking arrangements is considered acceptable for the following reasons:

- The provision of an additional 11 on-street car parking bays along Fortescue Street means the overall development will exceed with the applicable parking requirements. The 11 on-street bays are to be designated visitor bays.
- The proposed parking provision is intended to meet the Town's requirements, and will accommodate the requirements of the operators, being informed by Hall & Prior's existing facilities and anticipated demand.
- The subject site is well served by public transport, with high frequency bus routes 910 and 111 running along Canning Highway, within 200m walking distance of the subject site. This provides an alternate transport option for staff and visitors to access the site, and may reduce parking demand.
- The proposed development comprises bicycle parking bays and staff end-of-trip facilities to encourage active forms of transport.

The proposed parking provision is consistent with the applicable requirements and warrants approval accordingly.

8.5 Deemed Provisions: Clause 67 Matters to be considered

Clause 67 – Part 2 – Schedule 2 (deemed provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* outlines matters to be given due regard by local government when considering development applications. **Table 8** below provides an assessment against matters relevant to this development proposal.

Table 8 – Matters to be considered by local government

Relevant matters to be considered	Comment
(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	<p>It has been demonstrated within this report that the proposed use and development are consistent with the aims and provisions of LPS3, including the following elements:</p> <ul style="list-style-type: none"> The proposal recognises the historical significance of the Woodside estate and seeks to preserve the existing character of the area through its heritage restoration works, land use, and architectural design and landscaping features that are responsive to the site's history and context. The proposal will meet the needs of the community by providing a high quality residential aged care facility and housing choice for the local ageing population. The new aged care facility and independent supporting living will create local employment opportunities for residents of the Town. The proposal will enhance the natural environment through retention of existing mature trees, provision of high quality landscaping and sustainability initiatives. The application is supported by heritage, traffic, acoustic and environmental sustainability reporting. The proposal provides for safe and convenient access to and from and through the site. The proponent has engaged all relevant stakeholders through the design process and sought to address the any concerns where possible. The feedback from the stakeholders has been overwhelmingly positive.
(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving;	<p>This report demonstrates the proposed development is generally consistent with the local planning framework applicable to the subject site.</p> <p>Importantly, the proposed redevelopment is entirely consistent with the Residential zoning of the site and desired future character of the precinct, providing a high standard of heritage restoration works and a high quality residential aged care facility that will meet the needs of the local community.</p> <p>There are no known pending Scheme Amendments relevant to the subject site or proposed use.</p>
(c) any approved State Planning Policy;	<p>This report has addressed the relevant State Planning Policies (SPP3.5, SPP7.0 and SPP7.3) and demonstrated the proposal is acceptable, being generally consistent with the applicable planning framework. The State Design Review Panel and Heritage Council of WA have also been engaged through the initial design phases and expressed their conditional support for the proposal.</p>
(e) any policy of the Commission;	<p>This report has addressed the WAPC's Position Statement: Residential Aged Care and demonstrated the proposal is generally consistent with the WAPC's Position Statement: Residential Accommodation for Ageing Persons (refer section 6.3 of this report).</p>

<p>(g) any local planning policy for the Scheme area;</p>	<p>The proposal includes provision of public art on site as required under the Town's Public Art Policy.</p> <p>Refer section 7.4 of this report for more details.</p>
<p>(k) the built heritage conservation of any place that is of cultural significance;</p>	<p>The proposal facilitates conservation of a heritage place entered in the Register of Places under the HWA Act 1990 through the sympathetic, restorative and responsive redevelopment of the subject site, comprising high quality architectural features, landscaping and heritage restoration works, as well as the adaptive re-use of the existing Woodside Hospital building for residential aged care purposes.</p> <p>The proposal also includes retention of the front portions of the existing dwellings on 26 Dalgety Street and 29 Fortescue Street, which are included on the Town's Municipal Inventory. This will ensure the heritage values of the streetscape are retained.</p>
<p>(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;</p>	<p>Cultural heritage significance of the site and locality is improved through the conservation, restoration and adaptive re-use of the existing Woodside Hospital building and dwellings on-site, as a community health and aged care facility, consistent with its historic uses.</p>
<p>(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</p>	<p>The proposed development is compatible with its setting for the following reasons:</p> <ul style="list-style-type: none"> • The proposed building is of high-quality architectural design using a mix of building materials, colours and features which are reflective of the surrounding area, including the use of limestone and brick materials. • The proposal provides for the sympathetic restoration of a significant heritage site and will high quality health and care services to meet the needs of the local community, entirely consistent with its past uses. • The building is appropriately designed and setback from all boundaries to ensure the impacts on adjoining properties and streetscape are insignificant. • High quality landscaping will surround the site and soften the impact of the development, contributing to an attractive building setting and streetscape. • The proposal is generally compliant with the relevant provisions of the local planning framework. • The proposal is supported by a range of technical reports including, heritage impact assessment, transport impact statement, acoustic report, and waste management report.
<p>(n) the amenity of the locality including the following: (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;</p>	<p>Environmental impacts The proposed development will not result in any adverse environmental impacts.</p> <p>Character of the locality The locality is characterised by residential development predominantly constructed in the 1900's to present. The proposed residential aged care facility has been architecturally designed to reflect the existing heritage building on site and character of the locality, with architectural design features, sympathetic exterior material selections and landscaping.</p> <p>Social impacts The proposed development will have a positive social impact by providing high quality aged care services to the community and allowing ageing in place to occur.</p>
<p>(p) whether adequate provision has been made for the landscaping of the land to which the application</p>	<p>High quality landscaping surrounds the building including street setback areas and common courtyard areas. Existing mature trees on-site are to be</p>

relates and whether any trees or other vegetation on the land should be preserved;	retained or transplanted where possible. These are a key feature of the landscaping design to provide an attractive environment to residents.
(s) the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles	As outlined in this report and the supporting Transport Impact Assessment, the proposed access arrangements to and from the site and vehicle manoeuvring within the car park and visitor entrance area is satisfactory.
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	The Transport Impact Assessment demonstrates that traffic generated from the proposed development will have minimal impact and can easily be accommodated by the surrounding road network.
(u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability;	<ul style="list-style-type: none"> • The subject site is within 200m walking distance of high frequency bus routes on Canning Highway. • The subject site is located in an established area with existing and available public utility services; • The proposed waste storage, management and collection arrangements will meet the needs of the proposed aged care facility operations. • Proposed development comprises bicycle parking bays and staff end-of-trip facilities to encourage active forms of transport. • Development will provide for universal access to all areas and will meet the needs of all residents (including older and disabled people), as designed to accommodate and comply with the relevant aged care facility requirements.
(w) the history of the site where the development is to be located;	<p>The proposed development responds to its site history, including the following elements:</p> <ul style="list-style-type: none"> • The proposed use as a residential aged care facility combined the historical uses of a home and hospital. • Restoration and adaptive re-use of the Woodside building for aged care facility purposes is entirely consistent with the site's historic hospital uses. • Retention and re-use of 26 Dalgety and 29 Fortescue for SIL purposes is entirely consistent with the historical residential uses. • Landscaping to reflect site's history. • Public art provision that will reflect the site's historic uses and character of the area.
(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	The proposed development allows the provision of stable and secure work for a number of staff. Additionally, the proposal will provide 24 hour care for those in need, providing a benefit required by the local community.
(y) any submissions received on the application;	The proponent undertook pre-lodgement engagement with a range of stakeholders including the Town of East Fremantle, the SDRP, HCWA and local community. The feedback from all stakeholders has been incorporated in the final set of plans where possible.

As demonstrated above, the proposal meets the relevant matters to be considered by local government in assessing a planning application and warrants approval accordingly.

9 Conclusion

This application is seeking approval for the development of a residential aged care facility and supported independent living on No. 18 and 26 Dalgety Street, and No. 29 Fortescue Street, East Fremantle. The proposal comprises partial demolition of existing buildings and the redevelopment of the subject site as a residential aged care facility and supported independent living, owned and operated by Hall & Prior, including restoration and upgrades to the existing Woodside Hospital building. The proposal will provide much needed housing diversity and choice for or older persons in the community and allow long-standing residents to “age in place”.

In summary, the proposed development is justified and appropriate for the following reasons:

- (i) The proposal is generally consistent with the relevant provisions and requirements of the Town of East Fremantle Local Planning Scheme No. 3.
- (ii) The proposal is consistent with the provisions of the Town’s draft Local Planning Strategy, which recognises the former Woodside Hospital site as being suitable for residential aged care facility development.
- (iii) The operator has engaged in extensive community and stakeholder consultation that has demonstrated wide-standing support for a residential aged care facility in this location.
- (iv) The proposed development has been reviewed by the State Design Review Panel on three occasions, who concluded that the development produces a considered and appropriate design outcome which will work well within the social, economic and environmental context of its location.
- (v) The proposal is supported by a traffic impact assessment which concludes that the proposed development will not have a negative impact on the surrounding road network.
- (vi) The proposed development will provide for increased housing diversity and choice for older people looking to downsize, age in place and/or seeking aged care services in this locality.
- (vii) The proposed development will not have any significant impact on the amenity of the area and satisfactorily mitigates any perceived impacts on adjoining properties.
- (viii) It has been demonstrated the proposed variations to the deemed-to-comply requirements for lot boundary setbacks, building height and site works will have no adverse effect on the occupiers or users of the development, or the inhabitants of the locality or the likely future development of the locality.
- (ix) The proposal facilitates the conservation of a heritage place entered in the Register of Places under the Heritage Act of Western Australia Act 1990; and will enhance or preserve the heritage values associated with the subject site and surrounding Woodside Precinct.

Accordingly, we respectfully request the Application for Development Approval be considered on its merits and approved by the Metro Inner South Joint Development Assessment Panel.

Appendix 1

Certificates of Title and Plans

Appendix 2 Architectural Design Report and Drawings

Appendix 3 Landscaping Design Report

Appendix 4 Heritage Impact Assessment

Appendix 5 Transport Impact Assessment

Appendix 6 Acoustic Report

Appendix 7 Waste Management Report

Appendix 8 Community Engagement Report

Appendix 9

Woodside Care Precinct Public Art Strategy

Appendix 10 Sustainability Pathway Letter

Appendix 11

Civil Engineering Report

Appendix 12 Arborist Report

Appendix 13 State Design Review Panel Report

Appendix 14

Heritage Council Advice

Appendix 15

Schedule of Conservation Works

Appendix 16

Heritage Interpretation Strategy