DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 21-Jul-2026
FILE SDAU-062-23C.2



SOUTH WEST AERIAL VIEW

DEVELOPMENT APPLICATION - AMENDMENT

KEY CHANGES REPORT

WOODSIDE CARE PRECINCT

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

KHA

DATE	AMENDMENT	REV
27.05.2026	SDAU Pre-lodgement Meeting	0
09.06.2026	DA Amendment Issue	1
23.06.2026	DA Amendment Issue - Updated	2
30.06.2026	DA Amendment Issue - Updated	3

KEY CHANGES REPORT



PEDESTRIAN VIEW FROM DALGETY STREET

SUMMARY

The proposed Woodside Care Precinct was presented to the State Design Review Panel on 3 occasions in 2020 with final Development Approval received on 22/12/2023. Throughout the design development phase and integration of services, some minor adjustments to the building envelope have been required.

The following report identifies the proposed key changes from the approved drawings and incorporates feedback provided during the pre-lodgement meeting held on the 27/05/2026 with the Significant Development Assessment Unit.

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BASEMENT PLAN - APPROVED

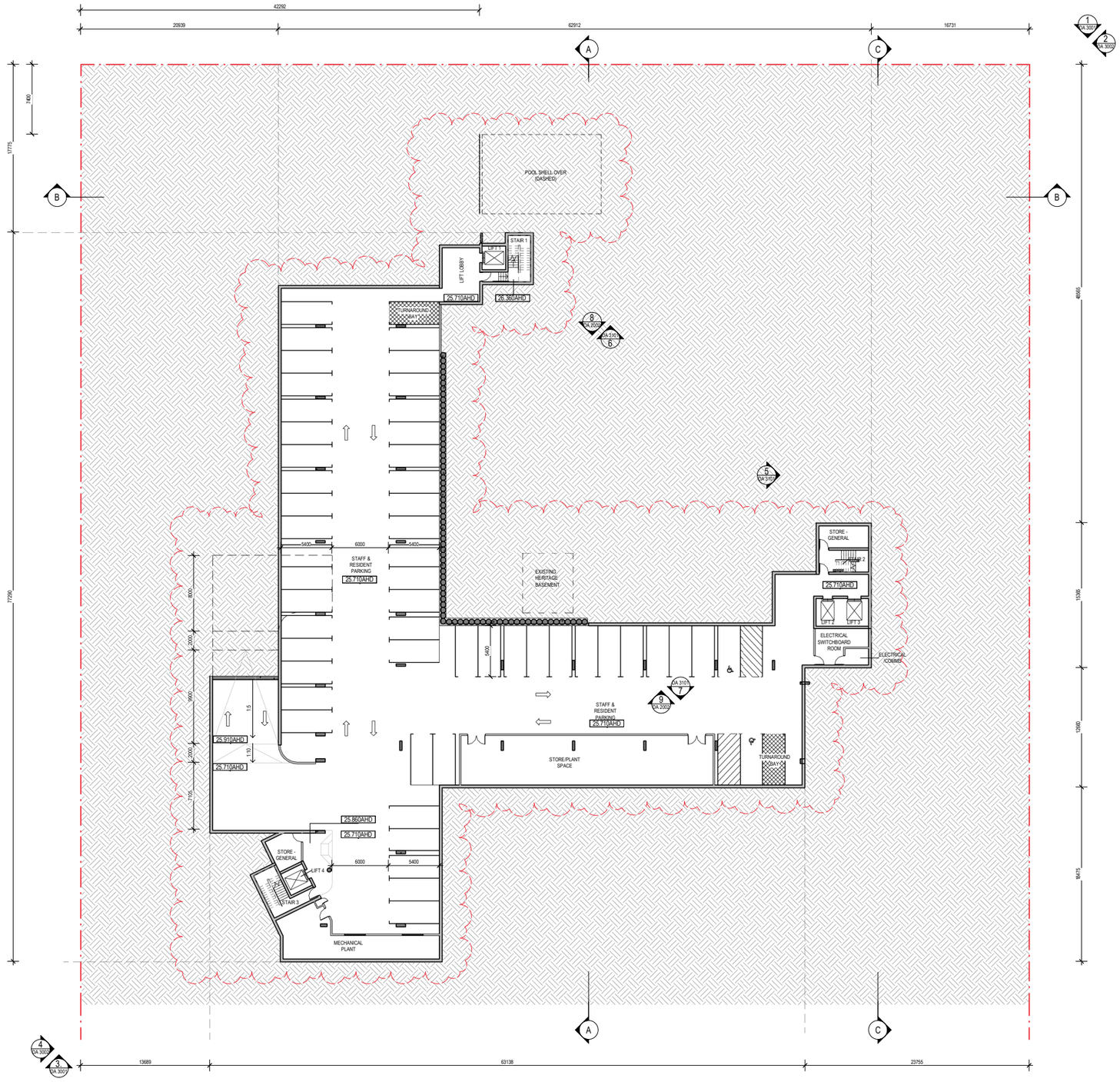
01 BASEMENT AND LOWER GROUND

The revised proposal includes amendments to the Basement and Lower Ground levels to accommodate structural efficiencies, services and plant design development.

Replanning also provides access to all cores at basement level and separation of services vehicles and general traffic.

NO. CAR BAYS	APPROVED	PROPOSED
BASEMENT	52	52
LOWER GROUND	56	56

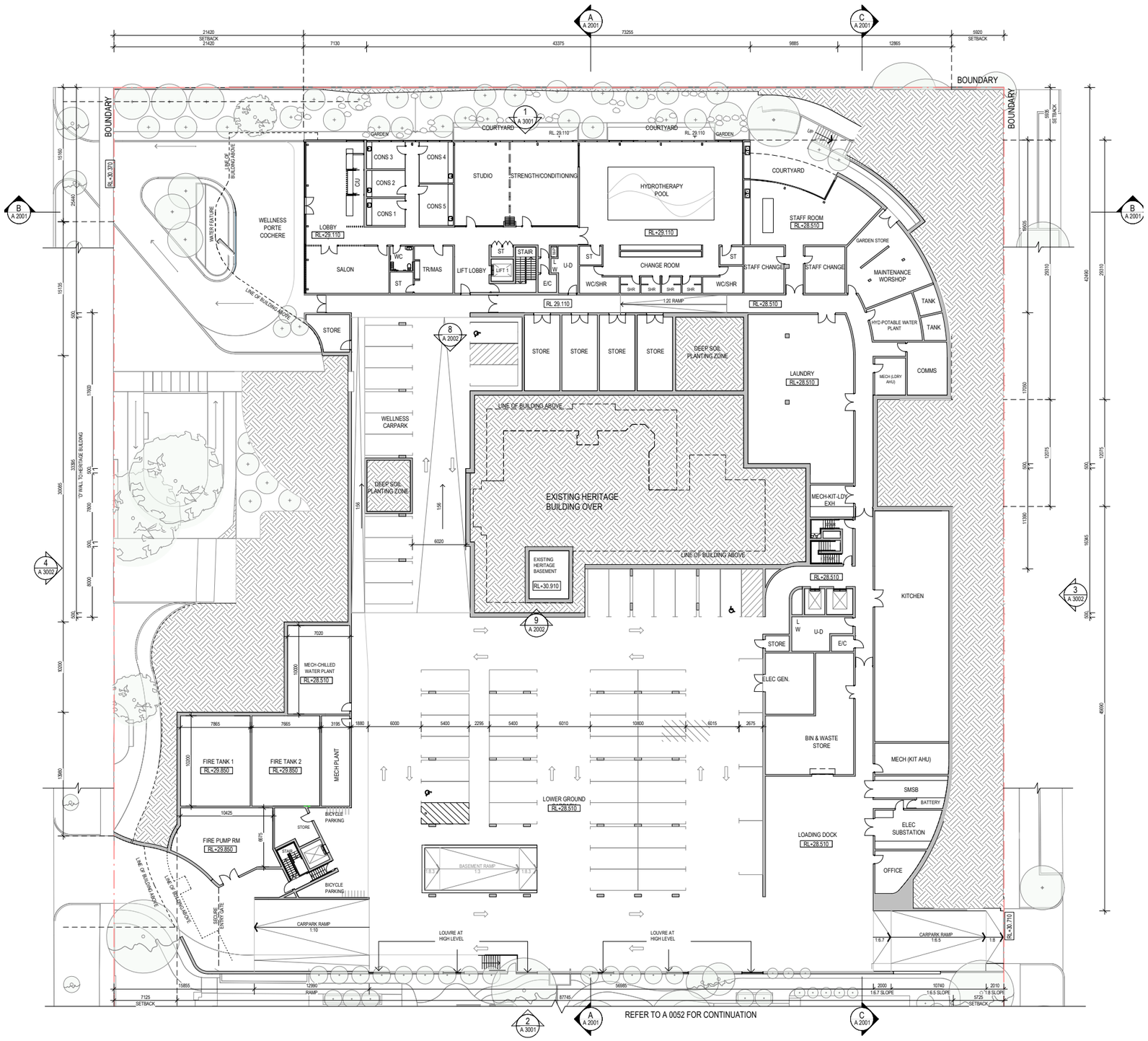
01 BASEMENT AND LOWER GROUND



BASEMENT PLAN - PROPOSED

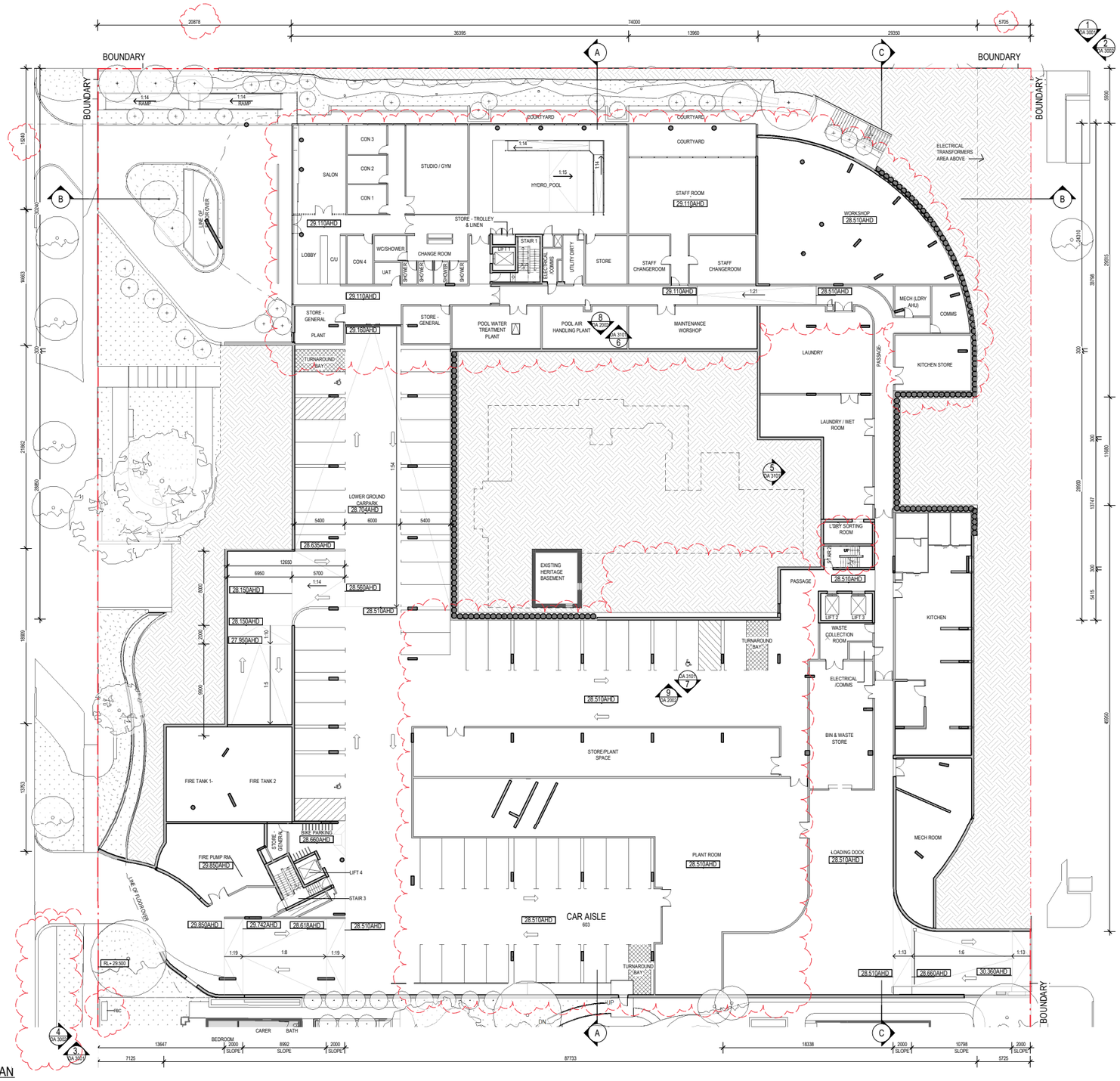
NO. CAR BAYS	APPROVED	PROPOSED
BASEMENT	52	52
LOWER GROUND	56	56

01 BASEMENT AND LOWER GROUND



NO. CAR BAYS	APPROVED	PROPOSED
BASEMENT	52	52
LOWER GROUND	56	56

LOWER GROUND PLAN - APPROVED

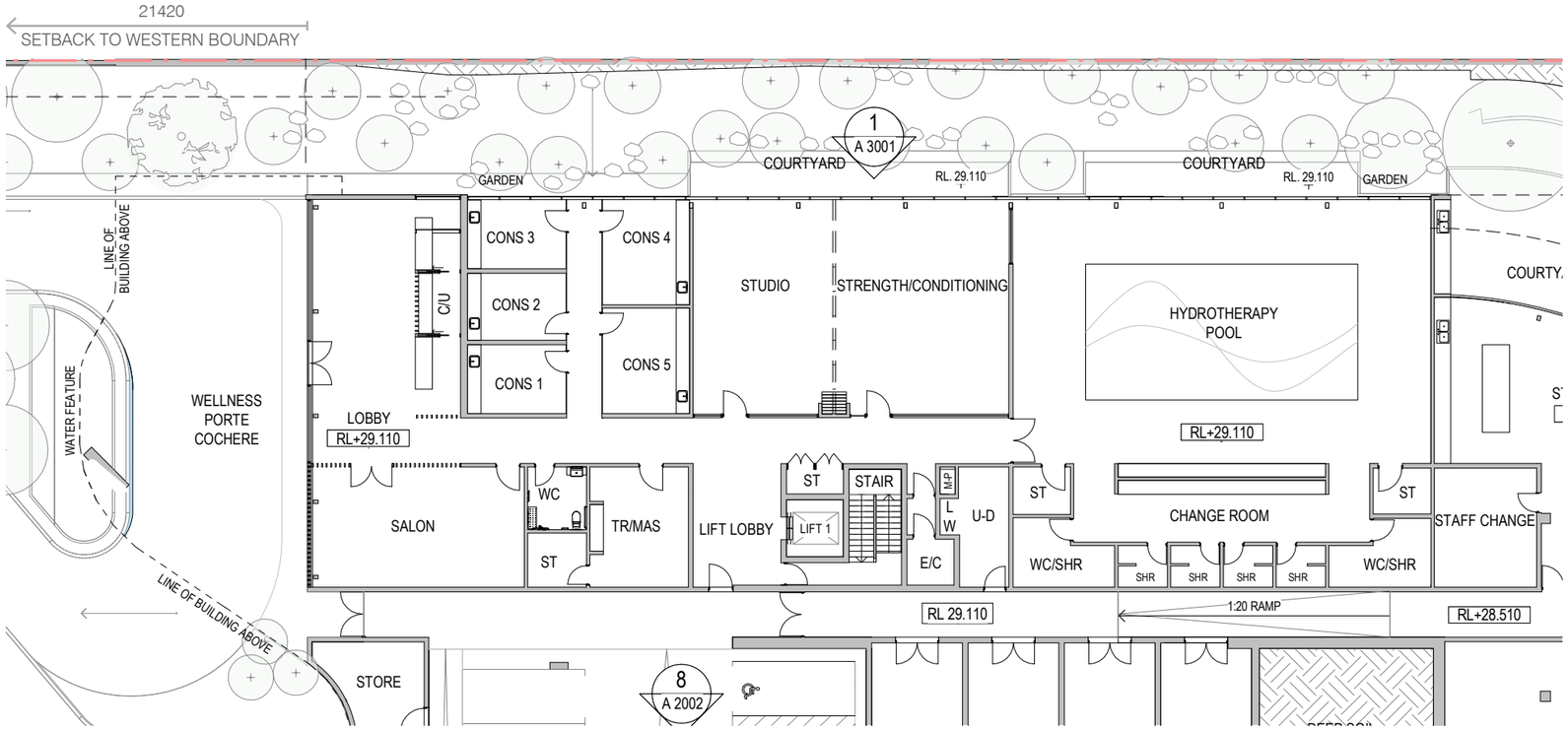


PLAN

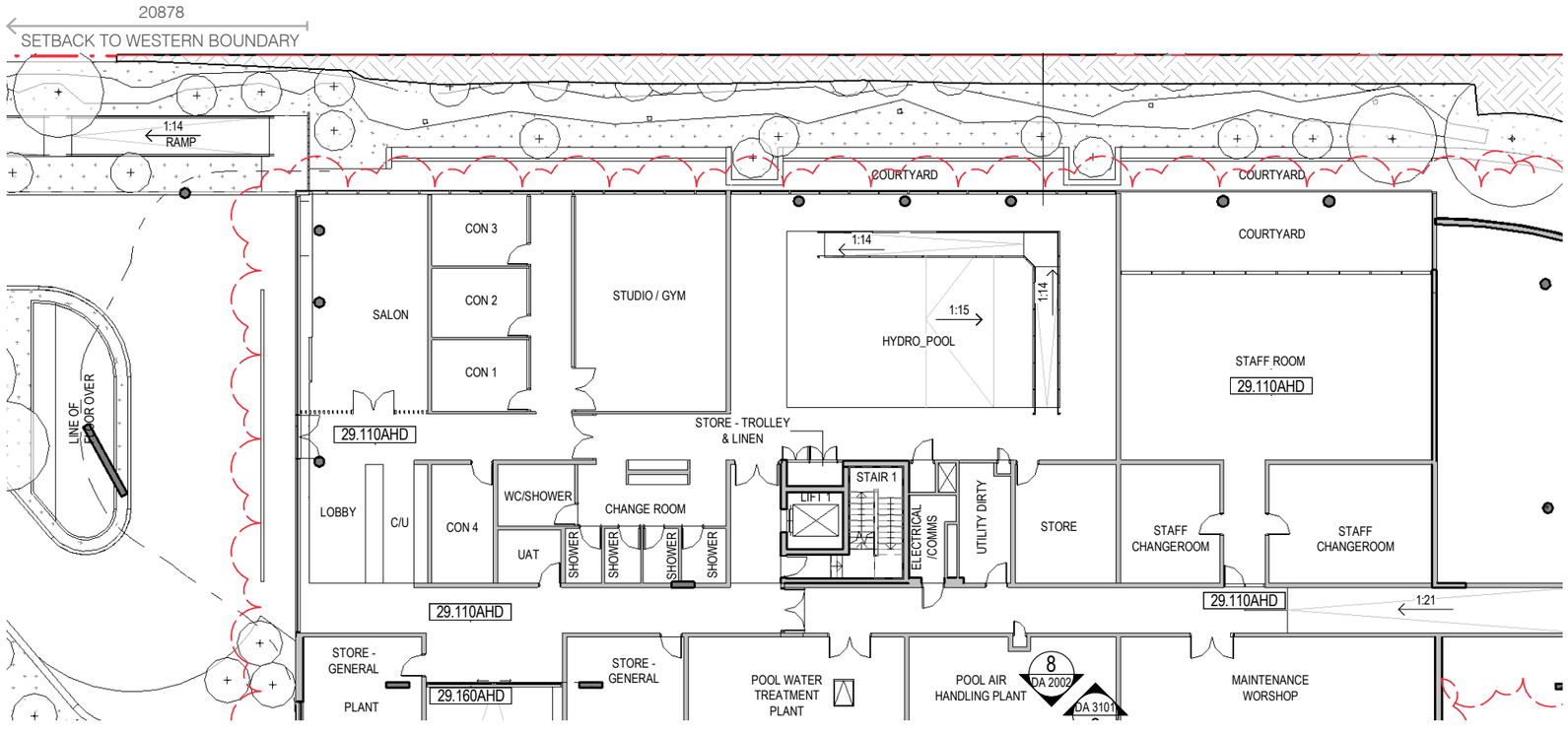
LOWER GROUND PLAN - PROPOSED

01 BASEMENT AND LOWER GROUND

NO. CAR BAYS	APPROVED	PROPOSED
BASEMENT	52	52
LOWER GROUND	56	56



LOWER GROUND PLAN - APPROVED



LOWER GROUND PLAN - PROPOSED

02 WELLNESS CENTRE

The Wellness Centre located at lower ground level has been consolidated to suit operational requirements and programming. Some treatment function has been incorporated into the Heritage House to further the residents' engagement with Woodside House.

The canopy has been further refined with structural coordination. The overhanging profile remains as per the approved plans.

This includes a minor adjustment to the entrance setback at lower ground level.

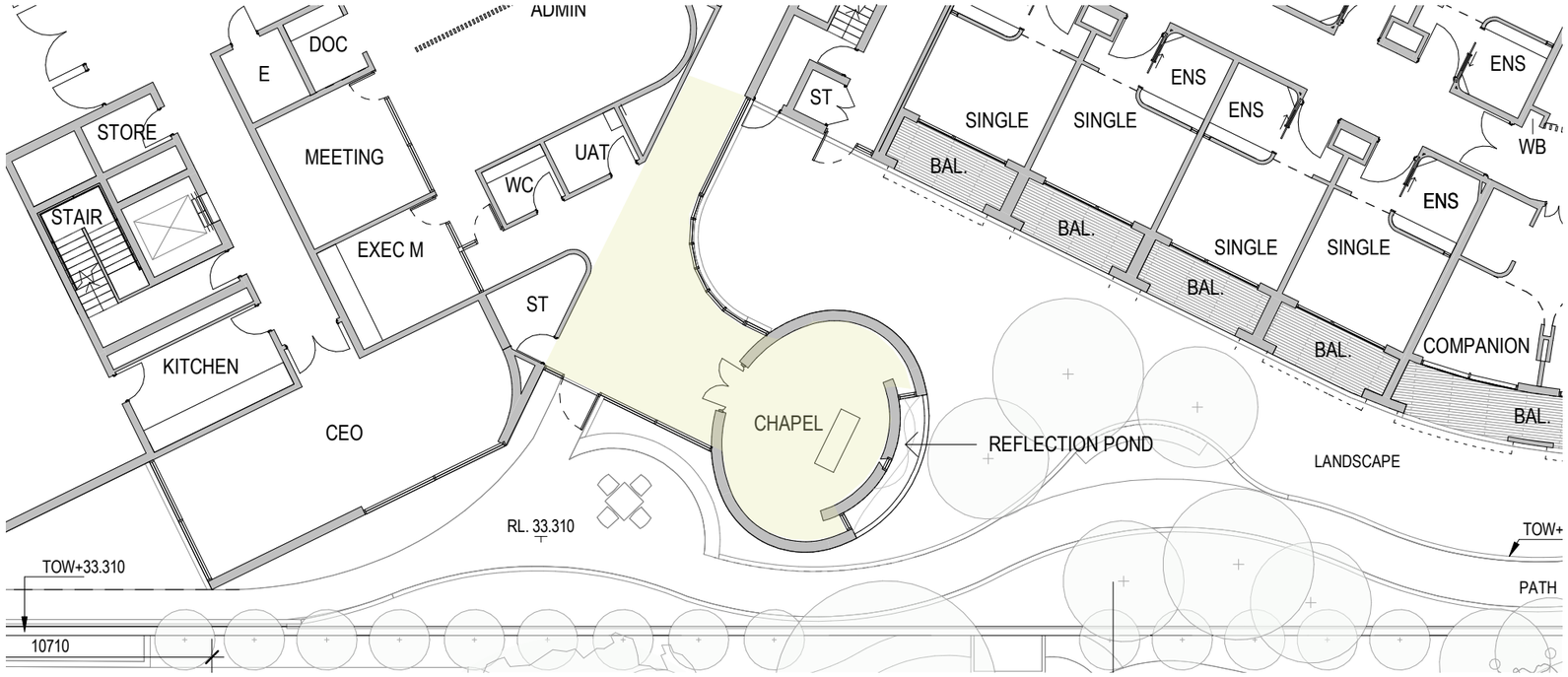
WELLNESS	APPROVED	PROPOSED
LOBBY & C/U	75 m²	54 m²
SALON & TREATMENT ROOM	69 m² 1x Salon 47m² 1x Treatment Room 22m²	78 m2 1x Salon 55m2 located in Lower Ground level 1x Salon 23m2 located in Heritage House.
GYM/STUDIO & STRENGTH/ CONDITIONING	132 m²	59 m² Combined into one space for ease of management and programming.
POOL	221 m²	201 m²
SHWR / CHANGE	88 m² Shower x4, WC/Shower x2	46 m² Shower x4, WC/Shower x1
UAT	1	1
CONSULTANT ROOMS	74 m² Rooms x5	57 m² Rooms x4 Reduction of 1No. Consultation room to meet operational requirements.



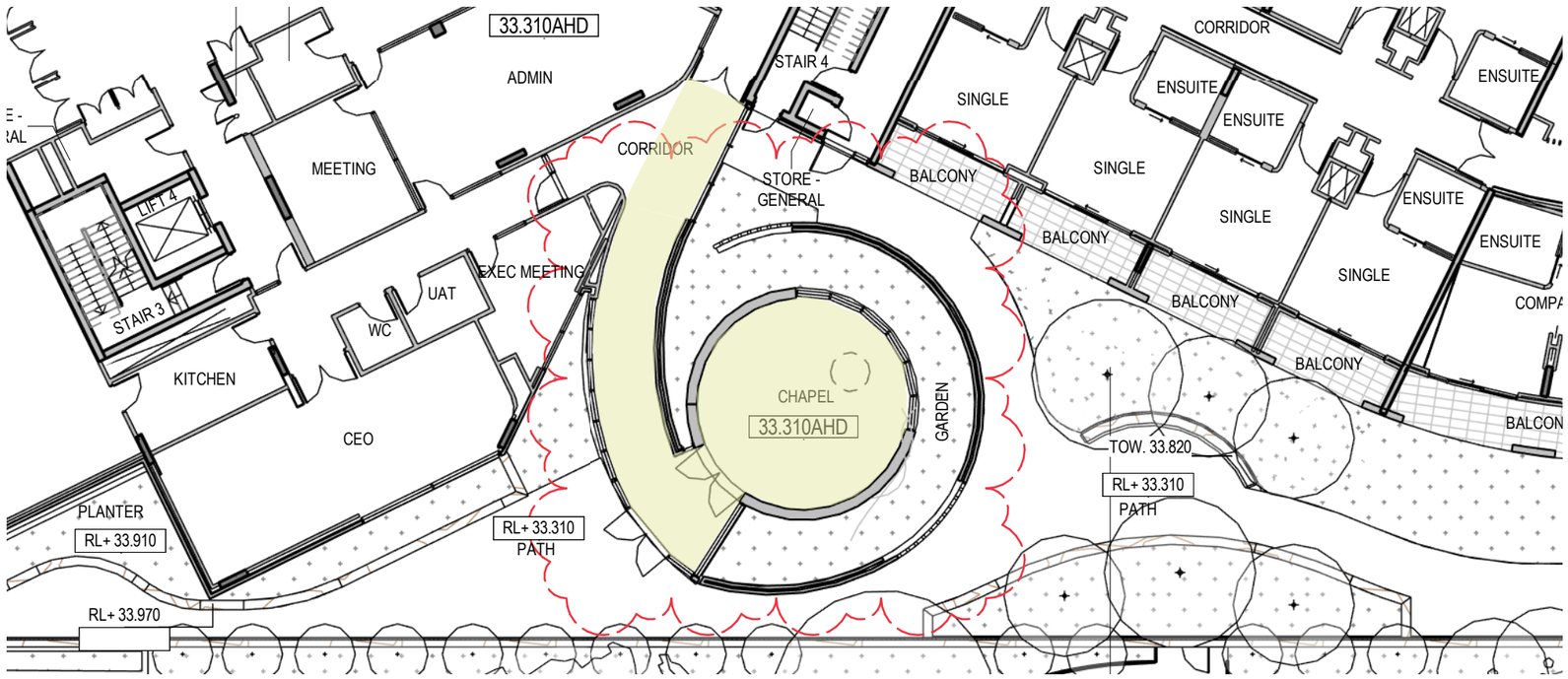
APPROVED ENTRY TO WELLNESS FROM DALGETY STREET



PROPOSED ENTRY TO WELLNESS FROM DALGETY STREET



GROUND FLOOR PLAN - APPROVED



GROUND FLOOR PLAN - PROPOSED

03 CHAPEL

The chapel was further developed to be:

- Non-denominational to allow greater inclusivity
- A place for small ceremony and casket
- Flexible seating to accommodate wheelchairs
- A place of reflection

03 CHAPEL



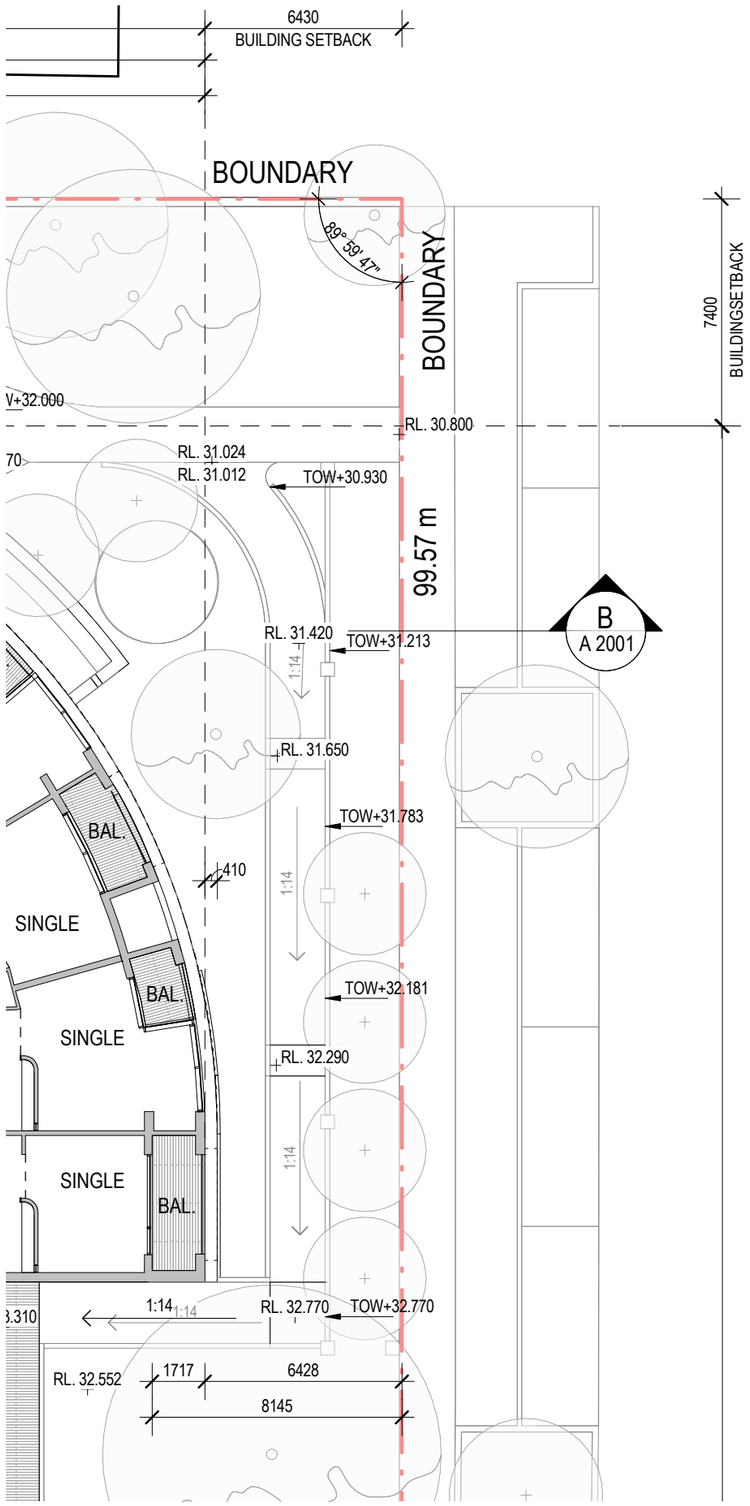
EXTERNAL RENDER OF CHAPEL - APPROVED



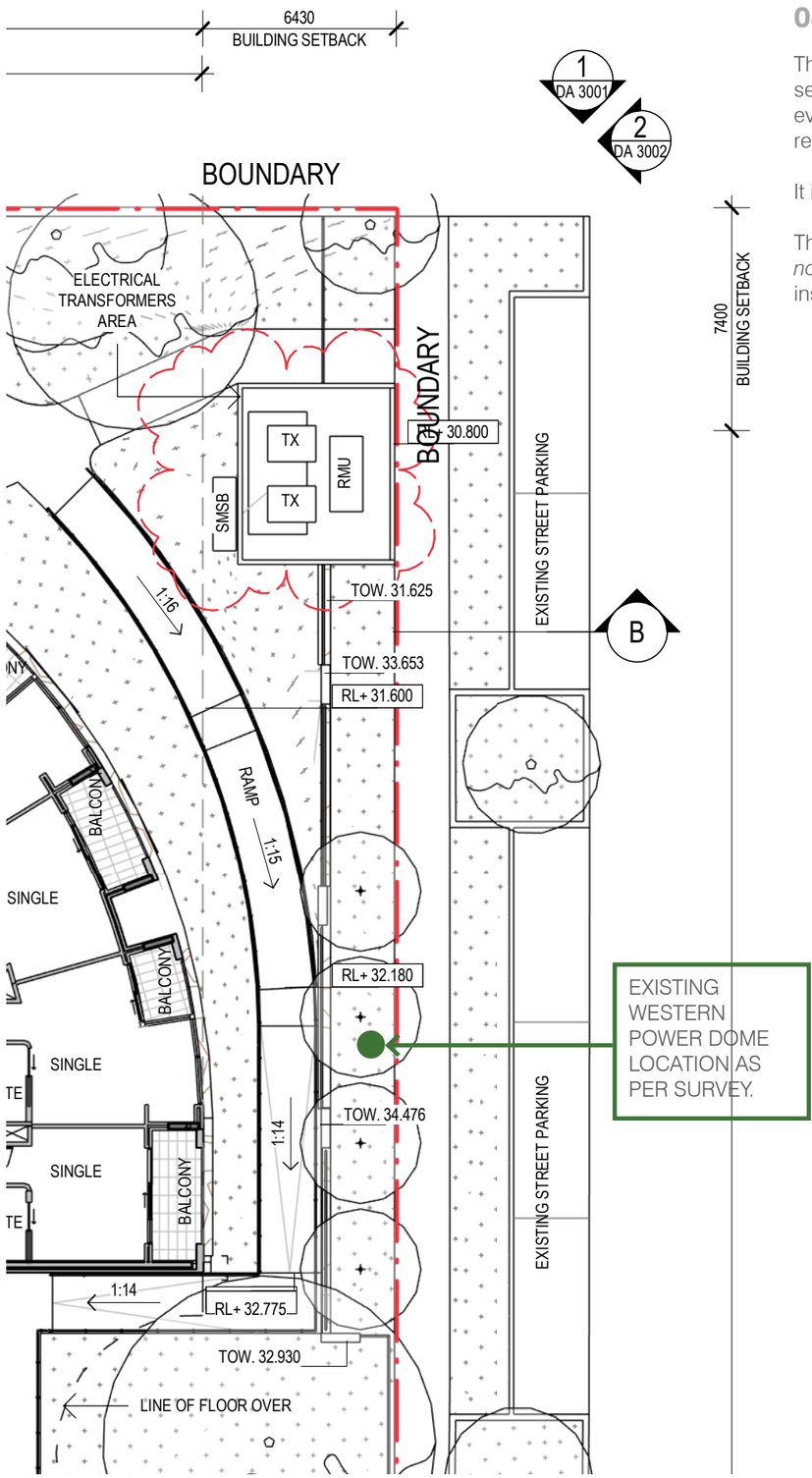
EXTERNAL RENDER OF CHAPEL - PROPOSED



INTERNAL RENDER OF CHAPEL - PROPOSED



GROUND FLOOR PLAN - APPROVED



GROUND FLOOR PLAN - PROPOSED

04 TRANSFORMER

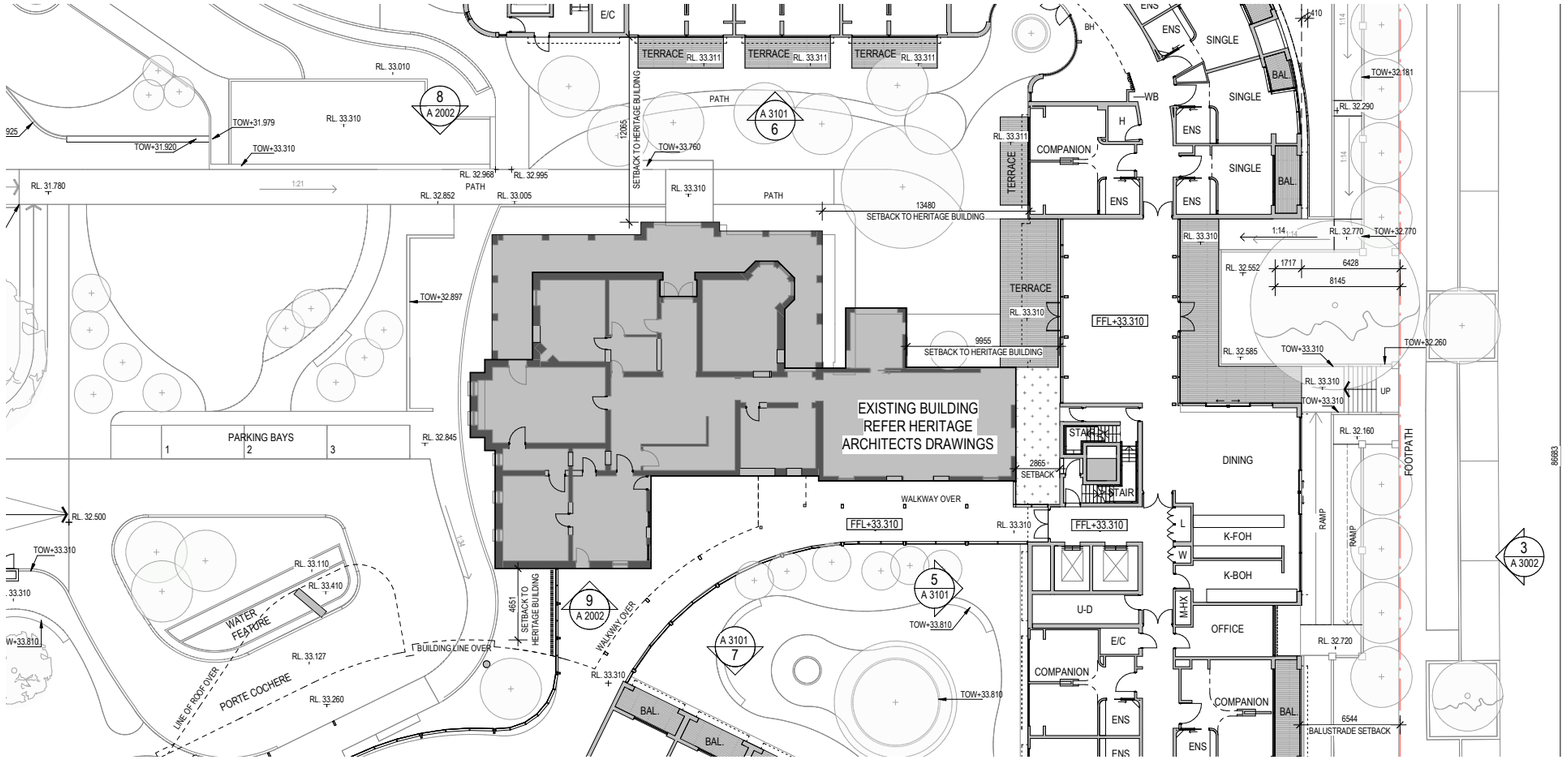
The Western Power transformer compound has been located to suit incoming services to the site and to allow for easily accessible temporary power in the event of site power outage, critical to the required support and wellbeing for residents.

It is located within the proposed landscaped zone.

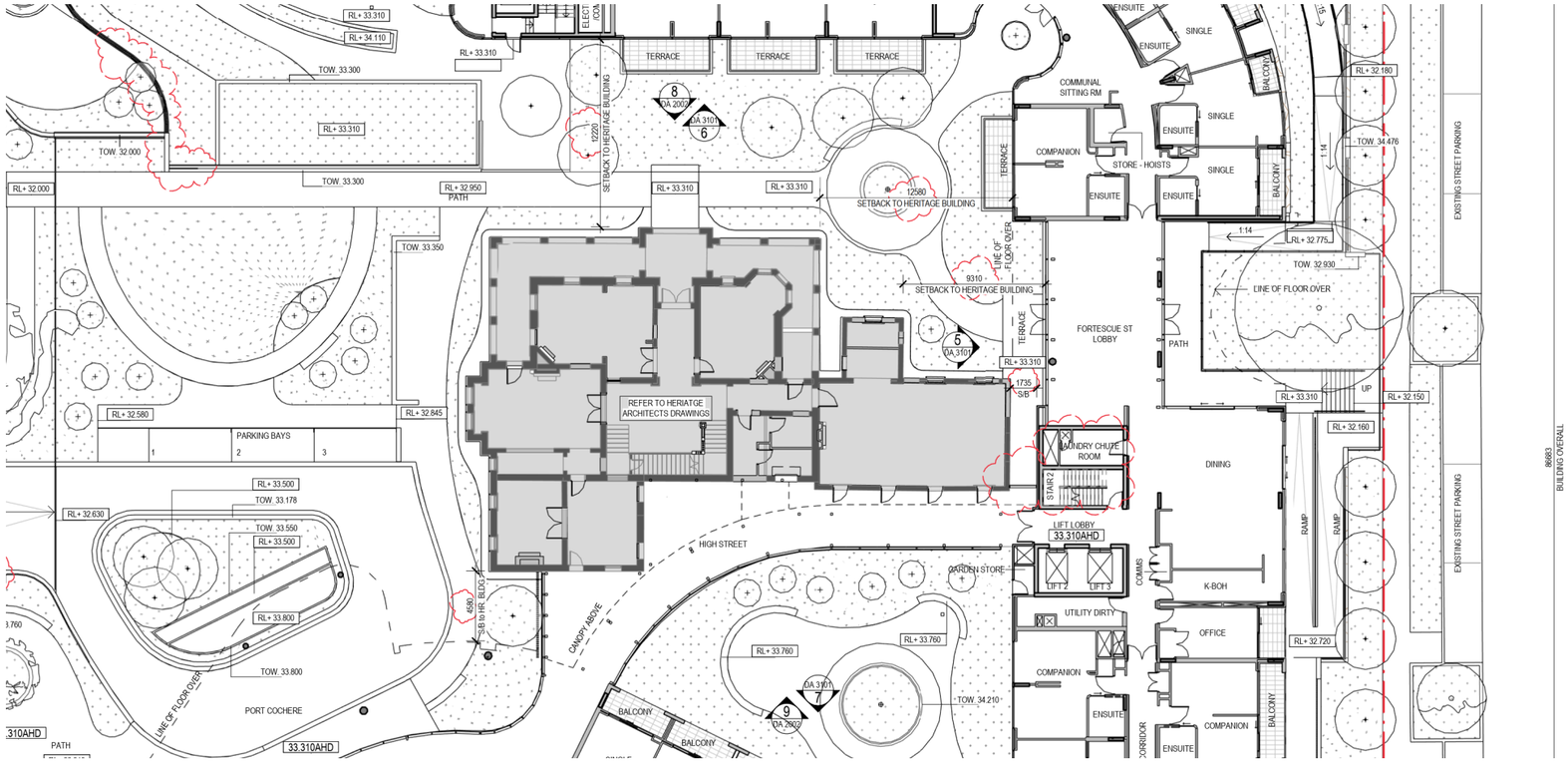
The Arbor Centre has reviewed the proposed location and has advised *'it is not likely to cause any significant long term issues for the tree'*. A more detailed inspection of the root zone will be completed prior to works commencing.



RENDER OF TRANSFORMER - PROPOSED



GROUND FLOOR PLAN - APPROVED



GROUND FLOOR PLAN - PROPOSED

05 HERITAGE

Following a more detailed and accurate point cloud survey:

- the northern setback to the Heritage House has increased by 155mm.
- the setback to the proposed reconstructed eastern single storey wall has reduced.

Griffiths Architects have confirmed the following:

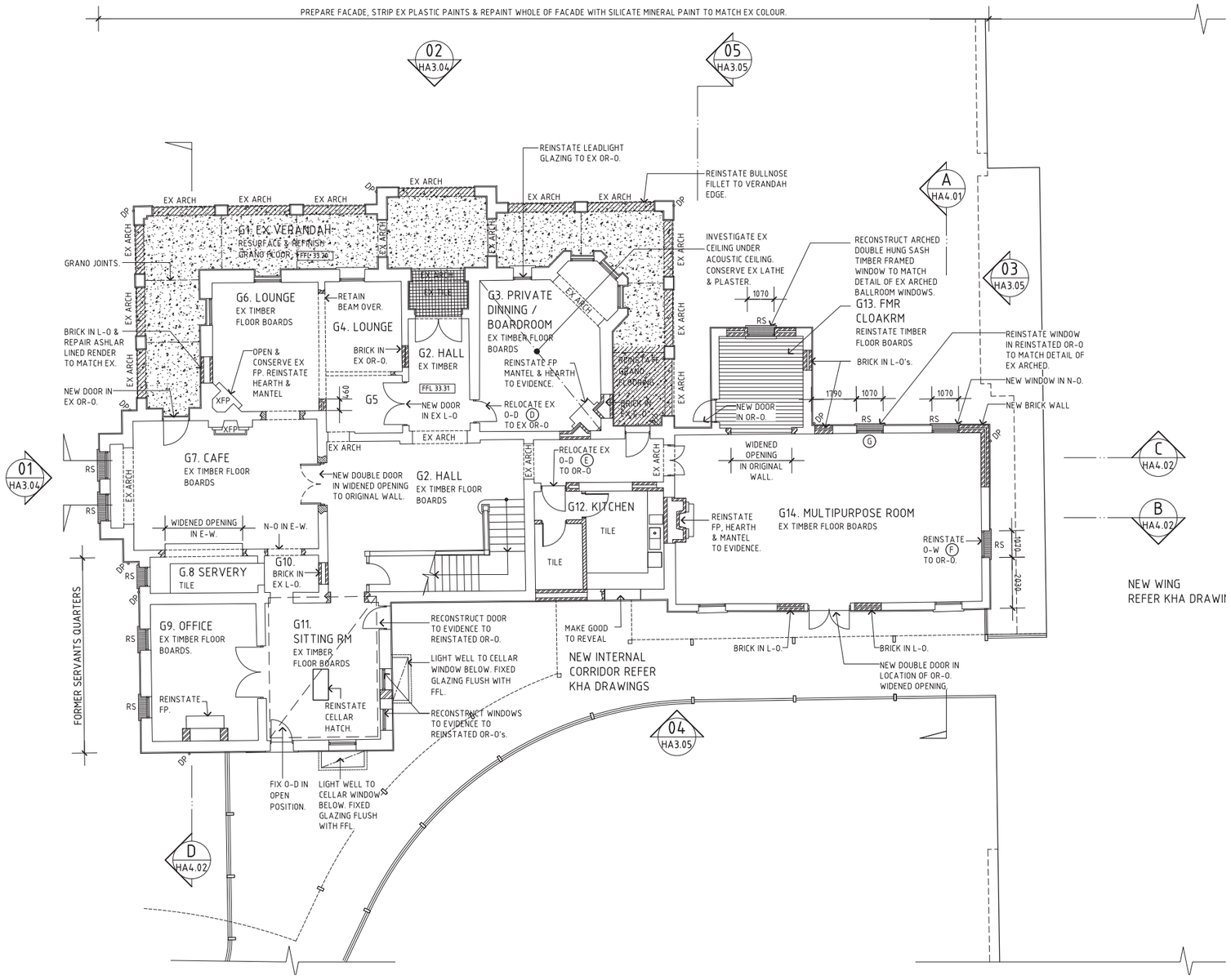
"The overall conservation outcomes are the same and the views of the primary facades are not impacted. The biggest setback at 1115mm to the east has minimal impact as this façade has had a building attached and not been viewed for most of its existence, it does not retain its early detailing and will predominantly be a rebuilt wall."



VIEW OF EASTERN SETBACK TO HERITAGE HOUSE FROM LINK - PROPOSED



VIEW OF EASTERN SETBACK TO HERITAGE HOUSE FROM NORTH - PROPOSED

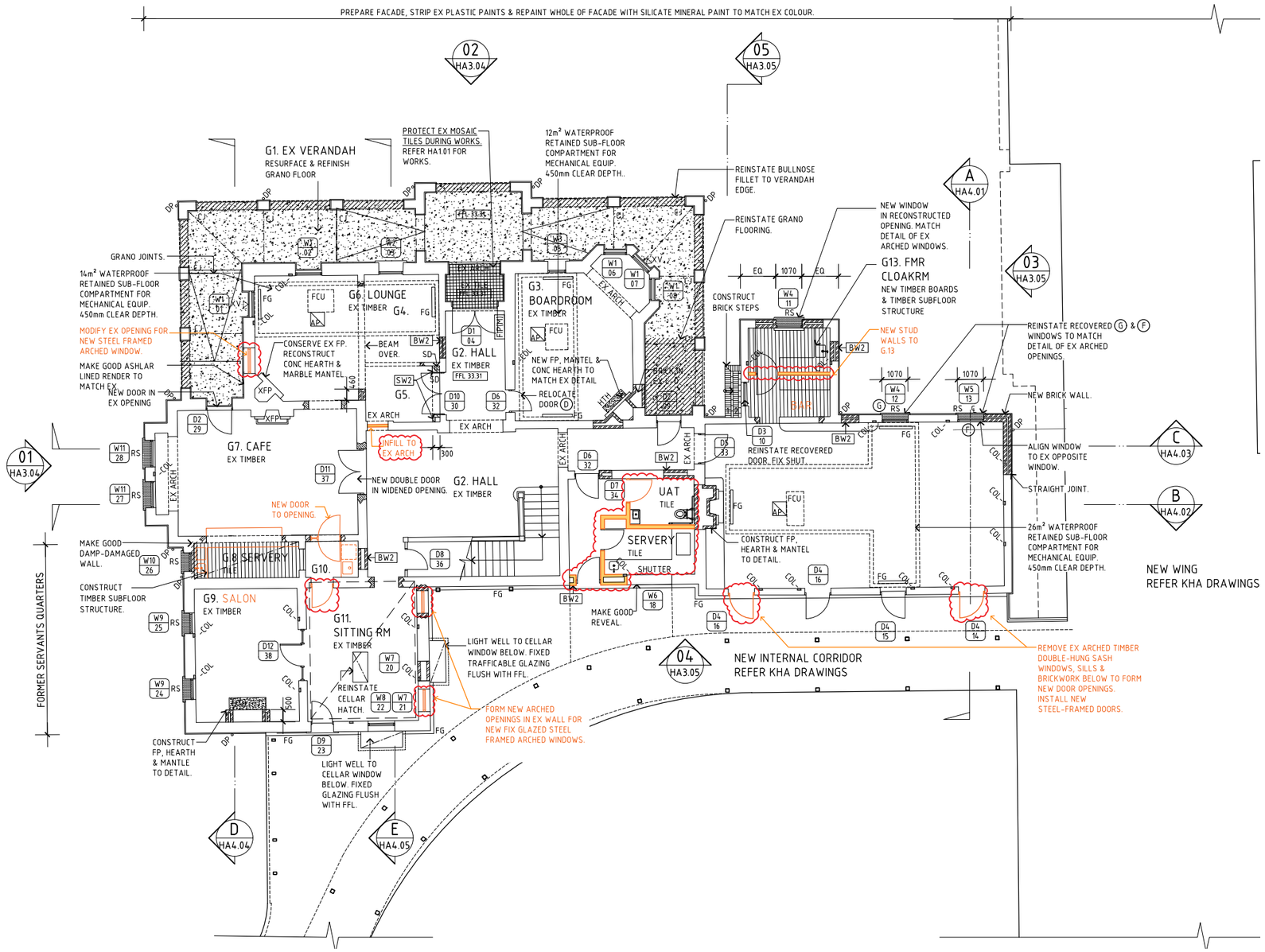


GROUND FLOOR PLAN - APPROVED

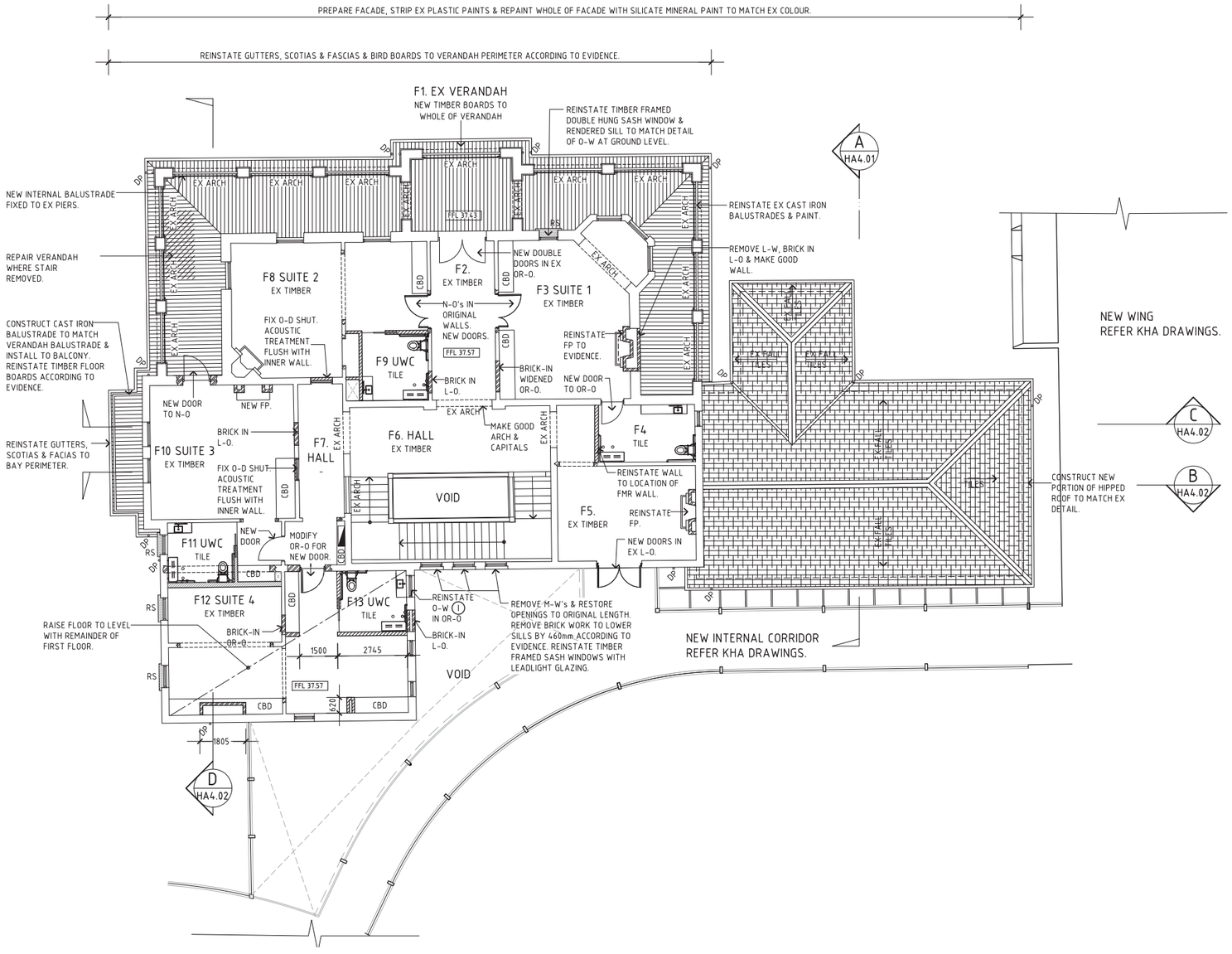
05 HERITAGE

Opening and minor spatial adjustments including:

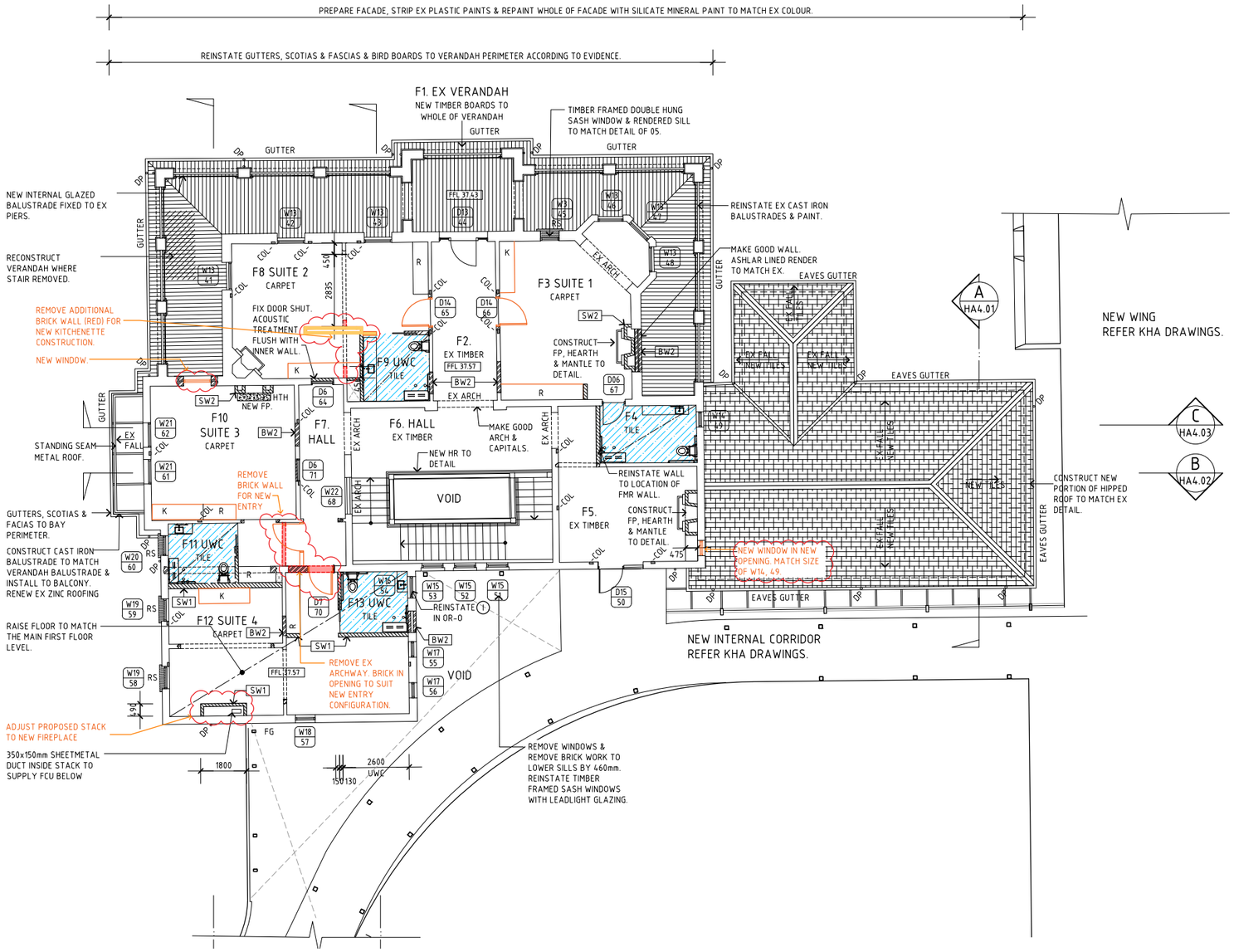
- Servery consolidated and planned
- UAT relocated to allow access from corridor rather than from the multi-purpose room.
- Bar and Store consolidated to serve multi-purpose room functions
- All spaces consolidated to allow for comfortable and balanced rooms.
- Inclusion of Wellness Salon space into Woodside House.



GROUND FLOOR PLAN - PROPOSED



FIRST FLOOR PLAN - APPROVED

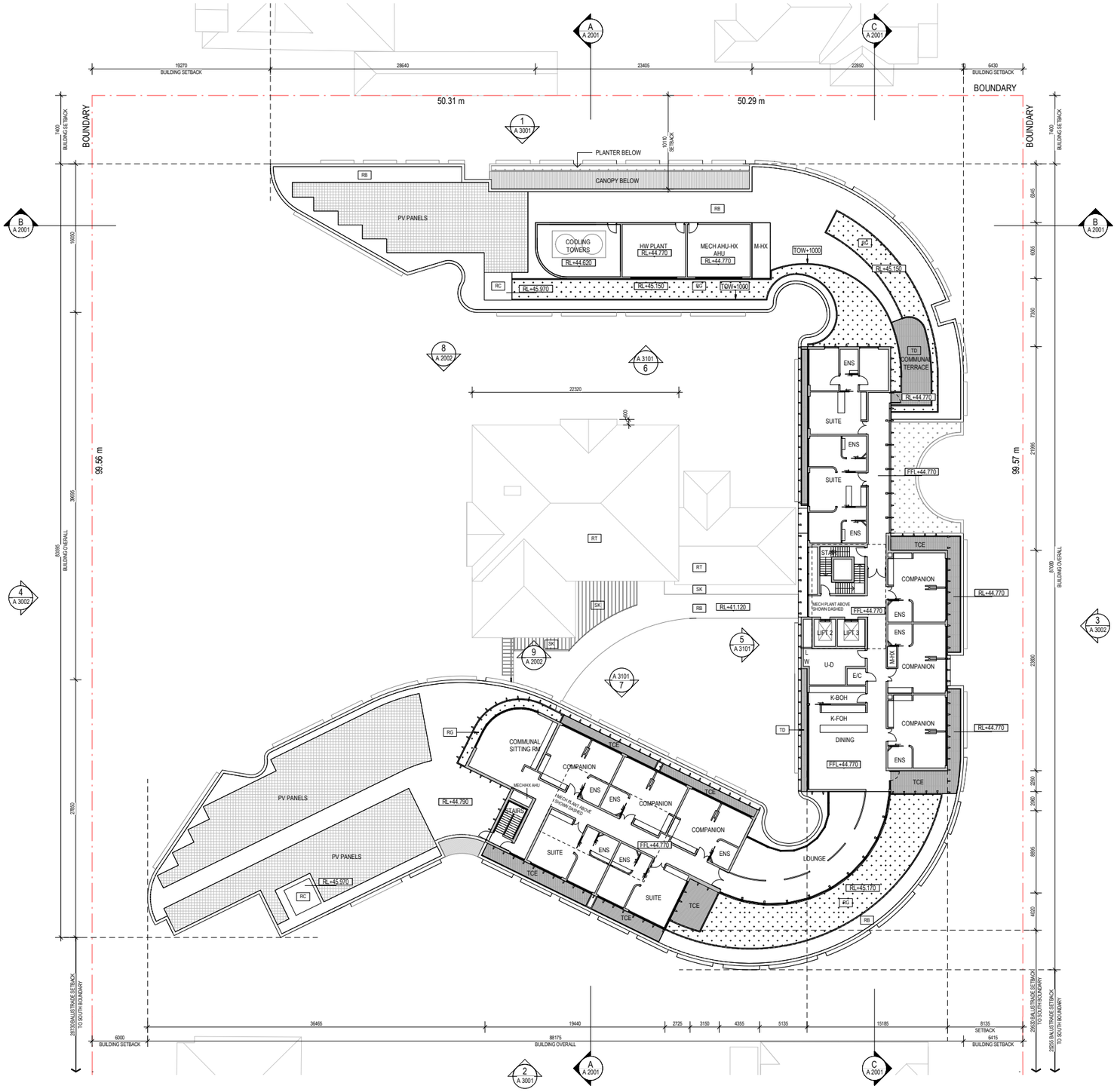


FIRST FLOOR PLAN - PROPOSED

05 HERITAGE

Opening and minor spatial adjustments including:

- Single hinged door and sidelight to help protect furniture within heritage house
- New window to Suite 3
- New window to south lounge
- Suites re-planned to accommodate second bed in 3 out of the 4 plus visual connection to ensuite entry from beds achieved.
- Additional balustrade to existing external and stairwell.

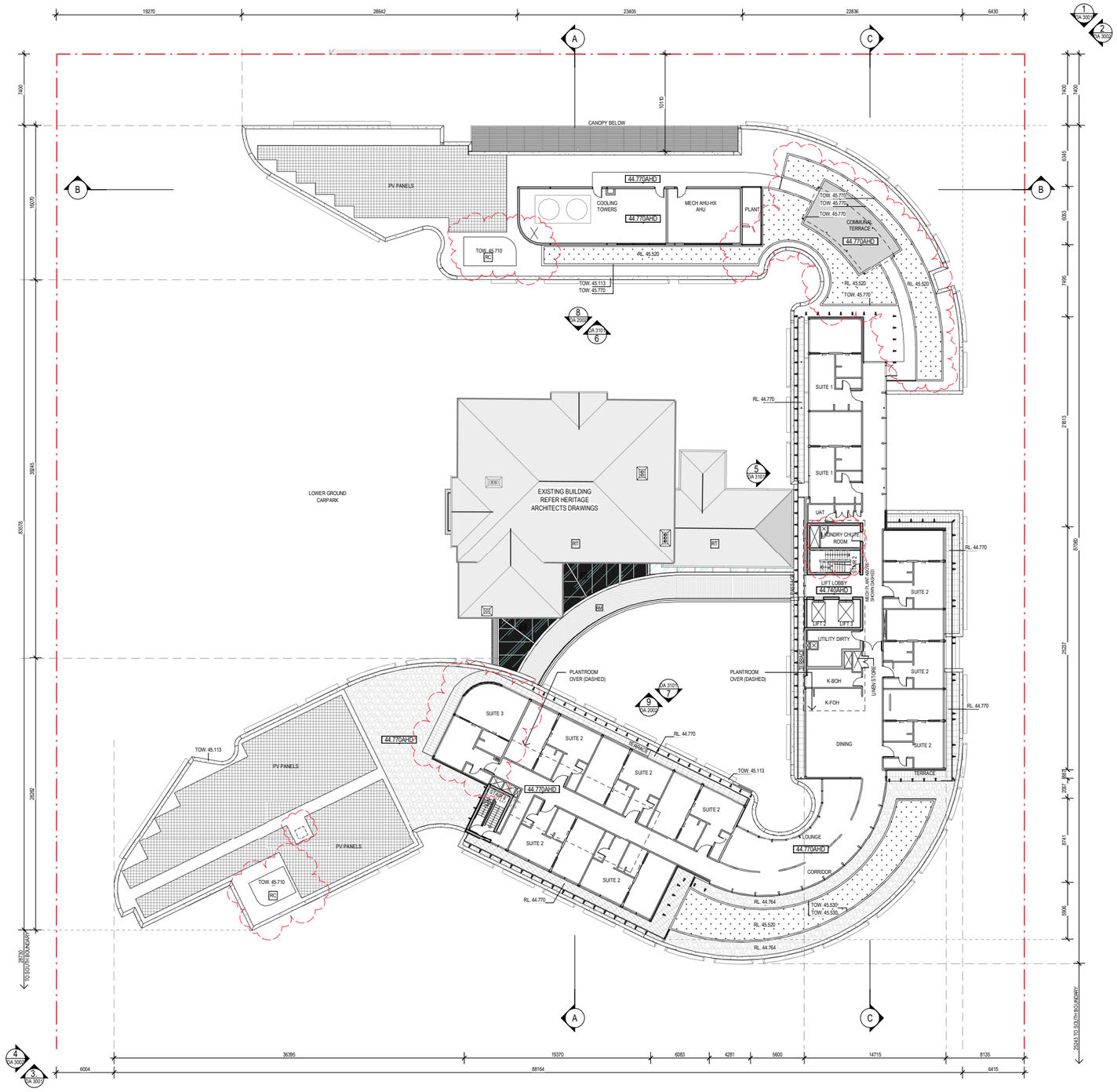


LEVEL 3 PLAN - APPROVED

06 SUITES

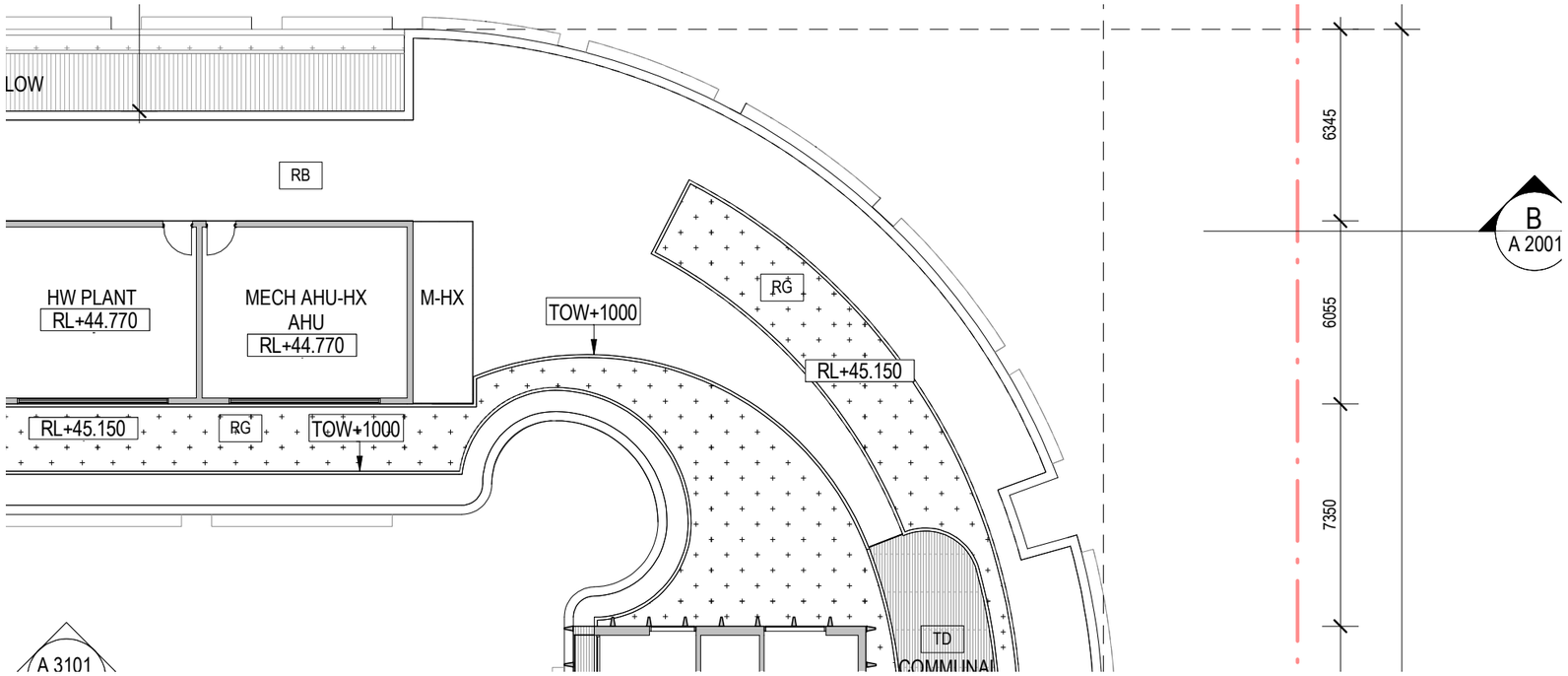
Following review of the internal and external shared spaces on level 3, an additional suite has been incorporated into the approved footprint.

NO. OF ROOMS/BEDS	APPROVED	PROPOSED
ROOMS	10	11
BEDS	20	22

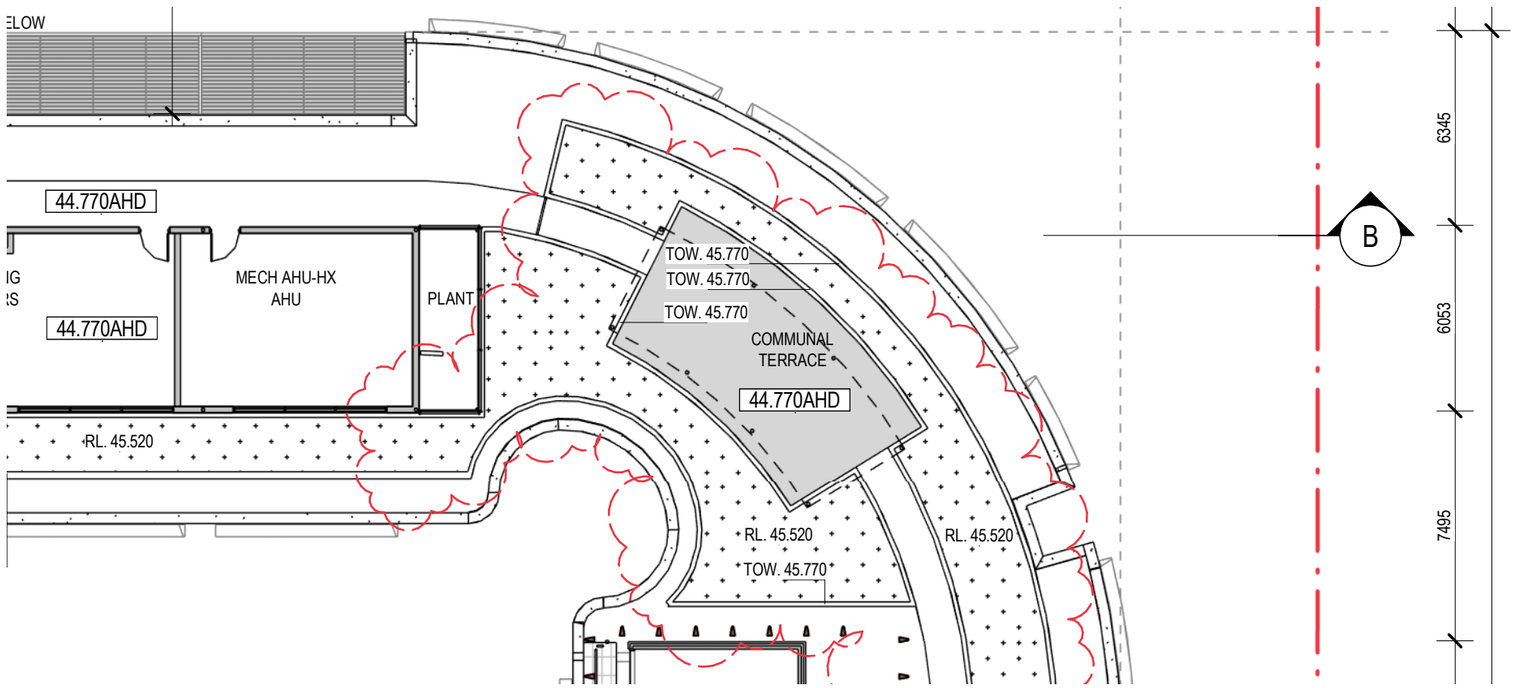


NO. OF ROOMS/BEDS	APPROVED	PROPOSED
ROOMS	10	11
BEDS	20	22

LEVEL 3 PLAN - PROPOSED



LEVEL 3 FLOOR PLAN - APPROVED



LEVEL 3 FLOOR PLAN - PROPOSED

07 LEVEL 3 TERRACE

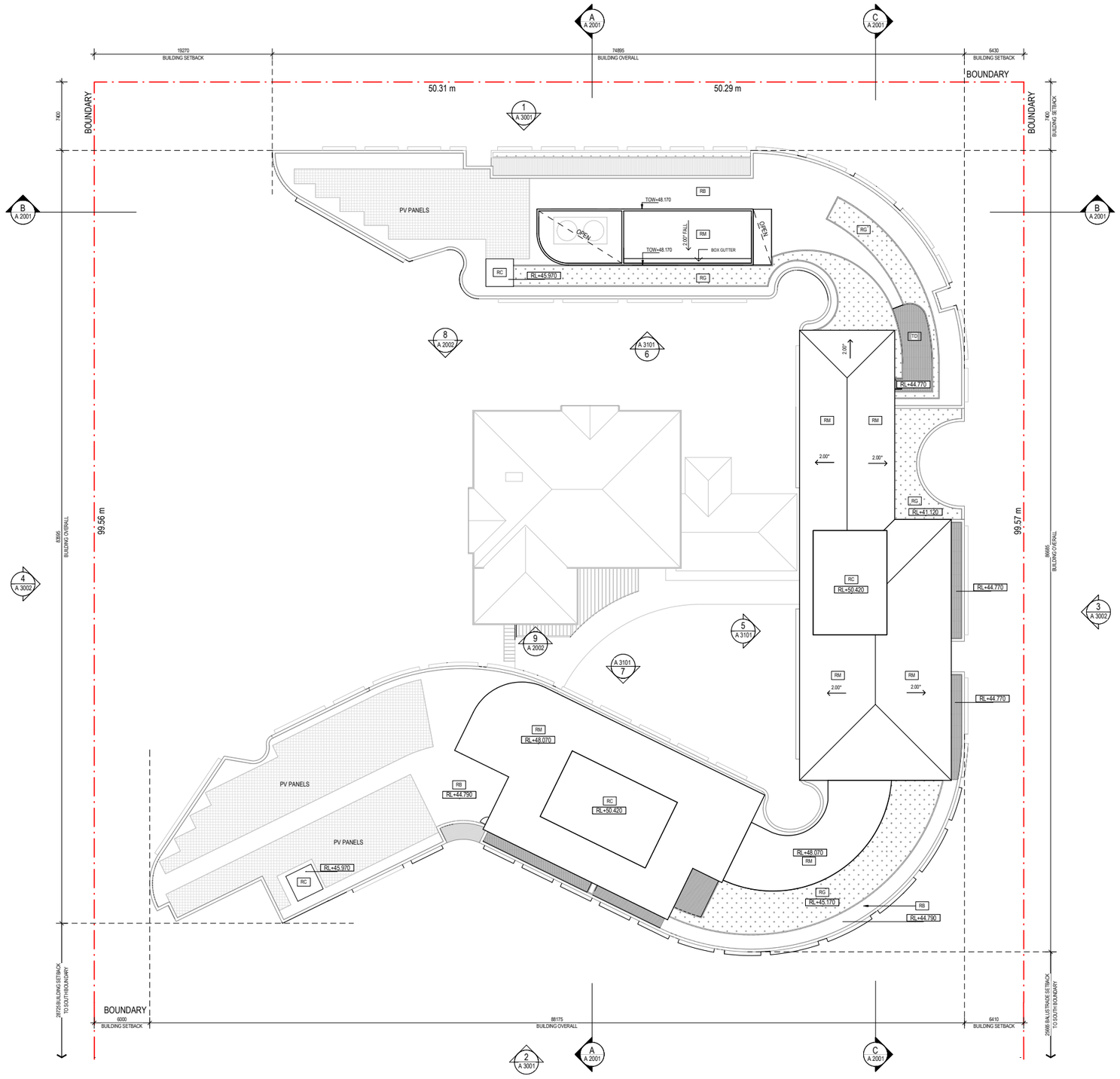
The proposed Level 3 pergola shade structure will enhance the functionality and usability of the external communal terrace, providing protection from sun exposure. The structure is intentionally not roofed, as it is not anticipated that the space will be used during periods of wet weather or high winds, and ensuring an appropriate lightweight and transparent design response.

Its central positioning has been carefully considered to minimise the visual impact to the street view and also from the internal view corridor from the west.

07 LEVEL 3 TERRACE



PROPOSED STREET LEVEL PERSPECTIVE

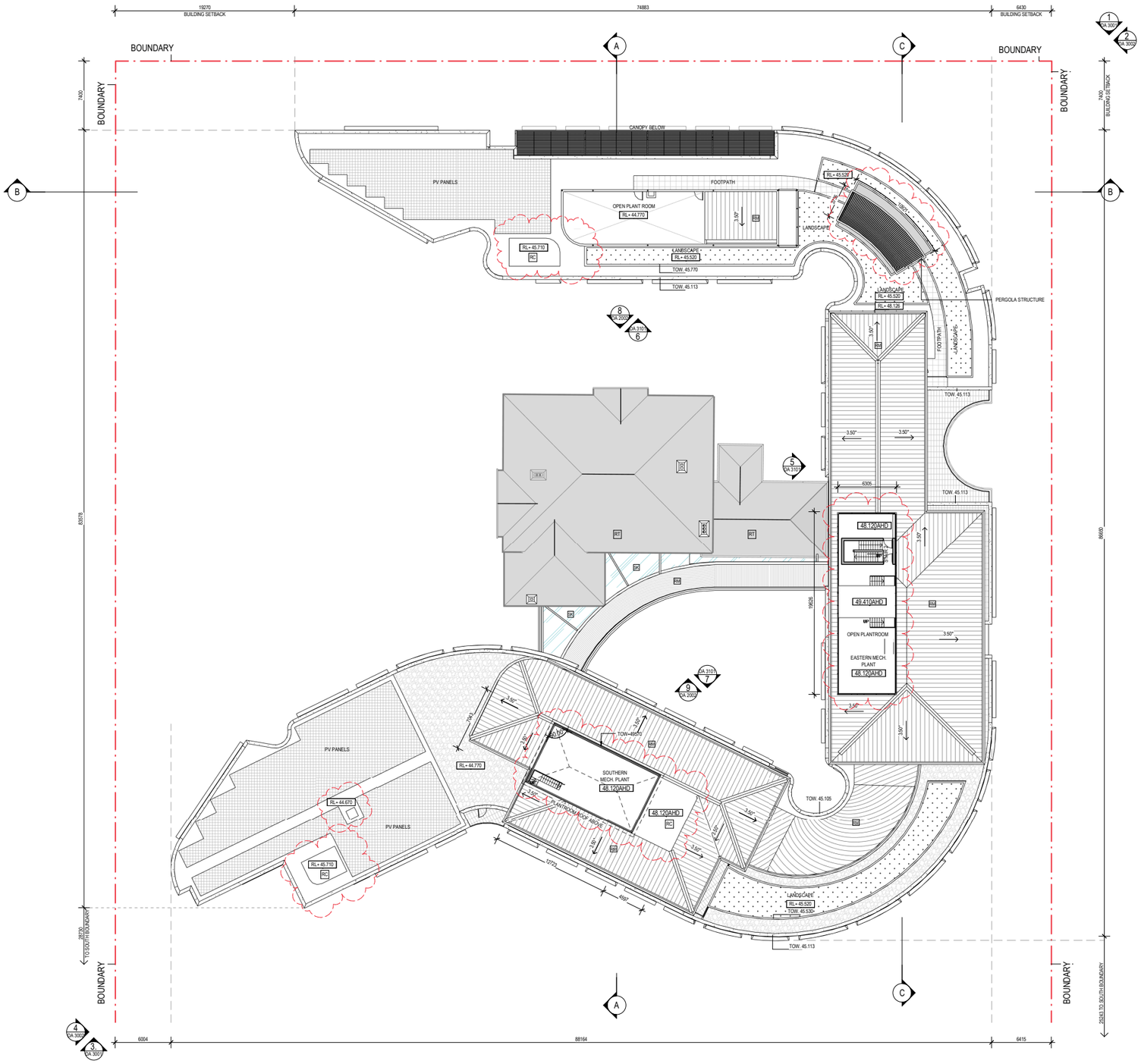


ROOF LEVEL PLAN - APPROVED

08 ROOF PLANT

The plant spaces have had minor adjustments through the detail design process. The finishes to the plant spaces are to match the visual language of level 3.

08 ROOF PLANT



ROOF LEVEL PLAN - PROPOSED

08 ROOF PLANT



VIEW FROM FORTESCUE STREET (SOUTH-EAST) - APPROVED



VIEW FROM FORTESCUE STREET (SOUTH-EAST) - PROPOSED

08 ROOF PLANT



VIEW FROM DALGETY STREET (SOUTH-WEST) - APPROVED



VIEW FROM DALGETY STREET (SOUTH-WEST) - PROPOSED

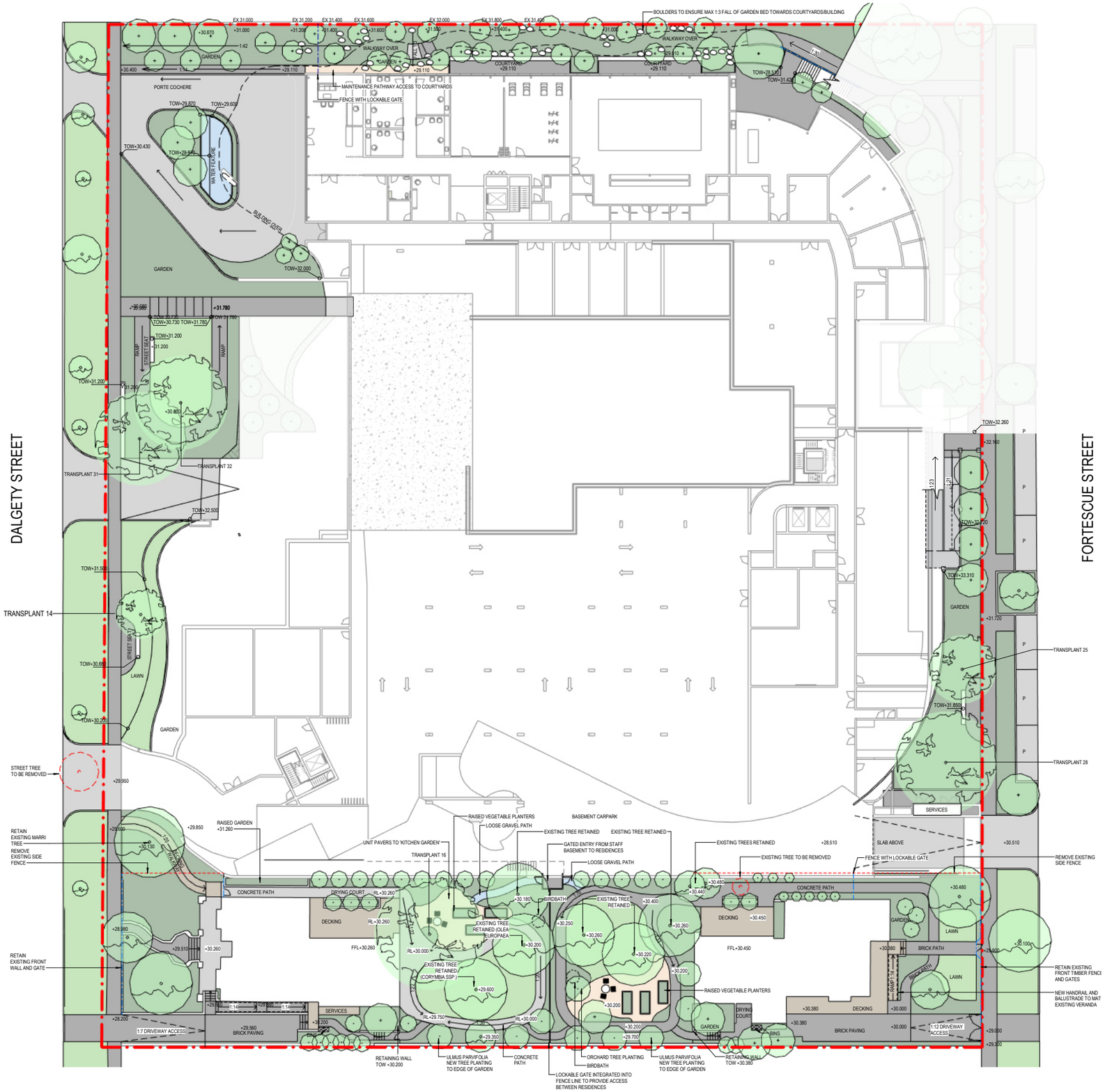
08 ROOF PLANT



VIEW FROM DALGETY STREET (NORTH-WEST) - APPROVED



VIEW FROM DALGETY STREET (NORTH-WEST) - PROPOSED



LOWER GROUND PLAN - APPROVED

09 LANDSCAPE

Hassell have provided the following table for reference:

LANDSCAPING AREAS	APPROVED DA	PROPOSED DA
DEEP SOIL AREA	2350 m^2	3765 m^2
% OF TOTAL LOT AREA	19.5%	31%
LANDSCAPE ON STRUCTURE - ALL LEVELS. EXCLUDES: DRIVEWAY. INCLUDES: PATHS / DECKS ETC.	2290 m^2	2440 m^2



LOWER GROUND PLAN - PROPOSED

DALGETY STREET



FORTESCUE STREET

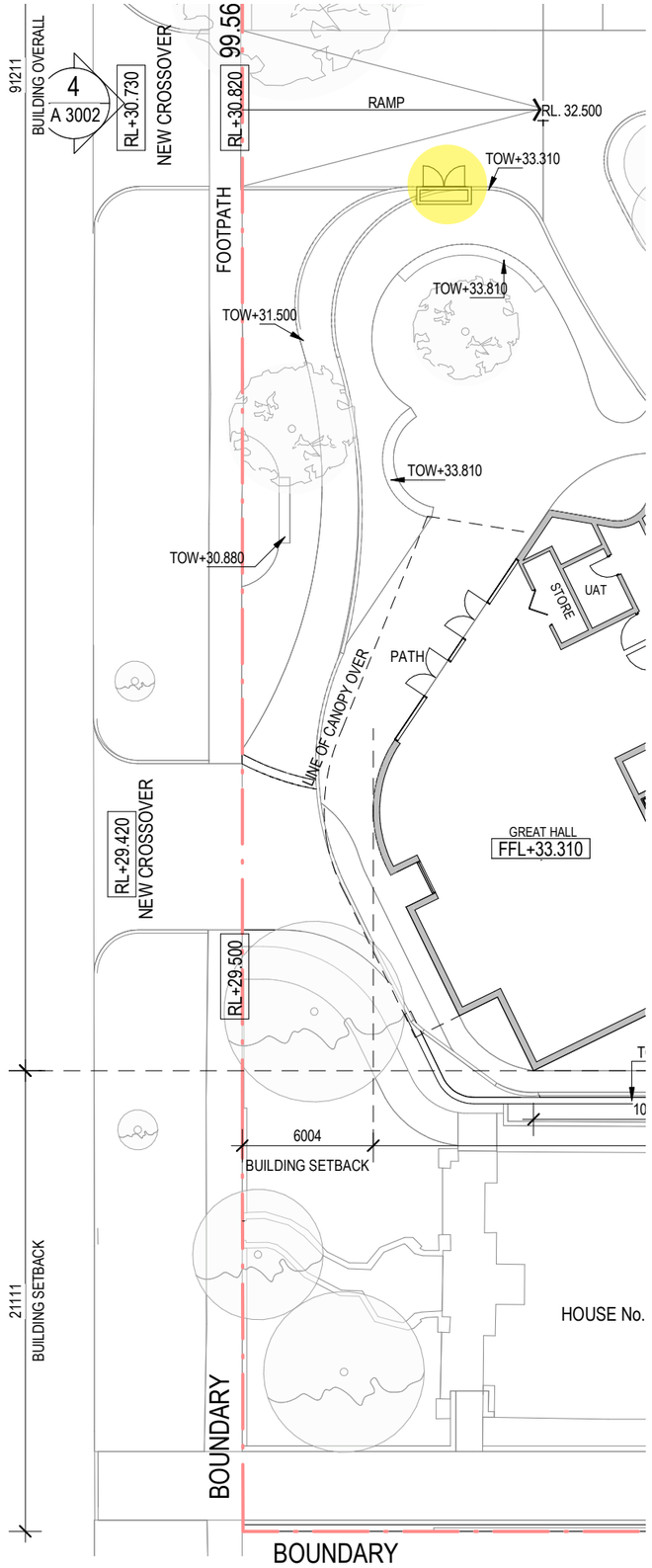
GROUND FLOOR PLAN - APPROVED

DALGETY STREET

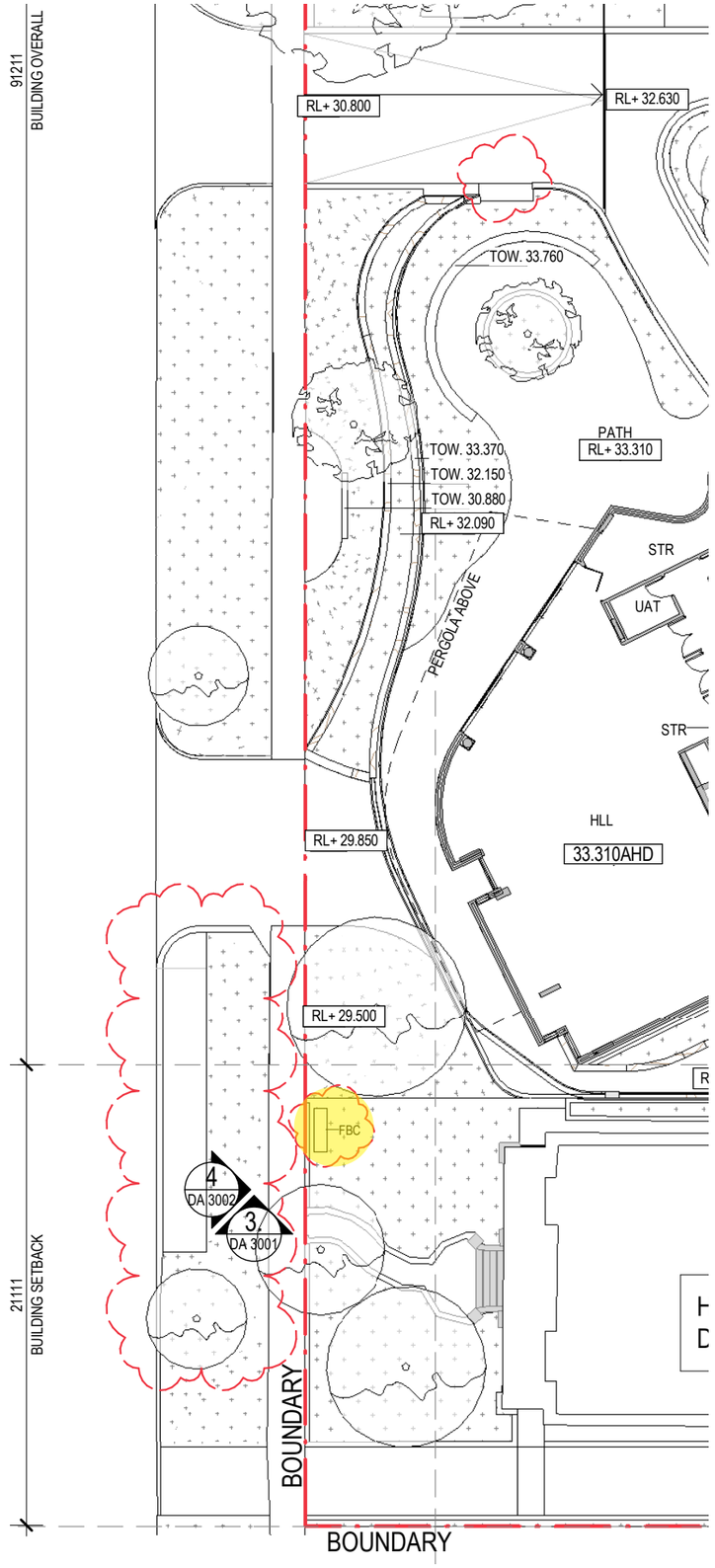


FORTESCUE STREET

GROUND FLOOR PLAN - PROPOSED



GROUND FLOOR PLAN - APPROVED



GROUND FLOOR PLAN - PROPOSED

10 FIRE BOOSTER CABINET

The current approved location of the DFES Fire Booster Cabinet and associated appliance hardstand has been further reviewed and the risk of blocking emergency vehicles to the porte cochere in an evacuation event considered.

The following detailed DFES requirements have been also been considered:

- DFES appliance to be located on maximum gradient of 1:15
- DFES preference to connect to the booster from Dalgety Street, rather than turning into the driveway and potentially gettering their appliance stuck or being blocked by other vehicles
- The proposed location includes separation from the building and better manoeuvrability for the DFES appliance on approach and exit



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