

SCHEDULE OF SUBMISSIONS & RESPONSE

PROPOSED WEARNE REDEVELOPMENT – DRAFT CONCEPT MASTER PLAN

The landowner Councils support the development of the site for aged care and supported the Masterplan in its current form, as being reflective of the Landowner Councils' vision for the site. The Masterplan has been prepared based on best practice planning, architectural and urban design principles and in consultation with the Community. The Masterplan is a requirement of the Agreement to Lease and will be supported by a Local Planning Policy upon endorsement.

No.	Submitter	Summary of Submission	Response
1.	Thomas and Vivian Gee	<p>Do you believe this Draft Concept Master Plan contributes to supporting aged care needs in your community?</p> <p>In part.</p> <p>Do you believe this Draft Concept Master Plan reflects good design and purpose for aged care?</p> <p>Not entirely.</p>	Noted
		<p>Other Comments/Queries</p> <p>1. We support the development of the Wearne site to provide for an expanding aged care need in the community.</p>	Noted
		<p>1. We do not support some aspects which are inconsistent with the stated Development Zone Objectives:</p> <ol style="list-style-type: none"> a. to ensure that land uses and development within the zone is compatible with the amenity of the surrounding locality; and b. to ensure that any development does not unduly adversely affect the amenity of the adjoining and surrounding properties or locality, including by reason of height, built form, overshadowing, traffic, parking or other relevant aspects. 	<p>1. The Development Zone also provides for detailed planning to guide the use and development of land or buildings that are of a size, location, nature, character or significance warranting a comprehensive, coordinated integrated approach to planning and design. A Masterplan has been prepared in response to guide the vision. The Masterplan has specifically sought to address the development zone objectives quoted by:</p> <ul style="list-style-type: none"> • Aged care use is residential in nature and consistent with the predominant land use surrounding. • Other aged care activities are provided internally, and in response to the needs of the residents. Some of these facilities may be available to the public • Non-residential uses have been limited to the Marine Parade frontage to minimise any direct impact to residents along Gibney Street and Warton Street

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			<ul style="list-style-type: none"> ○ The general intent of the redevelopment is to improve and enhance the general presentation of the precinct i.e. heritage gardens and heritage building <p>2. Height and built form has been considered in relation to the topography of the site to minimise impact on adjoining surrounds. Consideration has been given to each frontage independently in context with the surrounds. Building mass has been broken down across the site to create separate buildings and articulated built forms.</p> <p>3. Overshadowing – does not impact any adjoining properties.</p> <p>4. Traffic/parking – a detailed assessment has been completed for the site which demonstrates:</p> <ul style="list-style-type: none"> a. the existing road network can accommodate the planned level of service; b. Vehicular access points have been distributed between Warton and Gibney Streets to minimise impact on adjoining properties. c. parking is achieved in accordance with the requirements of the Scheme and predominantly in basements which minimises the impact on residential amenity.
		<p>2. Proposed development will obscure views from residence on Gibney Street of the ocean.</p>	<p>Views will be maintained down the Gibney Street road corridor which is in excess of 35m. There is no provision for a premises to maintain their view as a proprietary right unless it has been formally granted.</p>
		<p>3. Boundaries of the lot on Gibney and Warton Streets are equivalent to at least 8 residential lots on the opposite side of the street. This needs to be considered when planning building heights away from Marine Parade because it does “adversely affect the amenity of the adjoining and surrounding properties or locality”. Otherwise a revision of the allowable height of all homes in the locality to 3 storeys should be ratified</p>	<p>Noted. The facade treatment has been designed to present a residential facade commensurate of multiple dwellings consistent with the northern frontage of Gibney Street.</p> <p>The site has been identified as a Development Zone with the specific intent of providing aged care dwellings and any associated ancillary buildings that may be required. Additional residential development comprising a range of dwelling types, sizes and densities to take full advantage of the opportunity for more intense urban infill of this site, particularly with regard to its close proximity to regional public transport routes.</p>
		<p>4. There is further inconsistency with the objectives in the proposal for a zero setback for the balconies from the north boundary. Our assessment of such a building provision in this particular development is that it will significantly increase the mass of the</p>	<p>The development proposal continues the existing precedence, with portions of the existing building currently have zero setback to Gibney Street. The width of the Gibney Street road verge (i.e. excess of 16m verge) supports a reduction in the setback to the balconies, also facilitating passive surveillance of the public realm consistent with CPTED principles.</p>

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		<p>development, especially at the upper level and further reduce any outlook we have of the ocean.</p>	<p>The built form is proposed to follow the existing topography of the site, falling down Gibney Street towards Marine Parade. Consistent with the objectives for the site to achieve urban infill, the planned vision aligns with development standards adopted to other infill sites within Cottesloe.</p>
		<p>5. Currently the planned verge vehicle parking servicing Lady Lawley Cottage in Gibney Street does not provide sufficient parking for staff vehicles. The excess vehicles are parked on both sides of the street and verge lawns during working hours.</p>	<p>This proposal does not address parking shortages created by other developments within the public road reserve as this is the responsibility of the Town and should be discussed further with them. The development proposal has maintained public verge parking to satisfy the requirements of the development, noting substantial basement parking is proposed. This will facilitate improved pedestrian and visual amenity along Gibney Street as well as enhance the pedestrian experience.</p>
		<p>6. While the proposed 200 parking bays allocated for the Wearne Developments residents, staff and visitors might seem adequate, we would contend, that, in busy times and with the addition of persons frequenting the proposed cafe and coffee shop operations, the available parking along Marine Parade will not cater for the number of vehicles and they will be forced to park on either Gibney Street or Warton Street resulting in potential traffic hazards</p>	<p>A traffic impact assessment has been prepared and addresses parking requirements within the provisions of the scheme, considering fluctuations in periods of demand.</p>
2.	Lorraine and Brian Smith	<p>Do you believe this Draft Concept Master Plan contributes to supporting aged care needs in your community?</p> <p>Yes, but in excess of what is needed.</p>	<p>Noted</p> <p>The Wearne redevelopment has been informed by demand studies that included comprehensive analysis of the population demographics in the local area and ABS projections. The current population of over 65s in the immediate LGAs of Cottesloe, Claremont, Mosman Park and Peppermint Grove represents approximately 20% of the local population, which is significantly above the State average of 13.8%.</p> <p>There are approximately existing 585 residential aged care beds in the ABS Cottesloe-Claremont SA3 region, many of which are aged and unable to meet contemporary aged care expectations. Based on ABS data, there is a current estimated shortfall of approximately 220 beds in the SA3 region.</p> <p>There are approximately 540 retirement village units in the ABS Cottesloe-Claremont SA3 region, with an estimated current shortfall of approximately 250-300 dwellings. There is a shortage of housing stock in the area that meets consumer needs to 'age in place'. Commercial apartment developments lack</p>

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		<p>Do you believe this Draft Concept Master Plan reflects good design and purpose for aged care?</p> <p>Yes, but exceeds height in a Residential zone.</p>	<p>the appropriate physical specifications and do not offer in-home services.</p> <p>For the Cottesloe-Claremont SA3, there is expected to be a 40% increase in the population of people aged 75 to 84 years by 2026, a 13% increase in those aged 65-74 and a 6% increase in those aged 85 years and older, further exacerbating the shortfall of suitable residential aged care and retirement living accommodation in the area.</p> <p>The Wearne site is included within a Development Zone where detailed planning is required to guide the use and development of land or buildings that are of a size, location, nature, character or significant warranting a comprehensive, coordinated integrated approach to planning and design. A Masterplan has been prepared in response to guide the vision.</p>
		<p>Other Comments/Queries</p> <p>We expected to live in a residential area! Not high-rise with a coffee shop open to the public opposite our house. There will be an increased safety problem with traffic entering and exiting directly opposite our driveway.</p>	<p>The site has been identified as a Development Zone with the specific intent of providing aged care dwellings and any associated ancillary buildings that may be required. Additional residential development comprising a range of dwelling types, sizes and densities to take full advantage of the opportunity for more intense urban infill of this site, particularly with regard to its close proximity to regional public transport routes.</p> <p>Parking and access is currently consolidated on Gibney Street and the new proposal seeks to improve this by distributing access points between Warton and Gibney Streets to minimise impact on adjoining properties.</p>
3.	Luke Matthews	<p>Do you believe this Draft Concept Master Plan contributes to supporting aged care needs in your community?</p> <p>The scale of the proposed plan is significantly beyond what is required to support aged care needs in my community.</p> <p>Do you believe this Draft Concept Master Plan reflects good design and purpose for aged care?</p> <p>The scale of the proposed plan is significantly beyond what is necessary for the purpose of aged care.</p>	<p>Noted</p> <p>The Wearne redevelopment has been informed by demand studies that included comprehensive analysis of the population demographics in the local area and ABS projections. The current population of over 65s in the immediate LGAs of Cottesloe, Claremont, Mosman Park and Peppermint Grove represents approximately 20% of the local population, which is significantly above the State average of 13.8%.</p> <p>There are approximately existing 585 residential aged care beds in the ABS Cottesloe-Claremont SA3 region, many of which are aged and unable to meet contemporary aged care expectations. Based on ABS data, there is a current estimated shortfall of approximately 220 beds in the SA3 region.</p> <p>There are approximately 540 retirement village units in the Cottesloe-Claremont SA3 region, with an estimated current shortfall of approximately 250-300 dwellings. There is a shortage of housing stock in the area that meets</p>

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			<p>consumer needs to 'age in place'. Commercial apartment developments lack the appropriate physical specifications and do not offer in home services.</p> <p>For the Cottesloe-Claremont SA3, there is expected to be a 40% increase in the population of people aged 75 to 84 years by 2026, a 13% increase in those aged 65-74 and a 6% increase in those aged 85 years and older, further exacerbating the shortfall of suitable residential aged care and retirement living accommodation in the area.</p>
		<p>The Wearne Cottesloe Redevelopment site is situated in Development Zone C.</p> <p>Before providing my feedback I consider it important to highlight the Town of Cottesloe's Local Planning Scheme No. 3 (LPS3) with specific reference to one of the Development Zone 'C' Objectives:</p> <p style="padding-left: 40px;">Ensure that any development does not unduly adversely affect the amenity of the adjoining and surrounding properties or locality, including by reason of height, built form, overshadowing, traffic, parking or other relevant aspects.</p> <p>In this context 'amenity' refers to the pleasantness, agreeableness or pleasurable of the proposed development with the surrounding neighbouring properties.</p>	<p>5. The Development Zone also provides for detailed planning to guide the use and development of land or buildings that are of a size, location, nature, character or significant warranting a comprehensive, coordinated integrated approach to planning and design.</p> <p>A Masterplan has been prepared in response to guide the vision. The Masterplan has specifically sought to address the development zone objectives quoted by:</p> <ul style="list-style-type: none"> • Aged care use is residential in nature and consistent with the predominant land use surrounding. • Other aged care activities are provided internally, and in response to the needs of the residents. These facilities may be available to the public • Non residential uses have been limited to the Marine Parade frontage to minimise any direct impact to residents along Gibney Street and Warton Street <p>The general intent of the redevelopment is to improve and enhance the general presentation of the precinct i.e. heritage gardens and heritage building</p>
		<p>The Draft Concept Plan intends to build to a maximum height of 19.5 metres which I consider in direct violation of LPS3 as it certainly adversely affects the amenity of the surrounding properties on both Gibney and Warton Streets</p>	<p>The Scheme does not identify a specific height for this site. The scheme defers this to the Masterplan to address this requirement.</p> <p>Height and built form has been considered in relation to the topography of the site to minimise impact on adjoining surrounds. Consideration has been given to each frontage independently in context with the surrounds. Building mass has been broken down across the site to create separate buildings and articulated built forms.</p>
		<p>On Warton Street in particular the proposal for 5 storeys plus a rooftop terrace (essentially 6 stories) is way beyond what could reasonably be deemed necessary to support the aged care needs of the community.</p>	<p>The applicant supports the removal of the rooftop terrace from the proposal.</p>

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		<p>Taking height precedent from the adjoining WA Deaf School is highly misleading and biased as it does not adequately consider the relative topography and significant reduction in ground level as you move west towards Marine Parade. As a result by maintaining building height at the same level as the WA Deaf School you are effectively increasing the building height in relation to the ground as you move west along Warton Street (see figure below).</p>	<p>Building height on Warton Street has been determined and minimised based on the following factors:</p> <ul style="list-style-type: none"> • Built form is limited to only 20% of the Warton Street frontage. The remainder of the frontage remains open to the enhanced Heritage Gardens. • The Warton Street road verge (18m) supports the proposed 5 storey height. • There is an additional building/balcony setback to the boundary when compared to that proposed along Gibney Street. • In consideration of the preferred operational model for the facility, the planned floorplan reflects the most efficient configuration to deliver a quality aged care service. • Building height has taken its cues from the existing heritage building located adjacent to the eastern boundary of the site. • Built form has been designed in consideration of the topography with significant excavation proposed (in excess of 10m) in the north west corner of the building in question. • The lower floor is effectively a full basement to the eastern boundary of the site, rendering the building 4 storey when viewed from the Deaf School.
		<p>Despite claims on page 38 of the Draft stating that “the upper levels will be setback and designed not to dominate the adjacent streetscape” all indicative drawings of the 5+1 storey buildings on Warton Street show identical setbacks for both upper and lower levels.</p>	<p>Noted. Page 38 was intended as a general description with specific details for each street frontage documented thereafter. Marine Parade is the only frontage where the upper level will be setback. The intention is for upper levels to be articulated with a change of materiality, colour and minor articulation, such as reduction of balcony depths to break down the perception of mass. Operational requirements for the aged care facility restrict the ability to amend the floorplate.</p>
		<p>The Warton St street view image on page 51 is highly misleading as it really shows the street view from Marine Parade and not the view from directly in front of the 5+1 storey building that is proposed on Warton Street. I suspect the omission of this view has been on purpose as it would otherwise clearly highlight the gross inappropriateness of a 5+1 storey building on an otherwise very quiet peaceful street.</p>	<p>This view demonstrates how the existing vegetation screened the development from Marine Parade and was chosen to show it in context of the existing heritage building from Marine Parade. This is an important contextual visual given the heritage restrictions on the site.</p>

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		<p>Town of Cottesloe has a street tree policy in particular I reference the following:</p> <p>Item 1</p> <p>The Norfolk Island Pine tree is the icon or symbol of Cottesloe and shall be preserved.</p> <p>Item 5</p> <p>Tree removals must be seen as a last resort, used for dead and/or dangerous trees. Removal or pruning of street trees are only carried out at the discretion of the Manager Engineering Services. Any unauthorized pruning or removal of street trees may be liable for prosecution. The following reasons do not justify tree removals: • tree litter/leaf fall (“messy:” tree), • restoration of a view, • alternative species requested by resident, • a desire to re-landscape, • house alterations requiring crossover relocation, • shading of lawns, pools, • swimming pool installation – root or falling leaf problems, • perception that tree may fall in a storm.</p> <p>Item 7</p> <p>For development or building approvals, plans and drawings submitted must include the locations of all street trees on abutting road verges for the consideration of the effects of such land or building changes on these street trees.</p> <p>Item 8</p> <p>A person or company identified as having damaged or removed a street tree(s) without Council approval, shall be required to provide full compensation to Council for all costs associated with the re-establishment of an advanced tree of that same species together with an assessed value determined by the Manager Engineering Services for the loss of amenity/aesthetic value of that tree(s).</p>	<p>The existing tree is within the property boundary and is misaligned with the other Norfolk verge trees. The current proposal maintains existing street trees consistent with the requirements of the policy. The intention is to supplement the verge with two additional Norfolk’s in alignment with the existing verge trees, subject to discussions with the Town.</p>
		<p>Page 56 of the Draft Master Plan discusses the importance of the mature trees on the bordering streets, with particular reference to the iconic Norfolk Pine trees that line both Gibney and Warton Streets. Despite the Draft indicating that these trees will not be impacted. I was advised at the initial visioning and design workshops that at least one was earmarked for removal. Of course,</p>	

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		<p>it was explained under the guise of being ‘unhealthy’ but the truth of the matter is that this particular very large mature tree is situated right where they wish to gain access along Warton Street for the construction of the aged care facility that adjoins the WA Deaf School.</p>	
		<p><u>Vehicle Parking & Traffic</u></p> <p>I also consider the proposed verge side parking on Warton Street where there is currently grass shaded by Norfolk pines and figs to adversely impact the amenity of the street. Parking should be contained within the property boundaries.</p>	<p>Noted, Limited verge parking indicated is to be discussed further with the Town of Cottesloe</p> <p>This parking has been considered as ancillary use between visitors to the aged care and public wishing to use the improved Heritage garden area. The intent is to formalise limited verge parking, which is currently used for informal (on the grass) parking.</p>
		<p>The relocation of the main facility entry onto Warton Street significantly impacts the amenity to surrounding neighbours and is not logical given the respective categories for Marine Parade and Warton Street.</p>	<p>Access and parking has been distributed across the site to reduce impact on the surrounding neighbourhood.</p> <p>The aged care parking access is broken into 2 access points, the access to the eastern boundary is dedicated for deliveries and staff, with the aged care arrival / visitor parking separated to the West of the aged care building</p>
		<p>Previously, Marine Parade, which is a District Distributor B Road, has acted as the main entry to the Wearne Aged Care Centre. The Draft Master Plan relocates this and a service access entry to Warton Street.</p>	<p>Existing Marine / Warton corner access would not be compliant with current traffic standards. The intent is to create an improved pedestrian only public arrival to the upgraded heritage garden zone, improving the amenity of the area</p>
		<p>Warton Street is classed an Access Road, supposedly a bicycle and pedestrian friendly road aimed to provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function.</p>	<p>The proposal seeks to define and improve the pedestrian and bicycle movement, and verge treatment, and would be considered with priority in conjunction with safe traffic movement and safety.</p>
		<p>As evidenced by Cardno’s ‘Existing Traffic Volumes’ data, in 2015 Warton Street had a mere 29 AM peak volumes – to relocate the main entry and service access to Warton Street would dramatically impact the existing amenity of the street.</p>	<p>Access points are distributed as noted above</p>
		<p><u>Public Consultation Process</u></p> <p>I attended each of the workshops hosted by the Wearne development team and while I understand them to be voluntary and I commend the team for making the effort to keep the local stakeholders informed, I found them to be merely be a tool by which</p>	<p>As noted, Curtin Care conducted consultation as a voluntary process making every endeavour to involve and inform the stakeholders from the beginning of the masterplan process, through the 3 stages of consultation as published on Curtin Care’s website.</p>

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		<p>the developers could subsequently make claim to Council and approval committees that they had consulted with and gained approval from the local residents.</p> <p>I found the workshops heavily directed/manipulated, meaning that they had an outcome already decided and ran the workshops in such a way as to ensure any real opposition or concerns would not be addressed. Questions that were posed for feedback did not provide scope for opposition to some of the key concerns regarding building height for example.</p> <p>I also feel that this current Community Feedback process follows a similar path given the direct questions being asked:</p> <p>Do you believe this Draft Concept Master Plan contributes to supporting aged care needs in your community?</p> <p>Do you believe this Draft Concept Master Plan reflects good design and purpose for aged care?</p> <p>Whilst I may answer favourably to these questions it would be erroneous to conclude that I am therefore completely satisfied with the proposed building plan.</p> <p>The amount of room (5 lines) provided for respondents to make any other comments is completely inadequate and I feel does not encourage proper consideration of important issues that impact local residents that reside in the immediately adjacent properties.</p>	<p>Noted</p> <p>Noted. Additional consultation will be carried out in relation to the built form during the statutory planning process.</p>
4.	Jan Beissel	<p>Do you believe this Draft Concept Master Plan contributes to supporting aged care needs in your community?</p> <p>Yes well overdue in western suburbs.</p> <p>Do you believe this Draft Concept Master Plan reflects good design and purpose for aged care?</p> <p>Probably yes but need to study interior layout before committing.</p> <p>Other Comments/Queries</p> <p>Will there be provision for a dedicated area for ongoing staff training and encouragement for full time carers to maintain stability of care?</p>	<p>Noted</p> <p>Noted. The interior layout will be determined during the detailed planning process.</p> <p>Ongoing staff training will continue to be provided in line with Curtin Care's operational management policies. Allocation of space for staff training in the</p>

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		<p>Is there provision for physiotherapy and occupational therapy?</p> <p>Are there beds for concessional clients?</p>	<p>new facility will be considered during the detailed design process.</p> <p>Existing care facility staff will be encouraged to remain with organisation as it transitions to the new facility to maintain continuity of care. Any additional care staff roles will be fulfilled with permanent staff where possible</p> <p>Yes. Physiotherapy and occupational therapy services will continue to be provided to residents in the new residential aged care facility. A new on-site medical and allied health services provider will facilitate enhanced resident access to some additional allied health services</p> <p>Yes. Curtin Care will continue to provide benevolent care for concessional clients in the new residential aged care facility.</p>
5.	Vicki Woods	<p>Do you believe this Draft Concept Master Plan contributes to supporting aged care needs in your community?</p> <p>Yes I do. It not only provides for aged care residential beds but transitional aged care accommodation. Access to support in the way of dining facilities, and aged care at home packages are essential to cater for future older residents.</p> <p>Do you believe this Draft Concept Master Plan reflects good design and purpose for aged care?</p> <p>Yes, reflects good design and addresses far more than provision of much needed aged care. Activates the space, respects context and environment and unique quality of its sense of place. Adds to the community by opening up gardens to public and provides 'destination' in south Cottesloe.</p> <p>Other Comments/Queries</p> <p>Project provides much needed aged care facilities but needs to be affordable and transitional. Provides destination in south Cottesloe, provides public facilities where needed and may alleviate some pressure on central Cottesloe coastal facilities. Provides links through and to the community. Refreshing to see opening up of private spaces to public which will activate spaces, improve surveillance and security, add surrounding sense of community and benefit older residents.</p>	<p>Noted</p> <p>Noted</p>
6.	Judith Curran	<p>Do you believe this Draft Concept Master Plan contributes to</p>	<p>Noted</p>

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		<p>supporting aged care needs in your community?</p> <p>Yes definitely. More accommodation, facilities, landscaping and to include independent living, well thought through.</p> <p>Do you believe this Draft Concept Master Plan reflects good design and purpose for aged care?</p> <p>Yes, have been to all workshops and feel all areas fully covered.</p>	
		<p>Other Comments/Queries</p> <p>As a long standing Cottesloe resident I would like my name listed near the head of the queue for independent living accommodation.</p>	Noted
7.	Carol Arkell	<p>Do you believe this Draft Concept Master Plan contributes to supporting aged care needs in your community?</p> <p>Yes, this is an excellent concept and definitely needed in this area.</p> <p>Do you believe this Draft Concept Master Plan reflects good design and purpose for aged care?</p> <p>Yes.</p>	Noted
		<p>Other Comments/Queries</p> <p>Attended the last meeting and was very impressed with the plan. Looking to downsize and would like to stay in the area. Only hope I don't need to move before the complex is completed.</p>	Noted
8.	Dennis & Hilary Rumley	<p>Do you believe this Draft Concept Master Plan contributes to supporting aged care needs in your community?</p> <p>Yes, so long as priority is given to local residents. Is there a wait list and entrance cost?</p> <p>Do you believe this Draft Concept Master Plan reflects good design and purpose for aged care?</p> <p>Yes, so long as it is universally wheelchair accessible.</p>	Noted
		<p>Other Comments/Queries</p> <ul style="list-style-type: none"> The planned swimming pools require a hoist. Ramp entrance is needed to the pool. 	Noted and will be considered as part of the detailed design process.

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		Disabled parking bay requires sufficient space for roof hoist, wheelchair.	

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