

TOWN OF COTTESLOE – LOCAL PLANNING SCHEME NO.3

DRAFT LOCAL PLANNING POLICY NO.2 – WEARNE REDEVELOPMENT, LOT 87 (8) WARTON STREET, COTTESLOE

A policy made pursuant to Part 2 of Local Planning Scheme No.3

1. INTRODUCTION

This Local Planning Policy provides development requirements and guidelines for the redevelopment of the Wearne Hostel site. The requirements and guidelines are drawn from a Master Plan that has been endorsed by the four landowners of the site, namely the Towns of Cottesloe, Claremont and Mosman Park and the Shire of Peppermint Grove.

2. OBJECTIVES

To provide development requirements and guidelines for the redevelopment of the subject site in accordance with the endorsed Master Plan, and to enable the redevelopment of a site that:

- Responds sensitively to interface issues, particularly between existing residential development adjacent to the site and the subject land;
- Delivers an optimal residential aged care facility having regard to the statutory and operational requirements of such a facility;
- Improves the existing movement network including site access;
- Defines appropriate building envelopes, typologies, form and heights having specific regard for existing and surrounding development;
- Identifies the amount, locations for and functions of key open spaces and considers the opportunity for public realm for aged care, independent living and communal spaces; and
- Is implementable in the context of a phased project delivery.

3. BACKGROUND

Wearne Cottesloe is an existing aged persons facility which comprises residential aged care accommodation and associated amenities. Curtin Care is a not-for-profit, charitable organisation which holds the lease to the Wearne Cottesloe site and is the approved provider responsible for all operations.

In 2017, a Master Plan was prepared for the redevelopment of the site and advertised for public comment. The Master Plan will provide for 129 residential aged care places and 76 retirement apartments for independent living which could result in the accommodation of between 280 to 330 residents at full occupancy.

“Wearne House” is a Place of State significance and will be retained and restored to provide a valuable focal point for the development. The building will be repurposed to

accommodate communal facilities containing meeting/activity spaces which will be a place for the community.

4. REQUIREMENTS FOR POLICY

- 4.1 The provisions of this Policy override Clause 6.2.3.3 and Schedule 14 'C' of LPS No. 3 in relation to the requirement for a structure plan prior to the issue of development approval, on the basis the Town of Cottesloe has endorsed the Wearne Master Plan to articulate a vision for the site.
- 4.2 An endorsed Master Plan for the subject site is contained in Attachment 1.
- 4.3 This Local Planning Policy provides the development requirements for the redevelopment of the subject site.

5. APPLICATION OF POLICY

This policy applies to the redevelopment of the Wearne Redevelopment site at Lot 87 (8) Warton Street, Cottesloe which is zoned 'Development C' under the Town of Cottesloe Local Planning Scheme No. 3.

6. POLICY PROVISIONS

6.1 Land Use

The following Land Uses shall apply:

Aged Persons Dwelling	Nursing Home
Cinema/Theatre	Office
Community Purpose	Place of Worship
Consulting Rooms	Reception Centre
Convenience store	Recreation private
Exhibition centre (Gallery)	Restaurant/Café
Hospital	Retirement Village
Medical Centre	Serviced Apartment
Market	Shop
Multiple Dwelling	Small bar

Where a use is not listed, the use is not permitted unless the Council is satisfied that the use is consistent with the relevant objectives for the site.

6.2 Building Heights

The provisions of this Policy override Clause 5.7 Building Height. For the purposes of this policy, the following definition shall apply:

Building Height: means the maximum vertical distance between any point of natural ground level and the finished roof height directly above, excluding minor projections above that point.

Storeys can be of any individual height, subject to the building remaining within the maximum height limit as indicated in metres.

Development shall comply with the following Building Design Control requirements and diagrams:

6.2.1 Buildings to be a maximum of:

- 15.5m in height, fronting Gibney Street and Marine Parade; and
- 19.5m in height fronting Warton Street (except for the heritage building of Wearne House).

as shown in **Figure 1**.

6.2.2 The existing Wearne House building height will ultimately increase as a result of the proposed restoration of the 'Candle Snuffer' turret roof and is estimated to be around 17 metres.

6.3 Building Setbacks (Refer Figure 1)

6.3.1 The minimum building setback for the basement levels are NIL for Gibney Street and Warton Street, with minor protrusions, not exceeding 3.0 metres above natural ground level permitted.

6.3.2 The minimum building setbacks for ground floor/podium levels (except for the heritage buildings) are:

- Marine Parade – wall setback of 6 metres;; podium setback of 1 metre.
- Gibney Street – wall setback of 2 metres; balcony setback of nil.
- Warton Street – wall setback of 4.5 metres; balcony setback of 2.5 metres.

6.3.3 The minimum building setbacks for upper floors (except for heritage buildings) are:

- Marine Parade – wall setback of 6 metres for up to three storeys; wall setback of 10 metres above three storeys balcony setback of 4.5 metres.
- Gibney Street – wall setback of 2 metres; balcony setback of nil.
- Warton Street – wall setback of 4.5 metres; balcony setback of 2.5 metres.

6.3.4 Wall setbacks from the existing Heritage buildings to be 4 metres for single storey and 5 metres above single storey.

6.4 Building Scale and Streetscape

- 6.4.1 The upper building levels to Marine Parade are to be set back and designed so as not to dominate the adjacent streetscape, whilst promoting views and passive surveillance.
- 6.4.2 Streetscapes are to provide diverse facades and form to minimise a monotonous appearance.
- 6.4.3 All upper storeys to be articulated with a change of material, colour and variation to break down the perception of mass.
- 6.4.5 The Marine Parade ground level building facades shall be designed to address the street via entries and windows to create interest and a sense of activity within the building.
- 6.4.6 No blank walls to corner frontages will be permitted.
- 6.4.7 Buildings on corners must address both street frontages and include strong architectural expression to both facades.
- 6.4.8 Compatible building heights and scale are to be provided along the interface with the adjoining WA Deaf School, taking cues from the existing Heritage Building located adjacent to the eastern boundary of the subject site.
- 6.4.9 Development should respect Wearne House heritage building and its curtilage

6.5 Open space and landscaping

- 6.5.1 A minimum of 50% of the overall site to be provided as public open space.
- 6.5.2 A detailed landscape plan for the development site and adjoining road verge shall be lodged with and approved by the Town prior to commencement of the development.
- 6.5.3 Landscaping for the development shall be undertaken in accordance with the approved landscaping plans prior to occupation or use of the development. Landscaping can be phased having regard to the phasing of development.

6.6 Vehicle access, parking and service areas

- 6.6.1 Primary vehicle access shall be located from Warton Street and Gibney Street only.
- 6.6.2 Residential vehicle parking is restricted to the basements only.
- 6.6.3 Visitor parking is to be provided mainly in the basements, with a possible allowance for some on-grade or verge parking subject to Council approval.
- 6.6.4 The number of car parking bays required for the redevelopment are varied in the Town's LPS 3 as shown in **Table 1**.

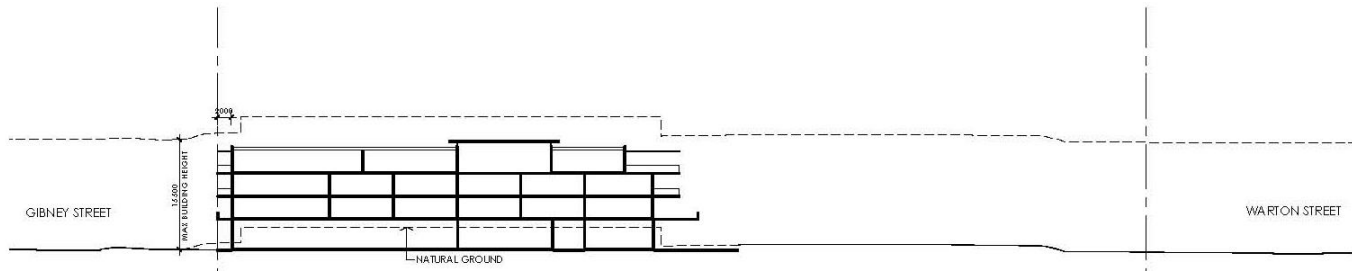
6.6.5 Loading and service areas shall be located and designed to minimise their visibility from the public street and from public spaces.

6.7 Heritage

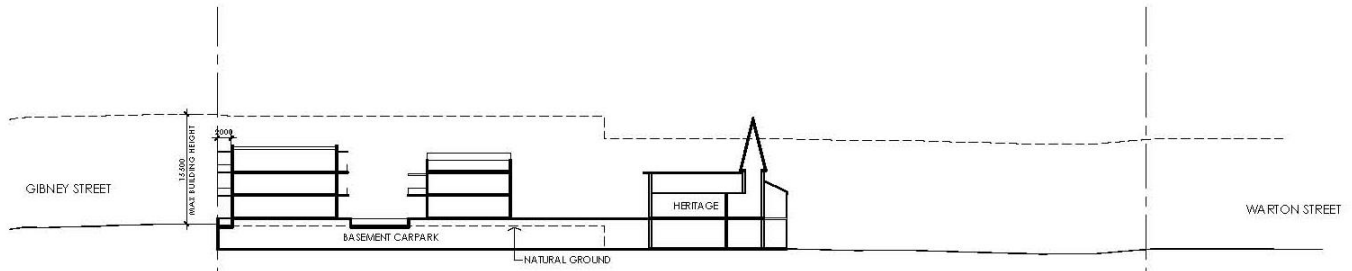
6.7.1 Development that is proposed to be located adjacent to the Heritage Building of Wearne House shall have regard to the requirements of the Conservation Plan which was prepared in 2018 as part of the Master Plan process. A copy of the Conservation Plan is held at the State Heritage Office and at the Department of Planning, Lands and Heritage.

6.7.2 The Conservation Plan provides guidance on acceptable changes to the heritage fabric of Wearne House and guides the overall shape of development through policy on acceptable development zones.

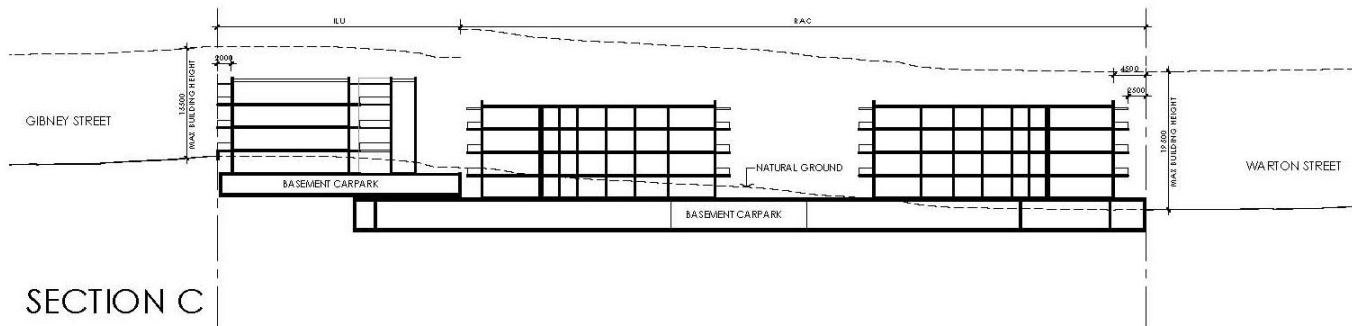
Figure 1 – Building heights and Setbacks



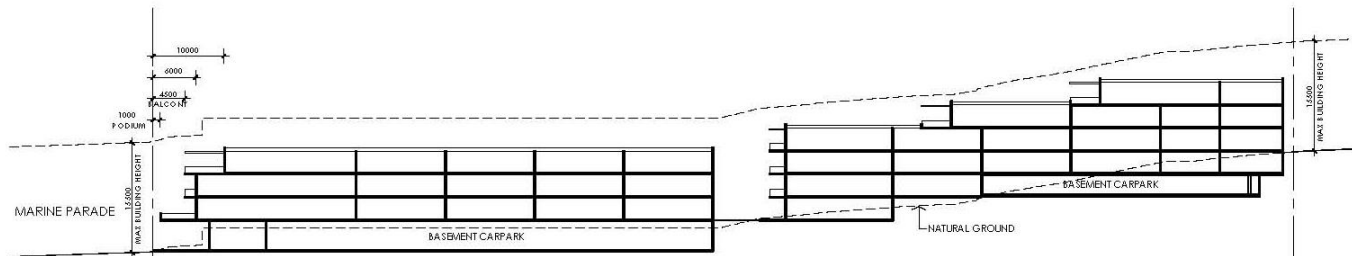
SECTION A



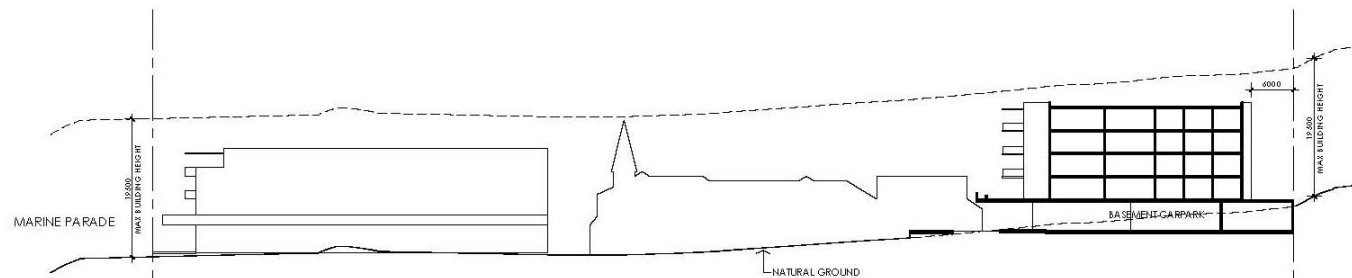
SECTION B



SECTION C



SECTION D



SECTION E

Table 1 – Car Parking Requirements

Land use	Local Planning Policy Requirement	Master Plan Provision¹
Commercial and office	1 bay per 50 square metres of gross floor area (50% ancillary use)	Required / Provided: <i>Assumes 1400 sqm</i> 14 shared bays
Communal facilities	Communal facilities supplied for retirement and residential aged care use only.	
Retirement living apartments	1 bay per dwelling, plus 0.25 visitor bays per dwelling.	Required: <i>Assumes 76 dwellings.</i> 76 bays – residents 19 bays – visitors Provided: 95 bays – resident bays 19 bays – visitor bays (of which 13 bays Gibney Street verge)
Residential aged care facility	1 bay per 4 beds, plus 1 bay for each staff member	Required / Provided: <i>Assumes 129 places and 46 staff .</i> 46 bays – staff 32 bays - patients / visitors (of which 7 patient / visitors bays Warton Street verge)
¹ Final provision to be determined at development application stage based on final land use requirements. Where a use is not listed, Commercial and Office parking provisions shall apply.		Required: 187 bays Provided: 206 on site Minimum 174 bays on site 7 bays Warton Street verge 13 bays Gibney Street verge