

URBIS

MONTARIO QUARTER DEVELOPMENT APPLICATION REPORT

PREPARED FOR

MSWA

12 AUGUST 2022



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Tim Dawkins
Consultant	Eleanor Barr
Project Code	P0036165
Report Number	Final

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INTRODUCTION

This report has been prepared by Urbis on behalf of MSWA (Multiple Sclerosis Western Australia) to support a development application for the development of Lot 46 on Plan DP418864 (subject site). The purpose of the site is to provide a long term - High Support Accommodation Facility that will provide long-term supported accommodation options, in a homely environment, for adults living with a neurological condition, with 24-hour care provided onsite. The Facility will also accommodate the remaining long-term residents in the Quadriplegic Centre located nearby which is now below modern accommodation standards. With the addition of Shenton Park, MSWA will have 22 sites across metropolitan Perth and regional WA, and demonstrate the commitment to being the top service provider for people with neurological conditions in WA.

All residents of this development are wheelchair bound and have specific health requirements, which has been reflected in the design of the site. This residential building will comply with the Design Guidelines as closely as possible, however there are a few variations to allow for site planning that ensures the development can accommodate the health and mobility needs of the intended residents.

The design for the site has gone through several iterations following a process of consideration by the State Design Review Panel, which has produced a final design that responds to the local context and setting, whilst still providing the highest level of care and accommodation for its future residents. The development will be an important part of the Montario Quarter community and will continue to care for and provide the quality of life as the former hospital previously located on the site once did.

BACKGROUND

The subject site is located within DevelopmentWA's Montario Quarter within the former Shenton Park Rehabilitation Hospital.

This application follows an extensive design development and pre-lodgement consultation process that has involved three formal design review panel meetings:

- Design Review Panel Meeting No.1: 4 November 2021
- Design Review Panel Meeting No.2: 7 December 2021
- Design Review Panel Meeting No.3: 7 June 2022

The formal Design Review Panel meetings are a culmination of significant design consideration over the past 18 months which included detailed consultation with the Office of the Government Architect, Montario Quarter estate architect (Gresley Abas), Department of Planning Lands and Heritage and City of Nedlands. From the time the site was awarded to MSWA until lodgement, the development proposal has been the subject of continued design development and consultation to ensure that the final resolution of the plans represent exceptional architectural quality.

Overall, the Design Review Panel acknowledged the high-quality design outcome and resolved to support proposal and the design direction and extended their congratulations to the proponent team on the preparation of a thoughtful and engaging design proposal.

CONSULTANT TEAM

The development design has been informed by a comprehensive suite of technical reporting, and summarised in the following table.

Table 1 - Consultant Team

Consultant	Input
Parry and Whyte Architects	Project Lead and Architectural Design
EPCAD Pty Ltd	Landscape Design
Paperbark Technologies	Arborist Advice
Energen	Sustainable Strategy
Dallywater Consulting	Waste Management Report
Level5 Design	Traffic Management Report
Linfire Consultancy	Bushfire Management Plan and Bushfire Emergency Management Plan
Philippa O'Brien	Public Art Strategy

1. SITE CONTEXT

1.1. LOCATION AND AFFECTED LOTS

The proposed development is located within the suburb of Shenton Park, located approximately 5 km west of the Perth CBD and 4.5 km east of the coast. The subject site is located within the municipality of the City of Nedlands.

The proposed development is located on Lot 46 on Plan 418864 (**subject site**), positioned north-west of the intersection of Selby Street and Lemnos Street. The proposed development is presently under the ownership of *The Multiple Sclerosis Society of Western Australia (Inc)*. Refer **Table 2** for the site details and **Appendix A** for a copy of the Certificate of Title. The location of the subject site is illustrated in **Figure 1**, and the subject lot is detailed within **Figure 2 and Figure 3**.

Table 2 - Subject Site Details

Lot	Plan	Address	Vol / Folio	Proprietor	Area
46	DP418864	33 Guttmann Approach, Shenton Park	2996/481	The Multiple Sclerosis Society of Western Australia (INC)	4,056 sqm

Table 3 summarises the instruments listed on the Certificate of Title.

Table 3 - Easements / Relevant Notifications

Document	Summary
Notification - Sewerage Easement	Notes that a sewerage easement runs through the site.
Notification – Bushfire	Notes the subject site is located within a designated 'bushfire prone area', and subject to a bushfire management plan. A BAL Assessment Report prepared by Linfire Consultancy demonstrates due to works undertaken by DevelopmentWA within the Woodland Precinct the subject site predominately achieves a 'BAL Low', with only the north-west corner being impacted by BAL-29.

Figure 1 - Site Location and Context

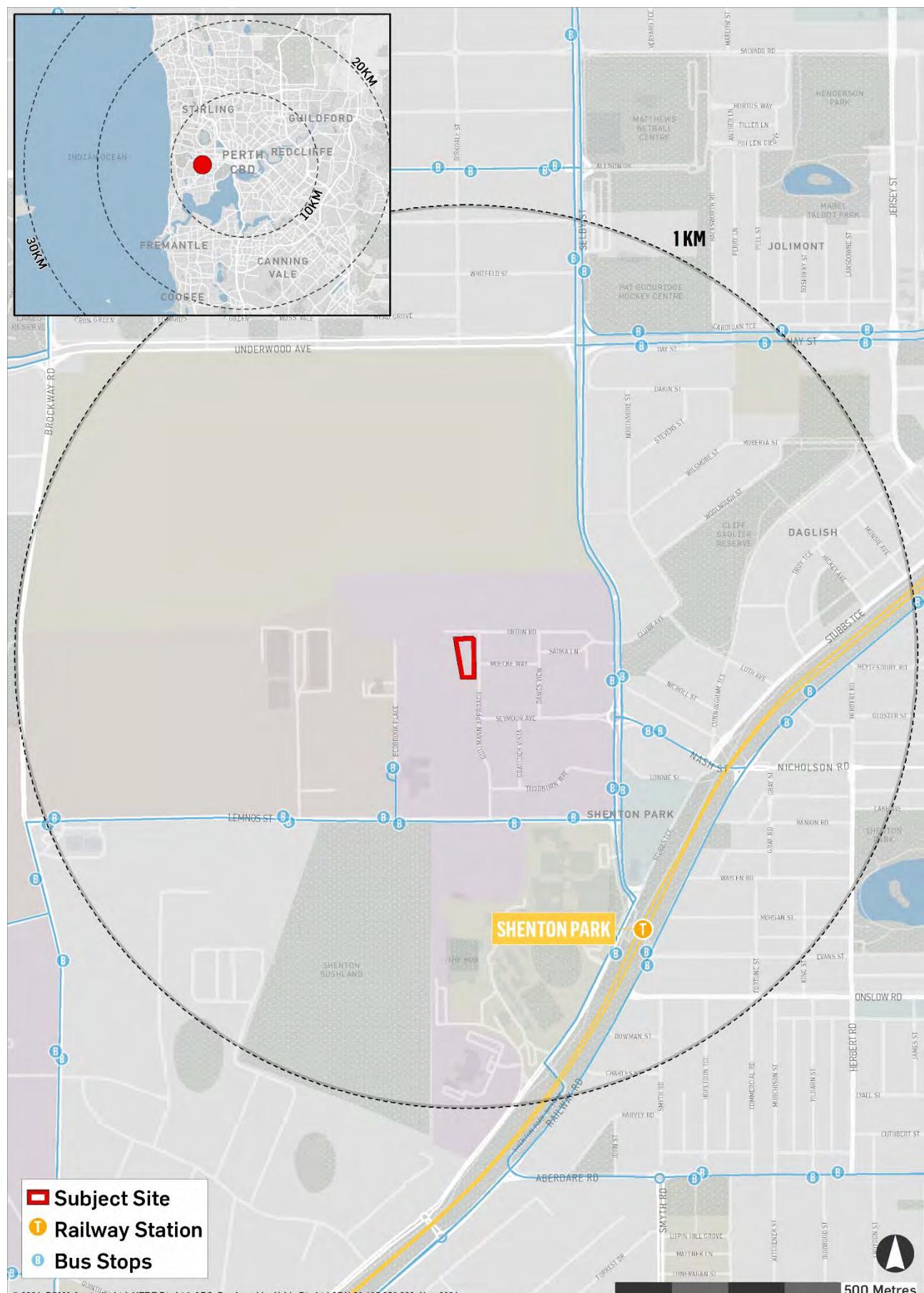


Figure 2 - Aerial Photograph



Figure 3 – Cadastral Plan



1.2. SITE HISTORY AND EXISTING DEVELOPMENT

The subject site was historically within the Shenton Park Rehabilitation Hospital, which previously occupied the Montario Quarter redevelopment area, totalling approximately 16ha in area.

Shenton Park Rehabilitation Hospital first commenced operation in 1893, primarily in the form of a quarantine camp with tents to house the sick during the smallpox epidemic. One of the early permanent structures, Victoria House, was designed by Government Architect, A. E. Clare was opened in 1938 and remains on site today in adaptive reuse – forming an important part of the ‘village heart’. Later on, in 1954 a paraplegic unit ‘G-Block’, the first of its kind in Australia, was set up by Sir George Bedbrook who pioneered rehabilitation for paraplegic patients. In 1962, Bedbrook was the primary organiser of the first Commonwealth Paraplegic Games where were held in Perth to coincide with the regular British Empire and Commonwealth Games. Since this time, which have been run contiguous to the Commonwealth Games until this year’s Birmingham Games, where they were the first major international multi-sports event to be an integrated event, meaning that the para and non-para games are held at the same time.

The Shenton Park Rehabilitation Hospital was classified by the National Trust of Australia (WA) in 2000. The place has been identified of being of cultural significant and was entered in the Register of Heritage Places in May 2015. The site ceased hospital operations in 2014 when it relocated to Fiona Stanely. However, ensuring within Montario Quarter is a strong connection to the historic uses of the site and the important initiatives of international significance to provide dignity to people with disability and integrate them with able bodied in a meaningful way.

Many of the structures associated with the wider Shenton Park Rehabilitation Hospital site have since been demolished to facilitate redevelopment. With the exception of Victoria House, ‘G Block’, therapeutic gardens and the avenue of Box Trees lining Thorburn Way which have been retained as structures of historical significance. The subject site is the northwest of Victoria House. It has been mostly cleared and earthworked and is not of any heritage value.

1.3. ACCESS

When an operational hospital campus, the T-Junction intersection of Nash Street with Selby street was controlled by traffic lights. As part of the redevelopment, the Nash Street / Selby Street intersection has been upgraded to a four-way roundabout, as a measure to provide direct access into the Montario Quarter redevelopment area and assist in regional traffic movements. Vehicle access to the subject site is presently provided via Guttmann Approach, which connects into Selby Street via Orton Road, Seymour Avenue and Thorburn Way, and will have a future direct connection into Lemons Avenue.

The subject site is also provided with the following boundary interfaces:

- West and south: Public Open Space
- East: Guttmann Approach, which provides the only entrance street frontage to the site
- North: Industrial sheds use for ‘containers for change’ and includes a potential future extension of Orton Road through to Bedbrook Place.

The subject site is also exceptionally well serviced by public transport, including the following:

- Shenton Park passenger train station located approximately 650m southeast of the subject site measured in a direct line, which provides a connection between Fremantle and the Perth CBD.
- Transperth bus service no. 27 which provides a connection between Claremont train station and East Perth, via the Subiaco town centre. A bus stop for this service is provided within 450m of the subject site on the periphery of the Montario Quarter redevelopment area.
- Transperth circle route service (nos. 998 and 999) which provides a ring route connection along major connector roads including Selby Street, Stirling Highway, Morley Drive and South Street connecting to major destinations (such as QEII Medical Centre, UWA, Fremantle, Murdoch University, Fiona Stanley Hospital, Curtin University, Morley, and Stirling. A bus stop to this service is provided within 290m of the subject site on Selby Street at the periphery of the Montario Quarter redevelopment area.

2. PROPOSED DEVELOPMENT

2.1. OVERVIEW

The proposed development seeks to deliver a residential building that caters for people with MS or other neurological conditions. The development contains 20 sole occupancy units (SOU), reception and administration areas, communal recreation spaces and a visitor unit. The development is 3 storeys including a rooftop recreation area and apartment unit provided for the occasional sleep over staff, friends or relatives of a resident that is in palliative care/end of life.

The development aims to optimise the independence of residents, providing a clear distinction from alternative institutions such as nursing homes. Each of the SOU will be self-contained and fully accessible, comprising a bedroom with ensuite bathroom, a kitchenette dining and lounge space along with a private outdoor courtyard or balcony. The residents will have access to 24/7 assistance from Carer Support Workers who will be located on site within the building on a 24-hour, seven-day-a-week basis through a series of 'Awake Shifts'.

The courtyard or balcony areas to each SOU will have a storage bench with a wheelchair accessible recess to allow the resident to care for potted plants and other activities. The storage within the SOU is limited to personal items and clothing. Should the resident have an extra wheelchair or mobility equipment this will be housed and charged in storerooms elsewhere in the building to ensure the SOU is kept as homelike/residential as practical.

The building will include a reception waiting area, offices, staff meeting room/handover, staff lunchroom with kitchenette, staff toilets, shower and change, lounges, theatre room, kitchen and dining areas, informal sitting areas, roof terraces and balconies, activity room, laundry, and cleaners rooms. These facilities will be used by the residents and staff who will work within the building and who will be providing the support and care for the residents. The carer support workers will only be providing assistance with day to day living and will not provide any medical assistance or medical care.

The proposed development may experience up to 15 to 20 visitors at any one time, however this will not represent the number of individual car trips visiting the site. It is expected that 2 to 4 people within each car visiting a resident.

There are some departures from the standard provisions of the Design Guidelines due to the specific requirements of the residents. However, the modifications of the development have not compromised the quality of design in Montario Quarter, and it is believed that once completed the development will be recognised as an exceptional design contribution to the broader Montario Quarter estate, as well as providing best practice care and amenity to residents.

Table 4 provides an overview of the development form.

Table 4 - Proposed Development Overview

Floor	Overview
Ground Floor	7 x SOU Reception and admin area Landscaped grounds Maintenance areas Communal dining and lounge area Kitchen/servery Laundry and cleaning storage Car parking and vehicle manoeuvring Waste management

Floor	Overview
First Floor	13 x SOU Staff office, lunchroom and meeting room Communal theatre/lounge room Communal dining room Servery/kitchen Toilets Cleaning and storage rooms
Second Floor	Outdoor area with overhead glazing Activities/entertainment area Visitors' apartment Spa Exercise room
Total Floor Area	
Total site area	4,056sq.m
Building footprint	1,700sq.m
Total outdoor living	2,356sq.m
Car Parking	
Total parking	17 bays

2.2. DESIGN PRINCIPLES

In response to the planning framework, site context and history of the site, a range of design principles and technical considerations have guided the proposed design. The development design has been formulated over an extensive process, and substantial consultation with the Design Review Panel, State Heritage Office, Office of the Government Architect, Montario Quarter estate architect (Gresley Abas), Department of Planning Lands and Heritage and City of Nedlands.

Through this process, the development design has been championed for its high-quality design outcome, with the Design Review Panel congratulating the proponent team, with support for the proposal and overall design direction.

The following specific design and architectural elements have underpinned this exceptional design:

- Balancing the complex needs of the residents with the high standard of design for the site.
- Integrating public and private open space.
- Creation of high quality and intimate communal spaces, encouraging casual encounters between residents and building community values.

- Consideration of the necessary vehicle access and servicing areas, to ensure these areas are appropriately concealed from key public spaces.

The following sections provide a detailed summary of the driving design principles.

2.2.1. Landscape Design

During the design process the landscape architects, EPCAD, consulted closely with DevelopmentWA to ensure the site landscaping is integrated with the landscaping in the adjacent public open space bushland to the west and south of the site as well as the street/verge landscaping. The landscape design formed part of the design review undertaken by the Montario Quarter Estate Architect and the State Design Review Panel.

The design of site perimeter fencing has been kept to a minimum, and on the southern and eastern boundary has been eliminated entirely. The site fencing along the northern and western boundaries has been stepped to soften boundary line whilst providing the necessary security and delineation of space from the public realm. The landscaping along the southern and western boundary in particular have been designed to extend the Public Open Space landscaping palette to into the site and provide for a more comfortable setting for the proposed development.

DevelopmentWA and the Estate Architect requested the design for the building responded to the significant trees near the site boundaries, which needed to be carefully balance the ongoing health and viability of the trees while managing bushfire risk. An Arborist was engaged to inspect and prepare a report and recommendations on Structural Root and Tree Protection Zones for the trees along with suggestions and recommendation on protection and fencing of those trees during the construction stage. They have also been commissioned to carry out periodic inspection of those trees during the construction stages to check on protection measures and the condition of the trees.

2.2.2. Public Open Space Integration

The open space around the subject site plays an important role in connecting the development and the public realm. The relationship between the built form and landscape was central in the established Montario Quarter vision, however there are some constraints for this site because of the needs of residents in wheelchairs.

The development aims to capitalise on the parklands that surround the site, communal and private open areas look out onto POS. The site has direct access to the POS to the west, including the provision of a chair lift on the site boundary to access the park as the development aims to increase resident autonomy. Ultimately, the careful design of the fencing, resolution of the landscape design and direct (gated) connection ensures a strong relationship to POS to the west of the site. The internal courtyard opens to the POS which provides a view from the courtyard and communal lounge areas into the park, creating a highly vegetated environment.

2.2.3. Public Art Concept

Artist Philippa O'Brien has been commissioned to create two sculptural artworks titled 'Two vessels: Chalice and Nest', which will feature at the entrance of the development. Previous consultation with potential residents of the development confirms that they strongly reject a reference to the past medical history of the site, in particular reference to spinal injuries and past treatments. Instead Ms O'Brian has followed themes of the natural heritage of the site, remnant vegetation on the site and have a general positive and life-enhancing milieu. The positioning of the artwork at the entrance to the building will activate and enhance the streetscape.

The sculptures will be constructed of perforated stainless steel and will be 3-4m high. Perforated metal art installations are very low maintenance and have already been established in the development.

2.2.4. Build Quality and Innovation in Construction

A sewerage easement that runs through the site has been a challenge to the design of the site, and defined the key design moves that guided the development of the proposal from the outset. The easement runs east to west through the site, no permanent structure can be built directly on top of it. Additionally, the easement runs along the preferred location for vehicle access. These two constraints have resulted in an innovative design solution whereby the ground connected with a pedestrian link on the first floor, whilst also creates an interesting design when viewed externally and strong connection to the street and POS from within the development.

The client understands the desire for the site to have environmentally sustainable design, however cross ventilation design principles could not be implemented into the development. The temperature and condition of the air within the building must be strictly controlled for the health of the residents. Although no cross-ventilation measures were able to be included, the development does include Water Sensitive Urban Design (WSUD) principles.

2.3. TECHNICAL INPUTS

The proposed development is accompanied by a suite of supporting technical documents. The following table provides a summary of the findings and any recommendations of these technical reports.

Table 5 - Technical Inputs

Technical Input	Findings / Recommendations
ENVIRONMENTAL SUSTAINABILITY STRATEGY 	<p>An Environmental Sustainability Strategy prepared by Emergen details how the development will demonstrate 'Australian Excellence in Sustainable Design' of a 5 Star Green Rating. The assessment concludes that the development would achieve 41 points as per Green Star Pathway which equates to a 5 Star Green Star Rating with a 15% buffer.</p> <p>The minimum requirement for the development is 4 Star, which the proposed development will exceed.</p> <p>Refer to Appendix B – Environmental Sustainability Strategy.</p>
TRANSPORT IMPACT STATEMENT 	<p>A Transport Impact Statement prepared by Level5Design considered both the design and capacity of the road and access network, including pedestrian, vehicle and service access. Key findings are as follows:</p> <ul style="list-style-type: none"> ▪ The site has adequate space for vehicle manoeuvres. Maxi-taxis, small mini buses/vans, patient transport and ambulances will be able to pick up and deliver residents in covered areas outside the main entry. These vehicles can do a full turnaround in forward gear in the manoeuvring area provided outside the main entry. ▪ The proposed crossover at Guttman Approach is suitable for the anticipated traffic activity in the area. ▪ The development is forecast to generate 22 two-way trips (14 inbound and 8 outbound) at peak times based on staff shift turnover requirements and several visitors arriving and departing in the peak hour. ▪ There will be a reasonable demand for parking due to the 24/7 demands of carers/staff. However, the parking provided on site will be adequate to for staff and visitors, ensuring it does not have off-site impacts that will affect the amenity if the nearby residents. <p>In summary, the TIS did not identify any traffic or parking-related issues that would prevent the proposed development from being approved in its current form.</p> <p>Refer to Appendix C – Transport Impact Statement.</p>

Technical Input	Findings / Recommendations
WASTE MANAGEMENT PLAN 	<p>The Waste Management Plan prepared by Dallywater Consulting demonstrates that through appropriate waste management practices, the proposed waste storage area will provide sufficient capacity to service the development.</p> <p>A summary of the key findings of the Waste Management Plan are as follows:</p> <ul style="list-style-type: none"> ▪ The proposed development is anticipated to generate 4.18m³ of waste per week and 1.22m³ of recycling per week. ▪ Based on the above and on weekly waste and recycling collections, seven 660 litre waste MGBs and two 660 litre recycling MRBs would be required to be emptied each week. If 1,100 litre bins are used, four waste bins and two recycling bins would be required. ▪ Residential waste will be collected by the City of Nedlands, whilst private service providers will undertake commercial waste and recycling collection. <p>Refer to Appendix D – Waste Management Plan.</p>
BUSHFIRE MANAGEMENT PLAN 	<p>Linfire Consultancy has prepared a Bushfire Management Plan (BMP). The subject site has been identified as a bushfire prone area which requires a BMP under <i>State Planning Policy 3.7: Planning in Bushfire Prone Areas</i> and the accompanying <i>Guidelines for Planning in Bushfire Prone Areas</i>. The following advice has been given:</p> <ul style="list-style-type: none"> ▪ The proposal will not require clearing of any remnant vegetation within the project area to accommodate buildings or to implement the Asset Protection Zone or for onsite landscaping. ▪ The proposed development has a BAL contour of BAL 29 and BAL 19. ▪ The greatest bushfire threat is to the north-west of the site. ▪ Bushfire hazards can be managed through sufficient separation between the building and retained vegetation, providing vehicle access to ensure residents can egress safely and fire brigades can enter, ensuring adequate water supply to fire brigades and ensuring staff have a clear plan on what to do in a bushfire emergency <p>Refer to Appendix E – Bushfire Management Plan.</p>
BUSHFIRE EMERGENCY MANAGEMENT PLAN 	<p>Linfire Consultancy has prepared a Bushfire Emergency Management Plan (BEMP) to assist MSWA to protect life and property in the event of a bushfire. The POS adjacent to the site and lots further west of the site have been identified as bushfire prone areas, hence the requirement for the BEMP.</p> <p>The BEMP has considered the requirements of the vulnerable occupants of the development, fire fighting and emergency equipment available, vehicle access and vegetation management when justifying its recommendations.</p> <p>Refer Appendix F – Bushfire Emergency Management Plan.</p>
ARBORICULTURE REPORT	<p>Paperbark Technologies was engaged to provided 2 reports on the overall health and structural condition of the trees on site as well advice on how to limit the impact of works to the trees. The first report focused on the three mature trees on the site, one Firewood Banksia and two Jarrah. The second report looked at health and condition of the 13 trees along the northern boundary.</p>

Technical Input	Findings / Recommendations
	<p>The following advice was given:</p> <ul style="list-style-type: none"> ▪ Trees identified for retention shall be clearly marked and a Tree Protection Area confirmed prior to commencement of works. ▪ A structural root zone area should be established for tree stability. ▪ Periodic arborist inspection of retained trees is recommended. ▪ Temporary fencing around the trees is recommended to reduce potential damage to the trees. ▪ Roots greater than 40mm diameter are not to be cut without authorisation from a qualified Arborist. ▪ The construction of boundary fencing and the retaining wall is unlikely to negatively impact trees if proper site works are ▪ Three of the eight ‘woody’ trees were recommended for removal due to their poor condition and low retention value. <p>Refer to Appendix G – Arboriculture Report</p>

3. PLANNING ASSESSMENT

3.1. SHENTON PARK HOSPITAL REDEVELOPMENT – IMPROVEMENT PLAN NO.43

The subject site is located within the Shenton Park Rehabilitation Hospital Improvement Plan No.43 (**IP43**). IP43 was adopted in 2015, and covers an area of approximately 16ha, including the subject site, and has been in operation since 2017. IP43 establish the strategic planning and development intent for the SPRH site and sets up the head of power for the creation of an Improvement Scheme.

IP43 defines a number of objectives, which are distilled into the scheme and subsidiary documents to inform the overall planning framework planning framework. A development that responds to the requirements of the Improvement Scheme by definition meets the objectives of the Improvement Plan. The development proposed by this application is closely aligned with these objectives.

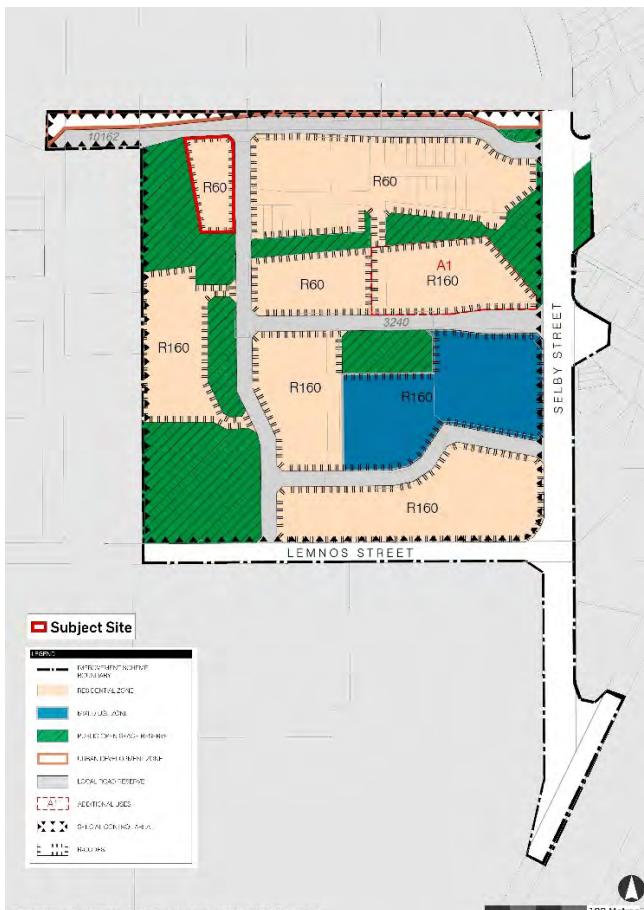
3.2. SHENTON PARK HOSPITAL REDEVELOPMENT – IMPROVEMENT SCHEME 1

The Shenton Park Hospital Redevelopment Improvement Scheme No. 1 (**Scheme**) establishes the primary statutory planning controls for the Shenton Park Hospital site, and provides the head of power for subsidiary documents, such as the design guidelines and planning policies. The scheme has the effect of repealing and acting in the place of the City of Nedlands and City of Subiaco local planning schemes (and subsidiary planning policies) as well as the Metropolitan Region Scheme (**MRS**). The Western Australian Planning Commission (**WAPC**) will be the responsible authority for determination of the development application.

3.2.1. Zoning and Land Use Permissibility

The subject site is located within the Residential zone with an applicable residential density of R60 under the Scheme. Refer **Figure 3**.

Figure 4 - Scheme Zoning Map



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Table 6 summarises the proposed land uses for the site and the associated permissibility within the Residential zone.

Table 6 - Land Use Permissibility

Land Use	Definition	Permissibility
Residential Building	<p>As per Residential Design Codes <i>a building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:</i></p> <ul style="list-style-type: none"> - <i>Temporarily by two or more persons; or</i> - <i>Permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanitation, a prison, a hotel, a motel or a residential school.</i> 	'A' – the use is not permitted unless the Commission has exercised its discretion by granting development approval after giving special notice in accordance with clause 53;

3.2.2. Key Provisions

Part 6 of the scheme details the specific development requirements. **Table 7** addresses the applicable standards.

Table 7 - Scheme Requirements

Scheme Requirement	Provided
<u>Dwelling Target:</u> "all sites shall achieve a minimum of 75% of the plot ratio achievable under its R-Code designation"	The plot ratio is below the maximum plot ratio allowance.

The applicable maximum car and bicycle parking standards are detailed within Table 3 of the Scheme. As per clause 30(3)(d) of the Scheme, a minimum car parking standards do not apply to the subject site. A parking assessment of the proposed development against the maximum standards of Table 3 is provided in the **Table 8**.

Table 8 - Car Parking Assessment

Development	Min. Parking Bays	Max. Parking Bays	Provided
Residential			
Residential Building	To be determined by the Commission	To be determined by the Commission	17 bays provided

The proposed development demonstrates restraint in the provision of car parking bay, whilst ensuring a practical number if bays are provided to reduce the potential for impacts in the local area on on-street parking provision.

The minimum short-term and long-term bicycle standards are detailed within Table 4 of the Scheme. Again, the rates for 'Residential Building' are not defined in the scheme and are 'To be determined by the Commission'. Based on the nature of the use, and the well understood utilisation across the many facilities managed by MSWA 5 bike bays have been provided.

3.3. MULTIPLE DWELLINGS AND MIXED USE DESIGN GUIDELINES FOR MONTARIO QUARTER

LandCorp's Montario Quarter Shenton Park Multiple Dwelling & Mixed Use Design Guidelines (Design Guidelines) comprises the primary built form guidance document for the Shenton Park Hospital redevelopment area. The Design Guidelines are applicable to all applications involving multiple dwellings and non-residential development and is thereby applicable to the proposed development.

The subject site is located within the 'Woodland' precinct under the Precinct Character Plan of the Design Guidelines, designated within 'Block 8'.

3.3.1. Block 8 -Woodland Precinct Requirements

Table 9 addresses the precinct specific requirements applicable to Block 8, including the subject site.

Table 9 - Block 8 - Woodland Precinct Requirements

Required	Provided	Compliance
Plot Ratio – 0.7	Plot ratio does not exceed the maximum allowance.	✓
Parking and End of Trip Facilities – as per the Shenton Park Hospital Improvement Scheme.	The development provides a practical response to the specific needs of the site to ensure efficient operation.	✓
Access – as per Block Diagram 8	Complies, vehicle access is within the preferred location for vehicle access	✓
Minimum open space – 20% site area	2,356sq.m (58%) of open space provided	✓
Deep root zone – 25% of open space	Proposed development meets the required deep root zone area.	✓
Bonus plot ratio – up to 50% plot ratio bonus may apply at the discretion of Western Australian Planning Commission.	N/A - No additional plot ratio is sought	N/A
Bushfire protection zone	Complies, based on BMP and BEMP.	✓

3.3.2. Requirements for All Precincts

An assessment of the development controls applicable to all precincts under section 6 of the Design Guidelines is provided at **Appendix H** of this report.

4. CONCLUSION

As demonstrated in this report, the proposed development of a ‘residential building’ on Lot 46 on Plan 418864 is consistent with DevelopmentWA’s land use composition and built form and intention for the subject site.

In summary, the proposed development:

- Delivers 20 independent units for highly disabled residents, some of who currently lived in institutional environments such as nursing homes.
- Designed high amenity dwellings which benefit from high infiltration of natural light and views of the adjacent bushland.
- Adapts to constraints on the site to produce an exceptional design.

The development proposal is accompanied by a complete suite of technical reporting documents, all of which draw conclusions supporting the development proposal. The proposal has been the subject of over two years of development design and consultation with key agencies. The final product represents exceptional architectural quality that will be an asset to Montario Quarter.

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