

Development Application Report

Residential Aged Care Facility

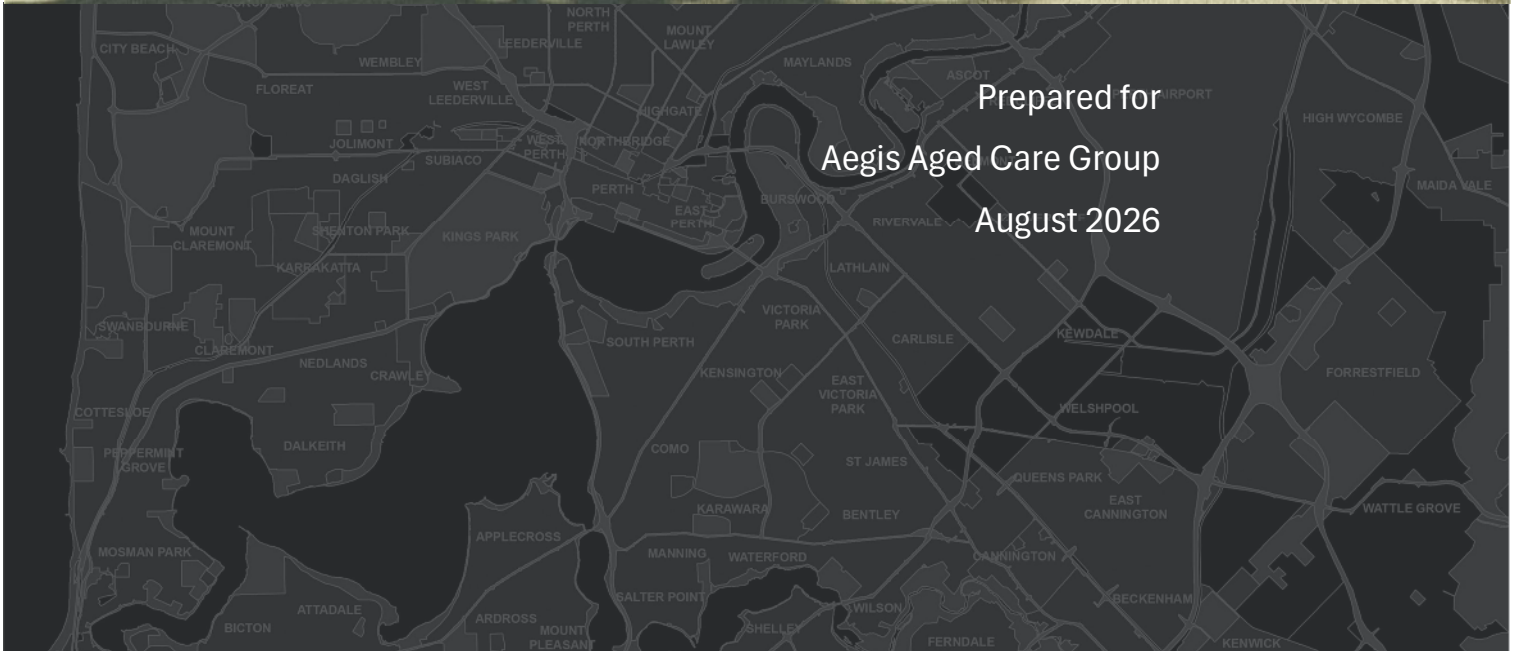
Lot 101 (19) Wright Street
Perth WA 6000

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING

PS



Prepared for
Aegis Aged Care Group
August 2026



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1 PRELIMINARY

1.1 Introduction

Planning Solutions acts on behalf of Aegis Aged Care Group, the registered proprietor of Lot 101 (19) Wright Street, Perth (**subject site**) and proponent of the proposed development of a Residential Aged Care Facility on the site.

Planning Solutions has prepared the following report in support of an application for development approval. This report will discuss various matters pertinent to the proposal, including:

- Background.
- Site details.
- Proposed development.
- Strategic planning framework.
- Statutory planning framework.

The application seeks approval for the redevelopment of part of the existing Aegis Lincoln Park Residential Aged Care Facility. This proposal represents Stage 1 of a broader masterplanned redevelopment of the site, which ultimately seeks to provide transitional care for approximately 300 to 450 residents transitioning from hospital settings into residential aged care.

The site is approaching the end of its functional life and is no longer optimally suited to contemporary aged care practices, presenting an opportunity for redevelopment.

The current application relates solely to Stage 1, with any future stages to be subject to separate development applications. Stage 1 includes the demolition of existing redundant structures on the site and the construction of a new bespoke facility.

1.2 Demand analysis

There is a clear and pressing demand for transitional aged care services within the metropolitan area. The proposed facility is critically needed to help address ongoing pressures in the public hospital system, including ambulance ramping, emergency department congestion, and limited bed availability.

A significant proportion of hospital beds are currently occupied by elderly patients who are medically stable but unable to be discharged due to a lack of appropriate transitional care options.

By providing capacity for patients requiring short-term care, the facility will enable the transfer of these patients from hospital beds to a more suitable care environment for aged persons. This will free up hospital beds and alleviate systemic pressures that are continuing to worsen across the healthcare network.

2 BACKGROUND

2.1 Pre-lodgement engagement with City of Vincent

Pre-lodgement consultation has been undertaken with officers of the City of Vincent (**City**), with a meeting held on 28 November 2025. During these discussions, the project team presented the development concepts and the high-level planning considerations related to the proposal.

The proposal was generally well received by City officers. Officers acknowledged the design rationale underpinning the additional building height sought, particularly in relation to the operational requirements of the proposed use, which constrain the ability to incorporate upper-level setbacks. It was also recognised that the subject site, due to its size and surrounding context, is capable of accommodating additional height. It was noted that the appropriateness of the proposed height would ultimately be determined through the statutory planning assessment and design review process.

The City also confirmed that a Local Development Plan is not required in this instance.

Key matters suggested for consideration through the DA process were:

- Retention of the heritage building, Mead Cottage.
- Opportunities for additional landscaping.
- Opportunities to retain significant trees on the northern Lincoln Street frontage.

2.2 Design Review Panel

The development proposal was presented to the City's Design Review Panel (**DRP**) in three instances:

- DRP1 on 18 December 2025
- DRP2 on 11 March 2026
- DRP3 on 29 April 2026

The DRP3 noted that the applicant has responded to a large portion of the DRP's previous comments and the proposal has progressively improved throughout the DRP process, however there are some further amendments, design development and detail required in order to achieve full DRP support for the proposal.

Following DRP3, the DRP minutes confirmed that the proposed development included the following key strengths:

- *A Heritage Architect has been engaged who has provided a Heritage Impact Statement*
- *The Heritage Impact Statement notes conservation works to Meade Cottage as a positive and the impact of the new development on Meade Cottage to be minimal*
- *The interface to Wright Street at ground level is more open and interactive than the previous version*
- *The setback at the rear of the site (near the kink in the boundary) has increased to 4m*
- *Fire pumps and tanks are located in the basement*
- *Sections have been included which are helpful in understanding building*
- *The Landscape Plan has been developed further from the previous sketch drawings provided*
- *Landscaping metrics (deep soil area, soft planting and trees) on the site are generally supported*
- *An Arborist has been engaged and relocation of existing trees on the site is supported*

- *Landscaping has been extended in the front setback to screen the new parking area*
- *Landscaping of the verge is supported*
- *An ESD professional has been engaged who has provided a strong ESD strategy / framework and the proposal is targeting a 5 star Greenstar outcome*
- *ESD initiatives include a 70kW minimum PV solar system, all electric development (no gas), EV charging, central heat pump HWS, double glazing, low carbon materials and a light colour roof*
- *Involvement of the ESD professional throughout the construction stage of the project is supported*
- *HVAC plant is shown on the roof screened*
- *Further information has been provided in the form of elevations and in relation to external materiality*
- *Face brick materiality at ground level, a white screened middle section and darker colours with more open balconies / corners on the upper levels plays a role in breaking down the proposal's visual bulk and scale*
- *The renders illustrate a complimentary relationship between the proposed building and heritage listed vent stack within the surrounding context*

The DRP provided a range of potential recommendations for consideration as the design progresses. The following summary recommendation was provided following DRP3:

- *Increase the primary street setback on Wright Street significantly and introduce larger trees / denser landscaping in the front setback area to soften the streetscape interface*
- *Improve the legibility of the main pedestrian entrance to the building from the streetscape*
- *Undertaking further design development and providing further detail in relation to the landscaping aspect*
- *Include the Meade Cottage maintenance works noted in the Heritage Impact Statement in this stage of works*
- *Resolve the visual privacy non-compliances from the rooms on the south west corner of the building*

Refer to **Appendix 2**, DRP3 Minutes.

Following DRP3, the design has been further progressed to address the key recommendations by the DRP. Refer to **Appendix 3**, DRP3 Responses.

3 SITE DETAILS

3.1 Land description

Refer to **Table 1** below for the lot details and a description of the subject site.

Table 1: Lot details

Lot	Diagram	Volume	Folio	Area (ha)
101	69483	1731	241	1.0051

Refer to **Appendix 1** for a copy of the Certificate of Title and Diagram.

3.2 Location

3.2.1 Regional context

The subject site is located in the Perth locality, within the municipality of City of Vincent. The site is located approximately 1.3km north-east of the Perth city centre and the Perth railway station, and 150m west of the Lord Street Local Centre. The site is also within an 800m catchment from the North Claisebrook Precinct, an area transitioning from traditional industrial uses to a niche of creative industries and higher density, diverse living opportunities.

The site benefits from strong regional connectivity due to its proximity to multiple high-frequency public transport services.

The site is well served by rail, with the East Perth Railway Station and Terminal located approximately 500m east of the site, and the Claisebrook Station located 680m south. These provide convenient access to the Airport, Armadale, Ellenbrook, Midland, and Thornlie-Cockburn railway lines, and ultimately to the wider metropolitan area.

The site is also serviced by several bus routes, with bus stops located along Lord Street (approximately 200m east), Beaufort Street (approximately 620m west), and Newcastle Street (approximately 700m south).

Road connectivity is also strong, with the site having convenient access to East Parade and the Graham Farmer Freeway, and nearby Newcastle Street provides a direct connection to the Mitchell Freeway.

The surrounding area accommodates a range of key land uses, services, and facilities, including Perth Oval, multiple public open space areas, supermarkets, and health services, contributing to a well-established and highly accessible environment.

3.2.2 Local context, land use and topography

The subject site comprises a substantial landholding of approximately 1 hectare and contains a number of single- and double-storey buildings, some of which are interconnected, forming part of the existing and operational Aegis Lincoln Park Residential Aged Care Facility (**Figure 1**).

The existing facility provides a range of residential care for up to 46 residents across four areas. Each wing is supported by dedicated dining areas and has access to gardens and patio areas.



Figure 1: Aerial image of the subject site

The immediate context contains a range of built form typologies at differing scales and intensity, including:

- Salvation Army Bridge House rehabilitation service.
- Heritage Listed ventilation, police museum and police cottages.
- A contemporary four-storey apartment development backing onto the subject site.
- Two-storey apartment development to the southwest (rear) boundary.
- Two to three-storey apartments opposite on Wright Street.
- Ten storey apartment tower to the southeast.
- A range of single and double storey detached housing.

Appendix 5 contains a more detailed analysis of the surrounding context.

Photographs 1 to 4 provide a snapshot of existing buildings and surrounds subject to this application.



Photograph 1: View of the south-eastern portion of the site from Wright Street



Photograph 2: View of the south-eastern entrance and driveway



Photograph 3: View of the south-western portion of the site and neighbouring multiple dwelling development



Photograph 4: View of the south-western portion of the site boundary fences

3.2.3 Heritage context

3.2.3.1 Within the site

The subject site contains the Silver Chain Nursing League Building (1920), located on the eastern portion of Lot 101 near the intersection of Wright and Lincoln Streets. The remainder of Lot 101 is occupied by the existing Aegis Lincoln Park Residential Aged Care Facility (**Photograph 5**).

The Silver Chain Nursing League Building is listed on both the State Register of Heritage Places and the City of Vincent Heritage List.



Photograph 5: Silver Chain Nursing League Building

3.2.3.2 Outside the site

Adjoining the subject site to the west are two State-registered heritage places:

- The Lincoln Street Ventilation Stack (1941)
- The Highgate Hill Police Station, Lockup & Quarters (former) (1897, 1906, 1916)

In addition, a row of former Police Cottages located on the northern side of Lincoln Street is included on the Heritage Council's assessment list and is identified as Category A on the City of Vincent Heritage List (**Photographs 6 & 7**).



Photograph 6: Lincoln Street Ventilation Stack



Photograph 7: Highgate Hill Police Station, Lockup & Quarters

4 PROPOSED DEVELOPMENT

4.1 Development Summary

The subject application seeks development approval for the proposed redevelopment of part of the site. The development area is located on the southern portion of the subject site and comprises the construction of a 6-storey building accommodating 147 beds, new link connections to the existing main entry and back of house areas, and a realigned loading dock.

All existing buildings, car parking areas and the loading area within the development footprint will be demolished to facilitate the new development.

The existing 46 bed care facility will remain on-site and continue to operate. The existing kitchen and laundry (recently refurbished) will also be retained on-site and will continue to service the existing and new development.

The total number of beds on site will increase to **193**.

4.1.1 Use

The site is currently used for residential aged care, and as noted above, this land use is proposed to be retained and continued as part of the redevelopment.

The new facility will operate as a transitional aged care facility, providing short-term accommodation for elderly persons who have been discharged from hospital and are awaiting placement in a permanent aged care facility. Residents will rehabilitate and recover on site until a suitable permanent bed becomes available. This model supports the broader health system by enabling aged persons occupying hospital beds to transition into an appropriate aged care environment.

4.1.2 Masterplan and site redevelopment

The existing buildings within the facility are approaching the end of their operational life. This presents a clear opportunity for redevelopment to meet contemporary aged care standards and community needs. Accordingly, the redevelopment will deliver contemporary, fit-for-purpose facilities that respond to current operational standards for such use.

The site itself is a key, strategically located landholding, and its scale and configuration make it particularly well suited for redevelopment opportunities.

A masterplan (non-statutory) has been prepared for the long-term redevelopment of the entire site. The masterplan identifies a staged redevelopment of the site, ultimately seeking to accommodate approximately 450 aged care beds across the entirety of the site.

The site's context and characteristics make it well-suited to this form of redevelopment, enabling the continued provision of care services within an established residential setting. Future stages will be subject to separate development applications.

A detailed summary of the Stage 1 development is provided in **Table 2** below. Refer to **Appendix 4 & 5**, Development Plans and architectural Design Report for further detail.

Table 2: Development description

Element	Description
General	
Use	Residential Aged Care Facility (continuation of existing use)
Demolition	- Four (4) existing buildings to be demolished - Existing at-grade car park to be demolished and modified - Loading zone to be demolished - Back of house area to be demolished
Yield	193 beds (147 new beds subject to this application + 46 existing retained beds)
Height	6 storeys - Up to 22.5m in height (excluding plant)
Setbacks	<i>Eastern (front) boundary</i> 4m setback at ground level - Balconies set back 2m with main building set back 4m <i>Southern (side) boundary</i> 9m setback at ground level - Balconies set back 7.5m with main building set back 9m <i>Western (rear) boundary</i> 4m setback at ground level - Building set back 4m
Parking	15 car bays within the at-grade car park (retrofitted) 41 new staff car bays within basement, including provision for EV charging bays (15% of total bays)
Landscaping	480sqm deep soil planted areas 108sqm low planter (less than 600mm deep) areas 178sqm raised planter (600-900mm deep) areas 286sqm planting on structure
Levels	
Basement	- Basement car park featuring 41 car bays - Plant - Stairs and lifts
Ground	17 care beds - Entry lobby - Lounge areas - Support areas - Servery - Dining area - Outdoor terraces and resident courtyard - Stairs, lifts and corridors
Levels 1-5	26 care beds - Nurse station - Therapy room - Office - Lounge areas - Servery - Dining area - Utility room and stores - Plant and comms rooms - Balconies wrapping around much of the building - Stairs, lifts and corridors
Level 6	- Internal and external plant area - Stairs and lifts

4.2 Built form

The proposed residential aged care facility has been designed in a contextual and site-responsive manner, with the existing and emerging context as key considerations that influenced the building form, materials, finishes and colours. The development is a high-quality, contemporary architectural design that will serve as a purpose-built facility.

The development provides a high-quality built form, referencing its heritage context and the site's strategic location within close proximity to the North Claisebrook Precinct. The development supports higher density, diverse living opportunities in an area that lends itself for this type of redevelopment opportunities.

The high-quality built form is achieved through a high level of articulation of the built form used to reduce the perception of bulk associated with the increased heights. This includes setback treatment and use of varied building depths, incorporation of vertical shading elements that contrast the façade's horizontal elements, balcony design, choice of complementary materiality, varied textures and a contrasting colour palette. Combined, these elements break the building mass into 4 distinct parts to reduce the perceived bulk and scale of the development. This creates a cohesive and aesthetically appealing experience for future residents and visitors.

The development provides high level of amenity to future residents by developing a series of communal spaces across all levels that allow for resident interaction, as well as the provision of generous balconies (both private to each unit as well as communal private open space areas). These will support social engagement and enhance resident amenity.

The redevelopment further has been carefully designed with strong emphasis on the streetscape experience and consideration to the development's interface with the public realm. The design outcome at ground level includes significant landscaping opportunities and a legible pedestrian pathway from Wright Street. Resident lounges, outdoor terraces and balconies are provided across all levels, and are oriented towards the Wright Street interface to provide activation and passive surveillance to the public realm.

4.3 Landscaping

The landscaping strategy envisages a landscape environment of clear legibility at street level, and focuses on selecting species suited to local conditions and aims to deliver multiple benefits, including increased canopy cover, mitigation of urban heat island effect, and tree planting within the car park and in the verge area.

Importantly, substantial planting and landscaped treatments are proposed along the site's boundaries and key interfaces to create a high-quality visual edge, soften the perceived building bulk, and enhance the visual amenity of the development when viewed from the public realm and neighbouring properties.

Outdoor terraces and balconies will also incorporate integrated landscaping and planter elements to enhance the amenity, privacy and overall quality of these outdoor private open spaces.

The landscape strategy for the development proposes:

- A total deep soil area of 26% of the overall site.
- Some targeted on-structure planting.
- Retention of 2 trees and an additional 18 trees planted on site.
- An increase of 672sqm of mature tree canopy due to additional tree planting.

A Landscaping Plan has been prepared to demonstrate the intended landscape strategy, as well as planting typology for the proposed development.

Refer to **Appendix 6**, Landscape Plan.

4.4 Sustainability

A Sustainability Report has been prepared in support of this application which outlines the sustainability initiatives proposed to enhance the development's environmental performance. The report assesses the project's commitment to achieve a 5-Star Green Star Equivalency and identifies sustainability initiatives considered for inclusion in the design.

The Sustainability Report addresses the following key requirements:

- 10% reduction of upfront carbon emissions through good design (design efficiency) and material selection.
- Electrification of building services including space heating, domestic hot water.
- High efficiency façade to exceed Section J, including double glazing.
- Design to and testing of Building air tightness.
- 50% increase in minimum mechanical ventilation for fresh air requirement.
- Solar PV (estimated 70kW to 100kW given scale of building) to be targeted. Pending further spatial coordination.
- At least 90% of construction and demolition waste is diverted from landfill.
- Extensive metering and monitoring to facilitate performance tracking and assist in fault finding.
- Healthy building with focus on Air Quality, Light Quality and Acoustic Comfort with reduced VOC to maximise staff and resident's comfort and wellbeing.
- Climate Resilience Assessment to future proof the building and reduce Heat Island Effect through light coloured roof and landscaping selections.
- Sustainable Transport Plan including provision for EV transition through appropriate enabling infrastructure

Refer to **Appendix 11**, Sustainability Report.

4.5 Access, parking and traffic management

Primary pedestrian access to the ground floor of the building is proposed via a principal entry located on the northern façade. A dedicated pedestrian pathway will provide a direct connection from the footpath to the new building, as well as to the main entry of the existing building which is to be retained.

Vehicular access to the site is afforded via two left-in/left-out crossovers from Wright Street, located to the east of the site:

- One existing crossover (to remain) provides access to/egress from the at-grade car parking area, situated behind a landscaped setback. A new crossover will service the basement car park of the new facility. The redundant crossover to the south will be removed and verge reinstated.
- A total of 75 car parking spaces are proposed to service the development comprising:
 - 15 bays at grade off Wright Street in the building forecourt (existing retained bays).
 - 19 bays at grade accessed off Lincoln Street for staff parking.
- 41 car parking spaces in the basement of the new development, including provision for EV charging bays (15% of total bays).

A Transport Impact Statement (**TIS**) has been prepared for the proposed development, addressing transport related matters including vehicle access and egress, traffic generation and distribution, and car parking. The TIA demonstrates the surrounding road network will be able to accommodate the proposed development and its associated traffic generation.

Refer to **Appendix 7**, Transport Impact Statement.

4.6 Waste

A Waste Management Plan (**WMP**) has been prepared in support of the proposed development. The WMP considers estimation of general waste volumes and recommendations for appropriate collection, storage, handling and management of waste and recycling for the development.

The development proposes a centralised bin store able to accommodate seven 1,100L refuse waste bins (collected three times per week), four 660L recycling bins (collected once per week), and three 1,100L cardboard bins (collected twice per week).

A private contractor will service the development onsite, directly from the loading area. The private contractor's waste collection vehicle will enter and exit the site in forward gear via the existing driveway off Lincoln Street. Managers / caretakers oversee the relevant aspects of waste management.

A swept path assessment has been undertaken for a 10.0m Medium Rigid Vehicle (MRV), confirming that collection can be completed safely within the proposed street embayment without obstruction to general traffic.

The WMP confirms that the proposed development provides sufficient bin storage and adequate bins to service the site for refuse waste, recycling bins and cardboard bins, and that the servicing of the bins by the private contractor can be adequately achieved without having an adverse impact on the site and the local street network.

Refer to **Appendix 8**, Waste Management Plan.

4.7 Acoustic

The subject site is within the trigger distance to Lord Street, which is identified as a significant freight/traffic route.

A preliminary acoustic report was prepared in support of this application. The acoustic report identifies potential noise and vibration sources and mitigations measures for the proposed development. The assessment provides minimum construction recommended for the development associated with wall construction, floor construction, general building notes, noise emission and noise ingress. These mitigation measures will be incorporated into the development as part of the detailed design process.

Further noise assessment and modelling may need to be undertaken as the detailed design progresses to confirm compliance, as outlined in the assessment.

Refer to **Appendix 9**, Acoustic Report.

4.8 Heritage

A Heritage Impact Assessment (**HIA**) has been prepared in support of this application. The HIA assesses the proposal against the heritage values of the state-registered place. The assessment considers the extent to which the development may affect those values, evaluates whether any mitigation measures are required, and provides an overall conclusion regarding the acceptability of the proposal in the context of the site's heritage significance.

The Silver Chain Nursing League Building, located on the eastern edge of Lot 101, is the only remaining element of the former Wright Street cottage homes complex, the majority of which has been demolished over time. The Silver Chain Nursing League Building is now incorporated into the Aegis Lincoln Park residential aged care facility, although it is currently unused. The broader site has undergone several redevelopment phases. Surrounding buildings dating from the 1950s, 1980s and 1995-2000 do not form part of the heritage curtilage.

Importantly, this stage of development does not involve the Silver Chain Nursing League Building, nor does it interface with the Lincoln Street Ventilation Stack or the Highgate Hill Police Station, Lockup & Quarters.

The HIA concludes that the proposed development will not result in any adverse impacts on the heritage values of the surrounding heritage structures. The conservation works proposed represent a positive heritage outcome, supporting the ongoing preservation of the place ahead of future stages.

Refer to **Appendix 10**, Heritage Impact Assessment.

5 STRATEGIC PLANNING FRAMEWORK

5.1 Local Planning Strategy

The City of Vincent's Local Planning Strategy (**Strategy**) was endorsed by the Western Australian Planning Commission in 2016 and provides the strategic direction and spatial framework for the long-term growth and development of the municipality.

The strategy identifies the subject site to be within a high-density residential area (refer to **Figure 2** below). Importantly, the Strategy specifically targets high density mixed use and high density residential development within close proximity to train stations and along high frequency bus routes. The Strategy also supports the development of accommodation forms that cater for the diverse needs of residents.

The proposal is consistent with the City's strategic directions for the site, as it delivers a redeveloped residential aged care facility at increased densities on a site specifically identified for higher-density development due to its strategic location. The proposal supports the City's intent to facilitate diverse housing and accommodation options and to concentrate higher-intensity development in areas with strong access to public transport, services and amenities.

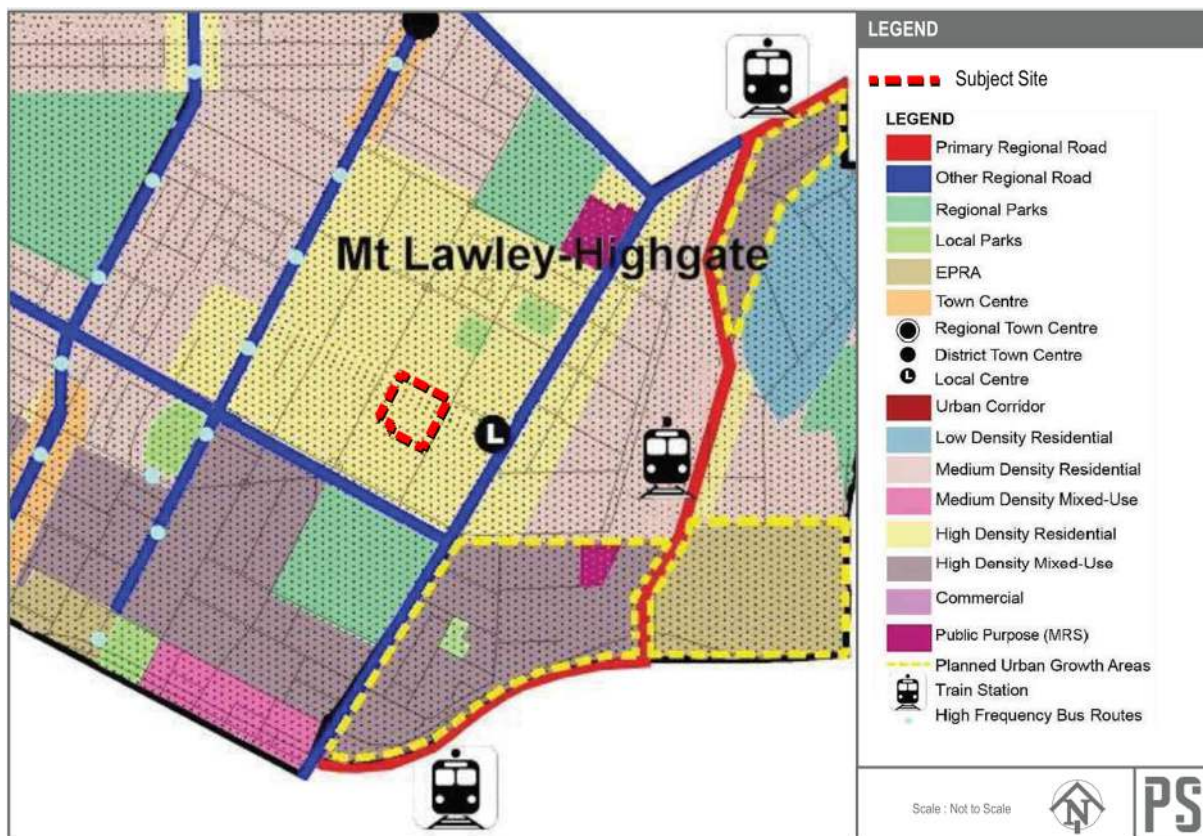


Figure 2: City of Vincent's Local Planning Strategy, Strategic Plan

6 STATUTORY PLANNING FRAMEWORK

6.1 Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (**MRS**) the subject site is zoned Urban.

The subject site is not affected by land reserved by the MRS, nor is it subject to any resolution or declaration made under the MRS

6.2 State Planning Policies

6.2.1 State Planning Policy 5.4 – Road and Rail Noise

State Planning Policy 5.4 Road and Rail Noise (**SPP 5.4**) seeks to minimise the adverse impact of road and rail noise on noise-sensitive land-use and or developments within a specified trigger distance of strategic freight and traffic routes.

The subject site is within the trigger distance to Lord Street, which is identified as a significant freight/traffic route. The preliminary acoustic report prepared for the development considers the provisions of SPP 5.4. The acoustic report identifies potential noise and vibration sources and mitigation measures for the proposed development. These mitigation measures will be incorporated into the development as part of the detailed design process.

All requirements of SPP5.4 will be achieved, where reasonable and practical to do so.

Refer to **Appendix 9**, Acoustic Report.

6.2.2 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 Design of the Built Environment (**SPP7**) is the lead policy that elevates the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

SPP7 establishes a set of ten ‘Design Principles’, providing a consistent framework to guide the design, review and decision-making process for planning proposals. These principles guide the DRP.

Silver Thomas Hanley has prepared a detailed design report, having regard to the ten design principles, and feedback through the DRP process. The proposed development provides design outcomes which are consistent with the intent of SPP7 and therefore warrants support accordingly.

Refer to **Appendix 5**, Design Report.

6.3 Improvement Plan 65

Improvement Plan No. 65 – Station Precincts (**IP65**) was endorsed by the Western Australian Planning Commission (**WAPC**) in June 2026 and came into effect on 28 July 2026, following publication of the notice in the Government Gazette. IP65 is the first step in establishing precinct boundaries and objectives that will guide future planning in the Station Precincts.

IP65 does not introduce new zoning, building heights or development controls. These will be developed as part of the forthcoming ‘Improvement Scheme’. However, IP65 sets clear strategic direction for increased future residential development opportunities.

The Precinct Plan applies an indicative core-and-frame approach, with high-density residential and mixed-use development intended to be concentrated in the station ‘core’ and medium-density residential development in the surrounding ‘frame’ to transition to nearby neighbourhoods.

As shown below in **Figure 3** the subject site is located within the Claisbrook Station Precinct ‘frame’ area indicating the subject site will be expected to support higher density residential development. It is noted the site is the largest remaining undeveloped site in frame area which would support a higher density of development.

Until formal notice of the Improvement Plan's commencement is issued, the City of Vincent's existing planning framework will continue to apply.

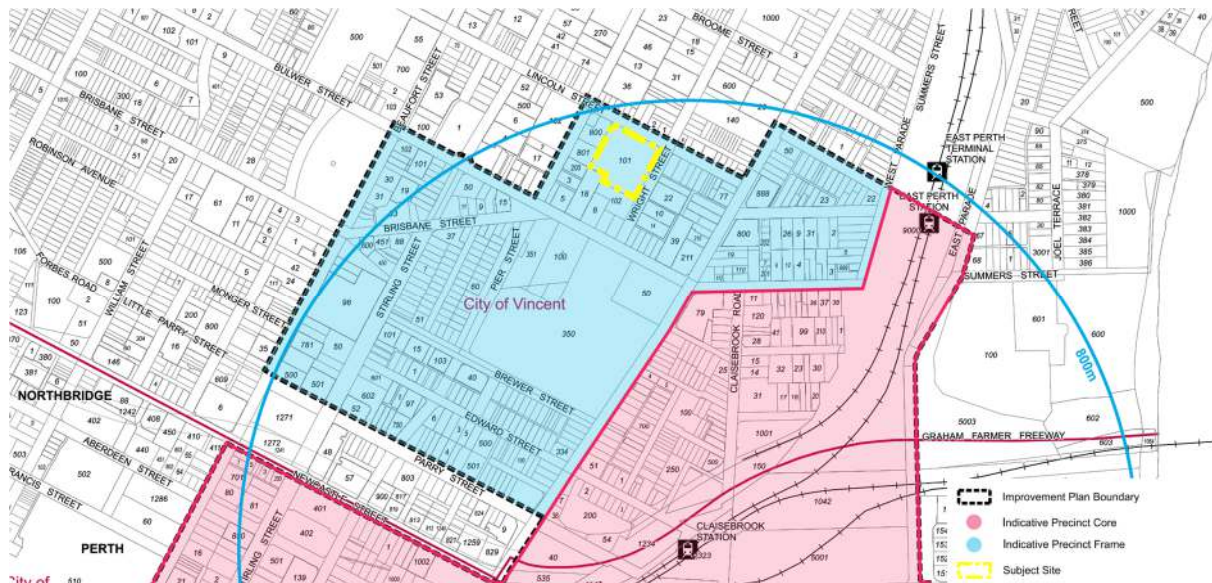


Figure 3: Improvement Plan 65 Map (extract)

6.4 Local planning scheme

The site is subject to the provisions of the City of Vincent's Local Planning Scheme No. 2 (LPS2).

6.4.1 Zoning

The site is zoned 'Residential' under the LPS2, with a density code of R80. The objectives of the Residential zone are:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
- To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling.
- To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.

- To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.
- To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.

The proposed development is consistent with the objectives of the Residential zone, contributing to the diversity of residential products within the municipality while remaining compatible with standard residential uses. The design presents a high standard of architectural quality, enhancing the streetscape through a carefully considered built form, presentation and materiality, and positively contributing to the amenity of the surrounding area.

Importantly, the proposal supports an innovative residential offering, providing short-term accommodation for elderly individuals transitioning from hospital care and awaiting placement in permanent aged care facilities, thereby supporting the broader health system. The development will deliver a bespoke aged care facility in a central location, catering to the needs of the wider metropolitan community.

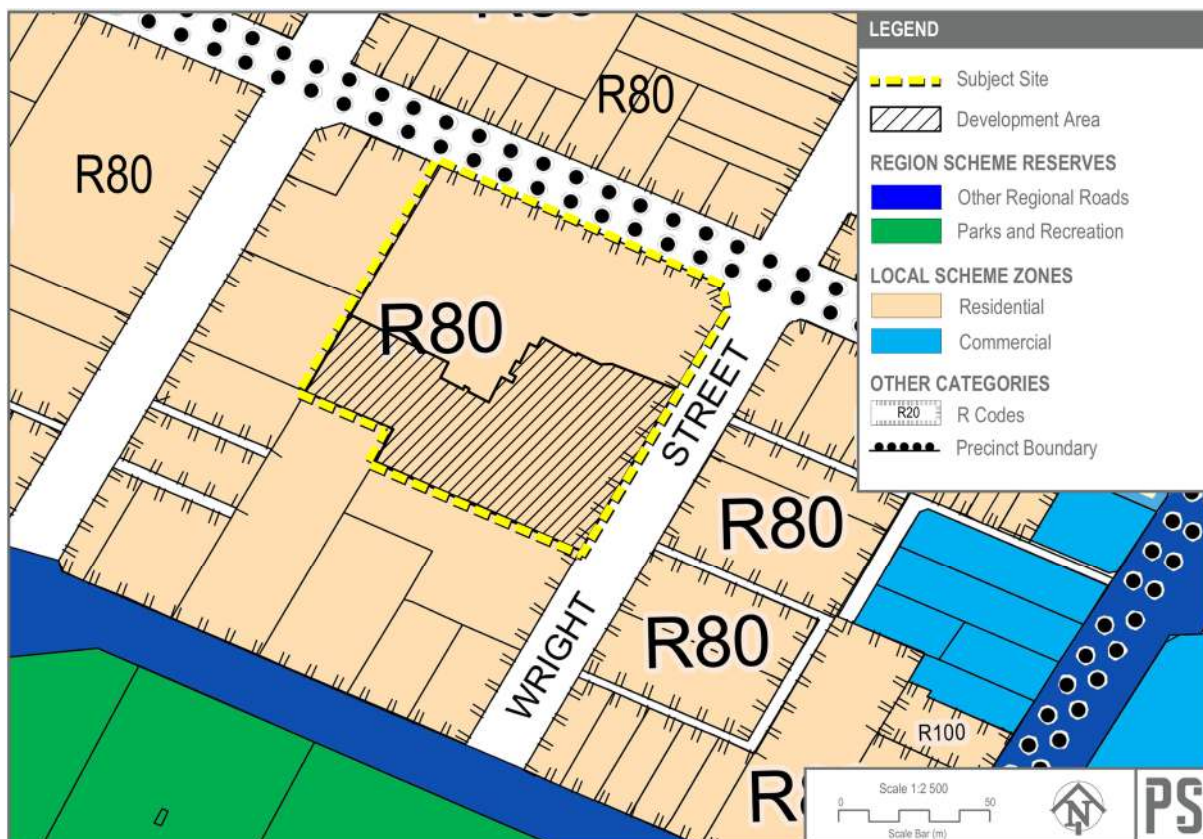


Figure 4: Zoning map

6.4.2 Land use permissibility

The proposal seeks to continue the existing Residential Aged Care Facility use on the site. While the use is not specifically listed under the LPS2, it represents the continuation of a lawful, existing use. The activity will be assessed as a 'use not listed'. Given the use is residential in nature it is considered to meet the objectives of the zone.

6.4.3 Development standards and requirements

The LPS2 does not prescribe any specific development standards or requirements relevant to the proposed development and subject site.

6.4.4 Matters to be considered

Clause 67(2) of the Deemed Provisions sets out the matters for which due regard is to be given when considering a development application. Refer to **Table 3** below for an assessment of the relevant matters.

Table 3: Matters to be considered

Matter to be considered	Provided
(a) <i>the aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other local planning scheme operating within the Scheme area;</i>	The proposal is generally consistent with the aims and objectives of the LPS2.
(b) <i>the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	There are no known scheme amendments that would affect the assessment of this application. The proposed development is considered to be consistent with the principles of orderly and proper planning, as outlined in throughout this report.
(c) <i>any approved State planning policy</i>	The relevant SPPs have been considered in Section 6.2 of this report.
(e) <i>any policy of the Commission</i>	The relevant policies of the commission have been considered in Section 6.5 of this report.
(fa) <i>any local planning strategy for this Scheme endorsed by the Commission</i>	The City's local planning strategy has been considered in Section 5.1 of this report.
(g) <i>any local planning policy for the Scheme area;</i>	The relevant LPPs have been considered in Section 6.4 of this report.
(h) <i>any structure plan or local development plan that relates to the development</i>	There are no structure plans nor local development plans that apply to the site.
(k) <i>the built heritage conservation of any place that is of cultural significance</i>	Refer to Sections 3.2.3 and 4.8 of this report.
(l) <i>the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	Refer to Sections 3.2.3 and 4.8 of this report.
(m) <i>the compatibility of the development with its setting, including —</i> <i>(i) the compatibility of the development with the desired future character of its setting; and</i> <i>(ii) 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;</i>	The proposal is considered to be of high-quality and will be compatible with the existing and desired future development in this setting, as follows: i. The proposal is generally in accordance with the applicable planning framework, and is compatible with the development expectations in a high amenity area with regards to intensification and diversity of housing.

Matter to be considered	Provided
	ii. The development is of high-quality contemporary architectural design and is of a scale and design which complements the existing character of the area as well as supports the operations of the established residential aged care facility. Any potential perceived impacts of bulk or scale are adequately mitigated through a high level of articulation of the façade and incorporation of setbacks at varied distances from the street frontage.
(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;	The proposed development is considered to have a positive impact on the amenity of the locality as follows: i. The application proposes sufficient landscaping, contributing to the amenity of the locality. ii. It is considered to respect the heritage context of the site while also complement the pattern of emerging development in the immediate surrounds. iii. The development will deliver a bespoke aged care facility in a central location, catering to the needs of the wider metropolitan community. Importantly, the proposal supports an innovative residential offering, providing short term accommodation for elderly individuals transitioning from hospital care and awaiting placement in permanent aged care facilities, thereby supporting the broader health system.
(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource	The proposed development will not detrimentally impact on the natural environment or water resources.
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	A landscaping strategy has been prepared demonstrating the additional areas of vegetation and trees that will be planted within the proposed development.
(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk	The area is characterised by established residential and other complementary development. The proposed development is not at a significant risk of natural disaster and will not increase the possible risk to human health or safety.
(r) the suitability of the land for the development taking into account the possible risk to human health or safety	As above.
(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;	i. The proposal seeks to retain the existing crossover to the at-grade car park, and to create an additional crossover leading to the proposed basement car park within the new building. Pedestrian access is afforded from a continuous pedestrian pathway from the footpath into the existing main entry as well as the entry to the proposed new facility building. Proposed access arrangements are considered to be adequate to support the continuous operations of the facility. ii. Service and loading/unloading areas have been appropriately located within the car park, screened for public view, and will allow for full vehicle manoeuvrability within the parking area.

Matter to be considered	Provided
(t) <i>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;</i>	A TIS has been prepared, demonstrating the proposed development is appropriate from a traffic and access perspective.
(u) <i>the availability and adequacy for the development of the following —</i> (i) <i>public transport services;</i> (ii) <i>public utility services;</i> (iii) <i>storage, management and collection of waste;</i> (iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> (v) <i>access by older people and people with disability;</i>	i. The subject site serves the wider metropolitan catchment with regards to resident opportunities. The site is also conveniently located within walking distance and is also serviced by multiple bus routes and train stations within walking distance, which connect the site to the Perth city centre and the wider metropolitan area. ii. Utility services will be adequately integrated throughout the development site. iii. A WMP has been prepared, outlining sufficient storage, management and collection of waste. iv. Pedestrian access is sufficient. v. The development has been designed to be universally accessible.
(v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	The development provides a community benefit in respect of delivering a bespoke aged care facility in a central location, catering to the needs of the wider metropolitan community. Importantly, the proposal provides short term accommodation for elderly individuals transitioning from hospital care and awaiting placement in permanent aged care facilities, thereby reducing pressure on hospitals and supporting the broader health system. It is also noted that the proposed development will provide additional employment opportunities for the aged care sector.

As outlined above, the proposed development is considered to satisfy the relevant matters to be considered by the local government.

6.5 Local Planning Policies

6.5.1 7.1.1 Built Form

This policy provides guidance on the planning and design of all development in the City of Vincent. This policy seeks, amongst others, to respect local context; preserve and reinterpret established built form and social character; create high quality and well-designed buildings; maximise street level interest, articulation and materiality; improve resource, energy and water efficiency; and provide a range of development types to cater to the needs of the community.

The policy has a number of element objectives and acceptable outcomes that development should be in accordance with. An assessment against these is provided in **Appendix 12**. As it can be seen, the development is generally in accordance with the element objectives and acceptable outcomes of Policy No. 7.1.1 - Built Form. Where discretion is sought, this has been appropriately justified as part of the assessment.

Refer to **Appendix 12**, Assessment Against Policy No. 7.1.1 - Built Form.

6.5.2 7.5.10 Sustainable Design

This policy encourages the incorporation of sustainable design principles and features in existing and new development in the City of Vincent as standard practice.

As noted above, the development is committed to achieve a 5-Star Green Star Equivalency, and identifies sustainability initiatives considered for inclusion in the design.

Refer to **Appendix 11**, Sustainability Report.

6.5.3 7.5.21 Sound Attenuation

This policy seeks to minimise the adverse impacts of noise and preserve the amenity of existing and future residential buildings.

The development is for the redevelopment of a Residential Aged Care Facility in a Residential zone.

A preliminary acoustic report was prepared in support of this application. The acoustic report identifies potential noise and vibration sources and mitigations measures for the proposed development. The assessment provides minimum construction recommended for the development associated with wall construction, floor construction, general building notes, noise emission and noise ingress. These mitigation measures will be incorporated into the development as part of the detailed design process.

Further noise assessment and modelling may need to be undertaken as the detailed design progresses to confirm compliance, as outlined in the assessment.

Refer to **Appendix 9**, Acoustic Report.

6.5.4 Local Planning Policy Percent for Art

This policy details the requirements for public art contributions as part of a development proposal and provides performance standards to guide the assessment of development applications that include public art.

Public art contributions are required for proposals for residential and commercial developments with an estimated cost of development of \$1,221,224 or greater, and for residential developments of more than ten dwellings, three storeys and in areas coded R60 and above. Under this policy, a contribution of 1% of the total cost of development is required to be paid to the City for the provision of public art.

A suitably flexible condition of approval that affords the option to include public art within the development or as a cash contribution is requested.

6.5.5 Heritage List and Local Heritage Survey

The wider site contains the Silver Chain Nursing Association heritage place (Place No. 11451). The place is assigned a Category 1 level of management, which relates to rare or outstanding examples, essential to the heritage of the locality. The building is a notable example of the Inter-War California Bungalow architectural style. The place is valued for its longstanding presence within the streetscape since the early 20th century, as well as its association with the provision of community services to all sectors of the community.

The proposed redevelopment has been designed to retain and conserve the heritage place, ensuring the ongoing provision of community services while maintaining its recognised heritage values.

Refer to **Appendix 10**, Heritage Impact Assessment.

6.5.6 Development Guidelines for Heritage Places

The policy applies to the development of a place that is adjacent to a heritage listed place or heritage area. The wider site contains the Silver Chain Nursing Association heritage place, and is also near two places which are entered on the State Register of Heritage Places: Highgate Hill Police Station and Lockup, and the Lincoln Street Ventilation Stack.

This policy outlines principles to guide decisions around the conservation and development affecting heritage places. It is noted that Stage 1 does not involve any works on the Silver Chain Nursing League Building, nor does it interface with the Lincoln Street Ventilation Stack or the Highgate Hill Police Station, Lockup & Quarters. While the extent of the works reaches close to the Silver Chain Nursing League Building, these relate only to car parking and will not impact the integrity or character of the heritage place.

The proposed development will not result in any adverse impacts on the heritage values of the surrounding heritage structures, and the conservation works proposed represent a positive heritage outcome, supporting the ongoing preservation of the place ahead of future stages.

Refer to **Appendix 10**, Heritage Impact Assessment.

6.5.7 Local Planning Policy: Signs And Advertising

Other than internal wayfinding signage no advertising or business name signage is proposed at this stage. If signage is proposed it will be modest, respectful of its context and address the City's signage policy. It is suggested that a condition requiring a signage strategy and plan be applied to address any future signage. This will ensure any signage can be dealt with at building permit stage through conditions clearance.

6.5.8 Local Planning Policy - Non-Residential Parking

The purpose of this policy is to guide parking supply for non-residential development within the City of Vincent.

The policy does not prescribe a specific parking rate for a Residential Aged Care Facility or similar use. The City's previous policy prescribed 1 bay per 3 beds, **requiring 65 car bays** to service the development. As such, the appropriate level of parking provision is subject to the discretion of the planning authority.

The subject site benefits from a highly accessible and central location, with strong public transport connectivity, including a range of train and bus services. This level of accessibility reduces reliance on private vehicles for visitors and staff. Having regard to the operational characteristics of the proposal, the provision of 75 car parking bays is considered appropriate for the following reasons:

- The site is within close walking distance to several train stations (Perth Central Station - 1.5km; Claisebrook Station - 900m; East Perth Station - 450m).
- High frequency bus routes along Beaufort Street are a short 300m walk from the site.
- The site abuts a designated cycle route along Smith Street, providing great access for alternative transport modes.
- The provision of on-site parking also allows for staff to carpool.

The development supports a shift towards active and sustainable transport modes by virtue of its location within a well-serviced urban area.

6.6 Other relevant policies and/or guidelines

6.6.1 Residential Design Codes

The Residential Design Codes (**R-Codes**) provide planning and design provisions for residential development across Western Australia.

We note that the R-Codes are not applicable to this proposal as the development is classified as a Residential Aged Care Facility. The design is in turn informed by the criteria outlined in the City's local planning policy 7.1.1 Built Form.

6.6.2 Position Statement: Residential Accommodation for Ageing Persons

The Western Australian Planning Commission's (**WAPC**) Position Statement: *Residential Accommodation for Ageing Persons* (released March 2024) outlines requirements to support the provision of appropriate residential accommodation for ageing persons within Western Australia's local government planning framework.

The Position Statement encourages the provision of appropriate supply and diversity of residential accommodation options to meet the needs of an ageing population. It also recommends that local planning schemes incorporate clear land use definitions to support this objective. In particular, the following definition is to be included:

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.

The Position Statement further advises that, where applicable, the Residential Aged Care Facility land use should be classified as a 'P' (permitted) use within Residential zones under local planning schemes. A discretionary classification ('D' or 'A') should only be applied where supported by appropriate planning justification relating to orderly and proper planning or locational considerations.

Overall, residential aged care facilities and independent living complexes are strongly encouraged within residential zones to support ageing-in-place and community integration outcomes.

The proposal is consistent with the Position Statement, as it facilitates the redevelopment of a Residential Aged Care Facility within a Residential zone. The facility incorporates appropriate staffing arrangements to support the care needs of residents, together with essential services and facilities including dining areas, communal spaces, and associated amenities. The design supports a high standard of living for residents through the provision of purpose-built accommodation in an appropriate and accessible location.

7 CONCLUSION

In summary, the proposed two-storey multiple dwelling development meets the intent of the applicable planning framework. The proposal represents a well-considered, high-quality redevelopment of the Aegis Lincoln Park Residential Aged Care Facility. Key considerations include:

- The proposal delivers a six-storey residential aged care building containing 147 new beds, supported by high-quality landscaping, parking and safe access arrangements.
- The sites' beneficial location in close proximity to the Perth City Centre and key amenities supports the establishment of a higher density of Residential Aged Care.
- The scale of development is contextually appropriate and site-responsive. The architectural design incorporates materials and tones that complement surrounding development, respond to the heritage character of the area, and enhance the streetscape.
- All areas of discretion have been justified and are consistent with overarching planning objectives. The proposal demonstrates a high standard of design, delivering sustainable, liveable resident beds and well-integrated communal spaces.
- Considerations relating to transport and waste have been appropriately addressed, ensuring the development will positively contribute to the amenity and function of the surrounding area.

On this basis, it is respectfully requested that the Metro Inner Development Assessment Panel (**DAP**) approve the development accordingly.

Appendix 1:
Certificate of Title

Appendix 2: DRP3 Minutes

Appendix 3:

DRP3 Responses

Appendix 4: Development Plans

Appendix 5: Design Report

Appendix 6: Landscape Plans

Appendix 7: Transport Impact Assessment

Appendix 8: Waste Management Plan

Appendix 9: Acoustic Report

Appendix 10: Heritage Impact Assessment

Appendix 11: Sustainability Report

Appendix 12:
Assessment Against Policy No. 7.1.1 - Built Form