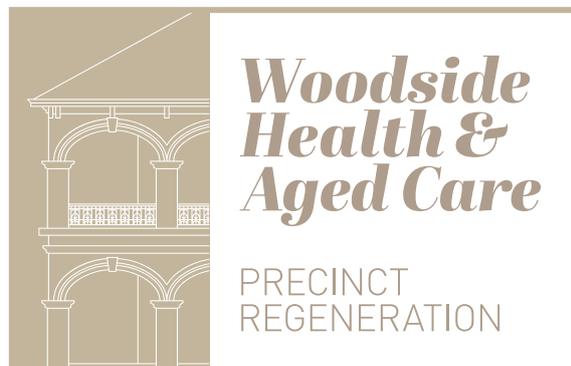




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# INFORMATION AND FREQUENTLY ASKED QUESTIONS

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# Introduction

## Project Overview

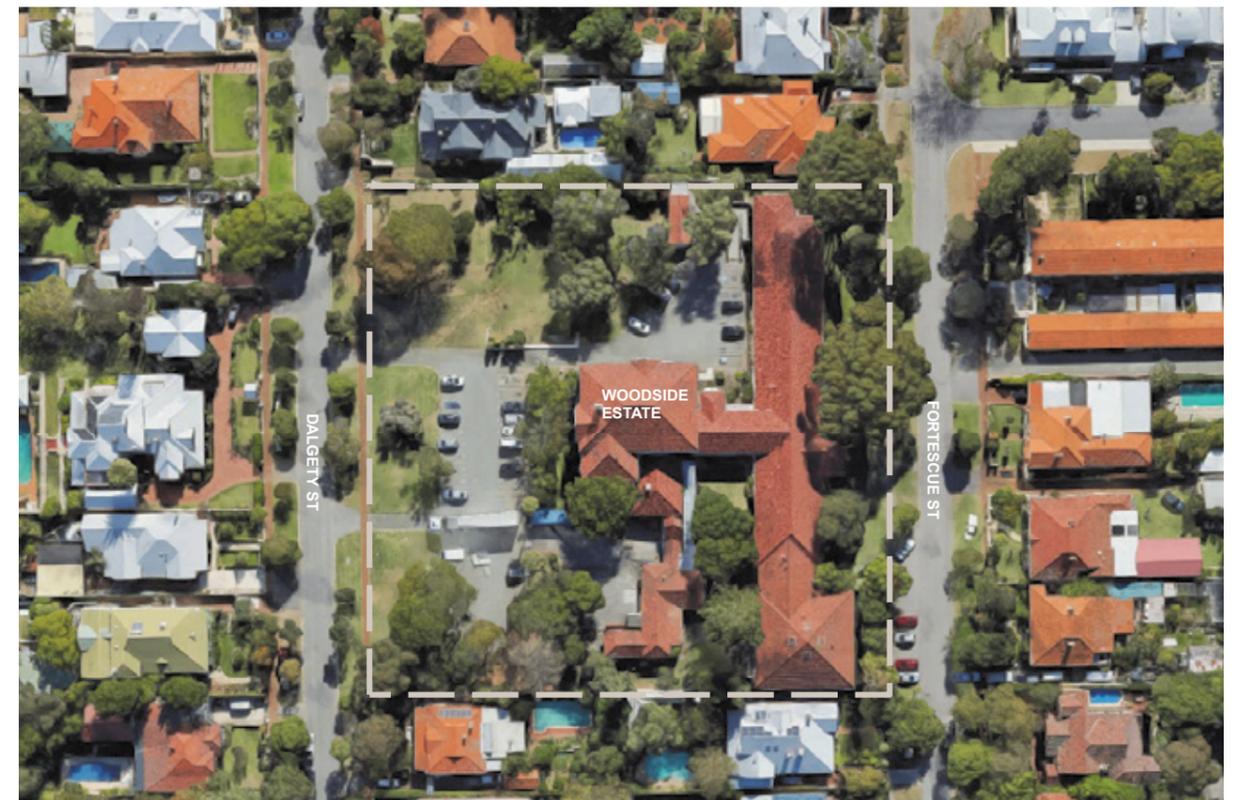
Located in the leafy suburb of East Fremantle, 18 Dalgety Street is the site of the former Woodside Maternity Hospital.

The proposed project will see the former homestead and maternity hospital repurposed into a world-class health and aged care precinct, whilst revitalising the ground floor of Woodside House for community use and amenity.

The project is a joint venture between aged care provider Hall & Prior and the Fire and Emergency Services Superannuation Fund.

The significant redevelopment will be a high quality centre for healing and wellness, with high and low care accommodation options for up to 150 residents. The facility will also include specialist palliative care, dementia care, disability care (for people of various ages) and a range of allied health services.

The Woodside heritage homestead will be refurbished to its former glory with the ambition of opening the building to allow use by both residents and the broader community, including open space access, community uses, and hospitality uses.



# Meet the Team Behind Woodside

## Hall & Prior

Hall & Prior has provided award winning aged care services in the Western Australian and New South Wales communities for more than 25 years. The family-owned business today operates 25 residential aged care services, as well as in-home and community care programs.

Caring for more than 1,500 people in residential care, providing services to 1,000 in-home and community clients and employing 2,100 professional and specialist staff, Hall & Prior is dedicated to achieving a high quality of care for all Australians who need it.

## Fire and Emergency Services Superannuation Fund

Partnering with Hall & Prior to deliver this important project is the Fire and Emergency Services Superannuation Fund (FES Super).

FES Super is the superannuation fund for employees of the Department of Fire and Emergency Services of Western Australia and some associated employers.



## History of Woodside

### A place of healing and care for over 80 years

In 1902 W.D. Moore, a prominent Fremantle merchant, constructed the distinctive two-storey Italianate-style mansion at Woodside, his rural estate on the outskirts of Fremantle. A ballroom was added shortly after in 1904. Following Moore's death in 1910, most of the estate was divided for suburban development although his family continued to reside at Woodside until 1923.

The house and remaining land were sold in 1924 and for the following 23 years, the house served as a private hospital. During this time, further land was sold off until the site reached its current size and configuration, although the house and garden were left largely unaltered.

In 1951, following lobbying by the local community, the Department of Health purchased the site for conversion into a public maternity hospital. Moore's house remained as the administrative core of Woodside Hospital and purpose-built extensions were constructed to the east and south containing wards, a laundry and kitchen (1952); the ballroom was converted to a nursery (1963); and a theatre block, delivery rooms and more wards were also added (1966). These minor alterations are not

significant from a heritage perspective and can no longer serve any meaningful function for the community or add to the amenity of the site.

In 2003 the Department of Health reviewed all obstetrics facilities in Western Australia and it was decided that Woodside Hospital was no longer viable due to challenges associated with renovating or extending the building's footprints. In 2006, after 54 years of service, Woodside Hospital was closed and the remaining patients relocated to a new purpose-built maternity facility at Kaleeya Hospital. The site has remained vacant since this time.

During its lifetime as a maternity hospital, an estimated 50,000 children were born at Woodside.

Following the closure of Woodside Hospital, the facility was identified as surplus to the requirements of the Health Department. It was sold to Hall & Prior via public tender in 2017.

Since closure, a conservation plan has been developed and reviewed. This plan is recognised as the primary guiding document for the conservation and future use of the building.

### Key events in the history of the site

- 1850-85** William Dalgety Moore acquired land in East Fremantle and his holdings became known as the 'Woodside Estate'.
- 1890-94** Development of the estate into a farm holding with stone house, vineyards, orchard, pigsties, well tank, sheds and fencing.
- 1902** Construction of Woodside House completed by William Dalgety Moore.
- 1904** A ballroom and cloak room were constructed to the east of the house.
- 1910** Moore dies, leaving the Woodside estate to his large family.
- 1912** Woodside land subdivided and sold. Moore's second wife Annie and children continue to live in house.
- 1923** The house was used as hospital for the first time.
- 1926** The property was sold and continued operation as a private hospital.
- 1942** Ballroom was taken over for use as a wartime first-aid post.
- 1946** Hospital closes and building converted to residential flats.
- 1951** WA Government buys site.
- 1953** Woodside re-opens as 26-bed public maternity hospital.
- 1966** Major renovations and additions, including new wards, theatre and birthing suites.
- 1998** Woodside added to State Register of Heritage Places.
- 2003** Woodside recommended for closure.
- 2006** Last baby born at Woodside. Hospital closes.

## Overview of the Proposed Regeneration of Woodside House

Hall & Prior is privileged to own this important heritage asset and wants to pay respect to its long and significant history and unique built form.

The regeneration of Woodside House is proposed to involve the following key actions:

- Restoring Woodside House to a prime heritage building through repairs, restoration and structural upgrades, and the removal of intrusive elements.
- Removal of intrusive late addition partitions which will re-establish the original layout and restore the former splendour of the rooms.
- Conservation of brickwork, joinery, paintwork, internal fittings to materials and styles that respect the heritage of the original building.
- Conservation and restoration of fireplaces.

- Restoration of roof according to evidence including reinstating details that were removed or simplified in the past.

Hall & Prior is seeking an exceptional restoration outcome for Woodside House.

New development will be sensitively located to present Woodside House in a generous setting and to open up the primary view corridor.

This will involve:

- Removal of 1953 hospital wings, laundry and kitchen.
- Removal of 1966 theatre & birthing suites.

The history and stories of the place will be interwoven in the new development through an integrated interpretation strategy.



Above: The historic boundary of Woodside Estate, prior to 1912.



Retention of Woodside House and proposed demolition of wards and service buildings.



# Aged Care Needs in East Fremantle

Within the Town of East Fremantle, and the neighbouring suburbs of Fremantle, North Fremantle, Bicton and Palmyra, there is a higher proportion of older residents (17% of residents are over 65) than in many other urban areas (13.9% of residents are over 65 in the greater Perth metropolitan area)<sup>1</sup>. This is only expected to increase, with one in five local residents predicted to be 65 or older by 2036<sup>2</sup>. As the proportion of older residents grows, so do the needs for local residential aged care and associated services.

Overall in these five suburbs, 36% of residents aged 65 and over who require residential aged care cannot access it locally<sup>1,3</sup>.



Hall & Prior recognises this need and, as a leading aged care provider, has a strong desire to help meet local demand for aged care places.

Hall & Prior is designing the facility to meet a wide range of care needs and a choice of living options, including suites, high care beds, beds for severely disabled residents, palliative care and beds for young disabled residents.



## World-Class Care

Hall & Prior believes our care recipients are entitled to the highest standards of care, a comfortable, secure and home-like environment and an optimal quality of life.

We believe each care recipient is a unique individual deserving of respect, dignity, privacy and the opportunity to participate in decision-making.

We envisage Woodside Health and Aged Care as a place for residents to live in a welcoming and supportive community, where they can enjoy the amenity and care of a high-quality facility.

The proposed development will bring world-class practices and innovations to Western Australia and to the locals of East Fremantle and surrounds. Woodside Health and Aged Care will be a centre of knowledge, research and development for staff and

the aged care industry more broadly.

Our philosophy is based on a concept of continuous improvement in the quality of all processes, products and services, the role of the consumer and the involvement of employees at all levels in the pursuit of such improvement.

Receiving 11 accolades in the past seven years from the Australian Aged Care Quality Agency Better Practice Awards, Hall & Prior is a known leader in the provision of specialist care services including dementia care and other neurological disorder treatment. The team is committed to research and development to ensure leading and accessible care that makes a real difference to the lives of its residents and their families.

<sup>1</sup> Australian Bureau of Statistics 2016, Census Community Profiles

<sup>2</sup> Forecast ID 2017, Population Forecasts

<sup>3</sup> Australian Institute of Health and Welfare 2019, Aged Care Services List

# Hall & Prior's Karingal Green

An illustration of what Woodside will offer

Hall & Prior's new aged care precinct, Karingal Green, which opened in May 2020, is the most recent example of the high quality of care and first-class facilities that Hall & Prior establishes and operates. The new home in High Wycombe, provides an example of what will be offered at Woodside. The thoughtfully designed Karingal Green community offers high quality, contemporary design and leading care and healing services for residents, as well as integrated programs servicing the local community.

Tours of Karingal Green are available through [www.karingalgreen.com.au](http://www.karingalgreen.com.au).



## Key Features of Woodside Health and Aged Care Precinct

Hall & Prior is committed to Woodside Health and Aged Care Precinct becoming one of the top 10 aged health care facilities in Australia.

Key features of the proposed precinct include:

- A choice of living options within the facility, including options for living together for couples with different levels of care requirements.
- A range of care options, including for those with high care needs and different financial means. Beds will be designated for severely disabled residents, as well as for young disabled residents.
- A family room for interstate/international visitors and families of palliative care residents.
- A proportion of beds will be dedicated to those on Commonwealth support (low financial means).
- Provision of palliative care services.
- A wellness centre to service residents and the general community. This includes the delivery of allied health services and leading facilities encouraging health and healing (e.g. hydrotherapy pool, studio rooms, gymnasium). Staff wellness will also be a focus of this facility.
- Best practice in dementia and other neurological disorder treatments.
- One of the best food programs of any aged care provider in Australia, supported by partnerships with leading healthy ageing advocates and foundations. Hall & Prior also works closely with leading Australian universities and contributes to food research in the aged care sector.
- A café on the ground floor, open to the public, making the precinct a community hub.
- Staff development, education and training facilities.
- Outdoor space, including:
  - Public and semi-public spaces to allow for recreation, relaxation and interactions between residents, and with visitors and the general public.
  - An amphitheatre for residents and community celebrations and ceremonies.
  - Secure open space for residents with high dementia care needs.
  - A community garden (a potential addition, depending upon resident and community desire for this use).



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1. Wellness centre, including consultation rooms, health studios and hydrotherapy pool
2. A range of bed options throughout the facility, with shared lounge and dining spaces for each wing
3. Hospitality space (e.g. cafe `)
4. Fully restored Woodside House, including suite-style rooms
5. Library
6. Top floor: suite-style rooms
7. Ground floor: secure high care and dementia care rooms
8. Solar panels on roof
9. Community play and seating deck
10. Amphitheatre lawn with seating walls
11. Recreation Lawn
12. Kitchen Garden
13. Main drop off plaza
14. Pedestrian access
15. Residents Terrace: A flexible space for large events
16. Secure residents courtyard with sensory gardens
17. Native 'garden nook' with bird bath and feeder
18. Lower ground staff courtyard
19. External Gym space
20. Hydrotherapy courtyard

## A Place for the Community

Rather than create an institution, we are creating a community hub that provides fulfilling everyday life experiences for our residents and for our neighbours and local community.

The following are the key benefits to the local community:

- Ageing in place: By providing options for ageing in the local area, older residents of East Fremantle and surrounding suburbs have the opportunity to stay within their local community close to friends, family and other networks.
- The following facilities are proposed to be available for use by the community:
  - Wellness centre, including consultation rooms, health studios and hydrotherapy pool;
  - Open space and community gardens accessible to the community;
  - Amphitheatre, including use for community events such as movie nights;
  - Hospitality space (e.g. café);
  - Library;
  - High quality heritage restoration of Woodside House.
- Retention of trees: There are a number of mature trees on the site. The layout of the development has been specifically designed to avoid the unnecessary loss of significant trees. Although some trees will need to be removed, significant trees identified as having high retention value – including the large lemon scented gums and olive trees (planted at the time of the construction of Woodside House) – will be retained or relocated on site.
- Health and wellbeing outcomes for residents and the broader community:
  - High quality clinical care;
  - Social wellness and psychosocial benefits;
  - Bringing the State's largest investor in formalised aged care research (Hall & Prior) into East Fremantle, creating a centre of excellence in wound care; dementia research; palliative care; and food provision;
- Attracting international attention due to interest in Hall & Prior's research excellence.
- Employment and training opportunities:
  - Approximately 300 jobs during construction;
  - Brand new jobs in the aged care sector (this is not a relocation of a facility from elsewhere);
  - A convenient commute for local employees;
  - An early intake program allowing 16-year-old entrants into aged care training from local schools (a government program).
- Economic benefits:
  - It is estimated that over \$2.5 million of goods and services will be sourced via local supply chains each year, and over \$10 million of local labour;
  - Over \$600,000 generated in payroll tax to the State Government each year;
  - As a major development site, the facility will be one of the largest ratepayers in the Town of East Fremantle;
  - With a Western Australian superannuation fund as a partner, its members are essentially part-owners. Members of the fund will benefit from the success of this project.
- Partnerships:
  - Potential connection to local education providers' vocational training (including the above early intake program and general school involvement opportunities);
  - Potential affiliation with local clubs and early learning centres;
  - Provision of public art on the site;
  - Potential partnerships with other health institutions and allied health providers.

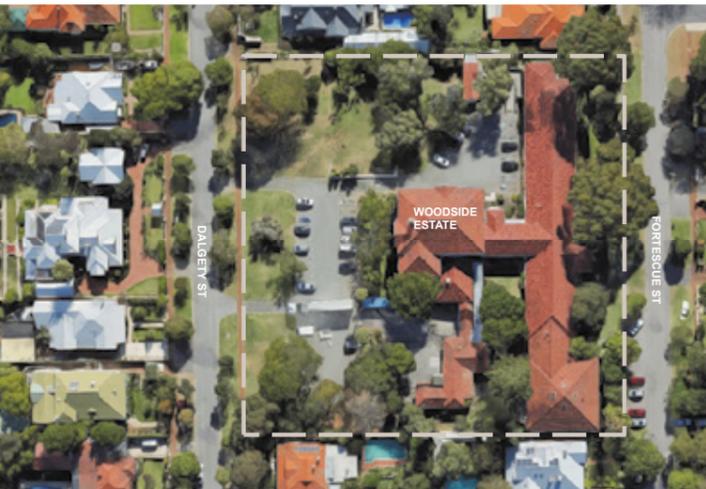
# Frequently Asked Questions



## Overview

### What is the location and size of the proposed redevelopment site?

The site is located at 18 Dalgety Street, with frontage to both Dalgety Street and Fortescue Street.



The site is 10,016m<sup>2</sup>, or just over one hectare.

### Why is the redevelopment of the site being proposed?

Since the closure of Woodside Hospital in 2006 the site has been closed to the public. The original Woodside House had fittings and other changes during the years of use as a hospital which did not reflect its heritage status. As the building has not been used for nearly 14 years, it has become

dilapidated, and extensive work is required to bring it back to its former glory.

Hall & Prior purchased the site in 2017 and has entered into a heritage agreement, which will ensure the heritage building is appropriately maintained in perpetuity.

A commercially viable aged care facility redevelopment will complement the historical significance of the Woodside precinct and is essential to ensure that an exceptional heritage outcome is realised.

### Which organisations comprise the project team?

Hall & Prior, the owner of the site and future aged care provider, has partnered with the Fire and Emergency Services Superannuation Fund – to deliver this project. Each party is a long-term owner/operator of the site and will be present within the East Fremantle community well into the future.

In addition to these two client organisations, the consultant team is comprised of the following:

- **Project Manager:** Donald Cant Watts Corke
- **Architects:** Kerry Hill Architects
- **Heritage Architects:** Griffiths Architects
- **Urban Planners:** Planning Solutions
- **Community Engagement Consultants:** Creating Communities

- **Government Relations:** GRA Partners
- **Landscape Architects:** Hassell
- **Transport:** Cardno
- **Engineering:**
  - Structural & Civil Engineering: Stantec
  - Hydraulic Engineering: Hydraulic Design Australia
  - Mechanical Engineering: Geoff Hesford Engineering
  - Electrical Engineering: Floth

### Will there be any change to the use or zoning of the site?

The Town of East Fremantle's Town Planning Scheme No.3 (TPS3) governs planning provisions on the site. The site is zoned "R15" and the proposed use would be classified as a "Nursing Home". "Nursing Home" is a defined use in TPS3 but is not listed in the zoning table. However, Clause 4.4.2 provides for this by indicating that the Town of East Fremantle can determine whether an un-listed use is appropriate.

### What is the approval process for this proposed development?

The development application will be submitted to the Town of East Fremantle. Due to the value of the proposed development the final approval decision will be made by the Joint Development Assessment Panel (JDAP). The Town of East Fremantle will review the development application and provide advice in the form of a Responsible Authority Report to the JDAP.

## Services

### What aged care services will be provided on site?

Hall & Prior is designing the facility to meet a wide range of care needs and a choice of living options, including suites, high care beds, beds for severely disabled residents, palliative care and beds for younger disabled residents.

A wellness centre will provide a range of general health care services, including gymnasium and rehabilitation pool.

### How many residents will be accommodated on the site?

Up to 150 residents will be accommodated, including:

- Low care beds, including suites;
- High care beds;
- Palliative care beds;
- Beds for severely disabled residents;
- Beds for younger disabled residents;
- Beds for patients with dementia and other cognitive impairments.

The total number of beds is similar to the size of most new facilities across Australia. This many beds enables Hall & Prior to substantially provide high quality care in a world-class facility to the benefit of residents. Due to the level of care and expectations of residents in new facilities – plus the need to provide community care and respite care – at least 120 beds are required to provide the high-quality outcome expected.

### How do prospective residents secure a place in the new buildings?

Due to the work that has to be done to plan and rebuild the facilities, it will be some time (at least three years) before any new places will become available.

To apply for a place at one of Hall & Prior's facilities please contact us at [info@hallprior.com.au](mailto:info@hallprior.com.au).

To enter an aged care facility in Australia, all applicants must be assessed by an Aged Care Assessment Team (ACAT). This assessment will ascertain whether or not you or a loved one are eligible to receive residential aged care services. This can be done through your doctor or directly through the ACAT.

## Heritage Restoration

### What is the heritage status of the site and buildings?

In 1997 Woodside Hospital was assessed by the Heritage Council of Western Australia and permanently placed on the State Register of Heritage Places in 1998. The place was also entered on the Municipal Heritage Inventory for the Town of East Fremantle (adopted 1997) and listed in the schedule of heritage places in the Town Planning Scheme in 2004. The National Trust of Australia (WA) classified Woodside Hospital in 1998.

### Which buildings on the site will be demolished?

It is proposed that the hospital wings that were constructed in the 1960s will be removed.

There are also two small rooms (a bathroom and a store room) that were added to the ground floor of Woodside House, as well as an external staircase within the verandah. These additions are intrusive to the heritage value of Woodside House and will be removed.

## Building Design and Construction

### How will the buildings interface with neighbours?

Rather than maximising the development footprint, Hall & Prior has elected to accommodate an ample setback, to limit impacts on immediate neighbours, avoid unnecessary tree removal and provide high-quality open space for both residents and visitors.

A view corridor to allow the facade of Woodside House to be seen from Dalgety Street has been deemed important as part of the conservation plan and will remain in place (and enlarged).

### How much open space will be provided on the site?

A total of approximately 6,000sqm of open space will be provided on the site, comprising 60% of the total site footprint.

This is more than the required provision of 50% open space under the Town of East Fremantle's Town Planning Scheme No.3.

### How will the buildings be designed to support environmental sustainability?

The Woodside Care Precinct will contain passive and active initiatives to support environmental sustainability. Below are some active and passive environmental measures that are being considered for the site:

- Maximise northern solar orientation;
- Retain existing mature trees;
- Open up the south-west to allow for summer sea-breeze;
- Creation of courtyards that provide access to breezes and shade during summer;
- Retain deep soil planting zones;
- Photovoltaic panels on roofs;
- Centralised AC system for optimised performance;
- Heat pump technology for hot water;

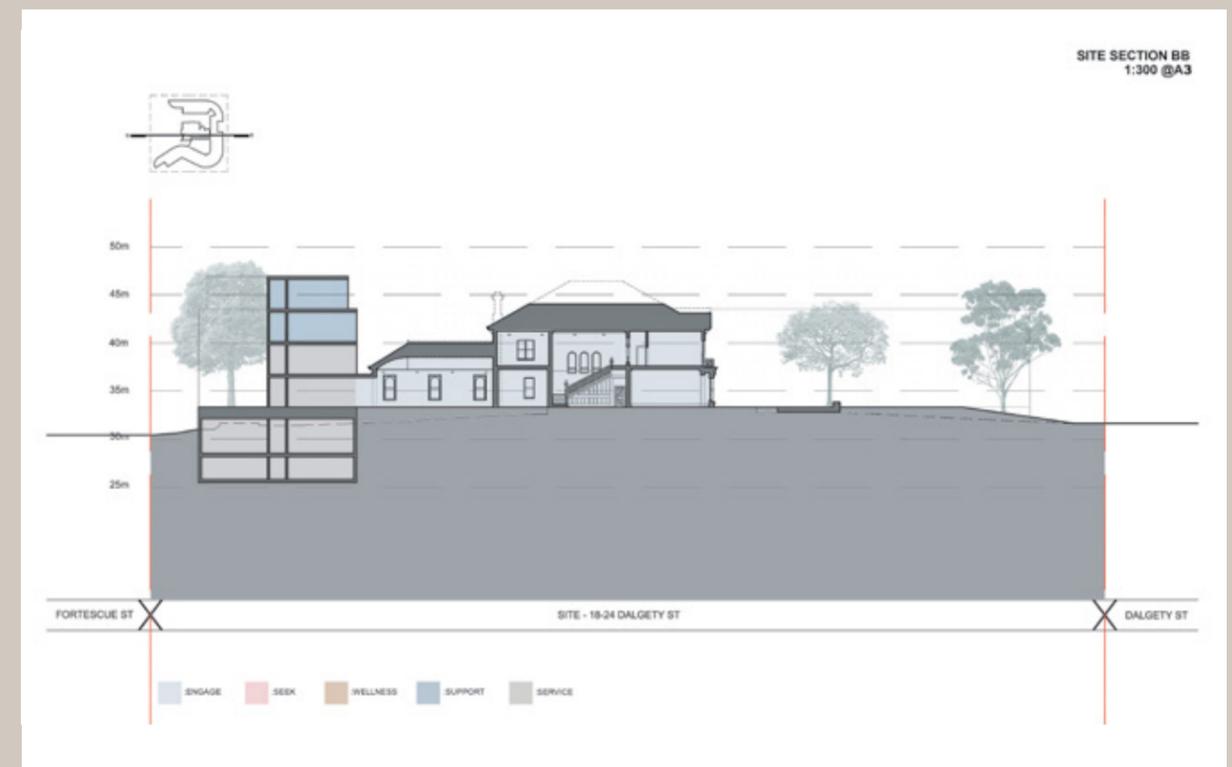
- High performance double glazing;
- Focus on health and wellness to support residents, staff and visitors;
- Onsite stormwater disposal system;
- Onsite waste management system.

### How high is the proposed development?

The heights of the proposed building have been informed by the height of the heritage listed Woodside House. The majority of the site is proposed for three storeys which is lower than the height of the house.

It is proposed for a small section to be four storeys on the eastern boundary of the site, facing Fortescue Street and set back significantly from properties to the north and south.

Woodside House and the fourth storey of the proposed development are approximately equal in height.



Rooms of Woodside House, including this former ballroom, were repurposed for hospital uses.



Current condition of former hospital ward



### How will views of Woodside House be affected?

The proposed design of the buildings ensure there is significant open space to the front of Woodside House to showcase this heritage property. It is intended that the total arc of the view corridor will be increased.

### How are overlooking shadows and shadowing being addressed?

A shadowing study has been completed to assess the impact on surrounding residential properties. The setback from the boundaries is more than the minimum requirement and the shape of the building footprint has been designed to minimise overlooking and shadowing.



### What is the proposed schedule and timing for the redevelopment of the facilities?

If the development application is approved, the construction process is likely to commence in mid-2021. The following steps would be undertaken between 2021 and mid-2024, when the facility would open (dependent upon approval of the development application):



### How will construction be managed to minimise disruption to neighbours and local residents?

Hall & Prior and the future building contractor will follow all local construction provisions and implement a plan to minimise disruption to nearby residents.

Mitigation strategies will be implemented to address the following:

- Traffic management and parking of contractors' vehicles;
- Noise;
- Dust management;
- Cleaning of the street and site and checking for rubbish from the site;
- Health and safety processes;
- Dilapidation surveys to record the structural integrity of existing buildings and any disruption caused during construction.

### Traffic and Parking

#### What is the predicted traffic flow for the new facility?

The majority of residents who are eligible for aged care accommodation are not permitted to drive. Most vehicles accessing the site will either be staff or visitors.

Traffic studies undertaken by expert consultants indicate that the daily vehicle movements will be well below the capacity of local streets.

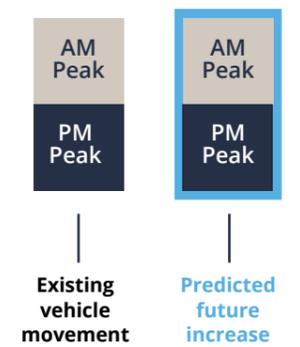
The data indicates that there will be an estimated 660 vehicle movements per day. As the facility will operate 24 hours a day this equates to 60 - 80 movements during the morning (8am - 9am) and afternoon (4:30pm - 5:30pm) peak periods or on average 1-2 vehicles per minute.

#### How will parking and vehicle access be managed?

It is proposed that residents and visitors will access the facility from Dalgety St. A total of 10 residents, 40 staff and 59 visitor car bays will be provided.

- 109 bays in the basement, minimising the requirement to park at ground level.
- Three bays at ground level excluding on-street bays along Fortescue Street.

All deliveries and service vehicle access will be via Fortescue St at the south-eastern corner of the site.



Existing and predicted vehicle movements along Dalgety street and Fortescue Street during morning (8am - 9am) and evening (4:30pm - 5:30pm) Peak periods.

## Community Engagement Process

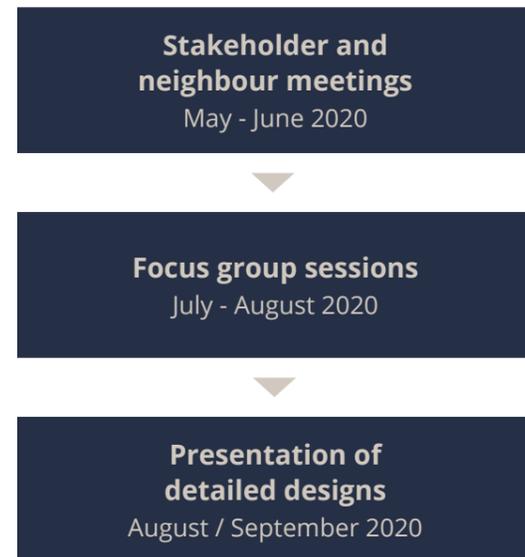
### How will community engagement be conducted during COVID-19?

In light of the COVID-19 crisis, physical distancing protocols will be adhered to.

If you would like to participate in any community engagement initiatives, but are not comfortable with attending in person, please contact Joseph from Creating Communities on 08 9284 0910 or joseph@creatingcommunities.com.au.

### What are the major steps in the community engagement process?

The timeline below shows the key steps in the community engagement process.



### How will feedback from the community be used?

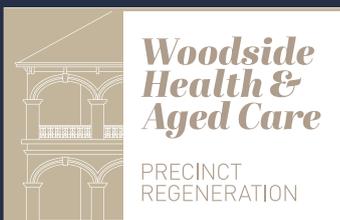
Community feedback will be collected and analysed by community engagement specialists, Creating Communities. It will then be developed into a report that will inform updates to the future planning and design of the redevelopment.

The Hall & Prior project team will consider all feedback received from the community when developing final designs and planning for services and other uses.





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[WOODSIDEAGEDCARE.COM.AU](http://WOODSIDEAGEDCARE.COM.AU)

For more information regarding the community engagement process, please email [info@woodsideagedcare.com.au](mailto:info@woodsideagedcare.com.au)

PO Box 544  
Wembley WA 6913

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