

**Will this affect traffic flow in the area?**

The separation of the main parking areas on Lots 12 Victoria Avenue and Lot 13 Queenslea Drive has the capacity to reduce congestion at the Queenslea Drive roundabout. Consideration of an additional lane in Queenslea Drive and Victoria Avenue west of the Queenslea Drive roundabout would assist in reducing traffic congestion at the roundabout by facilitating through traffic movement in a westerly direction.

**What role can I play in the amendment process?**

You can initially make your comment to Council during this preliminary consultation phase for the amendment by completing and lodging the attached form (or writing to the Town). You may also be asked to provide further formal comments should Council initiate the amendment (either in its own right or at the direction of the Minister for Transport, Planning and Lands).

**What role does Council play in the amendment process?**

Council's role is restricted to consider initiation of the amendment in the first instance and then making recommendations to the Minister for Transport, Planning and Lands following formal consultation.

**Who approves the Amendment?**

The Minister for Transport, Planning and Lands.

**Is the Minister's decision final?**

Landowners in the area and Council have no right of appeal to the State Administrative Tribunal (SAT) if they disagree with the Minister's decision.

**If the amendment is initiated and approved, what will happen next?**

If the amendment is approved, Bethesda may lodge an application for Development Approval with the Town. This application would be determined by the Metro West Joint Development Assessment Panel (JDAP) on behalf of Council. Any decision of the JDAP which is not supported by the applicant may be reviewed by the SAT.

**Can I discuss the proposals contained in the amendment with an officer at the Town?**

Yes. You are most welcome to discuss details with officers from the Town's Planning office. Please call the Town on 9285 4300 and you will be directed through to most appropriate person to answer your queries.

**What happens next?**

The Town will consider your submission and then make a recommendation to Council on how to progress the amendment proposal. Council will then consider the matter at a full Council meeting. Any person who made a submission on the amendment proposals will be invited to attend the Council meeting and make a deputation or ask further questions directly to Council.

**Proposed Amendments to Town Planning Scheme No. 3 for Bethesda Hospital**

The Town has received an application to amend Town Planning Scheme No. 3 (TPS3) to facilitate future development options for Bethesda Hospital. A report on the amendment proposals was considered by Council on 17 April 2018 (see Council Minutes on the Town's website at [www.claremont.wa.gov.au/Council/Council-Minutes-Agendas](http://www.claremont.wa.gov.au/Council/Council-Minutes-Agendas)). It was recommended that an amendment be initiated by Council to allow for formal public consultation on the proposals. Council resolved to defer the matter to seek informal comment on the proposals from the local community.

**Proposed Amendment**

Details of the proposed amendments to TPS3 are contained in the Officer Recommendation section of the Council Minutes 17 April 2018 (see above), but are summarised as follows:

Rezone Lot 12 Victoria Avenue from "Residential" to "Special Zone (Restricted Use)", remove the density coding of "R25" from Lot 12 Victoria Avenue and Lot 13 Queenslea Drive, modify the permitted uses contained in Appendix VII to increase the number of beds at the hospital from 77 to 97 overnight beds, provide for related Consulting Room use and any incidental use required to support the hospital use and modify the parking requirement to align with Department of Health standards of one bay per two patient (day and overnight) beds plus one for each employee on duty.

The amendments relate to the Bethesda hospital land, including:

- 25 Queenslea Drive (Lot 13) – "Special Zone (Restricted Use)" - 12,151m<sup>2</sup> containing the existing hospital facilities.
- 2 Victoria Avenue (Lot 12) – "Residential" with an R-Coding of "R25" - 1,213m<sup>2</sup> containing old two storey flats.

**Background**

The following information has been provided by the applicant:

*The Town of Claremont set a vision for the local government area to "develop as a harmonious cosmopolitan town creating opportunities for community well-being, the environment and business prosperity; whilst respecting and celebrating the past."*

*The hospital provides medical and surgical healthcare services for the western suburbs of Perth and surgical services for the wider north metropolitan area. The services offering primarily consists of surgical services including orthopaedic surgery, gynaecology, plastic reconstructive surgery, urology, pain management, general surgery, dental, as well as level 6 palliative care service.*

*Bethesda has been part of the Town's growth and community infrastructure for more than 70 years. The long-term vision for the hospital is to increase clinical services, establish multi-disciplinary medical teams and offer a wider range of medical services in Claremont. This vision will be implemented in future extensions and redevelopment of the Bethesda Hospital.*

*Bethesda Health Care considers the Claremont hospital as a growing business within the Claremont community and in a manner that will successfully co-exist within the surrounding residential community and other community and business infrastructure. As such, a long-term plan and the restructure of the business was initiated 8 years ago and identified the following key areas of growth:*

- *Increased space for associated clinical services and a High Dependency Unit to support the increasing patient acuity.*



- Increased space for multi-disciplinary teams providing services to both in-patient, pre-op and post-op patients.
- Increase in the range of medical services to facilitate timely care, as and when needed.
- In the long term, more overnight beds may be required.

Recent master planning for Bethesda Hospital (Claremont) concluded that any additional expansion of the building footprint is constrained by the functional layout and structural integrity of the hospital building. Although the site offers some expansion opportunities, future growth opportunities are best pursued on neighbouring lots.

Future redevelopment may consider several options to address the identified medium and long term needs:

- Minor extensions to the current development footprint of the hospital on Lot 13.
- Relocate non-essential services and administration functions from the existing hospital building to an adjoining property (Lot 12) to free up existing floorspace for essential medical services associated with the hospital.
- Establish an out-patient medical centre on the adjoining Lot 12 to introduce a greater offering of medical services, which could also be available to service hospital needs.
- Expanding parking supply onto Lot 12, and offering parking away from the roundabout in Queenslea Drive.

The proposed Scheme Amendment Report indicates that the amendment aims to achieve the following outcomes:

1. Rationalise the (Permitted Use) land use definition by the removal of some specified land uses from this Special Zone (Restricted Use) zone (operating theatre, radiology and physiotherapy facilities) to comply with the definition of a “Hospital” under the scheme and the *Hospitals and Health Act of 1927*.
2. Add “Consulting Rooms” as a Permitted Use within this “Restricted Use” to create a feasible opportunity for new specialised medical services to serve the hospital needs.
3. Extend the Special Zone (Restricted Use) zone onto Lot 12 at 2 Victoria Avenue to incorporate the current discretionary right to establish a hospital for up to 20 beds on this Residential (R25) site in an integrated approach. This approach increases the overnight bed capacity to 97 beds (from 77 beds on Lot 13 plus the standard allowance of 20 beds on Lot 12).
4. Align the parking standards, as it applies to a “Hospital” with the Department of Health guidelines and parking standards applied in other local government areas in WA.

#### Planning Issues

A number of planning issues have been initially identified in the amendment proposals which require Council consideration at both the amendment to TPS3 and Development Application stages (should the amendment be approved) are detailed below (subject to review following consultation):

- Parking - Modifications recognise day and overnight beds, Department of Health standards and are supported by parking surveys. Preliminary assessment indicates that parking should be accommodated in the long term on Lot 12 Victoria Avenue and Lot 13 Queenslea Drive without the need for off-site parking, however this would require detailed assessment and approval in accordance with TPS3 provisions when any Development Application for the site is received resulting from the amendment. New parking requirements will apply to the

hospital use if the amendment is approved together with current TPS3 parking requirements for consulting rooms. A new basement parking area will be provided at Lot 12 Victoria Avenue. Current parking arrangements at the Claremont Bowling Club require Council approval.

- Traffic - The basement parking associated with the proposed future development of Lot 12 Victoria Avenue will be separated from the existing parking and congested road at the entrance to the Lot 13 Queenslea Drive car park. This will disperse both existing and proposed traffic for the hospital. Opportunities for improving traffic flow in the locality by providing an additional queuing lane east of the Queenslea Drive roundabout and down Victoria Avenue to “Bethesda Lane” are to be investigated and discussed with Bethesda Hospital, Christ Church Grammar School and Main Roads WA. The design will need to consider required queuing lengths, trees, footpaths and cycle lanes.
- Building Height – Concern has been raised with regard to the height of the proposed development on Lot 12 Victoria Avenue. At the present time, the amendment does not contain any height restrictions, however, on completion of the preliminary consultation and reconsideration of the proposed amendment, Council will consider restricting the height of development to three storeys (measured from Queenslea Drive and not including lift over-runs and plant rooms).

#### Frequently Asked Questions

##### What is Town Planning Scheme No. 3?

Town Planning Scheme No. 3 (TPS3) is the Town’s local planning scheme which sets the legal zones, land use and development requirements to guide development within the Town.

##### What is a scheme amendment?

A scheme amendment changes the legal requirements of a local planning scheme to allow development which may not comply with current scheme requirements. Amendments are required to follow processes outlined in under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

##### What will happen if Council initiates the amendment?

Following State legal processes, the amendment is required to be formally advertised for a period of 60 days. Following conclusion of the advertising period, Council will need to consider and make recommendations relative to the submissions received and then refer the amendment to the Minister for Transport, Planning and Lands for final consideration.

##### What will happen if Council does not initiate the amendment?

The applicant may request the Minister for Transport, Planning and Lands to direct that Council initiate the amendment in its current or modified form. Modifications could be substantial if Bethesda chooses to move from the area.

##### What are the possible advantages to the amendment?

The amendment will provided for improved medical services in the Town for its local (and broader) community, and facilitate employment opportunity and business growth in the area.

##### What are the possible disadvantages to the amendment?

More vehicle traffic in the area is likely to result from the additional development opportunity relating to future development of the hospital and consulting rooms.