

Form 17C Delegated Decision Summary

Amendment Title	Proposed Amendment to Conditions of Approved Residential Aged Care Facility, Medical Centre and Café		
Amendment Summary	Application to amend two conditions relating to sustainability, to provide more flexibility to achieve the intent and outcome of the conditions and align with the wording of sustainability conditions recently approved by the Western Australian Planning Commission (WAPC).		
Development Application Address	Lot 250 (18) and Lot 114 (26) Dalgety Street and Lot 116 (29) Fortescue Street, East Fremantle		
SDAU File Reference	SDAU-062-23-17C.1	Delegated Decision	Approved
Delegated Officer Title	Planning Director, Significant Development Assessment Unit	Delegated Decision Date	24 September 2025
Approved Amended Plans and/or Supporting Documents (if applicable)	Not applicable		

BACKGROUND

On 14 December 2023, the WAPC granted conditional development approval for the proposed partial demolition of existing buildings and the construction of a Residential Aged Care Facility, Medical Centre and Café at Lot 250 (18) and Lot 114 (26) Dalgety Street and Lot 116 (29) Fortescue Street, East Fremantle (subject site).

The WAPC's approval included the following:

- Partial demolition of the 1950s/1960s wing of the Woodside House;
- Restoration and refurbishment of the State heritage-listed building incorporating a new ground floor café, lounge and multi-purpose rooms, and four upper floor living suites;
- A new four-storey building containing 130 care rooms with 160 beds, and a Wellness Centre with in-house amenities including a dining hall;
- Conversion of the existing single residences on the development site into Supported Independent Living dwellings;
- 115 basement car bays, staff and visitor bicycle parking with end-of-trip facilities; and
- Landscaping and sustainability initiatives including on-site PV array and EV charging facilities.

DETAILS

On 8 August 2025, an application was received under Part 17 of the *Planning and Development Act 2005* (PD Act) proposing amendments to two of the conditions imposed by the WAPC. The application relates to the proposed amendment of Conditions 20 and 21 relating to sustainability for the purpose of allowing greater flexibility to satisfy the purpose and intent of the conditions. The amendment application does not include any changes to the built form or physical layout of the proposal.

APPROVED MODIFIED CONDITIONS

The following Conditions of the approval of Form 17C Significant Development Application dated 24 September 2025 (SDAU-062-23) and the associated advice notes are amended to read:

Conditions:

- 20. Prior to submission of the relevant building permit application, a final Sustainability Report detailing the initiatives to achieve a minimum Five Star Green Star certification, or demonstrated equivalent, is to be submitted to and approved by the Western Australian Planning Commission.*
- 21. Prior to occupation of the development, certification is to be provided from a suitably qualified environmental consultant confirming the implementation of the sustainability measures contained within the final approved Sustainability Report, and the ability of the development to be thereafter occupied and*

operated in accordance with the final approved Sustainability Report, to the satisfaction of the Western Australian Planning Commission.

Advice

- r) Other than amended Conditions 20 and 21, all other conditions of the development approval dated 22 December 2023 remain applicable to the development.*