

30 October 2025

Chief Executive Officer
City of Melville
10 Almondbury Road
BOORAGOON WA 6154

Attention: Kate Bainbridge – Manager Statutory Planning and Building

Dear Kate,

Application for Development Approval Weeronga Retirement Village, Willagee

Lateral Planning acts for Alchera with respect to the Application for Development Approval proposing an aged care development (**Application**) at 40 – 44 Worley Street, Willagee (**Site**). The Site corresponds to the existing Alchera Living Weeronga Retirement Village.

This town planning submission has been prepared in support of the Application. We are instructed that the following documents have been submitted to the City of Melville in support of the Application:

- Development Application forms (MRS Form 1, City of Melville Form and DAP Form 1);
- Certificate of Title and associated documents;
- Architectural plans;
- Landscape architectural plans;
- Acoustic report;
- Traffic Report;
- Waste management diagrams.

We provide below an assessment of the proposed development against the applicable planning framework.

Site Description

The Site comprises a single allotment, legally described as follows:

- Lot 50 on Diagram 62244 and Certificate of Title Volume 2178 and Folio 985.

The Site is located within the municipality of the City of Melville, in the suburb of Willagee, approximately 11.9km south of the Perth Central Area.

The Site has a total land area of 1.94ha, having frontages of 154.92m to Worley Street (to the east) and 136m to Winnacott Reserve (to the north).



Figure 1: Regional Location

The Site is occupied by Weeronga Retirement Village, operated by Alchera Living. The Village consists of 84 individual units, in a variety of one, two and three-bedroom villas set in landscaped gardens.

Alchera progressed a comprehensive redevelopment of the north-western portion of the Site in 2019, constructing the Reserve Apartments which provide modern two- and three-bedroom apartment-style villas. The Reserve Apartments incorporate significant on-site resident amenities (social centre, swimming pool, gym, games room, and library) and allow for ageing in place through removable shower screens, wheelchair accessibility and open plan living spaces. Ageing in place is a part of the Alchera Living experience through life-leases for apartments and villas.

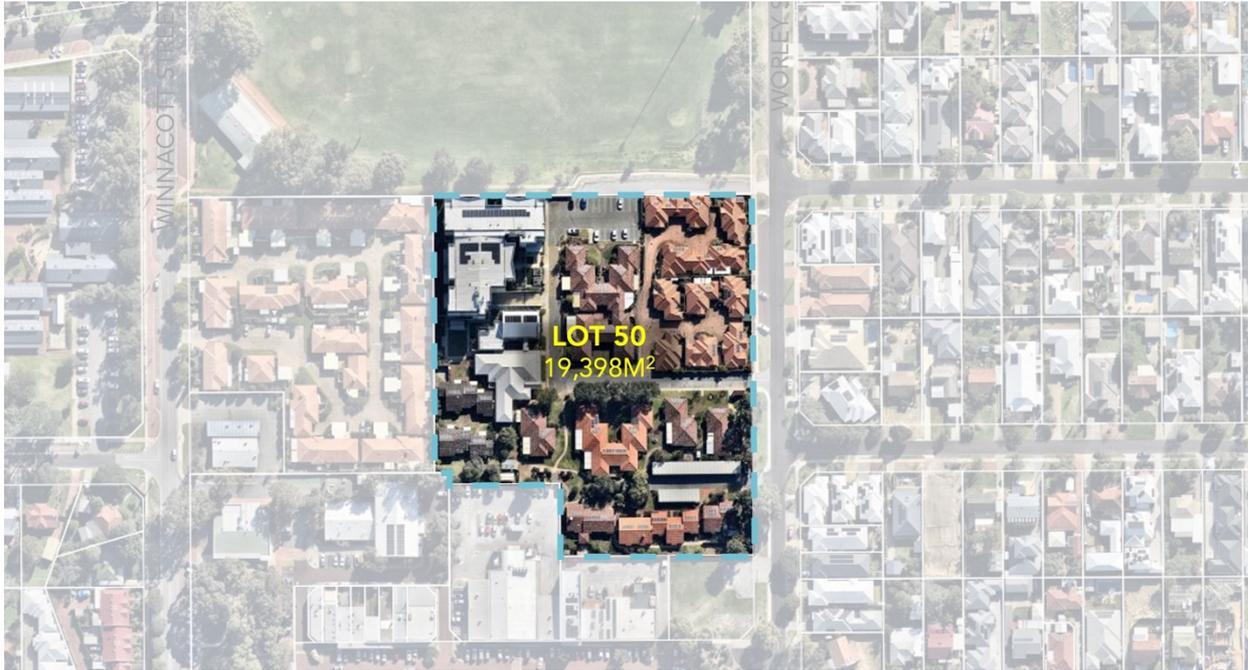


Figure 2: Site Plan

Proposed Development

The Application seeks approval from the Metro-Inner Development Assessment Panel for works only; the use of the Site is not proposed to be altered from the current use.

The proposed works comprise two elements –

1. demolition of existing Units 30 to 39 (incl), Units 50 to 59 (incl), associated ancillary structures (e.g., car ports, service rooms), identified landscaping, and internal roadways (i.e., realignment of southern driveway); and
2. construction of two four-storey buildings comprising living units in various configurations, vehicle parking and associated building services.

Construction of the two buildings is shown on the architectural development plans as areas F and G. Development proposed by the Application is summarised below:

- Area F:
 - Ground floor:
 - 24 vehicle parking bays and circulation area;
 - 24 resident store rooms;
 - 11 bicycle parking bays;
 - Bin store;
 - Vertical circulation.
 - First floor to Third floor:
 - 8 units (1 x Type A, 6 x Type B, 1x Type C);
 - Circulation space.
- Area G:

- Ground Floor:
 - 18 vehicle parking bays and circulation area;
 - 18 resident store rooms;
 - 11 bicycle parking bays;
 - Vertical circulation.
- First floor to Third floor:
 - 6 units (2 x Type D, 4 x Type E);
 - Circulation space.

Each unit is provided with a large open plan living space, two bedrooms, laundry closet, two bathrooms and large balcony. Clothes drying areas are on balconies, within an enclosed cupboard positioned beneath a wall mounted air-conditioning condenser. Units typologies, A, B, D and E incorporate a flexible space, capable of being used as a third bedroom, study and / or recreation space (e.g., art studio, music room).



Figure 3: Unit typologies

Town Planning Consideration

Metropolitan Region Scheme

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (**MRS**).

No reservations of the MRS extend into the Site.

State Planning Policies

State Planning Policy 5.4 – Road and Rail Noise

The purpose of State Planning Policy 5.4 – Road and Rail Noise ('SPP5.4') is:

to minimise the adverse impact of road and rail noise on noise-sensitive land-use and / or development within the specified trigger distance of strategic freight and major traffic routes and other significant freight and traffic routes.

The term 'noise-sensitive land use and/or development' is defined in SPP5.4 as including a nursing home.

SPP5.4 defines 'strategic freight and major traffic routes' as:

Roads as defined by Perth and Peel Planning Frameworks and/or roads with either 500 or more Class 7 to 12 Austroads vehicles per day, and/or 50,000 per day traffic volume.

The Site is in proximity to Leach Highway which is identified as a 'major traffic route' under SPP5.4. Table 1 of SPP5.4 stipulates a trigger distance of 300 metres for noise-sensitive land uses close to major traffic routes. As the Site is located approximately 450m south of Leach Highway, the Site is outside of the trigger distance of SPP5.4.

Notwithstanding, the Application is accompanied by an Acoustic Assessment, which addresses the acoustic performance of the proposed development.

State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 – Design of the Built Environment (**SPP7.0**) contains 10 Design Principles which form the basis of design assessment of significant built form development proposals. The following table lists each design principle accompanied by the proposed design response, demonstrating compliance with each of the 10 principles.

DESIGN PRINCIPLE	PROPOSED DESIGN
Context and Character	The proposed development contributes to the evolving mixed-use character of the Archibald Hub Policy Area, introducing a contemporary addition to the Weeronga Retirement Village. The design responds to the transitioning urban context through scale, materiality, and active upper-level interface, consistent with the Archibald Hub Spatial Guidelines. The use of articulated façades, glazing, and high-quality materials ensures the building complements established residential development and the emerging commercial hub character.
Landscape Quality	The proposal incorporates landscaping throughout the site to enhance streetscape presentation, improve pedestrian amenity, and soften built form elements. Deep soil areas

DESIGN PRINCIPLE	PROPOSED DESIGN
	are proposed through the development, with additional canopy trees and planting within setbacks contributing to visual and environmental quality. Landscaping has been designed to reinforce pedestrian connections and promote shade and comfort consistent with CPTED and sustainability objectives.
Built Form and Scale	Built form and height are consistent with the desired scale of development established by the Archibald Hub Policy Area. The building presents an activated frontage to the street. The design ensures appropriate massing and articulation to maintain human scale and transition sensitively to adjacent residential areas.
Functionality & Build Quality	The proposal delivers a purpose-built facility designed for operational efficiency and long-term adaptability. The layout supports clear circulation, passive surveillance, and accessibility, with building design elements and material selection reflecting high quality construction and durability.
Sustainability	The design incorporates sustainable features including rooftop photovoltaic panels, passive solar design, natural ventilation, and landscaping that improves microclimatic conditions. Building orientation and passive shading strategy optimise thermal comfort and energy efficiency, supporting reduced reliance on non-renewable energy sources.
Amenity	A high level of internal and external amenity is provided through well-proportioned rooms, access to natural light, ventilation, and outdoor spaces. External recreation areas are appropriately oriented to protect privacy and reduce noise transfer to adjoining properties. The interface treatments ensure that the development enhances the amenity of the wider streetscape and maintains neighbourly relations through careful design.
Legibility	Clear and inviting pedestrian entries are provided which are visually distinct and easily identifiable from the public realm. Entries connect directly to adjoining pedestrian networks and verge footpaths, facilitating access by walking, cycling, and public transport. The internal layout supports intuitive movement and passive surveillance between key internal spaces and public areas.
Safety	The design integrates CPTED principles through active frontages to maximise surveillance and promote safety. Street interfaces are designed to ensure passive observation of the public realm, with clear sightlines maintained from internal areas to key external spaces.
Community	The development contributes to the Archibald Hub objective of providing a compatible mix of uses that serve the local community. It strengthens the social infrastructure of the locality by offering accessible community-based services within walking distance of residential areas and adjacent activity nodes.
Aesthetics	The proposal incorporates a high standard of architectural design with a contemporary aesthetic that complements the established and emerging character of the Archibald Hub. Material variation, modulation, and attention to detail contribute to visual interest and reinforce presence within the neighbourhood centre.

Local Planning Framework

City of Melville Local Planning Strategy

The City's Local Planning Strategy (**Strategy**) was endorsed by the Western Australian Planning Commission (**WAPC**) in February 2016 and formed the basis of the LPS6 (gazetted in May 2016). The Strategy defines a framework of land uses and activities and provides a broad statement of intent to guide integrated and sustainable planning in the City of Melville.

The Strategy identifies the Site as ‘low to medium density residential development’ adjacent to the Willagee Neighbourhood Centre. Specifically concerning residential growth in the City of Melville, the Strategy explores ways to reduce the dominance of low density residential and increase the proportion of medium and high densities. This is to be achieved by encouraging the intensification of activity centres and making use of the potential public transport nodes and corridors.

The proposed development works to implement the development objectives established by the Strategy by providing medium to high-density aged-care development, in close proximity to the Willagee Neighbourhood Centre. The development supports housing diversity, local business viability, and sustainable urban growth by leveraging existing infrastructure in the locality.

City of Melville Local Planning Scheme No. 6

Zoning

The Site is primarily included within the Residential zone of Local Planning Scheme No. 6 (**LPS6**). The northern-most portion of the Site is included within the Parks and Recreation reservation.

The objectives of the Residential zone are set out at Table 2 of LPS6 and reproduced below:

- *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 sustainable residential development.*
- *To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*

Having regard to the objectives of the Residential zone, the proposed development:

- Provides an increased range of housing options within the locality at the intensity promoted by the Strategy;
- Allows for ageing in place (within Willagee and the development itself) through adaptable design;
- Presents an active, high-quality design interface to the adjoining public domain;
- Incorporates a medium-scale streetscape interface, compatible with nearby residential dwellings; and
- Integrates compatible materiality informed by a comprehensive contextual assessment.

A Scheme Amendment has been submitted to the City which proposes to rezone the northern portion of the Site from the Parks and Recreation reservation to ‘Residential’. A density of ‘R60’ is proposed for the scheme amendment area, consistent with the current zoning of the Site. The purpose of the Scheme Amendment is to formalise the existing vehicle access from Worley Street

to the existing development at the Site. The Scheme Amendment area has been amalgamated with the Site as part of a 'Section 87' Contract of Sale between our Client and the State.

The LPS6 reservations and zones which are applied to the Scheme Amendment Area are shown below.



Figure 4: Local Planning Scheme No. 6 Zoning

Land Use

As noted above, the Application proposes works only; there is no land use component.

Deemed Provisions

Deemed Provision 67 of LPS6 sets out a range of matters that a decision-maker is required to consider in determining this Application. The table below explains how the Application addresses each of the matters in Deemed Provision 67.

DEEMED PROVISION 67		RESPONSE
(a)	Local Planning Scheme	The Application satisfies the relevant provisions of, and is capable of approval under, LPS6.
(b)	Orderly and proper planning	The proposed use is consistent with the relevant Objectives of the Residential zone. There are no draft planning proposals relevant to the consideration of this Application. Overall scale and materiality is compatible with the locality and does not generate any offsite amenity impacts.
(c)	State Planning Policies	State Planning Policy 5.4 – Road and Rail Noise State Planning Policy 7.0 – Design of the Built Environment

DEEMED PROVISION 67		RESPONSE
(d)	Environmental Protection Policies	None applicable
(e)	Any policy of the WAPC	None applicable
(f)	Any policy of the State	None applicable
(g)	Local Planning Policies	The following Local Planning Policies ('LPP') are relevant to the consideration of the Application: LPP 1.3 Waste Management LPP 1.4 Public Art LPP 1.5 Energy Efficiency in Building Design LPP 1.6 Car Parking and Access LPP 1.8 Crime Prevention Through Environmental Design LPP 1.9 Height of Buildings LPP 2.1 Non-Residential Development
(h)	Structure Plans, Centre Plans and Local Development Plans	Willagee Structure Plan
(i)	Review of Local Planning Scheme	Not applicable
(j)	Reserved land	No MRS reservation extends into the Site. The northern portion of the Site is reserved Parks and Recreation under LPS6. A scheme amendment has been submitted to the City to remove the land from the reservation, and include it within the Residential zone.
(k)	Built heritage conservation of any place of cultural significance	Not applicable
(l)	Cultural heritage significance	The development does not have any effect on the cultural heritage significance of the area. The site is not within a place of Aboriginal heritage significance.
(m)	Compatibility with setting	The building is designed to address the Worley Street frontage, activated by layered private open space areas. The setting of the building will be enhanced by provision of verge and on-site landscaping. The scale and design of the building are compatible with existing development at the Site, and residential dwellings within the locality. Materiality selection and scale reinforces the residential character of the area.
(n)	Amenity of the locality:	
	(i) Environmental impacts	The proposal will not have any adverse environmental impacts. The development incorporates noise mitigation measures as recommended in the Acoustic Assessment.
	(ii) Character of locality	Architectural design reinforces the residential nature of development and character of the area, satisfying the Design Principles set out within SPP7.0.
	(iii) Social impacts	The development will not have any adverse social impacts and will provide improved access to high-quality aged care accommodation.

DEEMED PROVISION 67		RESPONSE									
(o)	Effect on natural environment	The development will not have an adverse effect on the natural environment.									
(p)	Landscaping and tree retention	KDLA has prepared a landscape plan which identifies trees to be retained, removed and replace, confirming 20.5% deep soil provision. A total of 43 trees are proposed as part of the proposed development. It is proposed to integrate the landscape strategy into the Worley Street road reservation area.									
(q)	Environmental risks	None									
(r)	Risk to human health or safety	None									
(s)	Access and parking	42 vehicle parking cars are provided, at a rate of 1 bay per unit. Access is proposed via existing crossovers to Worley Street, minimising disruption to the existing vehicle network. Access to parking areas is via existing internal driveways, removing any potential queuing within Worley Street.									
(t)	Traffic impacts	The traffic generated by the development will not have an adverse effect on traffic flow and safety. As above, existing internal driveways will manage the flow of traffic, ensuring no impacts on the existing network.									
(u)	(i) Public Transport	The Site is approximately 4km north-west of the Murdoch railway station. The site is well serviced by public transport (bus services).									
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	(ii) Public Utilities	All utilities required to service the development are available, including water, sewer, and power.									
(iii) Waste Management	A bin store of sufficient capacity is provided within each development element.										
(iv) Pedestrian & Cyclist Access	Bicycle parking is provided in accordance with LPP 1.6. Pedestrian movement is provided throughout the existing internal movement network, connecting to the pedestrian pathway along Worley Street.										
(v) Elderly & Disability Access	All parking had been designed having regard to the end user, with increased aisle and bay widths provided as needed.										
(v)	Loss of community benefit or service	The Application will not result in any loss of a community service, replacing existing aged care units with a more efficient, contemporary design outcome.									
(w)	History of the site	No relevant site history.									
(x)	Impact on the community	Provision of additional quality housing options will allow people to age within their existing community, at various levels of care requirements.									
(y)	Submissions on the proposal	To be determined									
(za)	Comments from agencies	To be determined									
(zb)	Other planning considerations	None									

The proposed development satisfies the relevant components of r 67 of the Deemed Provisions.

Willagee Structure Plan

The Willagee Structure Plan (**Structure Plan**) applies land within the suburb of Willagee, bounded by North Lake Road, Stock Road, Leach Highway and Garling Street. The structure plan area is shown at Plan 2 of the Structure Plan.

The Structure Plan shows the Site as being included within the Residential land use area, and the Archibald Hub Policy Area. Section 7.1 of the Structure Plan sets out the Design Principles for the Archibald Hub Policy Area, applicable to the Site – the Design Principles are summarised below:

- **Objectives**
 - Encourage a compatible mix of commercial and residential uses that serve the local community.
 - Ensure development form, scale, and character suit the suburb’s primary activity centre.
 - Promote design consistent with:
 - Crime Prevention Through Environmental Design (CPTED) principles
 - The Archibald Hub Concept Plan
 - The Archibald Hub Policy Area Spatial Guidelines
- **Archibald Hub Residential Sector**
 - Integrate residential development with the adjacent commercial centre per Spatial Guidelines.
 - Ensure appropriate interface with Winnacott Reserve.
 - Promote medium-density housing compatible in scale and design with the Neighbourhood Centre, ideally guided by a masterplan.
 - Protect mature vegetation where feasible.
 - Permit buildings up to 4 storeys (16m) in height and plot ratio of 2.

The proposed development satisfies the objectives of the Archibald Hub Policy Area by:

- Providing a compatible mix of residential and community-focused land uses that serve the needs of the local population. The continuation of the Weeronga Retirement Village use supports the intent of the Hub to accommodate a diverse residential base integrated with nearby commercial services.
- Presenting a form, scale and character that is appropriate having regard to the land uses and development scale throughout the locality. A four-storey built form is consistent with the contemplated height, complementing the medium-density character of the locality.
- Incorporating design principles consistent with Crime Prevention Through Environmental Design (CPTED), including clear sightlines, active building edges, and passive surveillance of communal areas and the adjoining public realm.
- Responding to the intentions of the Archibald Hub Concept Plan and Spatial Guidelines through the integration of higher-density accommodation that supports walkability noting proximity to services and cohesive neighbourhood structure.

The proposal aligns with the specific provisions for the Residential Sector by:

- Integrating aged care adjacent Neighbourhood Centre and surrounding commercial uses, contributing to a vibrant and sustainable activity node consistent with the Archibald Hub Spatial Guidelines.
- Maintaining the existing interface to Winnacott Reserve, demonstrating sensitive building orientation, extensive landscaping, and retention of mature trees where practicable. This maintains a landscaped edge and enhances the visual and environmental relationship between the development and the public open space.
- Delivering medium-density aged care units in a built form that complements the adjacent Neighbourhood Centre, guided by a interconnected site masterplan that has informed the siting, height, and relationship of buildings across the Site.
- Retaining mature vegetation wherever feasible, supplemented by a high-quality landscape strategy that includes deep soil zones and extensive new planting to improve canopy cover and amenity.
- Proposing buildings up to four storeys, ensuring compliance with the intended built form and density outcomes for the Policy Area.

Accordingly, the proposed development is consistent with the objectives and design principles of the Archibald Hub Policy Area and reinforces the planning intent of the Willagee Neighbourhood Centre as a diverse, walkable, and well-designed community hub.

Local Planning Policies

Local Planning Policy 1.3 - Waste Management

The Application is accompanied by a Waste Management Plan that addresses the relevant provisions of LPP 1.3.

Local Planning Policy 1.4 - Public Art

LPP1.4 requires that public art be provided to the value of 1% of the estimated development cost, either through the provision of public art or the payment of cash-in-lieu. For development with a value of less than \$10 million, LPP1.4 applies a 15% discount to cash-in-lieu payments. Confirmation of the public art strategy can be provided in accordance with a suitable condition of Development Approval.

Local Planning Policy 1.5 - Energy Efficiency in Building Design

The City's Energy Efficiency and Environmental Sustainability Policy encourages all new developments to adopt environmentally sustainable and energy-efficient design principles as standard practice. The policy applies city-wide and promotes consideration of sustainability measures at all stages of design and construction.

Key principles include:

- **Building Orientation and Passive Solar Design:** Optimise northern orientation for solar gain in winter and shading in summer through layout, eaves, insulation, and materials.

- Solar Access: Protect solar access for neighbouring properties and minimise overshadowing.
- Landscaping: Incorporate waterwise, climate-responsive landscaping that contributes to passive cooling, shading, and wind protection while retaining significant trees where possible.
- Building Infrastructure Initiatives: Encourage energy- and water-saving measures such as rainwater tanks, greywater reuse systems, solar water heaters, photovoltaic panels, insulation, light-coloured roofing, and efficient fixtures and appliances.
- Promotion: The City supports and promotes the integration of sustainable design as part of good development practice.

The proposed development responds positively to the objectives of the policy through a combination of passive and active sustainability measures. The building has been designed to optimise solar access and natural ventilation, with shading elements to mitigate summer heat gain. Roof-mounted photovoltaic panels are proposed to reduce reliance on non-renewable energy sources, while landscape design incorporates waterwise planting and retention of deep soil zones to assist with microclimate regulation. The inclusion of high-performance glazing, insulation, and light-coloured roofing materials further supports energy efficiency. Collectively, these measures align with the City’s aim of embedding environmentally sustainable design as a standard component of development.

Conclusion

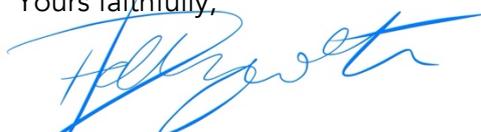
The proposed development represents a high-quality, contextually appropriate addition to the existing Weeronga Retirement Village. It delivers a well-considered built form outcome that is consistent with the planning intent for the Archibald Hub Policy Area and broader Willagee Structure Plan. The design demonstrates strong alignment with the objectives of the Residential zone under LPS6, State Planning Policy 7.0 – Design of the Built Environment, and relevant local planning policies.

The proposal contributes to the City’s strategic goals by supporting housing diversity and ageing in place within proximity to community services, public transport, and recreation opportunities. Sustainability, accessibility, and a human-scaled design imbedded in the proposed development enhances the function and visual quality of the locality.

For these reasons, the Application represents an orderly and proper planning outcome and should be supported by the City and the Metro Inner Development Assessment Panel.

Should you require any further information or clarification in relation to this matter, please contact Daniel Hollingworth on 0434 433 000.

Yours faithfully,



Daniel Hollingworth
Lateral Planning