



Bethesda
health care

Building Better Care at Bethesda

PROPOSED TOWN PLANNING SCHEME AMENDMENT
Information and Frequently Asked Questions



Bethesda Health Care is a not-for-profit organisation that has been serving the community for over 70 years and is committed to ensuring local communities have access to the best possible medical care in the years to come.

In order to continue to provide excellent care, we need to continually upgrade our equipment and facilities. Towards this end we are seeking to better utilise and incorporate the eastern boundary of our landholdings. We are conducting extensive engagement in the community to gain input into these plans and ensure they reflect and balance the needs of stakeholders. A community survey is available at:

bethesda.org.au/Community



Bethesda Hospital – 25 Queenslea Drive Claremont - proposed rezoning to remove R25 Coding

Background Information

Introduction

This booklet provides information regarding a proposal by Bethesda Health Care to seek an amendment to the Town of Claremont's Town Planning Scheme (TPS3) that would enable an enhancement to Bethesda Hospital's facilities and services. This Scheme Amendment proposes the rezoning of an adjoining two storey block of flats at 2 Victoria Avenue (Lot 12), which is owned by Bethesda, in order to create new hospital facilities, plus an upgrade to existing hospital facilities at 25 Queenslea Drive (Lot 13).

The expansion of the hospital facilities are necessary to meet the increased demand from an ageing population and to continue the Hospital's long history of high-quality care.



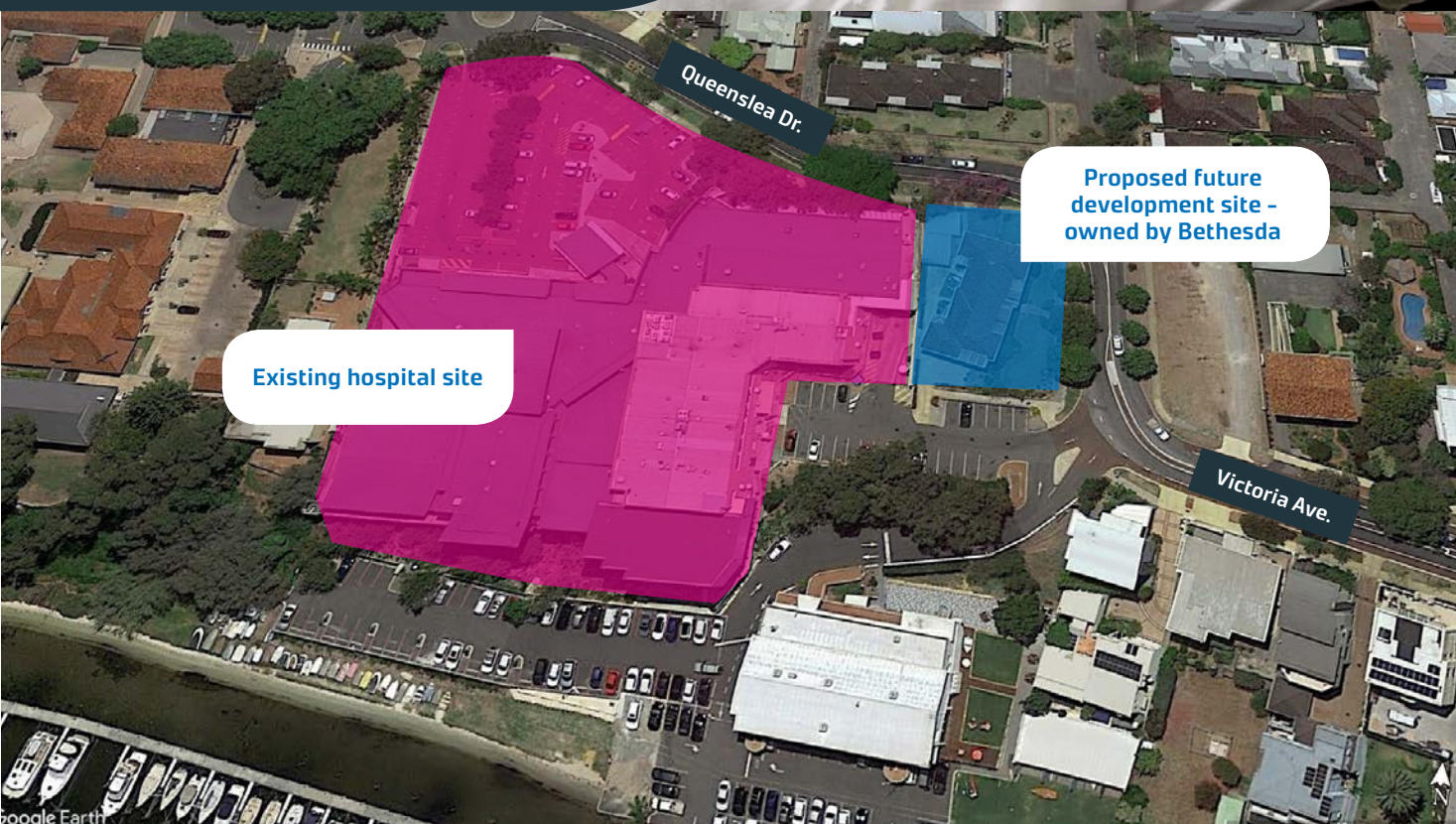
Adjoining Flats - 2 Victoria Avenue Claremont - proposed for rezoning to enable future hospital use
(Note: These flats are owned by Bethesda)



About Bethesda

Bethesda Hospital has been operating for over 70 years and provides palliative care and surgical healthcare services for the western suburbs of Perth and the wider metropolitan area. The services offered are mostly surgical in nature including orthopaedic surgery, gynaecology, plastic reconstructive surgery, urology, pain management, general surgery and dental. In addition, Bethesda provides a level 6 palliative care service.

Bethesda Health Care is a well-established member of the Claremont community and has been delivering healthcare services for over 70 years.



Aerial view of current site

Catering for Future Community Needs

Bethesda Hospital is considering its long-term future contribution to the community and is seeking to increase clinical services, establish multi-disciplinary medical teams and offer a wider range of medical services in Claremont. Many of Bethesda's current services are already at capacity and we cannot meet increased demand from an ageing population and provide enhanced services without the redevelopment and extension of the Hospital.

This approach aligns with the Town of Claremont's vision, as identified in the Claremont Ahead 2023 Strategic Community Plan, which seeks

to “develop as a harmonious cosmopolitan Town creating opportunities for community well-being, the environment and business prosperity; whilst respecting and celebrating the past.”

Recent planning for Bethesda Hospital concluded that any additional expansion of the building footprint is constrained by the functional layout of the existing hospital building. Although the existing site offers some expansion opportunities, it has been determined that future growth opportunities are best pursued on its neighbouring lot.

Creating Benefits and Mitigating Impacts for the Community

It is the intent of Bethesda Health Care to positively contribute to the lifestyle and services available to our local community. We seek to mitigate any impacts from any future development and generate benefits for the local community.

These benefits include:

- Addressing the increased demand for medical services
- Increased local employment
- Development of new state-of-the-art facilities that can be accessed by all in the community, while replacing an existing set of flats
- High quality landscaping that integrates the new development with the streetscape
- Expansion of the parking supply and offering of car parking away from the Queenslea Drive Roundabout



The Proposed Scheme Amendment

The proposed Scheme Amendment seeks to rezone 2 Victoria Avenue (the flats) from “Residential” to “Special Zone (Restricted Use),” to permit hospital use on the site. It also proposes to remove the residential R25 density coding from this site and the existing hospital site (Lot 13 Queenslea Drive) as it is only used for hospital purposes, not residential.

The Scheme Amendment has been initiated by Bethesda Health Care to enable the future development of facilities that would facilitate:

- Additional ward beds and operating theatres
- An increase in the number of overnight beds at the hospital from 77 to 97

- An increase in space for clinical services and expansion in the range of medical services to facilitate timely care, as and when services are needed
- “Consulting Rooms” to be a permitted use on the site
- The alignment of parking requirements with Department of Health standards of one bay per two patient (day and overnight) beds plus one for each employee on duty
- Expanding existing underground parking supply onto 2 Victoria Avenue, and offering parking away from the roundabout in Queenslea Drive

Background to the Previous (2018) Scheme Amendment Process

In 2018, Bethesda Health Care submitted a Scheme Amendment application to the Town of Claremont that proposed changes of zoning and new permissible uses for Lot 13 Queenslea Drive and 2 Victoria Avenue. In July 2018 the Town of Claremont nominated not to initiate this Scheme Amendment and requested further community engagement to occur.

Bethesda Health Care acknowledges the need to engage broadly and has engaged specialist community engagement consultants, Creating Communities Pty Ltd, and are now progressing with a more robust community engagement process. This engagement includes stakeholder meetings, neighbour meetings, the provision of information materials and a community survey.



Current (left) and proposed amended (right) Town Planning Scheme map

Community Engagement Process

Bethesda Health Care is committed to a robust community engagement process. The engagement process has been established to ensure community members and stakeholders have their opportunity to provide input and feedback. This process includes stakeholder meetings, individual neighbour meetings, the provision of information materials and a community survey. Neighbours within the adjoining properties and streets will be invited to meet individually with the community engagement team to ensure their specific issues and suggestions are obtained.



FREQUENTLY ASKED QUESTIONS

What is a Town Planning Scheme and Scheme Amendment?

Each local government has a Town Planning Scheme which legally defines zones, land use permissibility and development requirements to guide land development within the Local Government Area. The Town of Claremont's current Town Planning Scheme is "Town Planning Scheme 3." (TPS3)

A Scheme Amendment changes the legal requirements of a Town Planning Scheme. It does not propose any specific development, building or land use but does change the type of development, building or land use that will be possible. Amendments are required to follow processes outlined in under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.



Which sites does the proposed Scheme Amendment relate to?

The proposed Scheme Amendment would change the planning rules that apply to 25 Queenslea Drive (Lot 13) where the current hospital is located and also 2 Victoria Avenue (Lot 12), which currently is used for two storey flats.

What changes will the Scheme Amendment allow?

The Scheme Amendment will provide the conditions whereby future redevelopment is possible on the nominated sites. A Scheme Amendment is necessary for Bethesda Health Care to deliver the following outcomes:

- Allow the hospital to offer more clinical services and modern theatres to meet increasing patient demand
- Enhanced services for an ageing population with increased need for care
- Commitment to its Claremont hospital site
- Facilitate the creation of more health-related job opportunities within the Town of Claremont



Which organisations comprise the project team?

The project team members involved in informing and developing the new Scheme Amendment are:

- Bethesda Health Care (proponent)
- Element (town planners and urban designers)
- Creating Communities (community engagement)

What does the Scheme Amendment specifically state?

It is proposed that the Town of Claremont TPS3 be amended as follows:

KEY: Black – unchanged
Red – to be removed
Green – additions

1. The amendment of Appendix VII as follows:

LOCATION	PARTICULARS OF LAND	PERMITTED USE	STANDARDS / CONDITIONS
No. 5 Queenslea Drive	Lots 2, 3, 4, Pt 5, 12, 53 and 54 of Swan Location 718 on Certificate of Title 1558, 1050 Folio 232 and 508.	Hospital not exceeding 77 beds, operating theatre, radiology and physiotherapy facilities.	Prior to applying for planning approval, the applicant is to undertake a traffic study to determine the effect that the proposed development will have on the nearby school and residents in the locality. Should the traffic study, in Council's opinion, indicate that the development will create a traffic hazard, the applicant is to suitably modify the development to satisfy Council's requirements with respect to traffic.
No. 25 Queenslea Drive and 2 Victoria Avenue	Lot 12 on DP38812 and Lot 13 on DP78374	Hospital not exceeding 97 beds and Consulting Rooms	

2. Amend Table 2 – Development Table, as follows:

USE	BUILDING SETBACKS	LANDSCAPE OPEN SPACE	CAR PARKING SPACE REQUIREMENT
Hospital	As for the R15 Code	30% of site	One per patient bed plus one for each employee. One per two patients (day and overnight) beds plus one for each employee on duty.

How does the Scheme Amendment complement the strategic goals of the Town of Claremont?

The Town of Claremont Local Planning Strategy 2011 recognises that health and community services are a major industry of employment for Town residents and that “The Town may need to assess its land uses for these types of workers if it wants to allow the opportunity for people to work closer to home and live locally.” Bethesda Hospital is part of a health and community services hub located close to Claremont activity centre.

40% of the hospitals employees are local western suburbs residents, while nearly 70% of the volunteers are also from these local areas.

Bethesda Health Care seeks to grow the health services offering in the local area and increase local employment in health services. Expanding onto the

adjoining site is the only feasible way that Bethesda Hospital can provide more services and employ more local staff in the central location it currently occupies.



Will the Scheme Amendment result in new buildings being approved?

A Scheme Amendment itself is only a change to the planning rules - it does not in itself allow the development of buildings. If the Scheme Amendment is approved, a subsequent Development Application would be required to the Town of Claremont and the Joint Development Assessment Panel to seek permission to develop new buildings. This Development Application would have its own advertising requirements.

If a Development Application is subsequently approved, Bethesda would seek to ensure that any building works would progress with minimal disturbance to neighbours and patients.

The redevelopment of the flats at 2 Victoria Ave for hospital purposes would allow the existing hospital facilities to remain open and operate on a “business as usual” basis.

A strategy to address any impacts of construction will be developed at the Development Application stage. The ability of Bethesda Health Care to deliver a development with minimal disruption is evident in the recent theatre redevelopment.



What are the proposed benefits of Bethesda Health Care enhancing its Claremont facilities?

The following potential benefits to the broader community may be facilitated by allowing the expansion of Bethesda Hospital:

- **Retaining a range of care services.** Some physiotherapy and palliative care services were recently moved offsite as they are not feasible without more space. Bethesda Health Care is seeking to retain and expand the range of services offered at the Claremont hospital, rather than reduce the services to the community.
- **Expanding the services offered.** Allowing new theatres would accommodate more medical staff. High quality accredited surgeons cannot always obtain appointments at Bethesda Hospital due to the limited capacity and this expansion would mean that enhanced services will be provided to the community.
- **Continue the high quality of care.** Bethesda Health Care is recognised by patients and the health industry as a high-quality health care provider. This is reflected in support from allied

health stakeholders and the awarding of the highest hospital rating score by Medibank Private. With medical procedures and technology evolving quickly, it is essential that Bethesda Health Care reflects contemporary practice and provides the most up to date facilities and services to service the community.

- **Education for health sector students and professionals.** Bethesda Health Care will be able to support more partnerships with tertiary education and training opportunities to train our doctors and nurses of tomorrow.
- **Economic benefits.** If the Scheme Amendment is approved, healthcare jobs would be created enabling greater local employment opportunities.
- **Allows patients to remain in the preferred location in Claremont.** Patients value the location, views and quietness of the Bethesda Hospital site as well as the high quality care provided. Bethesda Health Care wishes to continue to provide patients with this amenity in addition to our extensive medical services.

Concept Design View - Queenslea Drive



Concept Design View - Victoria Avenue



What will a new facility look like?

The Town of Claremont TPS3 includes specific provisions which require future development to be designed in a manner that ensures the existing amenity and character of the surrounding area is protected. Specifically, the provisions include ensuring the appearance of any building will not adversely affect the character or amenity of the locality, or the appearance of adjacent development. Matters which Council will consider in any future application for planning approval include the scale, architectural form, and colours and materials of the proposed development, and how these compare with other buildings in the vicinity.

Additionally, the proposed Amendment includes a requirement that any new development be setback in accordance with the 'R15' residential code. The setbacks that would be required are consistent with, and in some instances larger than that allowed for on residential land in the surrounding locality.

How much space will a new development take up?

The existing hospital site is 12,152m², extending the special use zoning will add 1,212m² to the site, constituting a roughly 10% increase in the overall site area.



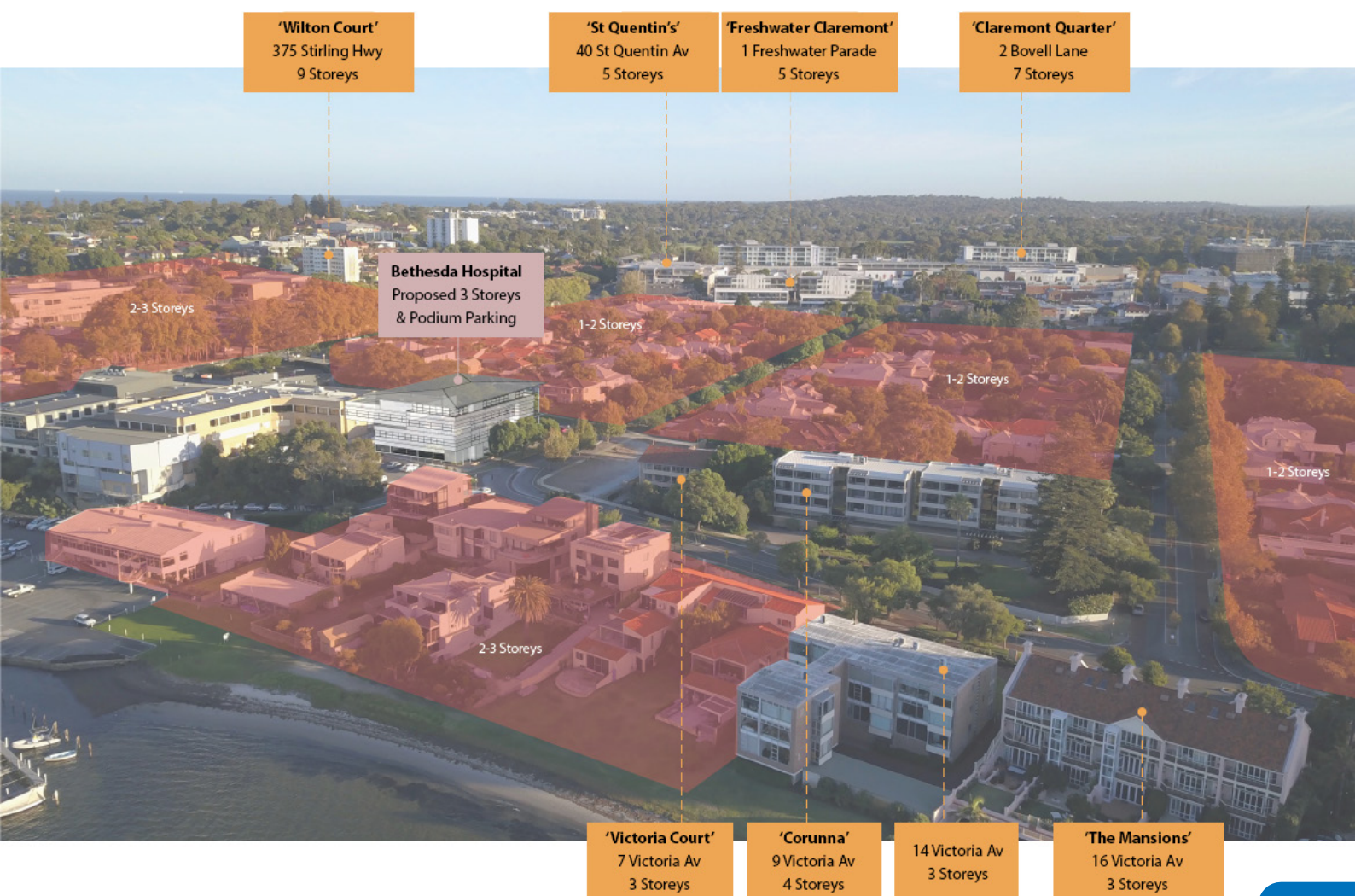
What is the proposed scale?

If the Scheme Amendment is approved, Bethesda proposes a built form that integrates well with the scale of buildings in the surrounding area and will not impede view lines.

A concept elevation and height plane with comparison to nearby buildings are shown above and below, respectively. The surrounding

neighbourhood is comprised of mixed built form, including low density dwellings and several higher buildings at 3, 4, 5, 8 and up to 18 storeys.

Note: Detailed designs would be completed if the Scheme Amendment is approved as part of a Development Application process.



What is proposed with the consulting space?

The site would be predominately used for in-patient clinical services, however a modest amount of consulting space may be provided. This future provision will be subject to approval of a subsequent Development Application and completion of the new traffic study and provision of adequate parking per the existing scheme definition.

How many more staff will be added to Bethesda's current workforce?

The number of additional staff expected as part of this potential development is dependent on the outcomes of the future Development Application. It is expected that the desired addition to the Hospital site would bring employment for between 30 to 45 extra staff.

How many more patients will this development accommodate for?

The amount of additional patient space expected as part of this potential development is dependent on the outcomes of the future Development Application. The hospital currently has 68 overnight patient beds, with a 77 bed cap. The proposed Amendment raises the cap to 97 beds. The proposed Amendment also links both overnight and day beds to the Health department's recommended parking bay allocation of 1 per 2 beds.

Why is there a specification on "overnight-only" beds?

The specification of "overnight-only" beds was proposed in consultation with the Town as it is in-line with the historic interpretation of the current scheme. Provision of adequate parking (for beds and staff) and physical space remain as limiting factors.





How is parking being planned for?

Bethesda Health Care understands that parking is a major issue and ensuring adequate provision is a top priority. There are proposed modifications to parking requirements in the Scheme Amendment that recognise the different requirements of parking spaces for day and overnight beds, reflect the Department of Health standards, and are supported by parking surveys.

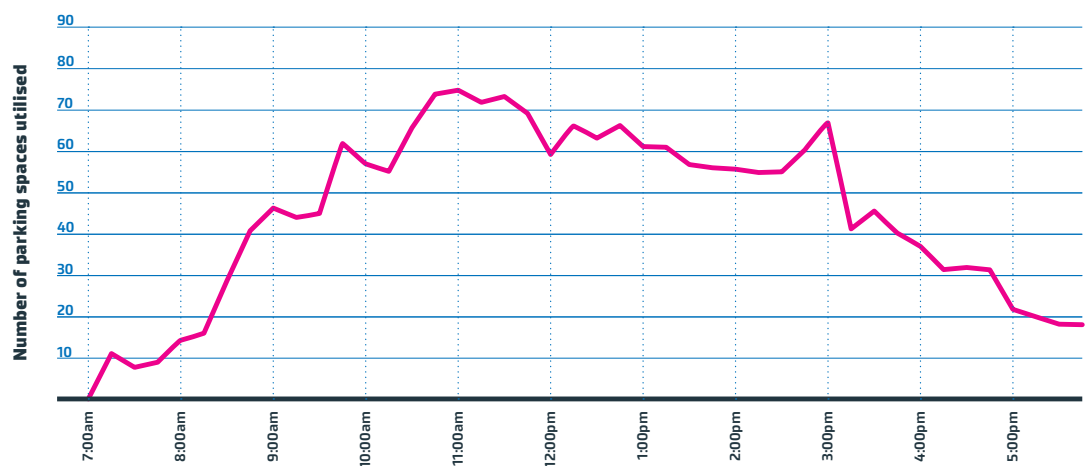
Any future development would propose to accommodate parking in a basement at 2 Victoria Avenue, and on 25 Queenslea Drive. The number

of parking spaces provided would meet the requirements of patients, staff and any consulting rooms (if these are proposed).

Bethesda Health Care will also look to liaise with Christ Church Grammar School, Methodist Ladies College and the Town of Claremont to jointly manage parking in the area. This will also alleviate the need for parking on surrounding streets.

The Road Network Capacity Analysis undertaken by Transcore identified that the existing hospital carpark is rarely full.

Main Carpark Parking Utilisation



Parking at Claremont Bowling Club

The parking at the Claremont Bowling club is used by Town of Claremont staff, other private organisations and by community/education entities. Notwithstanding this, Bethesda will cease its agreement with the club from 30 June 2019 and is working with the Town on arrangements going forward.

The basement parking associated with the proposed future development of 2 Victoria Avenue will be separated from the existing parking and the road at the entrance to the 25 Queenslea Drive car park. This will disperse both existing and proposed traffic for the hospital.

A detailed parking plan will be developed as part of a Development Application.

How is traffic in the local area being considered?

Bethesda Health Care engaged transport and traffic engineers Transcore to undertake a traffic and parking study. Their report found that the hospital currently contributes to only a small proportion of local traffic. The additional traffic increase due to the proposed Hospital Expansion is expected to be less than 10% of the total traffic on Queenslea Drive and Victoria Avenue.

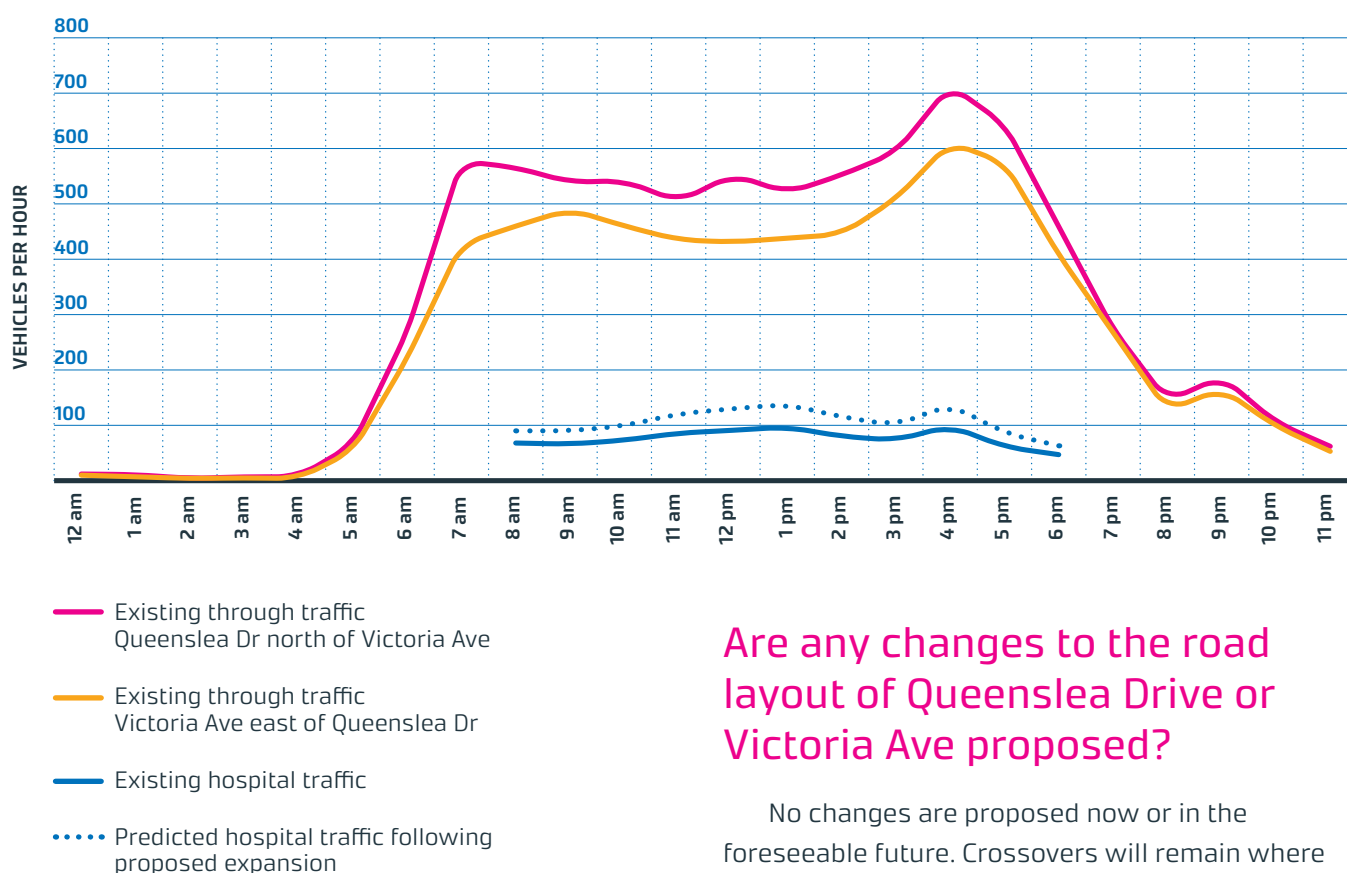
There has been no change to the conditions in the Scheme Amendment regarding traffic in the local area - with any future development approval requiring that: *“Prior to applying for planning approval, the applicant is to undertake a traffic study to determine the effect that the proposed development will have on the nearby school and residents in the locality. Should the traffic study,*

in Council's opinion, indicate that the development will create a traffic hazard, the applicant is to suitably modify the development to satisfy Council's requirements with respect to traffic.”

The hospital's peak parking demand and movements in the main car park are between 12pm and 1pm. Congestion between 7am and 9am and 3:30pm and 6pm is a predominantly from neighbourhood peak traffic and school traffic, not from hospital traffic. Bethesda Hospital's peak parking demand and traffic movement are outside the congested periods and when traffic volumes indicate spare capacity in the road network.

Safety at school start and finish times around the front entrance is a key consideration. Congestion has recently lessened as a result of the Christ Church Grammar School's expanded “kiss and drive” area and Bethesda Health Care is keen to continue to plan for convenient access for traffic in the area.

Traffic Flow on Queenslea Drive & Victoria Avenue



Are any changes to the road layout of Queenslea Drive or Victoria Ave proposed?

No changes are proposed now or in the foreseeable future. Crossovers will remain where they currently are and access to the proposed underground carpark would remain where the current carpark access is (via Bethesda Lane).



How will the residential areas be buffered from any future development?

The impact on the residential context will be addressed as part of any Development Application. Development creates the opportunity to create something that improves the streetscape.

How will delivery vehicles be managed?

Deliveries to and from the hospital are to take place between the hours of 7:00 am and 6:00 pm except for bread, milk and newspapers which will be delivered between 6:30 am - 7:00 am. Adherence to this has been reinforced with existing contractors. This practice will not change if any future development is approved.

How might future development impact upon vegetation and trees?

The options for development will include landscaped verges with existing mature verge trees being retained.

What role does the Town of Claremont play in the Scheme Amendment process?

The Town of Claremont's role is restricted to considering whether to initiate the Amendment in the first instance and then making recommendations to the Minister for Transport, Planning and Lands following formal consultation on the Amendment.

What will happen if the Town of Claremont initiates the Scheme Amendment?

Following State legal processes, the Scheme Amendment is required to be formally advertised for a period of 60 days. Following conclusion of the advertising period, the Town of Claremont 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.

Who approves the Amendment?

The Minister for Transport, Planning and Lands is responsible for approving the Scheme Amendment.

If the Scheme Amendment is initiated and approved, what will happen next?

If the Amendment is approved, Bethesda may lodge an application for a Development Approval with the Town of Claremont to develop new buildings. This application would be determined by the Metropolitan 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 State Administrative Tribunal (SAT).

What will happen if Council does not initiate the Scheme Amendment?

A request can be made to the Minister for Transport, Planning and Lands to direct that Council initiate the Amendment (a Section 76 appeal).



Have Your Say

How to provide feedback:

Our survey has now closed. Thank you to everyone who took part and offered their feedback.

Should a Scheme Amendment be initiated and approved by Council for advertising, all of the Town of Claremont residents will have the opportunity to make a formal submission via the Town of Claremont that will be given due consideration when The Minister assesses the Scheme Amendment application.

Who is collecting the data?

Bethesda has appointed an independent company, Creating Communities Australia Pty Ltd, who have extensive experience in community engagement, to manage the survey. They will receive and analyse all feedback and produce an independent report that will be used to help inform our future planning.

