

### Full Summary History of ODP

19 August 1994	Swanbourne Hospital Conservation Area is included on the Heritage Council of Western Australia's Register of Heritage Places.
15 April 1999	Included into the City's Municipal Inventory
8 November 2005	Town Planning Scheme Amendment No 158 which Introduces Clause 5.15 into the Scheme (Old Swanbourne Hospital Precinct) is gazetted, including reference to the Taylor Burrell Barnett Plan which at that stage had been accepted by Council following extensive public consultation.
5 September 2006	Receipt of Application for Planning Approval and ODP.
15 September 2006	Receipt of Heritage Report.
21 September 2006	City refers proposal to Heritage Council.
17 October 2006	Receipt of \$2000-00 fee for ODP.
21 November 2006	Comment received from Heritage Council officer via The Planning Group.
12 December 2006	Council resolved to allow the application to be advertised subject to a number of amendments to the plan.
January 2007	The applicant lodged an application for review to the State Administrative Tribunal, requesting that the Tribunal to determine that the proposal could be advertised without the changes resolved by Council.
February 2007 – April 2007	The matter was listed for mediation and 3 separate sessions.
23 April 2007	Receipt of revised Outline Development Plan, incorporating aspects agreed to during mediation.
8 May 2007	Council considered a confidential report and resolved to adapt to recommendation contained within the report subject to the outline of the flats/units in the centre of the development being made more visible on the elevations and the courtyard dimensions being included in the documentation.

9 June 2007	The applicant provides a revised table to show the differences between the Taylor Burrell Plan and the proposed Outline Development Plan.
27 June 2007	Revised table proposed by the applicant was considered at a Council meeting and was not adopted.
4 July 2007	Email from Applicant's Legal Counsel advising that the revised table compiled with Councillor input was acceptable.
6 July 2007	Minor changes being made by applicant and Councillors to achieve final outcome.
10 July 2007	Council considered a confidential report and resolved to adopt a revised wording of the table showing the differences between the Taylor Burrell Plan and the proposed development plan subject to the deletion of the words "a few" and "These aspects are detailed below" in the preamble to the table.
26 July 2007	The Outline Development Plan was referred to the Western Australian Planning Commission for permission to advertise.
20 December 2007	Letter from WAPC advising that the Outline Development Plan referred in July 2007 shall not be advertised, as it does not provide for adequate Public Open Space. According to the WAPC the minimum area required for POS is 1.056 ha plus 10 % of all land being subdivided for residential purposes, resulting in an overall requirement of 11759.5 m <sup>2</sup> for public open space. However the WAPC agrees to a revised Outline Development Plan showing an area of 11840 m <sup>2</sup> set aside as "Crown Reserve for Recreation and Public Right of Way to be vested in the City of Nedlands".
February 2007	The City objected to Circular Road being included into the area of Public Open Space, and the Commission agreed to an area of 11279 m <sup>2</sup> for Public Open Space.
28 May 2008	Council resolved not to proceed with the Outline development Plan.
8 July 2008	Applicant makes an application to SAT to review the City's decision.

20 November 2008	<p>The following SAT decision is made:</p> <p>“on the application heard before Senior Member David Parry, Member James Jordan and Senior Sessional Member Rebecca Moore on 4,5 and 6 November 2008 ordered that:</p> <ol style="list-style-type: none"><li data-bbox="694 403 1348 448">1. The application for review is dismissed.</li><li data-bbox="694 481 1375 705">2. The decision of the respondent made on 27 May 2008 not to proceed with the outline development plan submitted by TPG Consultants dated 11 February 2008 in accordance with clause 3.8.7 of the City of Nedlands TPS2 is affirmed.</li></ol>
5 May 2009	Revised Outline Development Plan submitted.

## OSH ODP – CHANGES APPROVED BY WAPC FOR ADVERTISING OF ODP – FEBRUARY 2011

### EXECUTIVE SUMMARY

This Outline Development Plan (ODP) has been prepared by TPG Town Planning & Urban Design on behalf of the Swanbourne Estate Development Pty Ltd to enable the redevelopment of the Old Swanbourne Hospital Precinct (the Precinct).

The ODP sets out appropriate guidelines for the future development and subdivision of the Precinct. It aims to facilitate high quality infill development that remains cognisant of existing heritage values on a landmark site. The ODP also makes provision for Public Open Space, indicative residential densities, vehicular and pedestrian access and general development parameters.

The ODP contains general development provisions that are intended to inform a set of Detailed Area Plans (DAPs) which are to be created for three (3) character areas; the Northern Subdivision Wing, the Southern Subdivision Wing and the Heritage Buildings.

These DAPs incorporate detailed design and development parameters for each individual area which will assist in the assessment of future development applications in the Precinct.

The ODP has been prepared in consultation with:

- Advice from the Heritage Council of Western Australia (HCWA) and the City of Nedlands;
- The City of Nedlands Town Planning Scheme No. 2;
- The Taylor Burrell Barnett Town Planning & Design (TBB) Development Plan 03/016/012A dated October 2005;
- The Local Planning Policy: Old Swanbourne Hospital Precinct (May 2008); and
- The revised Conservation Plan and Heritage Agreement pertaining to the Precinct.

It is respectfully requested that the City of Nedlands adopt the ODP and forward it to the Commission for final endorsement.

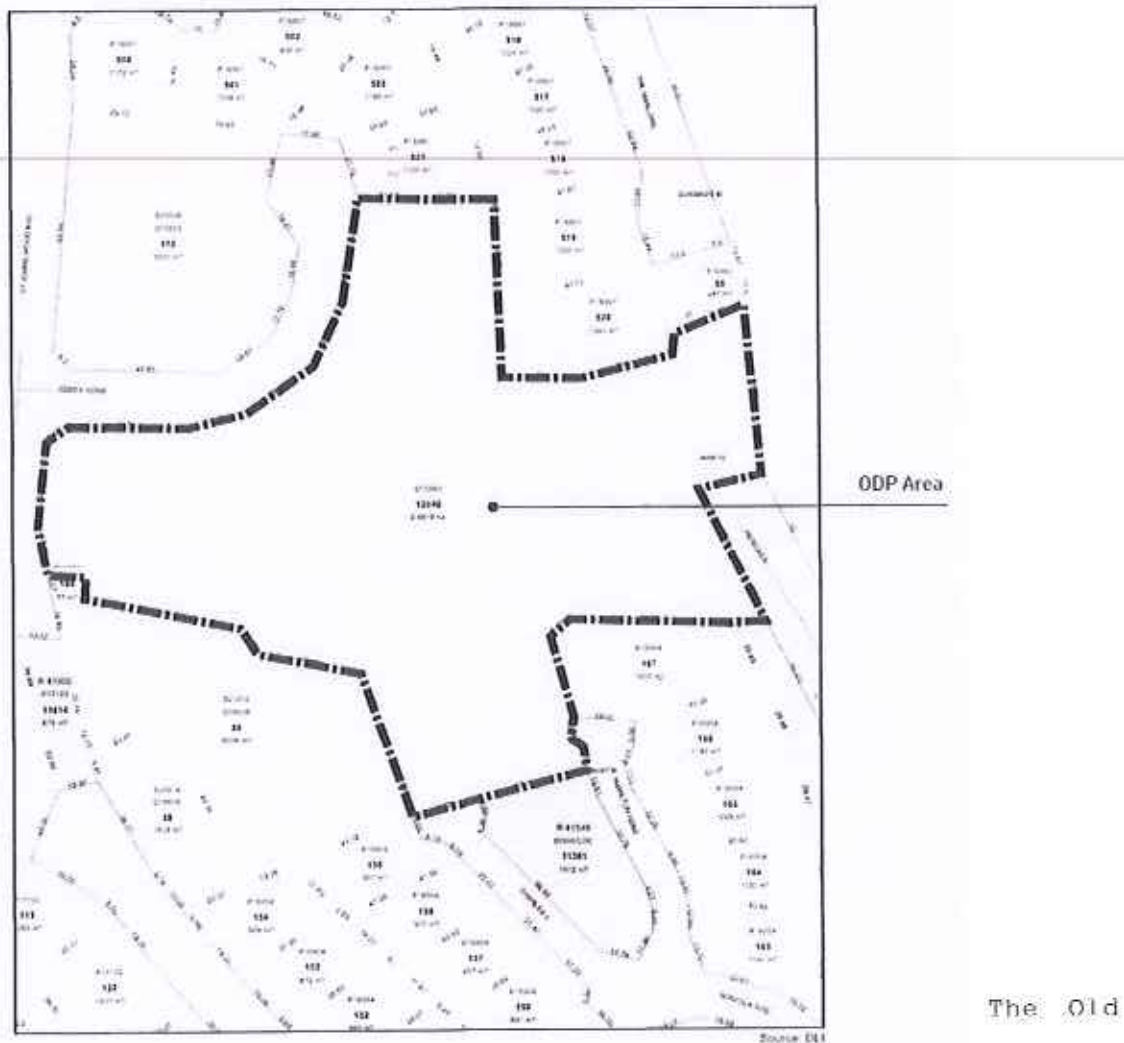
### PART 1 – STATUTORY PLANNING

## OUTLINE DEVELOPMENT PLAN AREA

This ODP relates to the Old Swanbourne Hospital Precinct as depicted in Figure 1 - Structure Plan Area. The study area is hereafter referred to as the Precinct.

REFER TO FIGURE 1 - ODP AREA

FIGURE 1 - ODP AREA



Swanbourne Hospital Precinct comprises the former Swanbourne Hospital estate in Mount Claremont in the City of Nedlands. The Precinct is found 7 kilometres from the Perth City Centre and 3 kilometres from the coastline.

John XXIII College, Graylands Hospital and the Industrial Rehabilitation Division are found approximately one kilometre east of the site. The site is approximately 700 metres from the Mount Claremont shopping centre and is well-serviced by local public open space including Hamilton Park, Moor Park, Pine Tree Park and Mount Claremont Oval. Lake Claremont and the Lake

Claremont Golf Course are also located two kilometres south of the site whilst the Cottesloe Golf Club is located a similar distance to the west.

REFER TO FIGURE 2 - AERIAL PHOTOGRAPH ODP ARE

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FIGURE 2 - AERIAL PHOTOGRAPH ODP AREA



Source: DLJ

## RELATIONSHIP WITH THE SCHEME

As provided for under the provisions of the City of Nedlands Town Planning Scheme No. 2 (TPS2), Part 1 of the ODP has the same force and effect as a provision, standard or requirement of TPS2. In the event of any inconsistency or conflict between the provisions, standards and requirements of TPS2 and the provisions, standards and requirements of this ODP, then those contained within TPS2 shall prevail.

## INTERPRETATION

The words and expressions used in this ODP shall have the respective meanings given to them in TPS2, or where not defined in TPS2, as set out hereunder. The context of the use of any term will be given weight in interpreting its meaning.

## OPERATION DATE

In accordance with Clause 3.8.7 of TPS2, this ODP shall come into operation when it is fully endorsed by the Town Planning Board, now the Western Australian Planning Commission (WAPC).

## GENERAL PROVISIONS

The ODP (Figure 3) details the future pattern of development intended for the Precinct. It sets out indicative land uses, residential densities and general development parameters for the Precinct as well as the allocation of Public Open Space (POS), and makes provision for pedestrian and vehicular access. Development is to be carried out in accordance with the principles detailed in this document, and the ODP.

REFER TO FIGURE 3 - SWANBOURNE HOSPITAL PRECINCT ODP AND APPENDIX B





## DETAILED AREA PLANS

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The Precinct has been divided into three (3) distinct character areas for which individual agreed Detailed Area Plans (DAP) are to be prepared in order to ensure co-ordinated and orderly planning and development.

These character areas are defined as the Northern Subdivision Wing, the Southern Subdivision Wing and the Heritage Buildings. The Heritage Buildings is the largest of the character areas and is located between the subdivision wings.

Development of the character areas should be carried out in accordance with a DAP.

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The agreed DAPs will include detailed design guidelines for the assessment of future development applications, however a DAP may modify the application of any statutory part of the ODP where the modification is in keeping with the general intent of the explanatory section of the ODP.

The DAPs for the Northern and Southern Subdivision Wings are to be submitted for Council's consideration as part of the conditions of subdivision approval imposed by the Western Australian Planning Commission (WAPC) on 24 February 2010.

## GUIDING PRINCIPLES AND DEVELOPMENT PARAMETERS

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The ODP incorporates the following guiding principles and general development parameters for the Precinct.

### GENERAL PROVISIONS

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Land Uses	No public or affordable housing is to be provided.
Built Form	Existing Heritage Buildings are to be retained. The style of new development is to respect the existing heritage building character but not mimic the heritage style.
Heritage	The Council and Department for Planning are to have regard to the Revised Conservation Plan, Heritage Agreement and advice from the Heritage Council of Western Australia when assessing proposed DAPs and development or subdivision applications.  All existing heritage buildings on the site are required to be retained and conserved in situ, given their inclusion on the State Register.  To ensure that the visual prominence of the Heritage Buildings is protected and retained, view corridors to and from the heritage buildings must not be interfered with, so that the profile of the buildings when viewed at close range or from a

	<p>distance remains unchanged.</p> <p>Circular Drive and the tree to the immediate north along with with the trees along the northern boundary and along Heritage Lane have been identified as having heritage significance and are required to be retained. The detailed landscaping plan is required to identify these trees on site and any other existing trees that will be retained, and indicate measures to protect these trees during and after construction.</p>
<p>Public and Private Open Space</p>	<p>A total contribution of 2482m<sup>2</sup> of Public Open Space is to be provided as part of the subdivision approvals granted in 2010 for the northern and southern subdivision wings.</p> <p>All Public Open Space shall be ceded free of cost to the Crown under Section 152 of the Planning and Development Act 2005 with the intention that the land will become a reserve for which the City will have care, control and management.</p> <p>All Public Open space must be landscaped to a high standard to protect and enhance the profile of Montgomery Hall and existing view corridors in accordance with plans approved by the City</p> <p>The Public Open Space is to provide for pedestrian/cycle access, and landscaping, lighting and public art and may incorporate things such as a playground.</p> <p>No parking shall be permitted in this area</p> <p>A detailed landscaping plan for the Public Open Space located to the west of Montgomery Hall must be prepared in consultation with the City and lodged with the City for its approval as part of the Detailed Area Plan stage.</p> <p>The approved detailed landscaping plan is to be implemented by the Developer to the satisfaction of the City prior to the creation of any new subdivisional lot within the policy area.</p> <p>REFER TO FIGURE 4 - PUBLIC OPEN SPACE WEST OF MONTGOMERY HALL</p> <p>A landscape plan is to be prepared for the East Wing as part of the Detailed Area Plan stage and implemented by the Developer as a condition of development approval. The landscape plan shall be prepared in consultation with the City prior to approval of the Detailed Area Plan.</p> <p>The landscape plan must indicate what treatments (e.g plantings, "hard" landscaping) are proposed for, the curtilage areas, and any private open space areas within the site, and for road verges bounding the site.</p> <p>The verge planting for Abbey Gardens must be such that it prevents parking within the road verge.</p>

	<p>High quality open space treatments are required, commensurate with the quality of the redevelopment of the heritage buildings. An indication of the type of landscaping considered appropriate to elements of the site are included overleaf.</p>
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FIGURE 4 – PUBLIC OPEN SPACE WEST OF MONTGOMERY HALL



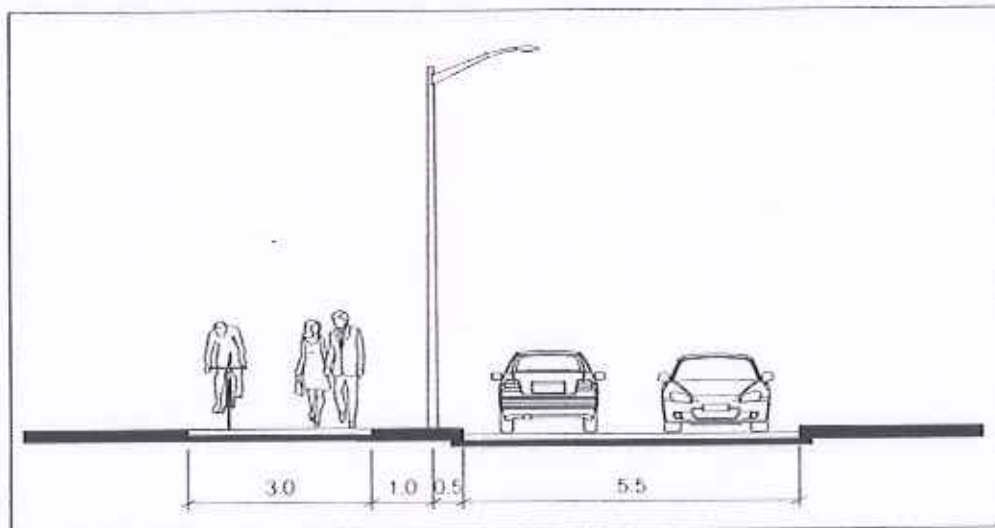
FIGURE 5 – PRIVATE OPEN SPACE: NORTH EAST WING



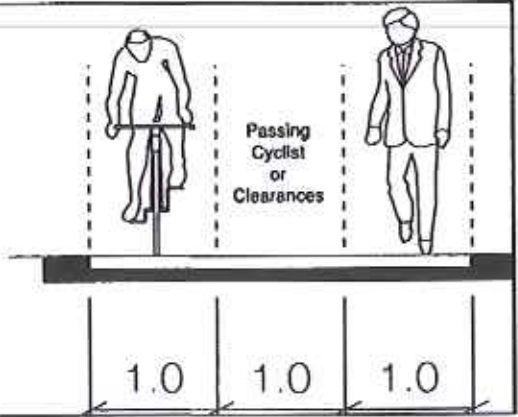
Vehicle Movement—Vehicle access is to be provided across the Precinct via an easement generally along the routes shown on the ODP. Carriageways are to maintain a minimum width of 6.0m.

REFER TO FIGURE 6 - INDICATIVE CROSS STREET SECTION.

FIGURE 6 - INDICATIVE CROSS STREET SECTION



<p>Vehicle Movement</p>	<p>Vehicle access is to be provided across the Precinct via shared access easement along the routes shown on the ODP.</p> <p>Carriageways are to maintain a minimum width of 6.0m.</p> <p>REFER TO FIGURE 6 - INDICATIVE CROSS STREET SECTION.</p> <p>The road reserves located within the Northern and Southern Subdivision Wings will be created as dedicated road reserves with a width of 6.0m.</p> <p>Principal vehicle access to the Precinct is to be provided along Heritage Lane.</p> <p><b>Vehicle Access to the Subdivision Wings</b></p> <p>Vehicle access to the Northern Subdivision Wing is to be provided via Abbey Gardens.</p>
	<p>Vehicle access to the Southern Subdivision Wing is to be provided via Charles Lane and Hamilton Gardens. Access to Lot 6 will be provided by Hamilton Gardens whilst access to the remaining lots will be provided via Charles Lane and the 6.0m road reserve.</p> <p>Vehicle access to the Northern and Southern Subdivision Wings will ensure that the majority of the subdivision lots can be rear loaded. This means that where possible, future dwellings can be oriented towards the heritage buildings and curtilage, without the interference of garages and carports. This arrangement provides an opportunity for passive surveillance of the curtilage and reduces the potential for vehicle congestion and vehicles and pedestrian conflict.</p>
<p>Circular Drive</p>	<p>Views to and from the Administration Building are to be protected. The design is to be sensitive to the heritage character of the building i.e. coloured pavement, minimal carriageway width and landscaping.</p> <p>Visitor parking is located on the outer edge of the Circular Drive.</p>
<p>Parking</p>	<p>All car parking requirements for all future residents and their visitors shall be provided on the site. As far as possible parking shall be provided out of sight such as undercroft parking or at-grade, under the covered way adjacent to the Stores and around the Circular Drive.</p> <p>At grade parking shall not be covered unless it is provided in an area where roof cover has already been provided</p>

<p>Curtilage</p>	<p>As indicated on the ODP, the curtilage is to maintain a width of 23m between the Northern Subdivision Wing and the existing heritage buildings, and a width of 20m between the Southern Subdivision Wing and the existing heritage buildings. The treatment of the curtilage will be addressed via development and landscaping plans at the development application stage.</p> <p>The curtilage is to include a 3.0m wide shared access path. Refer to FIGURE 7 - <del>INDICATIVE SHARED ACCESS PATH CROSS SECTION</del>.</p> <p><del>FIGURE 7 - (INDICATIVE SHARED ACCESS PATH CROSS SECTION)</del> <i>SHARED ACCESS PATH CROSS SECTION</i></p> <div data-bbox="507 660 1460 1075" style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><b>Commuting</b></p> <ul style="list-style-type: none"> <li>• Frequent and concurrent use in both directions</li> </ul>  <p style="text-align: center;">Passing Cyclist or Clearances</p> <p style="text-align: center;">1.0    1.0    1.0</p> </div>
<p>Public Access</p>	<p><del>Shared-access</del> paths should be constructed in coloured aggregate to blend into the heritage character of the site and soften the visual impact of the paths. The developer will be required to landscape the accessways and include street furniture in appropriate locations.</p> <p>All shared access paths on site must be separate from vehicle access and shall integrate with the existing pedestrian network.</p>

### SPECIFIC PROVISIONS

The ODP incorporates the following specific principles and development parameters for the individual character areas. DAPs are to be lodged and approved by the City of Nedlands for each of the character areas prior to the approval of individual development applications. The DAPs for the Northern and Southern Subdivision Wings will take the form of Design Guidelines. The Design Guidelines are required as a condition of subdivision approval as imposed by the WAPC on 24 February 2010 and have been supported by the City of Nedlands at its meeting of 22 June

2010 as shown below:

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It is strongly recommended that the prospective landowners and/or their architect or designer, liaise with the City of Nedlands at the earliest stage of design development to discuss proposals. Purchasers are also encouraged to liaise with neighbouring property owners prior to submitting an application for Planning Approval having particular regard to potential impacts associated with parapet walls, boundary fencing, local private open space and balconies should be discussed. Proposed designs may be submitted to the developer for endorsement of the design intent prior to lodging an application for Planning Approval with the City of Nedlands.

The City of Nedlands will assess each application on its merit having regard to the relevant provisions these guidelines, TPS2, R-Codes and local planning policies. Applications for Planning Approval will also be referred to the Heritage Council for comment to ensure compliance with the Heritage Agreement and the Heritage Conservation Plan which relate to the site. Non compliant applications may be approved if in the opinion of Council, the application satisfies the objectives of the design guidelines, TPS2, R-Codes or relevant local planning policy.

Planning applications are to be submitted in the format as required by the City of Nedlands. All costs associated with applications for Planning Approval will be borne by the applicant.

## SECTION 2: OBJECTIVES

These design guidelines aim to establish best practice parameters within which quality housing may be developed. Future development will sit comfortably amongst the existing surrounding residences, having due respect for the heritage values of the Swanbourne Hospital buildings and grounds. Indicative elevations of future development in the Northern and Southern Subdivision Wings are attached to this document.

## SECTION 3: SPECIFIC DEVELOPMENT REQUIREMENTS

### (i) Northern subdivision wing design guidelines (6 lot residential subdivision)

The provisions of the R Codes apply to the development of the Northern Subdivision Wing unless otherwise varied by these design guidelines.

Dwelling Type Permitted:	Single House
Residential Coding:	R20
Open Space Requirement:	40%
Site Coverage:	60%
Minimum Outdoor Living:	30m <sup>2</sup>
Relative Lot Levels:	As per the Northern Subdivision Wing Detailed Area Plan.

#### Minimum Setbacks:

Front Setback:	4m pursuant to the R Codes.
Rear Setback:	As per R codes
Side Setback:	A nil setback is permitted and encouraged along the site boundary as indicated on the Northern Subdivision Wing Detailed Area Plan. Nil setbacks are to be measured in accordance with R-Codes. All other setbacks are to be in accordance with R-Codes.

#### Garage/Carport:

To be located along common lot boundaries, and as per the Northern Subdivision Wing Detailed Area Plan. Garage/carport to be set back 1.5m from road reserve.

**Vehicle Access:** For Lots 3 to 7 vehicle access to garages and carports are to be accessed by the 6.0m road reserve. Vehicle access to Lot 2 is provided from Abbey Gardens and the provisions of the R Codes relating to garages and carports apply.

**Orientation:** Lots 2 & 3 shall address Abbey Gardens as the primary frontage. Lots 4 to 7 shall address the heritage buildings as primary frontage.

Lot 4 shall also address Abbey Gardens as the secondary frontage whereby the same architectural treatment to the front façade (windows, awnings, gables, materials) is to be used within the first 4m of the secondary frontage.

~~**Site Planning:** Amalgamation or subdivision is not permitted. Re-location or amendment of front fences/gate will not be permitted.~~

(ii) Southern subdivision wing design guidelines (8 lot residential subdivision)

The provisions of the R Codes apply to the development of the Southern Subdivision Wing unless otherwise varied by these design guidelines.

**Dwelling Type Permitted:** Single House  
**Residential Coding:** R30  
**Open Space Requirement:** 40%  
**Site Coverage:** 60%  
**Minimum Outdoor Living:** 30m<sup>2</sup>  
**Relative Lot Levels:** As per the Southern Subdivision Wing Detailed Area Plan.

**Minimum Setbacks:**

**Front Setback:** 4m pursuant to the R-Codes.  
**Rear Setback:** As per R codes  
**Side Setback:** A nil setback is permitted and encouraged along the site boundary as indicated on the Southern Subdivision Wing Detailed Area Plan. Nil setbacks are to be measured in accordance with R-Codes. All other setbacks are to be in accordance with R-Codes.

**Garage/Carport:** To be located along common lot boundaries, and as per the Southern Subdivision Detailed Area Plan. Garage/carport to be set back 1.5m from road reserve.

**Vehicle Access:** All lots are to be rear loaded. Garages and carports to be accessed by the 6.0m wide accessway.

**Orientation:** Lots 2 to 5 shall address the heritage buildings as primary frontage. Lots 6, 7 and 8 shall address the Public Open Space. Lot 9 shall address Charles Lane.

SECTION 4: GENERAL DESIGN REQUIREMENTS - MANDATORY PROVISIONS

Site Planning:	Amalgamation or subdivision of lots is not permitted.  Setbacks shall be in accordance with the R Codes unless otherwise specified elsewhere in this document.  Where a front fence, letterbox and gate are provided by the Developer, houses should be designed to allow convenient access to the front door from this gate. Relocation or amendment of the front fence or gate will not be permitted.
Dwelling Type	A single residential dwelling and associated outbuildings is permitted on each Lot.
Eave Requirements	A minimum eave requirement of at least 750mm also applies.
Lot Levels	<u>Lot levels shall not to be altered except in relation to the finished floor level of the ground floor slab which shall not be increased by more than 300mm from the relative lot levels depicted on the respective detailed area plan.</u>
Building Height	Building height shall be in accordance with the City's Town Planning Scheme.
Building Form:	Min roof pitch of 30° and max roof pitch of 34°. Tinted or reflective glazing will not be permitted along the front and rear elevations of dwellings. Minimum 2 covered car bays provided per lot.
Roofscape	It is intended that the principal portion of the roof shall be pitched to a central ridgeline. The roof must have a minimum pitch of 30 degrees and a maximum pitch of 34 degrees. The use of appropriately proportioned dormer windows, chimneys and skylights may be use to add further interest and to break down the perceived bulk of the dwelling.  The use of verandas, loggia and pergola elements is encouraged for climate control appropriate to the West Australian environment.  Rooves may be constructed of: <ul style="list-style-type: none"><li>o Terracotta tiles;</li><li>o Colorbond finished corrugated metal roof sheet (colours: Jasper, Surfmist, Paperbark, Dune, Shale Grey, Windspray Woodland Grey, Bushland or Ironstone) or similar approved; or</li><li>o Zincalume finish roof sheeting will not be permitted unless applicants can demonstrate that their development will not cause problems with glare and reflectivity impacting on neighbouring lots.</li></ul>
Overshadowing	All development shall comply with the overshadowing requirements of the R-Codes.
Visual Privacy	All development shall comply with the visual privacy requirements of the R-Codes.

It is recommended that a minimum of two courtyard spaces be provided for each lot with a minimum depth of 4m, and clothes drying.

#### Materials

The materials and colours of a dwelling shall convey a contemporary aesthetic, whilst acknowledging the existing palette established by the Old Swanbourne Hospital buildings and the surrounding residences. Architectural richness is encouraged through the use of a variety of high quality materials and colours such as:

- o Painted rendered masonry Pre-cast or in-situ concrete.
- o Feature stone as approved.
- o Feature brickwork as approved.
- o Maxi-sized (e.g. Austral Double Decker) or limestone coloured bricks.
- o Concrete blocks as approved.
- o Recycled, plantation or sustainable harvested timber.
- o Steel elements and details.

The use of alternative materials will be considered on their merits for each individual application.

All visible areas of parapet walls must be finished to the standard of the remainder of the house. Particular attention shall be paid to areas of wall that will be visible to neighbouring properties.

#### Windows

Tinted or reflective glass is not permitted in areas facing publicly accessible areas. Windows shall have a vertical proportion and strongly expressed mullions providing visual interest. Expressed sills and lintels are encouraged.

#### Fences

Fences, letterboxes and gates fronting the Old Swanbourne Hospital buildings will be provided by the Developer and are not to be altered.

The developer shall provide open style fencing on all boundaries facing the heritage building, and abutting areas of public open space, unless otherwise specified in these guidelines. The maximum height of these fences shall be in accordance with the requirements for front fences as specified in the Residential Design Codes. The maximum height of the solid portion of the fences and any other structure (letterbox etc) shall not exceed 500mm.

All rear fences shall be 1.8m maximum height. Rear fencing shall be setback 1.5m from the road reserve boundary adjacent to the bin pad location as depicted for each property on the detailed area plans.

Side and rear fencing shall be constructed in materials, colours and style to match and complement the dwelling.

#### Vehicle Accommodation

A carport or garage capable of housing two vehicles is required to be constructed for each dwelling. With the

exception of Lot 2 in the Northern Subdivision Wing, all vehicle accommodation is to be accessed from the road reserves with a 1.5m setback to allow for adequate manoeuvring space. Garages are to be fitted with approved garage doors with a maximum width of 6.25m.

**Services:**

All air conditioners, pipes, conduits, clothes drying areas, hot water storage tanks and such items shall be concealed on the lot, and shall not be visible from publicly accessible areas.

TV antennae, satellite dishes and radio masts shall not be seen from a Primary Street. These items should be located where they are not visible from publicly accessible areas.

**Waste management**

A 1.5m x 1.5m bin pad shall be constructed at the location depicted for each lot on the detailed area plans. The bin pad shall be constructed in the same materials as the pavement adjacent to the bin pad. Bins are to be placed on the designated bin pad for collection as depicted for each lot on the respective detailed area plans. Provision shall be made for the storage of green waste, recycling and general waste bins to be stored on non-collection days on-site and out of view of any public place.

## SECTION 5: GENERAL DESIGN REQUIREMENTS - ADVICE NOTES

Site Planning: Particular care should be taken in the design of each dwelling to ensure that visually sensitive areas of adjoining properties (as part of this subdivision and existing adjacent) are not overlooked. This can be achieved through the careful location and design of openings and outdoor living areas to upper floor levels.

Architectural Character: The scale of dwellings should not compete with the bulk of the Old Swanbourne Hospital buildings, but rather should take their cues from adjacent residences.

Housing forms should be of a domestic nature with simple but well proportioned facade elements. Specifically, facade elements should have a strong relationship to each other through common proportions and common horizontal and vertical alignments without becoming too repetitive and symmetrical.

The dwelling should be articulated through sills and lintels and through projecting and recessed sections of facade. Balconies should be open and lightweight but preferably not sheet glass. Tinted or reflective glass is not permitted on any visible elevation.

The intent is to reflect aspects of contemporary Australian housing styles and lifestyles incorporating design features that sit comfortably within the existing streetscape and heritage context.

Examples of appropriate housing design intended to guide the design of new dwellings are attached to these design guidelines.

Contextual and design aspects to be taken into consideration include:

- The heritage buildings;
- The parkland setting;
- Topography;
- Microclimate;
- Views and vistas;
- Orientation and ability to provide "eyes on the street" for passive surveillance of publicly accessible areas; and
- Access by pedestrians and vehicles.

Houses should have features such verandahs, pergolas, balconies etc. to improve their energy efficiency and to provide visual interest to facades.

Entries shall be oriented to the primary boundary towards the Swanbourne Hospital buildings, Abbey Gardens or Public Open Space and Charles Lane as applicable.

Houses should be designed with habitable rooms oriented towards publicly accessible areas to provide passive surveillance. Corner lots are assumed to have dual frontage and will be required to present a high standard of facade treatment to address both these

boundaries.

Elevations Dwellings shall be designed such that all visible frontages are formally addressed. Elevations facing the Old Swanbourne Hospital shall be of the quality of the dwelling's major elevations. "Back of house" elements such as air conditioners and clothes drying areas should not be visible from publicly accessible areas.

Front Gardens Front gardens should be simple, featuring low level water-wise plants and turf. Small deciduous trees are encouraged to ameliorate the harsh summer sun and allow winter sun to access living rooms and private open space.

Internal Open Space The West Australian climate allows for outdoor living areas to be utilised almost year-round, making it essential that these spaces are functional and relate well to the dwelling and have appropriate daylight access and privacy.

Solar Access and Energy Efficient Design: Solar access and energy efficient design is encouraged. The planning configuration of individual houses, relationship to open space and design of the various building elements should respond to solar access and control considerations by allowing direct sun penetration to main living areas in winter months whilst controlling sun penetration over the summer period. Cross ventilation to passively cool the dwelling and reduce reliance on mechanical cooling should be achieved by the considered location of openings and internal flow paths.

The relevant provisions of the R Codes apply in respect of designing for climate requirements.

Building elements such as roof overhangs, awnings and canopies, verandas, pergola structures, external blinds and the orientation and siting of openings should be effectively utilised to achieve Building Code of Australia requirements. The use of landscape elements such as the placement of deciduous trees and shrubs may also contribute significantly to solar efficiency.

If a solar hot water system is installed, it should be located to receive sufficient solar gain, preferably on a north facing roof or a secondary west facing roof. Where the preferred north or secondary west facing roof is visible from the public domain, a split solar hot water system should be installed, with the storage tank located on the ground or within the roof space i.e. not visible from the public domain. The solar panels should integrate with the roof, be frameless and mounted flush with the roof.

Major household appliances should achieve a minimum 4 star rating and mechanical heating and cooling a 5 star rating.

Water management It is important to consider the water permeability of the landscape on your lot, in light of the 60%

allowable site coverage. Segmented or permeable pavers and open decking shall be installed in outdoor living areas to allow water to be absorbed on site.

The impact on the local water table depth, salinity of the soil can be minimised including predominantly indigenous or native species of plant in your garden. These plants minimise watering and feeding and, together with mulching, soil conditioning and appropriate waterwise irrigation (sub-surface drip irrigation or similar), moisture and nutrients in the soil can be retained and water conserved.

A minimum 2500 litre rainwater tank is encouraged to capture runoff from dwelling rooves and associated outbuildings. Tanks should not be visible from publicly accessible areas.

Treated grey water may be used to assist with the irrigation of any planting in outdoor areas, subject to the approval of the City of Nedlands.

Owners are encouraged to install water efficient fixtures (for example taps, shower heads and toilets) that have achieved a minimum AAA rating.

<u>Heritage Buildings</u>	(a) Montgomery Hall
Land Use	<p>Montgomery Hall may be used for a private community use such as real tennis, café, meeting rooms, museum or rhythmic gymnastics, subject to sufficient parking being available on site.</p> <p>Any future use or development of Montgomery Hall must be considered in the context of other uses proposed for the site with particular regard to parking and traffic volumes, hours of use, noise levels and the heritage values of the building.</p> <p>The land immediate south and north of Montgomery Hall may be used as a courtyard for uses associated with Montgomery Hall, provided full public access to these areas and to the exterior of the building remains unobstructed.</p> <p>Montgomery Hall shall not be used for residential purposes. The interior volume of the hall is of considerable significance and should not be subdivided into smaller spaces.</p> <p>The undercroft of the building may be utilised for service vehicle parking or other compatible uses (such as meeting</p>



	<p>rooms, cafe, etc)</p> <p>Only service vehicles can access Montgomery Hall via Abbey Gardens.</p>
Maintenance	<p>The ongoing costs of maintaining Montgomery Hall will be managed by the Residents Association, which will include the future strata owners and freehold landowners. Members of the Resident's Association will contribute a nominal levy into a sinking fund that will be set aside for the ongoing maintenance and upkeep of Montgomery Hall. This requirement is proposed to be integrated into the strata company by laws and the title of each subsequent lot in the shall be endorsed to the effect that each owner is aware of the ongoing obligation for the continual upkeep of Montgomery Hall.</p>
	<p>(b) Existing Hospital Buildings</p>
Land Use	<p>The existing heritage buildings are to be converted for use as residential or retirement housing, or an assisted care facility. The reuse of the buildings may under certain circumstances also accommodate a possible café, art/community uses, as long as amenity and car parking considerations are addressed adequately.</p> <p>Possible reuse of the Administration Building and Covered Way may include residential, retirement housing, home-based business, commercial, mixed use, consulting rooms and professional offices. The Covered Way may be used for vehicle parking or courtyard space.</p> <p>Development of the Stores Building needs to be sensitive to the heritage values of the building, with to retaining the volume of the space.</p> <p>Development of the 'covered way' area will need to be handled sensitively from a heritage perspective</p>
New Courtyard Building	<p>A new building may be constructed in the heritage buildings courtyard. It may comprise a contemporary residential building that is limited to a maximum height of no greater than approximately 10 meters above the current level of the courtyard. The scale of the building would be consistent with the scale of the existing heritage buildings that form the courtyard. The footprint of the courtyard building would be located within the approximate area of the Kitchen extension that stood between 1958 and about 1990.</p>

## PART 2 - EXPLANATORY REPORT

### INTRODUCTION

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TPG Town Planning and Urban Design (TPG) were commissioned by the Swanbourne Estate Development Pty Ltd to prepare an Outline Development Plan (ODP) to guide the future redevelopment and subdivision in the Old Swanbourne Hospital Precinct (the Precinct).

The ODP supports the high quality redevelopment of the Precinct that respects the existing heritage buildings. This section of the report provides information as required under clause 3.8 of the City of Nedlands Town Planning Scheme No. 2 (TPS2).

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The ODP has been prepared to:

- enable the sustainable and sensitive conservation of the heritage values in the Precinct;
- identify appropriate new uses and establish over-arching development provisions to guide new development;
- maintain the cultural and recreation importance of the precinct to the local community; and
- ensure that the reuse and redevelopment of the Precinct does not adversely impact the amenity of the surrounding development.

The ODP is informed by the advice from the Heritage Council of Western Australia, the provisions of the City of Nedlands Town Planning Scheme No. 2 (TPS2), the Taylor Burrell Barnett Development Plan 03/06/012A dated October 2005 and the Local Planning Policy: Old Swanbourne Hospital Precinct (May 2008), in addition to the revised Conservation Plan and Heritage Agreement.

### BACKGROUND

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Historically, the Precinct accommodated the Claremont Hospital for the Insane which subsequently became the Swanbourne Hospital for the mentally ill. In 1986 the hospital was closed and in 1987 the surrounding land was subdivided for residential purposes. The Precinct remained vacant and unused since its closure and the ongoing vacancy has contributed to extensive vandalism.

In 1991, the State Government elected to dispose of the site in accordance with the Government Heritage Property Disposal process since neither the State Government nor the City of Nedlands was interested in retaining the site for public purposes.

In 2003, the Department of Housing and Works appointed Taylor

Burrell Barnett (TBB) to undertake a study of the Precinct that included public consultation. The study produced a development plan (03/016/012A dated October 2005), which indicated the future land use and development potential for the site. The study also produced draft design guidelines and precinct policy provisions, which were to be adopted as a local planning policy for the Precinct. The development plan, draft policy provisions and design guidelines were used to support Amendment No. 158 which rezoned the Precinct for future redevelopment.

The amendment was gazetted in October 2005 and the site was sold through a tender process in January 2006 to the current landowner.

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## SITE DESCRIPTION AND LOCATION

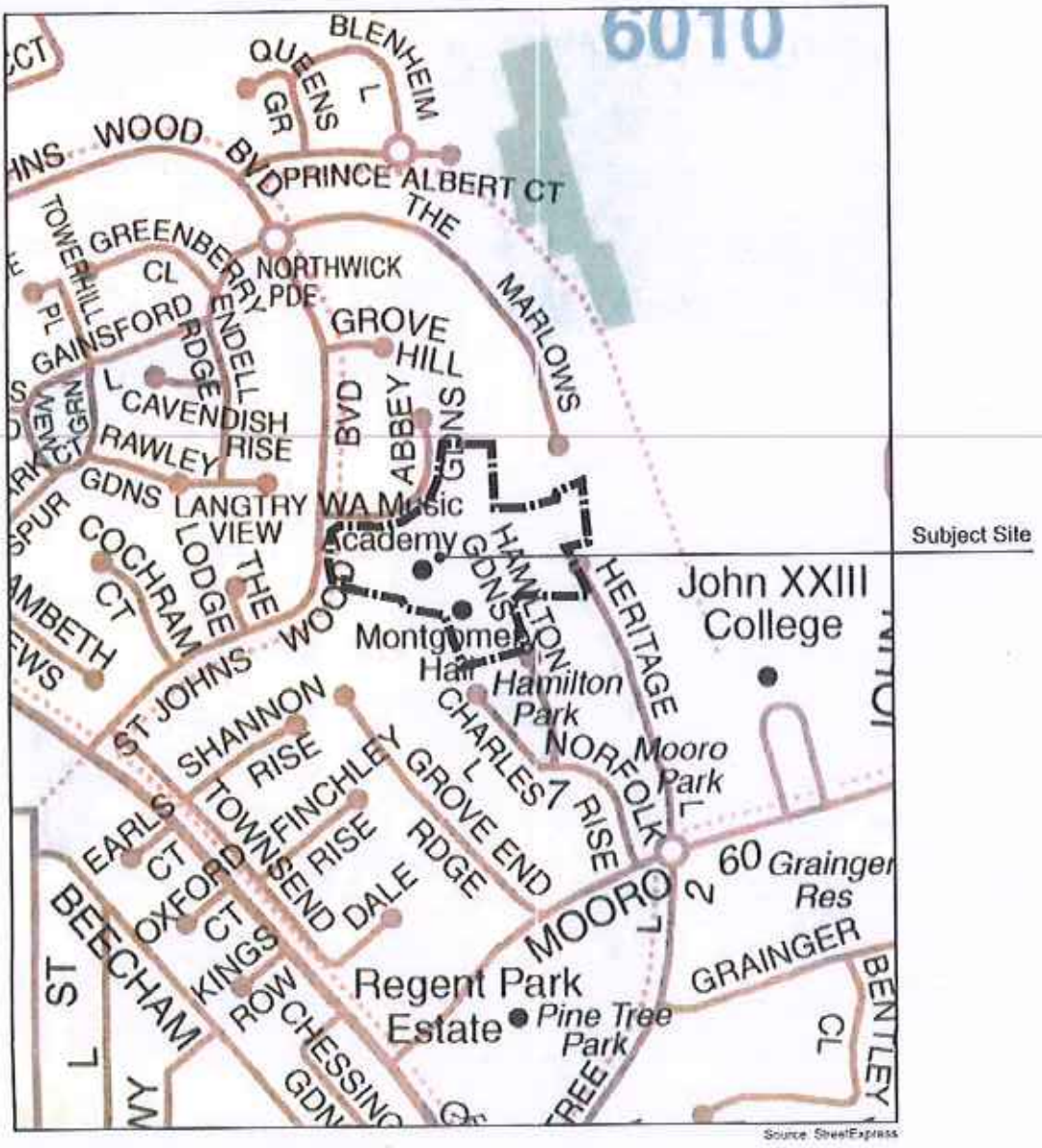
### LOCATION

The Old Swanbourne Hospital Precinct comprises the former Swanbourne Hospital estate in Mount Claremont in the City of Nedlands. The Precinct is found 7 kilometres from the Perth City Centre and 3 kilometres from the coastline.

John XXIII College, Graylands Hospital and the Industrial Rehabilitation Division are found approximately one kilometre east of the site. The site is approximately 700 metres from the Mount Claremont shopping centre and is well-serviced by local public open space including Hamilton Park, Moor Park, Pine Tree Park and Mount Claremont Oval. Lake Claremont and the Lake Claremont Golf Course are also located two kilometres south of the site whilst the Cottesloe Golf Club is located a similar distance to the west.

REFER TO FIGURE 8 - LOCATION PLAN

FIGURE 8 - LOCATION PLAN



## THE SUBJECT LAND

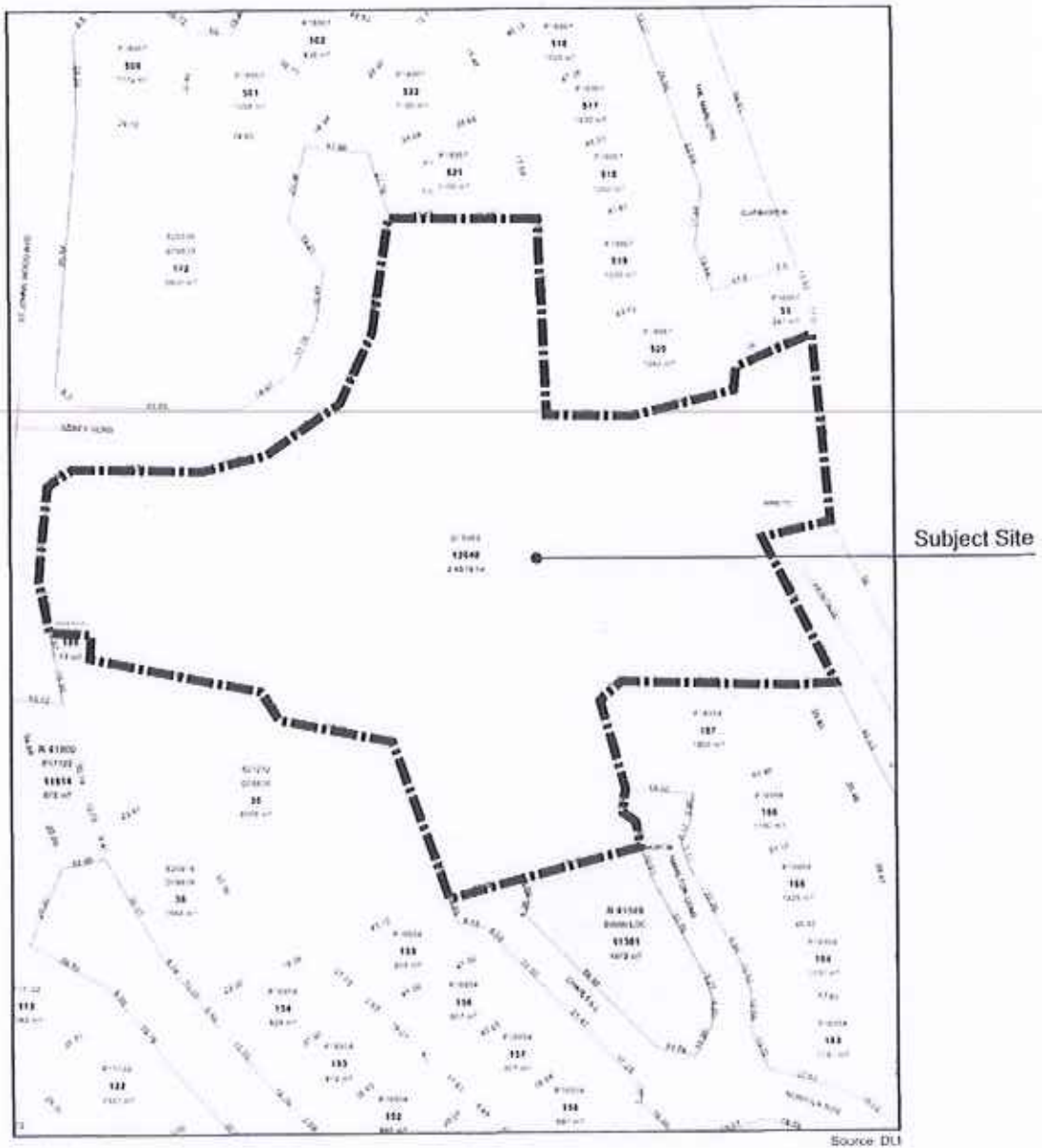
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The Precinct is bounded by Lot 35 St Johns Wood Boulevard, St Johns Wood Boulevard and Abbey Gardens to the west, Charles Lane, Lot 11381 (Reserve R41549) to the south, Lot 167, Heritage Lane, Lot 520, Lot 519 and The Marlows to the east, and Lot 521 to the north.

REFER TO FIGURE 9 - SITE PLAN

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FIGURE 9 - SITE PLAN



## SITE CONTEXT

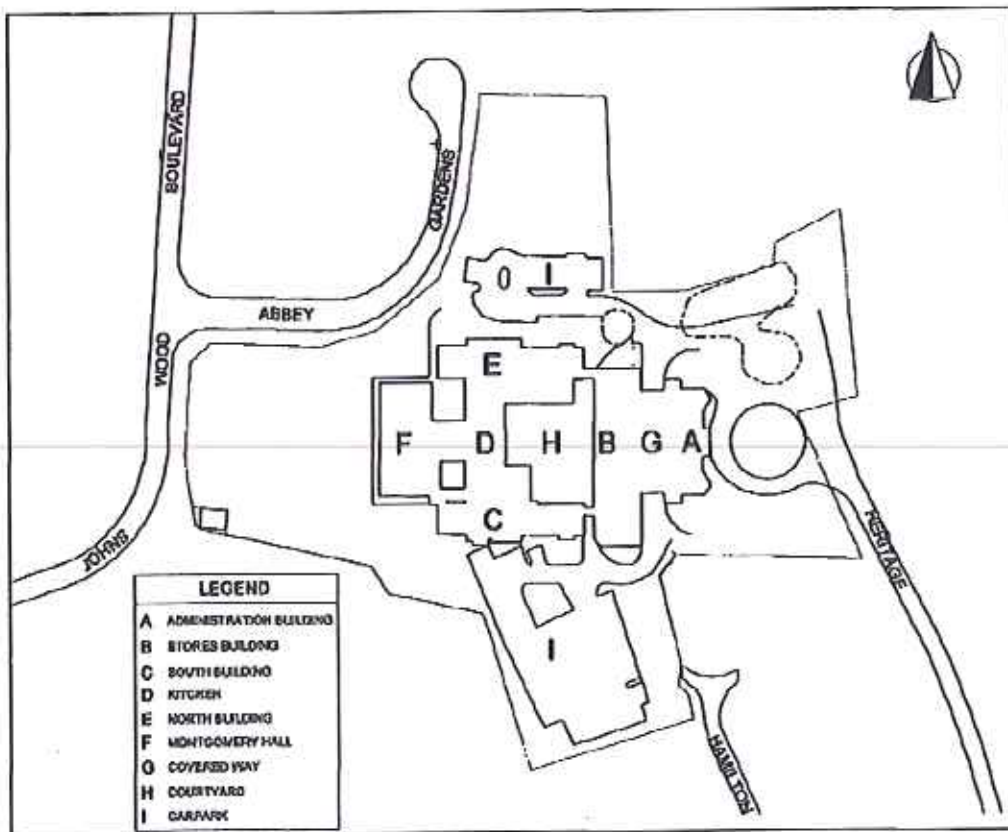
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The hospital buildings represent the structural elements of the Precinct and are regarded as having significant cultural heritage value. The buildings include the Administration Building, the Stores, the Female and Male Attendants Blocks, the Kitchen, Montgomery Hall, the Covered Way and the Courtyard.

REFER TO FIGURE 10 - HOSPITAL BUILDINGS

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FIGURE 10 - HOSPITAL BUILDINGS





The buildings are located at the core of the Precinct and are surrounded by an expansive area of open space being the former hospital grounds and Montgomery Hall, which is paved and grassed. The Precinct is also bound by the Circular Drive and Formal Entrance on the eastern extent of the site. The Northern and Southern Subdivision Wings surround the hospital buildings to the north and south and are currently vacant.

## SITE DETAILS

The Precinct comprises Lot 12040 which is owned by The Swanbourne Estate Development Pty Ltd as trustee for The Swanbourne Estate Development Joint Venture. Lot 12040 includes the Northern and Southern Subdivision Wings, the hospital buildings and the surrounding open space. The following table provides the property details of the subject land.

Lot	Street	Volume / Folio	Diagram No.	Land Area	Landowner
12040	St Johns Wood Boulevard	2121/149	75983	2.48ha	The Swanbourne Estate Development Pty Ltd

A copy of the Certificate of Title is included as APPENDIX A.

Lot 12040 is affected by a memorial in accordance with the Heritage of Western Australia Act 1990. The memorial was lodged by HCWA in 1994 whereby the land described as the Swanbourne Hospital Conservation Area (formerly Lot 171 on Diagram 75983, now Lot 12040) was entered onto the Register of Heritage Places, pursuant to Division 2 of Part 5 of the Heritage of Western Australia Act 1990.

The Administration Building, Montgomery Hall, the Male Attendants Block, Female Attendants Block, Kitchen and Store are regarded as being of cultural heritage significance since they represent the remnant core of the original Claremont Hospital for the Insane (subsequently known as Swanbourne Hospital). The hospital buildings were the State's largest institution for the care of mentally ill throughout most of the twentieth century.

## SURROUNDING LAND USES

The Precinct is set contextually within a broader residential area to the west, north and south. Existing residential development ranges in style from a majority of single lot development that has a mix of one and two storey houses to duplex style and retirement residences.

## PLANNING FRAMEWORK

### METROPOLITAN REGION SCHEME

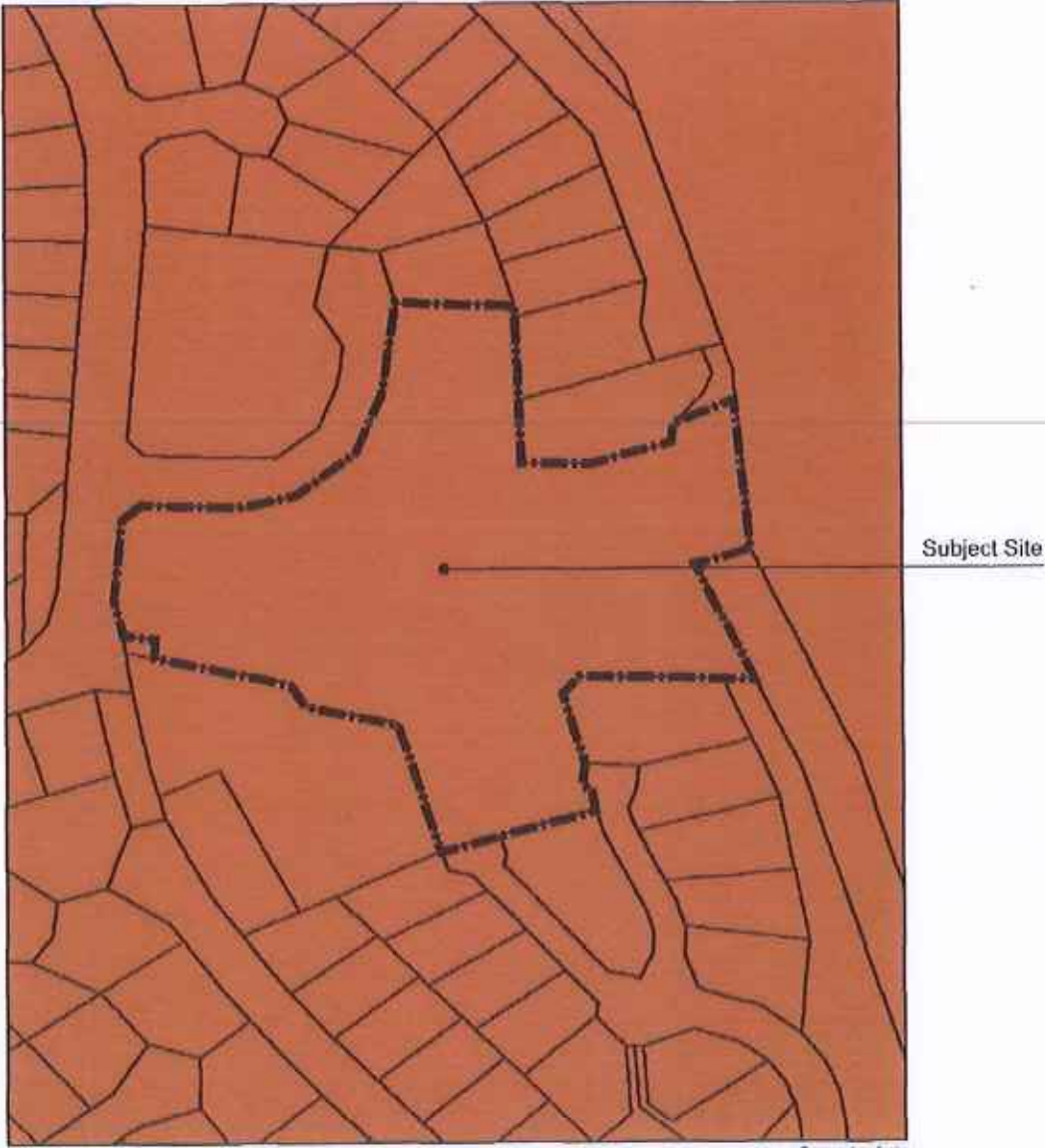
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The land is zoned 'Urban under the Metropolitan Region Scheme (MRS).

REFER TO FIGURE 11 - MRS MAP

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FIGURE 11 - MRS MAP



Subject Site

Source: Landgate

Legend

 Urban

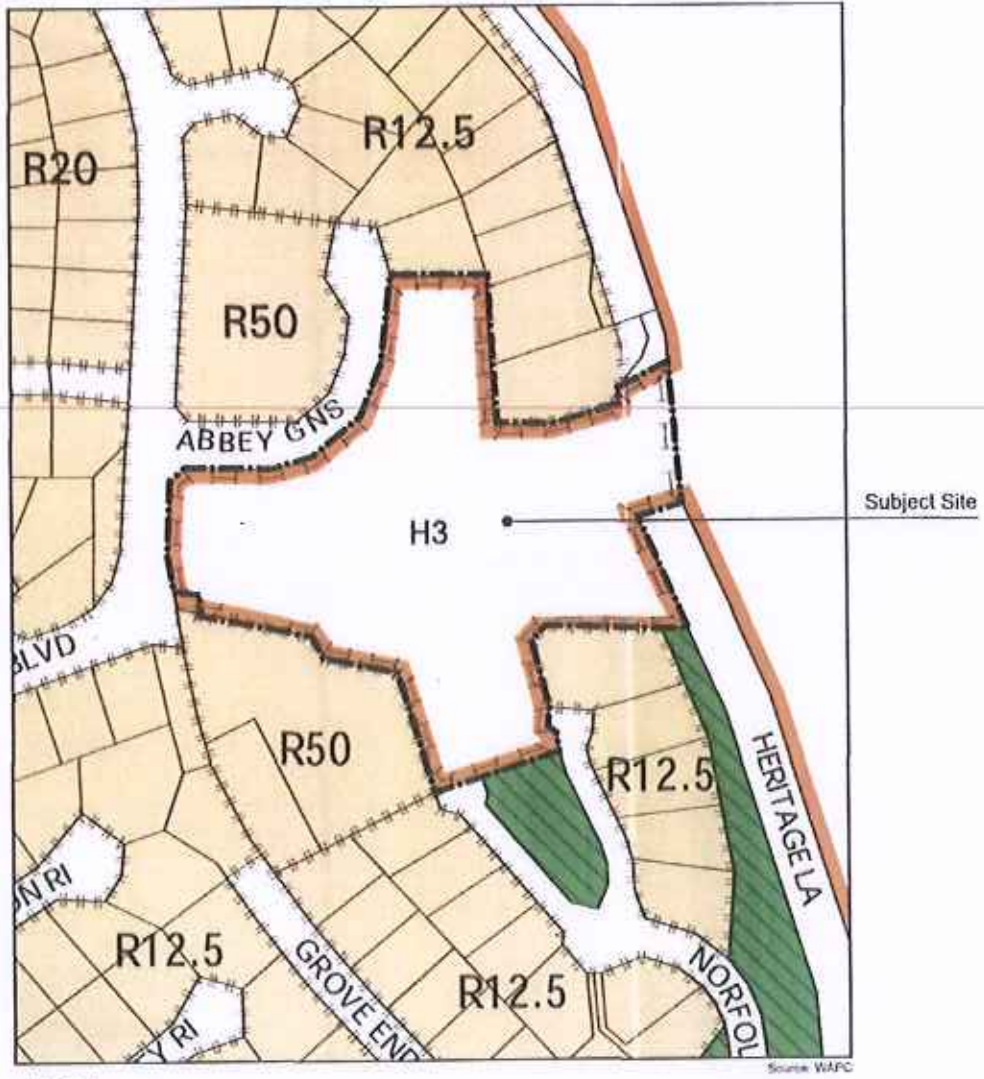
City of Nedlands Town Planning Scheme No. 2

The Precinct is located within the City of Nedlands and zoned 'Development' under TPS2. It is considered a place of natural beauty and entered as item 3 in Appendix II of TPS2 "Conservation and Preservation of Place of Natural Beauty and Historic Buildings and Objects of Historic or Scientific Interest."

REFER TO FIGURE 12 - TPS2 MAP

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FIGURE 12 - TPS2 MAP



LOCAL SCHEME RESERVES

RECREATION

ZONES

DEVELOPMENT  
RESIDENTIAL

OTHER

R20 R CODES  
H3 PLACES OF NATURAL BEAUTY (SEE SCHEME TEXT)

Clause 5.15 of TPS2 specifies the requirements affecting the development of the Precinct including:

- Prior to Council considering any application for subdivision and/or development of the site, a suitable and sustainable low key adaptive use for Montgomery Hall shall be identified;
- Council shall require subdivision and development to be generally in accordance with the Development Plan No. 03/16/12A dated July 2005, annexed to Local Planning Policy: Old Swanbourne Hospital Precinct;
- Council shall require subdivision and development to have regard to and be generally consistent with Local Planning Policy: Old Swanbourne Hospital Precinct;
- Notwithstanding the provisions of Table 1: Use Class Table and in accordance with the Development Plan referred to in 5.15(a), the following uses are 'AA' or discretionary uses:
  - Caretakers Dwelling
  - Home business
  - Car park
  - Home occupation
  - Civic Building
  - Medical Centre
  - Club Premises
  - Office - General
  - Consulting room(s)
  - Office - Professional
  - Dwelling House - Single
  - Recreation - Private
  - Dwelling House - Grouped
  - Recreation - Public
  - Dwelling House - Multiple
  - Residential Building
  - Educational Establishment
  - Restaurant

All other uses are 'X' or not permitted uses.

- Prior to Council considering any application for subdivision and/or development onsite, in accordance with clause 3.8 of the Scheme, the applicant shall submit an Outline Development Plan (ODP) for the approval of the Council, in consultation with the HCWA;
- Prior to Council considering any application for subdivision

and/or development on the site, a revised Conservation Plan for the site shall be completed to the satisfaction of the HCWA in accordance with the Government Heritage Property Disposal Process; and

- Any application for subdivision and/or development shall have due regard for the revised Conservation Plan for the site and shall demonstrate the conservation of the existing heritage buildings to the satisfaction of the HCWA.

Clause 3.8 of TPS2 deals with land that is zoned "Development" on the Scheme Map. Subclause 3.8.2 requires that development of land that is zoned "Development" shall make application to the Council for approval in accordance with Part 6 and shall submit with the application, an overall concept plan for the land in the Development Zone or such part thereof as the Council shall require. The Outline Development Plan shall show:

- The topography of the area;
- The existing major road systems;
- The location and width of proposed roads;
- The approximate location and quantity of shopping, civic and public facilities proposed;
- The approximate location of the recreation and open space area proposed;
- The population and residential densities proposed including the spatial location of appropriate Residential Planning Code densities;
- The basic layout of a sewerage system;
- The layout of comprehensive drainage, both land and stormwater;
- Landholdings adjacent to or in the vicinity of the area the subject of the application;
- The development proposed, the method of carrying out the development and the projected times of completion of each stage of development; and
- Such other information as shall be required by the Council.

Under subclauses 3.8.3 to 3.8.7 of TPS2, if the ODP is approved by Council in principle it is to be submitted to the Town Planning Board (the Board). If the Board also approves the plan in principle, it is to be advertised for a minimum period of 21 days for public comment. Submissions received during advertising are to be considered by Council and after consultation with the applicant, the ODP may be amended.

Council may decide not to proceed with the ODP or may submit it

to the Board together with objections and a request that the Board adopt the plan as the basis for the approval of subdivision and development applications for the area covered by the plan.

## STATE PLANNING POLICIES

The ODP is cognisant of a number of key State planning policies and strategies.

### 1.1.1 STATE PLANNING STRATEGY

The State Planning Strategy incorporates the following key principles relevant to the redevelopment of the Precinct:

- To protect and enhance the key natural and cultural assets of the State and deliver to all Western Australians a high quality of life which is based on sound environmentally sustainable principles;
- To respond to social changes and facilitate the creation of vibrant, accessible, safe and self-reliant communities; and
- To facilitate strategic development by ensuring land use, transport and public utilities are mutually supportive.

The ODP will implement strategic development objectives by establishing new uses for the Precinct that will enable the conservation of significant heritage values. The ODP will facilitate development that provides diverse residential and a limited number of non residential options in proximity to the coast and other community assets that will improve the local amenity.

### NETWORK CITY: COMMUNITY PLANNING STRATEGY (WAPC)

Network City is a strategy prepared to guide the future form and function of the Perth Metropolitan and Peel Regions. It embodies a metropolitan land use and transport strategy through a whole-of-Government approach to the provision of services and a commitment to partnership with local government in planning with communities.

The key elements of Network City relevant to the LSP include:

- Consolidating residential development in existing areas and directing urban expansion into designated growth areas which are, or will be, well serviced by employment and public transport;
- Giving priority to infill development in established urban areas, particularly through urban regeneration and intensification of development on under-utilised urban land, whilst respecting neighbourhood character;
- Locating higher residential densities in locations accessible to



transport and services, such as in and around the CBD, regional and district centres and activity corridors; and

- Developing an integrated land use and transport network which reduces car dependence and broadens travel options, makes it easier for people to use public transport or walk/ cycle to their destinations.

The ODP will serve to implement the strategies and objectives of Network City by encouraging more effective use of urban land by revitalising under utilised urban land whilst respecting the neighbourhood character.

### LIVEABLE NEIGHBOURHOODS (2007)

The Liveable Neighbourhoods principles apply to the preparation and review of regional, district and local structure plans for new urban areas, local structure plans for new subdivisions and in planning for the revitalisation or redevelopment of existing areas.

These principles include:

- A sense of community, strong local identity and sense of place in neighbourhoods and towns;
- Active street frontages with buildings facing streets to improve personal safety through increased surveillance and activity;
- A variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services;
- Subdivision and housing types which can adapt to changing needs and accommodate gradual intensification; and
- The protection of key environmental areas and the incorporation of significant cultural and environmental features of a site into the design of an area with an integrated approach to the design of open space and urban water management.

The proposed ODP serves to implement the above requirements of Liveable Neighbourhoods 2007 by particularly establishing an overarching framework for future development subdivision on the site.

### SPP 3.5 HISTORIC HERITAGE CONSERVATION (2007)

The policy notes that heritage conservation and sustainable economic development should be seen as complementary rather than conflicting objectives. Adaptation of buildings for new uses is seen as the key to conservation of heritage places that no longer serve their original function, and will often require imagination and flexibility. Exercising effective controls over land use, density and plot ratios through town planning schemes and other planning controls is an important practical way to

attain heritage conservation outcomes.

Development control principles should be applied to planning applications concerning places that are entered in a heritage list, a place or area entered in the state register or a heritage area designated pursuant to a local planning scheme. The weight given to heritage as a consideration will vary depending on the degree of significance of a place or area, and relevant economic, social or environmental factors that may apply.

In regard to alterations, extensions or change of use affecting a heritage place, development should involve the least possible change to the significant fabric. Alterations and additions should not detract from the significance of a heritage place and should be compatible with the siting, scale, architectural style and form, materials and external finishes of the place. Compatibility requires additions or alterations to sit well with the original fabric rather than simply copying or mimicking it. Sympathetic adaptation and change of use should be supported where the conservation and protection of a heritage place requires a change of use to ensure a reasonable beneficial use. Development should accord with local planning policies relating to heritage.

Demolition of a State heritage place is rarely appropriate and should require the strongest justification. It is noted however that there will be circumstances where demolition is justified although the onus rests with the applicant to provide a clear justification for this. Consideration of a demolition proposal should be based on the significance of the building or place, the feasibility of restoring or adapting it, or incorporating it into new development, the extent to which the community would benefit from the proposed redevelopment and any local planning policies relating to the demolition of heritage places.

Development within a heritage area should complement the heritage significance of the area as identified in a local planning policy. Respectful design should give special consideration to the siting, scale, architectural style, and form, materials and finishes of the proposed development in relation to its neighbours without copying historic detailing or decoration. Buildings that make positive contributions should be retained and any new buildings erected in heritage areas should be designed and sited in a way that respects and complements the heritage significance of the area. New construction that is imaginative, well designed and harmonious should not be discouraged.

## LOCAL PLANNING POLICIES AND STRATEGIES

## TAYLOR BURRELL BARNETT STUDY

In 2003 TBB was appointed by the Department of Housing and Works (DHW) to undertake a study of the former Swanbourne Hospital site. The study resulted in the preparation of the 2005 TBB Development Plan, which indicated future land use and development of the site. The plan was created to support an application to rezone the site under Amendment No. 158 and give greater development certainty to a future purchaser of the site.

The Study also produced draft policy provisions and design guidelines. The draft policy provisions were created as general provisions and specific provisions relating to the existing hospital buildings, Montgomery Hall, Administration Buildings, West Wing, East Wing, Northern Wing and Southern Wing. The draft provisions were later revised in 2008 and adopted as the Local Planning Policy: Old Swanbourne Hospital Precinct.

## LOCAL PLANNING POLICY: OLD SWANBOURNE HOSPITAL PRECINCT

Under clause 5.15.3 of TPS2, all development is to have regard to and be generally consistent with Local Planning Policy: Old Swanbourne Hospital Precinct. The latest version of the Local Planning Policy was adopted by the Council in May 2008 and is based on the recommended draft policy provisions prepared as part of the earlier TBB Study.

The Local Planning Policy for the Precinct include a set of general provisions that deal with the heritage buildings, public access, vehicular access, parking, agreements, landscaping, subdivision, public open space, curtilage and other elements.

The Local Planning Policy also sets out specific provisions that concern the use and development, landscaping, parking and curtilage and new building issues for the existing buildings, as well as the use, landscaping parking and public access for Montgomery Hall. Specific provisions also deal with the use, curtilage and covered way for the Administration Building, and well as the use, landscaping, public access, and other issues related to the east and west wings. Specific provisions have also been prepared for the north and south wing in respect of use, public access, parking, height and levels, fencing, landscaping and agreements.

The general and specific requirements of the Local Planning Policy have been incorporated into the proposed ODP.

## CONTEXT AND ANALYSIS

### TOPOGRAPHY

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The Precinct has an undulating topography. It rises from 29 metres on the western site boundary to 40 metres at the Administration Building. In the east, the topography rises steeply from Heritage Lane towards the Circular Drive, as well as both north and south of the roundabout at the eastern entrance. The Northern Subdivision Wing has a gentle northerly rise of approximately 1.5 metres. The Southern Subdivision Wing falls gently to the west by 2.5 metres.

### EXISTING VEHICLE ACCESS

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Vehicles access to the site can be taken from Heritage Lane, Abbey Gardens, Hamilton Gardens and Charles Lane. Heritage Lane provides access to the formal entrance on the eastern side of the Precinct and under the TBB Development Plan, Heritage Lane is to be retained as the principle means of vehicle access. Abbey Gardens is to provide service access to Montgomery Hall

### SOCIAL INTEGRATION

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The Precinct exists as an important piece of infrastructure in the local community. Aside from its historical significance as the State's principle hospital for the mentally ill, the site has important recreation values for the surrounding residential area. Since being vacated in the late 1980s, the Precinct has gradually deteriorated through constant vandalism. Set in a primarily residential environment, the redevelopment and conservation of the heritage buildings will revitalise and inject new life into the Precinct. Redevelopment will also contribute to a stronger community identity and through design strategies, create an interactive neighbourhood space.

### PHYSICAL CONNECTIONS

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The built structures on the site have a significant cultural and social history and future development needs to respect and respond appropriately to the heritage integrity of the Site. Heritage considerations for future development are outlined below.

### HERITAGE CONSIDERATIONS

#### OLD SWANBOURNE HOSPITAL CONSERVATION PLAN / HERITAGE AGREEMENT

The Precinct is listed on the State Register of Heritage Places as the Old Swanbourne Hospital Conservation Area, whereby aside from the buildings, the roads, trees and spaces between the buildings are also protected.

The former Swanbourne Hospital is considered significant for the following reasons:

- The buildings that remain on the Swanbourne Hospital site are the remnant core of the Claremont Hospital for the Insane constructed in 1904;
- The hospital was Western Australia's largest institution for the care of the mentally ill throughout most of the twentieth century;
- The buildings have a landmark quality, occupying a prominent site and are visually dominant from the surrounding areas including the formal grandeur of the Administration Building on the eastern side of the site, with its limestone and brick façade and Donnybrook stone portico; and
- The site contains the following elements of considerable significance: the Administration Building (1904), Montgomery Hall (1904), Male Attendant's Block (1904), Female Attendant's Block (1904 and 1912), Kitchen (1904), Store (1904), Covered Way (1906) between the Administration Building and the Store, and the formal space to the east of the Administration Building including the circular drive, circular planted bed, the Eucalyptus Clodacalyx and Port Jackson Fig on the northern side of the site.

TPS2 requires development to be in accordance with a Government Heritage Property Disposal Process which includes the requirement for a Conservation Plan and Heritage Agreement for the site, prior to the commencement of development. All development applications are also required to be referred to the HCWA for consideration as part of the statutory approval process.

A Conservation Plan for the site was completed in 1994 and an updated schedule of works was completed in 2001. A Heritage Agreement was signed in 2005 and the Conservation Plan was updated in 2005. The Conservation Plan identifies the following 'Future Use' and 'Physical Conservation' policies:

Future Use and Development:	Future uses that do not require major adaptation of significant buildings and site area are appropriate. These could include commercial, residential or community uses; and  Montgomery Hall should be used for a purpose that allows some public access. Use as a theatre or other entertainment or performance venue, or for meetings is desirable.
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<p>Plantings and landscape Features:</p>	<p>Significant buildings on the Swanbourne Hospital Conservation Area site should be retained and conserved in accordance with the place specific policies included in the Conservation Plan;</p> <p>The significant buildings in the Swanbourne Hospital Conservation Area should not be extended;</p> <p>The open areas of the Administration Building and west of Montgomery Hall should be retained and no new buildings should be constructed in these spaces;</p> <p>Views of Montgomery Hall from the west and the Administration Building from the east should not be obstructed;</p>
	<p>Generally surface treatments including bitumen and concrete pavers are not of particular heritage significance and may be retained or altered as required. Bitumen adjacent to the Administration Building requires repair. Although not of particular heritage significance, concrete slabs suit the scale of the former institutional buildings and are appropriate for pathways around the building;</p> <p>Where they remain extant, the original stone edging to planted beds should be retained. In some areas stone edging has been reinstated (south of the South Block) and is appropriate to the significance of the place. Where concrete edging has been used this may be retained or replaced with stone. Consider in particular replacing the concrete edging to the circular bed east of the Administration Building with stone; and</p> <p>Where possible, mature trees associated with the original Claremont Hospital for the Insane should be retained. In particular retain the mature Port Jackson Fig and Eucalyptus Clodocalyx north of the Administration Building.</p>
<p>Courtyard:</p>	<p>The Courtyard should be retained as open space. If new structures are required, these should comprise shelters or pavilions only and should be relatively small structures no larger than the former meat store, no longer extant but shown on 1904 plans of the area. The Courtyard could be landscaped provided the landscape treatment was designed in a manner compatible with the heritage value of the adjacent buildings; and</p> <p>The remnant Covered Ways between the Store and the South and North Blocks could be retained or photographed and removed.</p>

<p>Retaining Walls and Steps:</p>	<p>Retain and conserve without alteration the limestone retaining walls south and north of the Administration Building. The concrete steps immediately north of the Administration Building are also original and should be retained and conserved;</p> <p>Limestone walls adjacent to Montgomery Hall are recent and may be retained, removed, or replaced as required. While not of heritage significance, they are appropriate to the site. Any new walls should be of similar limestone construction;</p> <p>Other than the steps north of the Administration Building, steps may be retained removed or replaced as required; and</p> <p>Brick retaining walls may be retained or replaced as required.</p>
<p>Covered Walkway:</p>	<p>The steel framed awning over the covered walkway east of Montgomery Hall dates from the 1950s refurbishment. It is recommended that it be removed and left either open or replaced with a covered walkway reflecting the detail of the original walkways of the site. Alternatively a contemporary awning that interprets the form of the original walkway may be considered;</p> <p>The Covered Walkway between the Administration Building and the Store is original and should be retained and conserved. Any timbers that require replacement should be replaced with material of the same dimensions and species and finished to match the remainder of the structure. The wired glass is original. Replace broken sections with clear laminated glass and retain a section of the original wired glass for interpretative purposes. Contemporary wired glass is not the same quality as the original and need not be used in the restoration of the roof. The detail of the gable ends at the north and south of the structure should be retained and the structure should not be extended; and</p> <p>If the roof sheeting requires replacement, short sheets of galvanised iron should be used.</p>
<p>Toilet Blocks:</p>	<p>The two brick toilet blocks east of Montgomery Hall may be retained or removed. If they are removed the courtyard areas in which they are located should be landscaped. Consideration should be given to creating herb gardens in these areas as they were originally associated with the Kitchen.</p>
<p>Lights:</p>	<p>Floodlighting of the building is not of heritage significance, but enhances the buildings at night it is recommended that floodlights be retained in any redevelopment of the site if possible.</p>
<p>Roads and Car parks:</p>	<p>Access to the Swanbourne Hospital Conservation Area site from Heritage Lane should be retained as the primary access to the place in any</p>

future adaptive reuse or redevelopment of the place; and

The circular driveway and circular planted bed east of the Administration Building should be retained and conserved in any redevelopment of the place.

## OUTLINE DEVELOPMENT PLAN OUTLINE

The ODP includes the whole of Lot 12040, which can be characterized as three distinct areas; the Northern Subdivision Wing, the Southern Subdivision Wing and the Existing Heritage Buildings. Whilst this ODP sets out the general development provisions for the ODP area, detailed development parameters will be provided via a set of DAPs including design guidelines, which address each of the character areas. The DAPs are to be approved prior to the approval of development applications. The DAP for the Northern and Southern Subdivision Wing is to be approved as a condition of a subdivision approval imposed by the WAPC on the 24 February 2010.

The key aspects of the ODP area discussed below in detail.

### PUBLIC OPEN SPACE

The ODP cedes a minimum of 10% of the site area as Public Open Space. The land ceded as Public Open Space is to be vested in the City of Nedlands.

### MOVEMENT SYSTEMS

#### Vehicle Access

Vehicle access is provided generally in a manner that is consistent with the TBB Development Plan. Primary vehicular access to the Precinct is provided via Heritage Lane with service access to Montgomery Hall from Abbey Gardens. Access to the Northern Subdivision Wing is provided via Abbey Gardens and the 6.0m road reserve. Access to the Southern Subdivision Wing is provided via Hamilton Gardens for Lot 6, and from the 6.0m road reserve via Charles Lane for remaining lots. The road reserves created within the subdivision wings are to be dedicated road reserves.

#### Pedestrian Access

Pedestrian access is provided generally in a manner that is consistent with the TBB Development Plan. It may be facilitated via a 3.0 m wide shared access path that will provide a high level of public access through the site.

The shared access path will provide a link from Heritage Lane to the Northern Subdivision Wing, Montgomery Hall, the Southern



Subdivision Wing and the circular driveway. The shared access path will also connect to the existing residential area on St Johns Boulevard and Abbey Gardens, Charles Lane, Heritage Lane and the adjoining land to the north east.

The proposed shared access path is to be constructed in coloured aggregate to blend into the heritage character of the site and soften the visual impact.

Private pedestrian access is also to be maintained through the 'Covered Way' which may be utilized as car parking that remains sensitive to the heritage values of the Covered Way.

## PUBLIC TRANSPORT

Bus services (Route: 27 between East Perth - Claremont Train Station and Route: 28 between East Perth - Claremont Station deviating at Floreat Forum Shopping Centre) provide public transport access to the surrounding centres (Claremont and Floreat Shopping Centre and Claremont Train Station which provides links to Fremantle, Subiaco and Perth). These bus routes also provide access to Swanbourne Beach. The bus stops are accessed from The Marlowes located to the north west of the Precinct.

## LAND USE

The land uses proposed for the Precinct are consistent with the provisions of the TRB Development Plan.

Montgomery Hall is to be utilised for a sustainable, low key private community use which will enable the Southern Subdivision Wing to be developed for residential uses.

The Existing Hospital Buildings may be converted into residential / retirement housing or an assisted care facility. They may also incorporate a possible café or arts or community facility as well as consulting rooms and a hospital medical facility. A new building may be located in the existing courtyard.

The Administration Building and Covered Way may be redeveloped for residential, retirement housing, home based business, commercial, mixed use, consulting rooms and professional offices with parking or courtyards along the Covered Way.

The Northern and Southern Subdivision Wings may be developed for residential purposes to a density of R20 and R30 in accordance with the approved subdivision plans.

A portion of the site as evidenced on the ODP is to be coded as Public Open Space and vested in the City of Nedlands.

## RELATIONSHIP TO ADJOINING LAND

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The redevelopment of the Precinct is to respond appropriately to its mainly residential surrounds. The proposed densities represent a median position between the existing R50 and R12.5 densities that abut the site. The uses proposed for the adaptation of the existing buildings are complementary to the residential character of the locality. The proposed pedestrian and vehicle access makes use of existing road connections and provides a high level of connectivity throughout the site.

## URBAN DESIGN

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Details of the ultimate design of the Precinct are to be determined through DAPs for the Northern and Southern Subdivision Wings and the heritage buildings. The DAPs which are to be informed by the general principles embodied in this ODP, are to be adopted prior to the approval of development applications and are to respect the heritage character and qualities of the Precinct. The DAPs will include specific guidelines that articulate the development requirements appropriate to each character area.

The layout of the subdivision wings have nevertheless been indicatively designed to address the heritage buildings at the core of the Precinct. This orientation towards the heritage buildings and their visual curtilage will create an interactive, intimate space which fosters a sense of community and residential neighbourhood.

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Whilst the Precinct appears reasonably attractive, safe and well utilised for recreation by surrounding properties, the Precinct has been a constant target for vandalism. Given the extended period of vacancy and relative deterioration of the heritage buildings the site could become a host to antisocial behaviour.

The proposed ODP reinforces CPTED principles since it creates well defined legible and visible public spaces and maintains a capacity to separate areas for pedestrian and vehicle access. The orientation of lots in the Northern and Southern Subdivision Wings which addresses the heritage buildings, ensures good passive surveillance and interaction between the different character areas.

## CONCLUSION

TPG was commissioned to prepare an ODP to guide the future redevelopment and subdivision in the Old Swanbourne Hospital Precinct.

The ODP supports the high quality redevelopment of the Precinct in line with clause 3.8 of the City of Nedlands TPS2.

The ODP sets out the broad development parameters based on heritage advice, the revised conservation plan, the recommendations resulting from the TBB study and TPS2 provisions. In acknowledging the work undertaken in regard to the site, this ODP seeks to conserve the cultural and recreation amenity of the Precinct to the local community whilst establishing a way forward for sustainable adaptation.

APPENDIX A

CERTIFICATE OF TITLE

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WESTERN



AUSTRALIA

REGISTER NUMBER <b>12040/D75983</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
**2121**

PAGE  
**149**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*RG Roberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 12040 ON DIAGRAM 75983

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

SWANBOURNE ESTATE DEVELOPMENT PTY LTD OF 461 SCARBOROUGH BEACH ROAD, OSBORNE PARK  
(T J699620) REGISTERED 12 APRIL 2006

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. \*G667946 MEMORIAL HERITAGE OF WESTERN AUSTRALIA ACT 1990. LODGED 18.12.1997.
2. \*J699422 MEMORIAL HERITAGE OF WESTERN AUSTRALIA ACT 1990. LODGED 12.4.2006.
3. \*J699621 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 12.4.2006.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2121-149.  
PREVIOUS TITLE: This Title.  
PROPERTY STREET ADDRESS: LOT 12040 ST JOHNS WOOD BVD, MOUNT CLAREMONT.  
LOCAL GOVERNMENT AREA: CITY OF NEDLANDS.

- NOTE 1: A000001A LAND PARCEL IDENTIFIER OF SWAN LOCATION 12040 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 12040 ON FREEHOLD TITLE DIAGRAM 75983 ON 28-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.
- NOTE 3: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J699621

ORIGINAL — NOT TO BE REMOVED FROM DEPARTMENT OF LAND ADMINISTRATION

Application 6699241

LANDS	I.T.O.
	Land 310A-243
	Permit.....
	Lease.....
	Name.....

WESTERN AUSTRALIA



Crown Grant

CT 2121 149

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 2121 149

Wherewith the Second, by the Grace of God, Queen of Australia and Her other Kingdoms and Territories, Head of the Commonwealth. To all to whom these Presents shall come, GREETING: Know ye that We, of Our especial Grace, certain knowledge, and mere motion, have given and granted, and We do by these Presents, for Us, Our heirs and successors, in consideration of the payment of the sum of \$1.00 and the fulfilment of the prescribed conditions to the satisfaction of Our Governor of Our State of Western Australia, Give and Grant unto Minister for Works a body corporate of Perth

as is below the natural surface to a depth of 12.19 metres of ALL THAT Piece or Parcel of Land situate and being in the District of Swan, and marked and distinguished in the maps, books, plans and diagrams of the Department of Land Administration through which the Land Act 1933 is administered, as shown Location 12040

TO HAVE AND TO HOLD the said Piece or Parcel of Land to the depth aforesaid, and all and singular the Privileges hereby granted, with their appurtenances, unto the Grantee, in fee simple Yielding and Paying for the same to Us, Our heirs and successors, one penny rent on 23 March in each year, or as soon thereafter as the same shall be lawfully demanded PROVIDED NEVERTHELESS that subject to section 141 of the Land Act, 1933, it shall for any time within 21 years from the date of these Presents be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Us or their authority, to resume and enter upon possession of any part of the said Piece or Parcel of Land, which it may at any time by Us, Our heirs and successors, be deemed necessary to resume for roads, tramways, railways, and railway stations, canals, lockups, levelling paths, harbours or river improvement works, drainage or irrigation works, quays, and generally for any other works or purposes of public use, utility or convenience, and for the purpose of searching the piece for minerals hereinafter reserved, and such Land so resumed to hold to Us, Our heirs and successors as of Our or their former estate without making to the Grantee, or any person claiming under him, any compensation in respect thereof; so, nevertheless, that no such resumption be made without compensation of any part of the said Piece or Parcel of Land upon which any expenditure of improvements shall have been made by the said Grantee, or any person claiming under him; and we do hereby save and reserve to Us, Our heirs and successors, all Mines of Gold, Silver, Copper, Tin, or other Metals, Ore and Minerals, or other substances containing Metals, and all Gems or Precious Stones and Coal or Mineral Oil, and all Phosphoric Substances now or hereafter discovered under the said Piece or Parcel of land hereby granted, with full liberty at all times to search and dig for and carry away the same; and for that purpose to enter upon the said Piece or Parcel of land or any part thereof, and we do hereby save and reserve to Us, Our heirs and successors all petroleum (as defined in the Petroleum Act, 1947) on or below the surface of the said Land with the right reserved to Us, Our heirs and successors and persons authorised by Us, Our heirs and successors to have access to the said land for the purpose of searching for and for the operations of obtaining petroleum in any part of the said land subject to and in accordance with the provisions contained in the Petroleum Act, 1947, or any Act amending and amending in substitution of that Act.

His Excellency Major General Philip Michael Jeffrey, Companion of the Order of Australia, Officer of the Order of Australia, (Military Division), Military Cross, Governor of the State of Western Australia.

Signed this 28<sup>th</sup> day of January, 1998

Grant under the Land Act, 1933

*Neil Bond*  
Minister for Lands

*Don Jeffrey*  
Governor

CERTIFICATE OF TITLE UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

The abovesaid Grantee is now the registered proprietor of an estate in fee simple in all the land described in this Grant subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED THE 11<sup>th</sup> DAY OF FEBRUARY 1998

*John Fisher*  
REGISTRAR OF TITLES



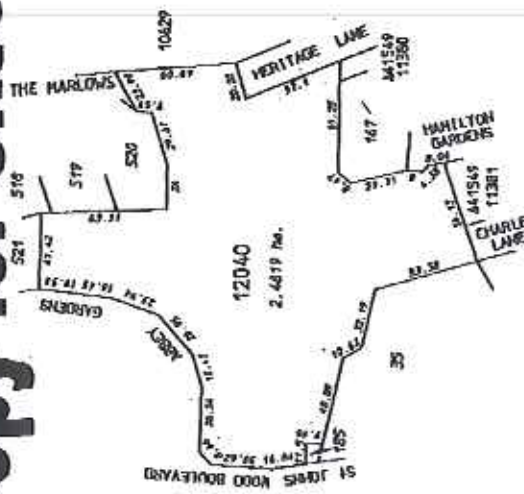
FOR ENCUMBRANCES AND OTHER MATTERS AFFECTING THE LAND SEE SECOND SCHEDULE

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION

Page 2 of 2 pages  
**Superseded - Copy for Sketch Only**

FIRST REGISTERED TITLE

Ases and measurements on the Plan  
 herein are more or less, and a peg has  
 been placed at each corner of the allotment.



Scale: 1:2000

Survey: LTO DAJ78833

Cart: 2012/104

**SECOND SCHEDULE**

NOTE: ELLING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.  
 ENTRIES NOT AILED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
Memorial 6667946	Heritage of Western Australia Act 1990. Lodged 18.12.97 at 15.35 hrs.								

CERTIFICATE OF TITLE VOL 2121 149

APPENDIX B

OUTLINE DEVELOPMENT PLAN

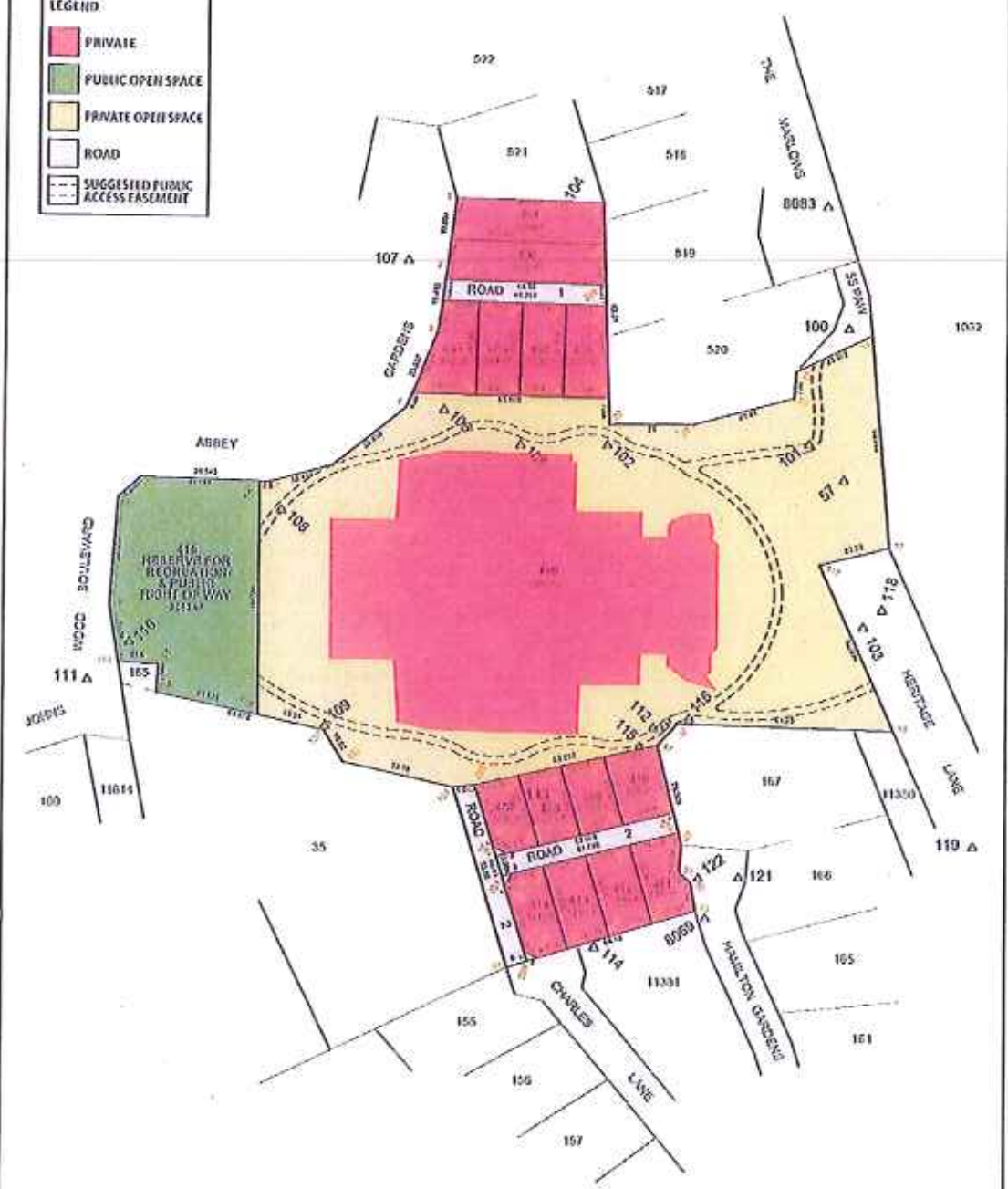


ODP Map Approved by WAPC for Advertising in February 2010



**LEGEND**

- PRIVATE
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- ROAD
- SUGGESTED PUBLIC ACCESS EASEMENT



This map is for the purpose of the proposed development and is not to be used for any other purpose.  
 Although care has been taken to ensure the accuracy of the map, the Council does not accept liability for any errors or omissions.  
 This map is prepared by the Planning Department and is subject to change without notice.



**Land Classification Plan  
Swanbourne Hospital**

Date: 27/09/2018      Prepared by:  
 Date: 11/10/2018      Drawn by:  
 Drawing No: 705-143-PL15A-R0111.dwg