

old swanbourne hospital



aegis aged care facility
'Montgomery House'

detailed area plan

**DETAILED AREA PLAN
MONTGOMERY HOUSE AGED CARE FACILITY**

APPLICANT REF: C1905-DAP-02.docx

<i>Landowner:</i>	Aegis Aged Care Group Pty Ltd (Aegis)
<i>Property Description:</i>	Lot 416 Heritage Lane, Mount Claremont
<i>Area on Title:</i>	1.6789ha
<i>Certificate of Title:</i>	Volume 2788, Folio 630
<i>Local Authority:</i>	City of Nedlands
<i>Town Planning Scheme:</i>	Town Planning Scheme No. 2
<i>Zoning:</i>	'Development' Zone - H3
<i>Proposal:</i>	Proposed Aged Care Facility "Montgomery House"
<i>Date:</i>	2 April 2013

PETER D WEBB AND ASSOCIATES



1.0 INTRODUCTION

Peter D Webb and Associates act in association with Montague Grant Architects (MGA) for Aegis Aged Care Pty Ltd Group (Aegis) the company which has recently acquired the Old Swanbourne Hospital site situated at Lot 416 Heritage Lane, Mount Claremont, and has been re-branded “Montgomery House”.

The background and context of this development is included at **Annexure 1**.

1.1 Vision

The vision for Montgomery House is to undertake a high quality, comprehensive conservation and redevelopment of the Heritage listed complex to achieve a substantial residential aged care facility for Aegis in a landscaped environment which will be accessible to the public.

It is intended that the facility will be developed to accommodate 80 residents all of whom will be in single bedrooms with individual ensuite facilities.

With the application of considerable resources, there exists an opportunity to develop contemporary residential aged care amenities within this complex which enjoys excellent accessibility for the ageing population in this locality.

1.2 Guiding Principles

Careful and detailed consideration has been given to the retention and conservation of the Heritage buildings whilst providing a very comprehensive, ‘resort style’ Aged Care Facility. This Detailed Area Plan (DAP) sets out objectives to achieve the preservation and maintenance of the Heritage buildings consistent with the guidelines of the Heritage Council of WA (HCWA) and to create an attractive built form in landscaped environs.

The objectives will assist in controlling critical elements such as heritage components, open space areas, the location of car parking, the use of an integrated Montgomery Hall, the protection of the residential amenity of nearby areas and public and private access to the site.

The DAP will ensure the co-ordinated and orderly planning of the development.

2.0 DETAILED AREA PLAN

2.1 Objectives

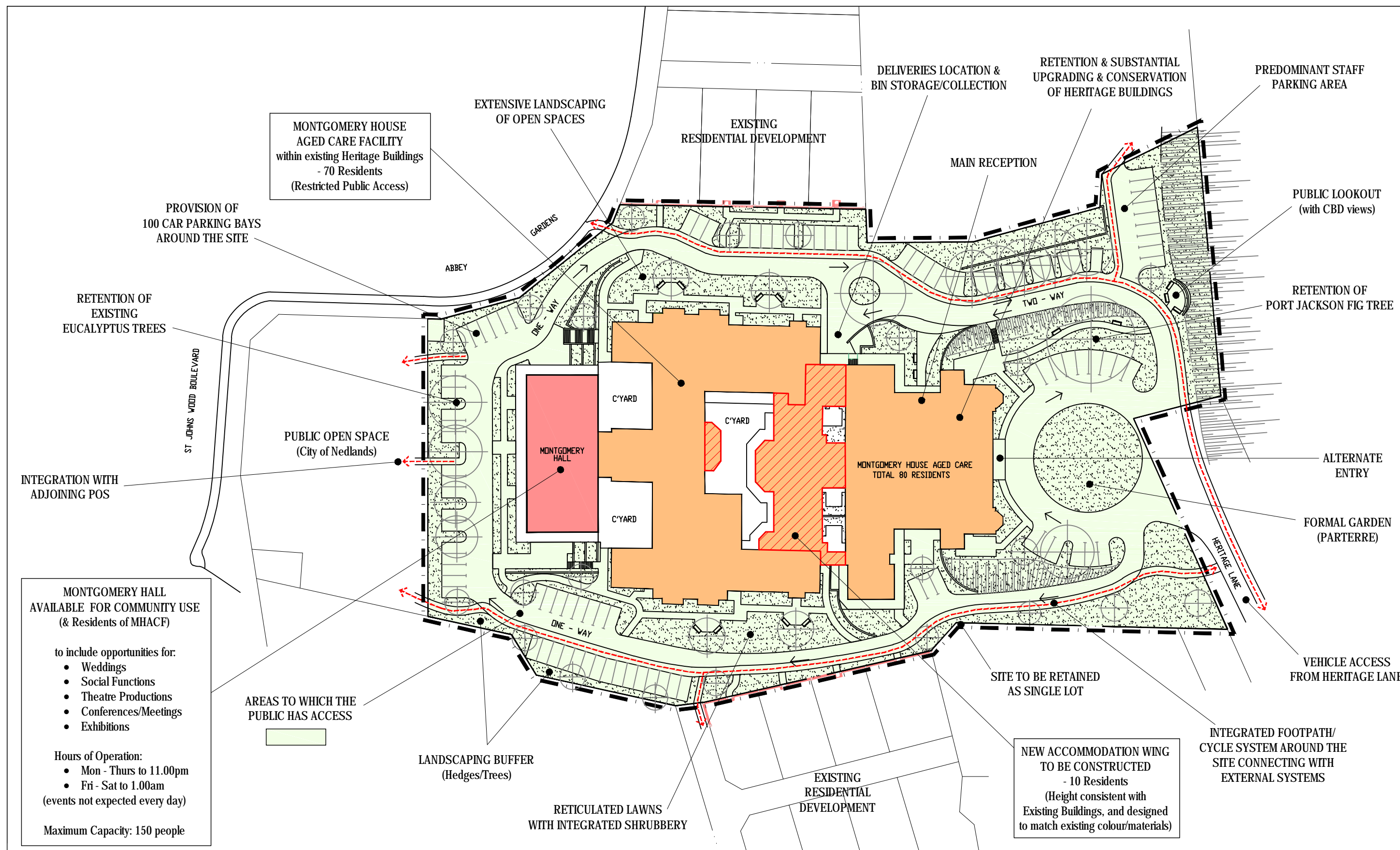
This Detailed Area Plan (DAP) has been developed to assist in achieving appropriate built form outcomes and to ensure that the following objectives are achieved through the project:

- The development of an attractive and appropriate built form to meet Aegis' requirements of a contemporary residential and very comprehensive residential aged care complex, offering fine facilities for its residents;
- The retention, conservation and substantial upgrading of the existing Heritage buildings;
- The provision of comprehensive residential aged care facilities and services of a standard commensurate with Aegis' highest objectives;
- The creation of attractive, landscaped open spaces integrated with the adjacent Public Open Space (POS) and surrounding residential area;
- The inclusion of integrated footpath/cycle systems around the site which connect with external path systems;
- The retention of existing mature vegetation on the site, including the Port Jackson Fig tree in the eastern part of the site;
- The provision of an ability for the community to use Montgomery Hall for events including weddings, social functions, theatre productions and other similar events; and
- The provision of easily accessible, landscaped car parking to meet the requirements of the City of Nedlands and Aegis.

The residential aged care facility the subject of this DAP is intended to be a residential facility into which people relocate from their existing homes and in which they may continue to enjoy their lives and where care is available, if required.

It is imperative to note however, that this facility is a residential facility which does offer comprehensive residential services.

FIGURE 1
Detailed Area Plan

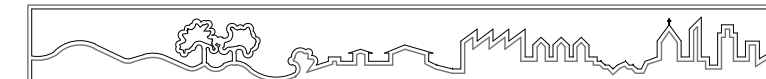


DETAILED AREA PLAN

MONTGOMERY HOUSE AGED CARE FACILITY (MHACF)

Lot 416 Heritage Lane, Mount Claremont

PETER D WEBB AND ASSOCIATES



CONSULTANTS IN TOWN PLANNING & URBAN DESIGN
PO BOX 920 SUBIACO WA 6904 TEL: 9388 7111
UNIT 2/19 YORK STREET SUBIACO FAX: 9388 7240

3.0 DETAILED AREA PLAN

A comprehensive Detailed Area Plan (DAP) has been completed and is attached for reference at **Figure 1**. The DAP provides the specific detail which this project proposes, including the arrangement of Aged Care facility buildings, retention of Heritage buildings, use of Montgomery Hall, areas of public access, restricted public access, landscaping areas and forms, integrated footpath/cycle systems, car parking areas, driveway locations, delivery and bin storage areas, and staff parking.

3.1 Aged Care Facility

The Montgomery House Aged Care Facility is proposed to be contained within the existing (Heritage) buildings on the site, and which are proposed to be retained and substantially conserved and upgraded by Aegis.

From east to west generally, it is evident that the old Hospital buildings comprise:

- The Administration Building;
- The Covered Way;
- The Stores Building;
- The Main Central courtyard;
- The Kitchen (with the ‘North Building’ and the ‘South Building’) adjacent to the Kitchen; and
- Montgomery Hall.

All conservation and refurbishment of existing Heritage buildings will be done in a manner which is consistent with the guidelines of the Heritage Council of WA (HCWA), to protect the heritage value of the site.

Where possible, existing materials will be retained to ensure that the actual fabric of the site remains true to its heritage.

A new accommodation wing is proposed to be constructed inside the existing unused ‘courtyard’ space within the confines of the existing buildings. The new accommodation wing is proposed to be constructed using materials similar to that of the existing buildings, so as to seamlessly fit in with the style and fabric of the heritage content of the site. The new accommodation wing is depicted in the DAP, and is proposed to be of similar height to the existing buildings so as to not detract from or dominate the site.

The Montgomery House Aged Care Facility is proposed to accommodate up to 80 residents, all of whom will be accommodated in single rooms each with their own ensuite facilities.

Other facilities inside the complex include lounges, dining areas, kitchens, therapy rooms, libraries, administration areas, nurse staff rooms, function rooms, theatre rooms, landscaped courtyards, and access to Montgomery Hall for larger functions, choir visits and other events.

3.2 Car Parking & Access

Comprehensive car parking facilities will be provided around the site to ensure access to all parts of the facility can be gained easily. Principal vehicle access to the development will be provided along Heritage Lane. From there, access around the site can be obtained by all parties, including staff, visitors, the public and any service contractors.

The proposal provides for 100 car parking bays across the site suitable for staff and visitor use which is anticipated to adequately service the facility, and events in Montgomery Hall.

The facility proposes to include specific car parking areas for staff and visitors. Staff will be required to park in those areas which are further removed from the main entry points to the facility, enabling visitors to have priority and be closest to the entry points. The car parking areas on site will be proposed to be available to all users of the facility.

Vehicle movement and car parking areas throughout the site will be undertaken with colour coded brick paving (rather than coloured asphalt) as part of a mechanism to restrict motor vehicle speeds throughout the site. Signage and traffic calming mechanisms will be included to assist with that objective, as required.

Different colours of paving will be utilised within the vehicle/pedestrian movement system to identify integrated 'pedestrian/cyclist priority'. Those integrated movement systems are proposed to be 2.0m in width.

The movement system is largely one-way, with an area to the north of the facility being two-way, allowing contractor vehicles to access the bin storage area and undertake deliveries to the site and to exit the site without the need to drive completely around it.

3.3 Rubbish Collection & Deliveries

All rubbish removal from Montgomery House will be by private contractor. Rubbish will be collected from all internal sources on a regular basis and disposed of in a clean, hygienic disposal area as required.

Deliveries to the site will generally be between the hours of 7.00am and 3.00pm, Monday to Friday. Delivery truck movements will be directed to the delivery area of the site in its

north-eastern corner, to avoid unnecessary truck movements past residents' living spaces or those of (adjoining residential) neighbours.

The location of delivery area and bin storage area is depicted on the DAP for reference.

3.4 Public Access

Access to the external parts of the site will remain open to the public at all times, and will include an integrated comprehensive pedestrian/cycle movement system across it, to facilitate that access.

Safe vehicle movements around the site are facilitated by it being primarily a one-way system and this is supported by speed-reducing mechanisms including narrow carriageway (3.5m); possible use of speed humps integrated into the road pavement material; landscaping; and detailed signage to ensure that vehicle speeds are kept to a minimum.

Public access will not be available to the Aged Care facility itself outside normal business hours and accordingly will be protected with adequate security systems including CCTV, swipe card access to all external doorways (at night), security lighting, and random security patrols.

3.5 Landscaping

The grounds of the site will be extensively landscaped and will comprise considerable lawn areas, shrubbery in some areas, and the installation of semi-mature trees in strategic locations. All aspects of landscaping will be proposed to assist in 'softening' the built form on the site.

All existing mature vegetation, including the Port Jackson Fig Tree in the eastern part of the site, will be retained and maintained appropriately by Aegis.

Extensive footpath/cycle systems around the site will integrate with surrounding path systems including future pathways in the adjacent Public Open Space area (which is to be developed during 2013 by the City of Nedlands).

Aegis will also be seeking to light the building form to illustrate the heritage facets of it, in a way which neither impacts upon residents inside, or impacts on residents in adjoining properties.

3.6 Montgomery Hall

Montgomery Hall is proposed to be open to community usage (subject to booking through Aegis), whilst still being utilised by residents of Montgomery House for functions and events.

Montgomery Hall is proposed to be used for community use for events such as weddings, social events, theatre productions, dance performances, exhibitions, conferences, meetings and other similar events.

Montgomery Hall will be available for use between the hours of 9.00am and 11.00pm Monday to Thursday, and between 9.00am and 1.00am Friday to Saturday. Montgomery Hall will not be frequently used to late hours on each of the available days, but Aegis requires the ability to not be restricted in this regard.

Montgomery Hall will have a capacity limit of 150 people to ensure in part, that functions and events do not exceed noise standards or produce traffic and parking conflicts.

At all times, events will be required to comply with a Noise Management Plan (NMP) to be prepared at the detailed Application stage, and any relevant noise protection regulations to ensure offsite amenity impacts are ameliorated. All measures identified in the NMP will be implemented prior to occupancy of the development or as otherwise required by the City. The limiting of playing of amplified music into late hours of the evening will be managed to ensure that impacts on adjoining residential neighbours are minimal, if evident at all.

A management plan for Montgomery Hall use will also be considered to manage aspects such as alcohol usage, fire access/equipment, and any other issue which might be required to be managed in a normal “public” building situation.

Parking for Montgomery Hall use will be available on-site, as the Hall will be used primarily in the evenings at the times where parking demand is reduced (due to staff and visitor reductions). 100 car parking bays are available on-site for both staff and public parking use.

Access to Montgomery House and Montgomery Hall will only be available from Heritage Lane which will assist in reducing impacts in other streets (St Johns Boulevard and Abbey Gardens). Further, verge landscaping will be installed around Abbey Gardens to prevent parking on the verge near neighbouring residential properties.

4.0 PLANNING CONTEXT

4.1 Zoning & Land Use

The site is located within the 'Development' zone of the City of Nedlands Town Planning Scheme No. 2 (TPS 2). (Refer to **Annexure 2: TPS 2 Scheme Map**).

In particular, this Application acknowledges the specific Scheme provisions for the "Old Swanbourne Hospital Precinct", which are included at Clause 5.15 of TPS 2 (and which were the subject of Amendment No. 158 of it (November 8, 2005)).

The Scheme generally requires that development of the site be consistent with Local Planning Policy (LPP) 6.27.

Clause 5.15 of TPS 2 identifies a range of uses which the Council is able to approve at its discretion. These uses include 'Residential Building' and it is agreed with the City, that the uses as proposed by Aegis in this facility are consistent with the range of approvable uses included at Clause 5.15.4 of the TPS 2.

This Clause also requires submission and approval of an Outline Development Plan (ODP) which has previously been secured.

Therefore, the development of the Montgomery House site will be consistent with these requirements and with the Development Plan which forms part of LPP 6.27. (Please refer to **Annexure 3: Development Plan 2005**).

4.2 Heritage

The Swanbourne Hospital was listed on the State Register of Heritage Places (Database No. 3228 Name: Swanbourne Hospital Conservation Area) on 6 March 1992. (Please refer to **Annexure 4: State Register of Heritage Places - Place 3228**).

The place is listed on the City of Nedland's Municipal Heritage Inventory, with a Category A listing (refer **Annexure 5: City of Nedlands Municipal Heritage Inventory**) and is also on the "*Conservation and Preservation of Place of Natural Beauty and Historic Buildings and Objects of Historic or Scientific Interest*" which is afforded protection under the provisions of the City of Nedlands TPS 2.

As outlined in the Heritage Council of WA's Registration Documentation, the Statement of Significance for the place is as follows:

"The buildings remaining on the Swanbourne Hospital site are the remnant core of the original Claremont Hospital for the Insane, constructed in 1904.

The buildings are associated with Western Australia's largest institution for the care of the mentally ill throughout most of the twentieth century.

The buildings, occupying a prominent site, are a landmark.

The buildings display a high degree of aesthetic quality, in particular the formal grandeur of the Administrative Block, on the eastern side of the site, with its limestone and brick façade and Donnybrook stone portico.

The site contains the following elements of considerable significance; the Administration Block (1904), Montgomery Hall (1904), Male Attendants Block (1904), Female Attendants Block (1904 and 1912), Kitchen (1904), Store (1904), Covered Way between the Administration Block and the Store (1906), and the formal space to the east of the Administration Block, including the driveway, circular planted bed and the Eucalyptus Clodocalyx (Port Jackson Fig) on the northern side of the site."

Notwithstanding this Registration, it is unfortunately a fact that many of the desirable elements of the property have degraded through acts of vandalism or white ant infestation, or have actually even been removed prior to Aegis' acquisition of the site. Aegis intends to undertake the comprehensive conservation of as much of the facility as is reasonably practicable in all of the circumstances of the company's redevelopment program.

4.3 Council Policy Manual

At Part VIII - "Local Planning Policy Framework" of the Scheme, the Council has the ability to prepare Local Planning Policies (LPP's).

The Scheme advises inter alia;

"8.1 LOCAL PLANNING POLICIES

The Council may prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area so as to apply -

- a) to an aspect or aspects of development control or any other matter relevant to this Scheme; and*
- b) to all or part of the Scheme area,*

and may amend or add to or rescind the Policy.

8.2 RELATIONSHIP OF LOCAL PLANNING POLICIES TO SCHEME

8.2.1 If the provision of a Local Planning Policy is inconsistent with the Scheme, the Scheme prevails.

8.2.2 A Local Planning Policy is not part of the Scheme and does not bind the Council in respect of any application for planning approval by the Council is to have regard to provisions of the Policy and the objectives which the Policy is designed to achieve before making its decision.”

As part of the Council’s Policy Manual, the City prepared LPP 6.27 “Swanbourne Hospital Precinct”. (Please refer to **Annexure 6**).

This Detailed Area Plan has been prepared using the guidelines contained in that Policy. Any future Development Application for the site will also be cognisant of the objectives and requirements of that Policy.

4.4 Relationship to Outline Development Plan (ODP)

The Swanbourne Hospital Outline Development Plan (ODP) (included at **Annexure 7**) was developed separately prior to the preparation of this DAP. The ODP was prepared to allow for a range of uses to accommodate the existing Heritage buildings including, *“arts/community uses, residential building uses, cafés, professional offices, consulting rooms and retirement housing.”*

While the ODP did also facilitate an opportunity for subdivision of the balance of the site, Aegis confirms that the site will be retained as one lot, and any subdivision of this site will not occur.

While this DAP is primarily intended to influence built form outcomes and specific use of each area of the complex, the ODP was developed to broadly describe the intended character and to identify potential uses within the existing buildings.

The development of an Aged Care Facility (integrated with appropriate uses of Montgomery Hall) on this site complies with the intent of the ODP and the general provisions of the City’s Local Planning Policy 6.27 Swanbourne Hospital Precinct. Montgomery Hall will be an integral part of this residential aged care facility and will be able to be used by its residents, as well as members of the local community.

Further, this DAP can modify any statutory part of the ODP as may be required.

4.5 Assessment Process

All Development Applications within the Old Swanbourne Hospital Outline Development Plan (ODP) area will be required to meet the provisions of this DAP.

This DAP is required to be adopted by the City of Nedlands and approved by the WAPC and the HCWA, prior to the approval of a Development Application.

In support of the principles of this DAP, correspondence from the City of Nedlands (18 December, 2012) has been provided in response to the proposed uses on the site (in principle). That correspondence is included at **Annexure 8**.

Further, in correspondence dated 4 December 2012 the State Heritage Office (on behalf of the HCWA) had advised of its general support for the uses being proposed for this facility. A copy of that correspondence is also attached hereto (please refer to **Annexure 9**).

5.0 CONCLUSIONS

This Detailed Area Plan (DAP) has been prepared to guide the conservation and redevelopment of the Old Swanbourne Hospital facility ('Montgomery House') by the Aegis Aged Care Group.

This DAP acknowledges the heritage significance of the site. All works which are proposed to be undertaken to create the residential aged care facility which is planned for the site, will be undertaken in a way which recognises the sensitivity of the heritage fabric of the complex.

Where any new building components are proposed, they will be undertaken in a way which is consistent with the requirements of the HCWA and the City of Nedlands.

The iconic nature of the complex is recognised by Aegis which intends to incorporate an ability for the local community to have access to the planned, landscaped grounds of it.

The integrated Montgomery Hall will be available for uses by the community (as well as by the residents of the facility) in a manner which will ensure that any possible impacts of the uses of that facility (by up to 150 people) will be managed in a way which respects the amenity of the adjoining residential properties.

Approval of the principles and intentions outlined in this DAP will facilitate the progression of a formal Development Application (DA).

ANNEXURES

ANNEXURE 1

Background & Context of the Site

BACKGROUND HISTORY

Historically, the site accommodated the Claremont Hospital for the Insane (since 1904) which subsequently became the Swanbourne Hospital for the mentally ill. In 1986 the Hospital was closed and in 1987 some of the surrounding land was subdivided for residential purposes. The site has remained vacant and unused since its closure.

In 1991, the State Government resolved to dispose of the site and associated buildings in accordance with the Government Heritage Property Disposal process since neither the State Government nor the City of Nedlands were interested in retaining the site for public purposes. By that time, natural and human assisted dilapidation processes were well underway and the buildings were being badly damaged through these processes.

In 2003, studies were undertaken by Council engaged Consultants for redevelopment prospects, and draft Design Guidelines were produced. A development plan, draft policy provisions and a set of design guidelines were used in support of an Amendment to the City of Nedlands Town Planning Scheme No. 2 (TPS 2) (being Amendment No. 158) which rezoned the site to enable future redevelopment. (The site was rezoned from 'Special Use Site 1' to 'Development'). The Amendment was gazetted in 2005, and the site was sold through a tender process in 2006.

CONTEXT

The subject land comprises the former Swanbourne Hospital site in Mount Claremont in the City of Nedlands (refer Location Plan). The land is described as Lot 416 on Certificate of Title Volume 2788, Folio 630 and is owned by Aegis Aged Care Group Pty Ltd.

The site is adjacent to John XXIII College to the east, and is approximately 700m from the Mount Claremont shopping centre. It is well serviced by local public open space (POS) including Hamilton Park, Grainger Reserve, Pine Tree Park and Mount Claremont Oval. The site is set contextually within a broader residential area to the west, north and south (refer Context Plan).

The site has a total land area of 1.6789ha. It has an undulating topography, rising from 29.0 AHD on the western boundary to 40.0 AHD in the vicinity of the Administration Building in the eastern portion of the site. At the east, the topography rises steeply up from John XXIII College to Heritage Lane, but then levels out towards and across the

circular drive at the front of the complex. It enjoys an eastern frontage to Heritage Lane of 72.37m, and a north-western frontage to Abbey Gardens of 56.35m.


The existing improvements on the site associated with the former Hospital include the Administration Building, the Covered Way, the Stores, the Female and Male Attendants' Block, the Kitchen, Montgomery Hall and the Courtyard.

ANNEXURE 2









TPS 2 Scheme Map

LEGEND








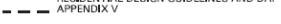

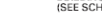
LOCAL SCHEME RESERVES

-  MUNICIPAL PURPOSES
-  PUBLIC PURPOSES
-  PUBLIC PURPOSES DENOTED AS FOLLOWS:
C CEMETERY
PS PRIMARY SCHOOL
S SCHOOL
-  RECREATION

ZONES

-  DEVELOPMENT
-  RESIDENTIAL
-  HOTEL
-  OFFICE
-  OFFICE/SHOWROOM
-  RETAIL SHOPPING
-  SERVICE STATION
-  SPECIAL USE
-  SPECIAL USE DENOTED AS FOLLOWS:
SU SPECIAL USE
V VARIOUS
-  LIGHT INDUSTRY

OTHER

-  R CODES
-  ADDITIONAL USES
-  SCHEME BOUNDARY
-  LOCAL GOVERNMENT BOUNDARY
-  DEVELOPMENT CONTROL AREA
-  PLACES OF NATURAL BEAUTY (SEE SCHEME TEXT)
-  SCHEME AMENDMENT AREA
-  RESIDENTIAL DESIGN GUIDELINES AND DAP APPENDIX V
-  BUILDINGS/OBJECTS OF HISTORICAL INTEREST (SEE SCHEME TEXT)
-  NO ZONE

CITY OF NEDLANDS TOWN PLANNING SCHEME NO. 2 (DISTRICT SCHEME)



ANNEXURE 3

Development Plan 2005

LEGEND

- Public Open Space
- Residential
- Montgomery Hall (including courtyard and parking)
- Administration Building & Covered Way
- Existing Hospital Buildings
- Future road reserve
- Public ROW Access (vehicles)
- Public ROW Access (cyclists, pedestrians only)
- Open Style Fencing
- Registered Curtilage & Development Plan Area

NO PUBLIC/AFFORDABLE HOUSING TO BE PROVIDED.

EXISTING HERITAGE BUILDINGS TO BE RETAINED

PUBLIC OPEN SPACE (WEST WING)

PUBLIC OPEN SPACE (WEST WING)

Landscape to protect and enhance the profile of Montgomery Hall and existing view corridors:

- Maintain and enhance pedestrian/cycle access. (S196 Land Administration Act)
- Improve lighting and provide public art.
- Landscaping Plan to be prepared at Development Application Stage and implemented by Developer prior to vesting.

EXISTING HOSPITAL BUILDINGS

EXISTING HOSPITAL BUILDINGS

- Conversion to Residential/Retirement Housing or Assisted Care Facility (approx 28 units)
- Possible cafe
- Possible Arts/Community uses.

MONTGOMERY HALL

Retain heritage values - possible uses:

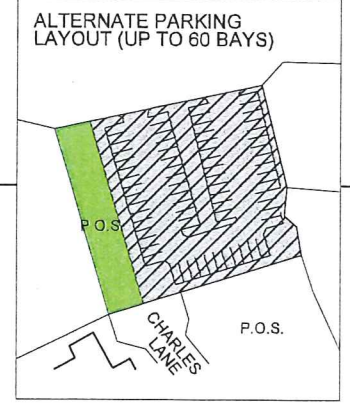
- Private Community Use e.g. Real Tennis, cafe, meeting rooms, museum, rhythmic gymnastics.
- Parking provided in South wing or in undercroft
- Use of Montgomery Hall needs to have regard to parking and traffic volumes, hours of use, noise levels and heritage values of building.
- Not to be used for residential purposes.
- Access to Montgomery Hall Undercroft for service access only

Note: Heritage Council does not support the removal of the arch and stage within Montgomery Hall.

SOUTH WING

- Retain for parking (up to 60 bays) unless Montgomery Hall put permanently to a low-key use
- Access to parking from Heritage Lane
- If developed for residential:
- Access from Heritage Lane, Hamilton Gardens and Charles Lane.
- Development guidelines/covenants to control building form and levels
- maximum 2 storey + loft (non habitable).
- Development to be 'cut into' bank to minimise impact on neighbours in Norfolk Lane complex.
- Maximum 7 lots.

Note: Density of development of this site may be subject to further consideration at the subdivision stage.



THE NEED FOR ACCESS FROM HERITAGE LANE WILL DEPEND ON THE FUTURE USE & DEVELOPMENT OF THE ADMINISTRATION BUILDING AND THE COVERED WAY JOINED TO THE EXISTING HOSPITAL BUILDINGS. SUCH A ROUTE FOR VEHICLES SHOULD ONLY BE ENTERTAINED IF THE EXISTING VEHICULAR ACCESS THROUGH THE COVERED WAY IS REMOVED AS A RESULT OF REDEVELOPMENT & USE OF THE ADMINISTRATION BUILDING & THE COVERED WAY MAY BE JOINED TO THE EXISTING HOSPITAL BUILDINGS.

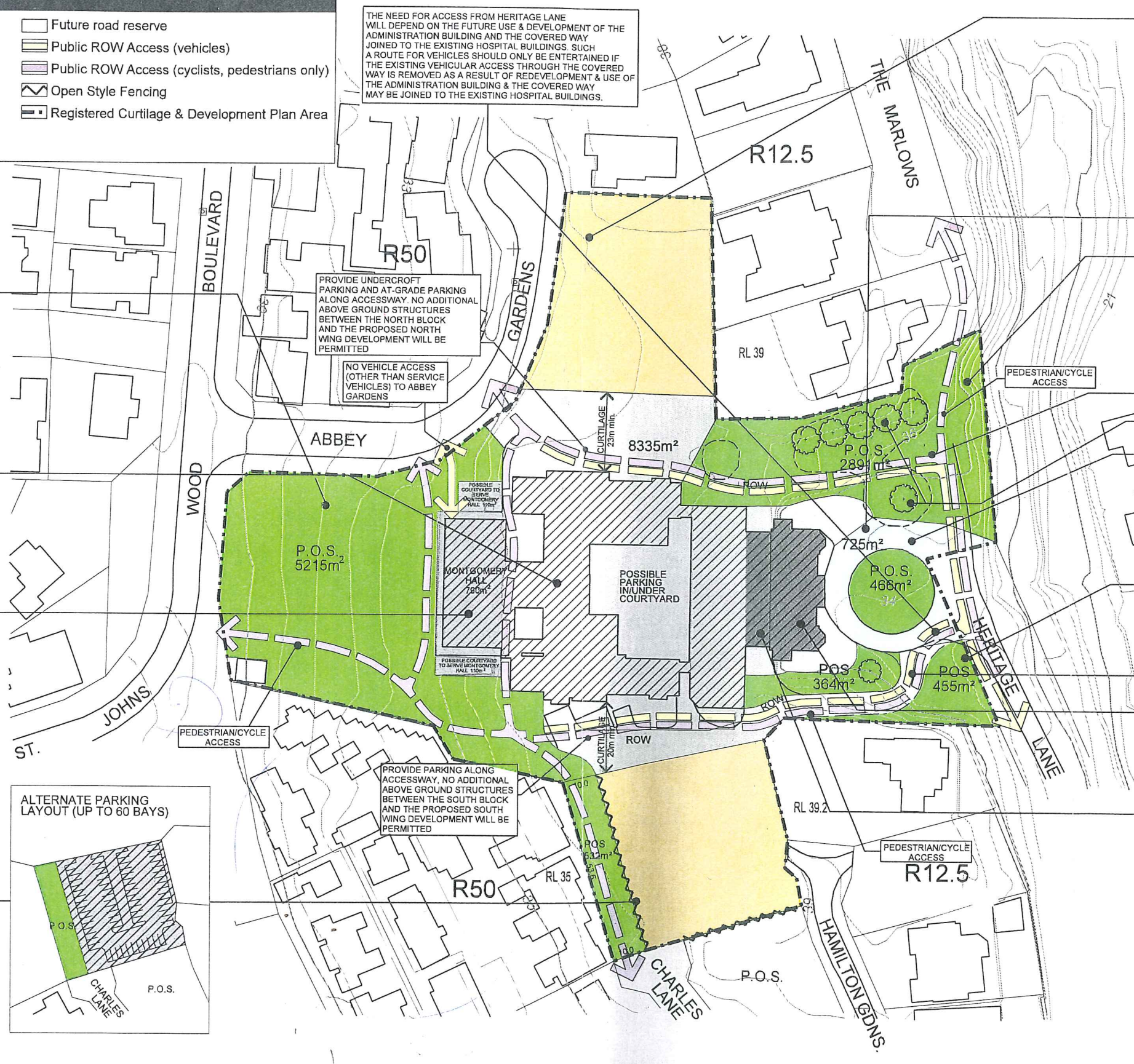
PROVIDE UNDERCROFT PARKING AND AT-GRADE PARKING ALONG ACCESSWAY. NO ADDITIONAL ABOVE GROUND STRUCTURES BETWEEN THE NORTH BLOCK AND THE PROPOSED NORTH WING DEVELOPMENT WILL BE PERMITTED

NO VEHICLE ACCESS (OTHER THAN SERVICE VEHICLES) TO ABBEY GARDENS

POSSIBLE COURTYARD TO SERVE MONTGOMERY HALL

POSSIBLE COURTYARD TO SERVE MONTGOMERY HALL

PROVIDE PARKING ALONG ACCESSWAY. NO ADDITIONAL ABOVE GROUND STRUCTURES BETWEEN THE SOUTH BLOCK AND THE PROPOSED SOUTH WING DEVELOPMENT WILL BE PERMITTED



NORTH WING

NORTH WING

- Develop for residential purposes -
- Maximum 5 lots
- Maximum 2 storeys + loft (non-habitable).
- Access off Abbey Gardens.

Note: Vehicular access to this site will be further considered at the subdivision stage and may result in the need for a right of way providing access to the rear of this land

- Guidelines/Covenants to control built form and levels.
- Development to be 'cut into' bank to minimise impact on neighbours to east.

EAST WING

PUBLIC OPEN SPACE (NORTH EAST WING)

- Protect trees on northern boundary and adjacent to circular drive.
- Provide access to site for cyclists and pedestrians. (S196 Land Administration Act)
- Landscaping Plan to be prepared at Development Application Stage and implemented by Developer prior to vesting.

MAIN ACCESS INTO SITE (S20A Town Planning & Development Act)

TREE(S) TO BE PROTECTED

CIRCULAR DRIVE TO BECOME PUBLIC ROAD

- Protect view corridor to and from Administration building.

- Design to be sensitive to heritage character of building ie. coloured pavement, minimal carriageway width, landscaping

PUBLIC OPEN SPACE (SOUTH EAST WING)

- Protect trees, wing wall and bank.

ALTERNATIVE ACCESS FROM HERITAGE LANE TO SOUTH WING VIA PUBLIC RIGHT OF WAY (ROW) DEVELOPED AS A 'MEWS' (S20A Town Planning & Development Act)

ADMINISTRATION BUILDING & COVERED WAY

- Possible uses include residential, retirement housing, home based business, commercial, mixed use, consulting rooms and professional offices etc.

COURTYARD(S) AND/OR PARKING, ALONG COVERED WAY

PUBLIC ACCESS

Pedestrian & cyclist access will be provided across the land generally along the routes shown on the plan, either through the creation of pedestrian access reserves or general public access easements for pedestrians, cyclists and wheelchairs under Sections 195 & 196 of the Land Administration Act 1997 for the benefit of the WAPC.

PUBLIC OPEN SPACE

POS calculations will need to be agreed to by the WAPC & City of Nedlands at the subdivision / development stage.



OCTOBER 2005

PLAN NUMBER
03/016/012A



OLD SWANBOURNE HOSPITAL STUDY

Development Plan

Figure 11

ANNEXURE 4
State Register - Place 3228



REGISTER OF HERITAGE PLACES- ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE.

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE.

The remnant group of buildings on the Swanbourne Hospital site are typical of early twentieth century institutional buildings. Their formal planning and design with an emphasis on rectangular forms and Georgian detailing, create the impression of austerity and strength which is enhanced by their prominent location on the crest of the hill.

The aesthetic value of the place derives from the formal planning of the buildings as the original core of a once larger group of hospital facilities. The symmetrical facade of the Administration Block with its classically proportioned stone portico and formal driveway with circular garden area in front, provides a focus to the group. By contrast the west elevation of the Dining and Recreation Hall (Montgomery Hall) provides an appropriate elevation to the complex, visually enclosing the group of buildings. (Criteria 1.4)

The planning of the complex and design of the buildings in the early years of the twentieth century reflected the current thinking on hospital layout and was based on research into asylum design in the U.K. and the eastern states. (Criterion 1.2)

The remaining group of buildings and mature trees located on the crest of the hill overlooking John XXIII College and the residential subdivision that has developed on the original Claremont Mental Hospital site, provide a focus and prominent landmark to the area. Mature trees both indigenous and introduced, originally part of the hospital site and including pines that lined the entrance drive to the hospital - provide a significant entrance statement to the site. (Criterion 1.3)

11.2. HISTORIC VALUE

Historically the remnant buildings on the Swanbourne Hospital site are representative of the wider site once occupied by the Claremont Hospital for the Insane. The site included an intensely developed area in the immediate vicinity of the remnant group, another group of buildings now within the boundary of the Graylands Hospital site and various other

buildings and site features in the original site area. The whole area was planned to be largely self supporting with a dairy farm, bakery, laundry, and other service buildings. The site also provided accommodation for staff ranging from hostel style accommodation for male and female attendants to houses for the superintendent and senior medical officers.

The site also contained a mortuary. The remaining buildings provide historic reference to the range of human activities previously carried out in the area. (Criterion 2.1)

The Claremont Mental Hospital is historically significant as a phase in the history of the treatment of the mentally ill in the State. The Claremont Mental Hospital was constructed as a replacement after the Fremantle Lunatic Asylum was proved to be inadequate. The construction of Heathcote Hospital in the 1920s provided a later phase of development. (Criterion 2.1)

The Claremont Mental Hospital was once occupied by more by more than one thousand patients accommodated in segregated wards according to gender and type of mental illness. The site represents a phase in the history of the State when the mentally ill were institutionalised away from the general community. (Criterion 2.2)

The place is significant for association with a number of prominent individuals. These include Dr. S.H.R. Montgomery who was appointed as Superintendent of the Fremantle Lunatic Asylum in 1901 and charged with the task of establishing the new Hospital for the mentally ill. Montgomery was involved with the site selection, planning and establishment of the hospital on the Claremont site.

J.H. Grainger the principal architect with the P.W.D. was also associated with the establishment of the hospital and the design of early buildings. After 1905 Grainger was replaced by Hillson Beasley who was responsible for later buildings and site development.

Other medical officers and individuals were involved with the care and treatment of the mentally ill over the period of the Hospital's development. Their contribution forms part of the social history of the hospital. (Criterion 2.3)

The remnant buildings represent fine examples of P.W.D. design typical of the early years of the twentieth century. They are representative of the level of technological knowledge in the State at this period, which had been enhanced by the influx of expertise resulting from increase in population including skilled architects, engineers and tradesmen during the gold rush period of the 1890s. (Criterion 2.4)

11.3. SCIENTIFIC VALUE

The remnant Swanbourne Hospital site provides potential to yield information about the accommodation of people diagnosed as being mentally ill. This value is reduced by the demolition of associated buildings and reduction of the site. The surrounding site and remaining buildings provide opportunity for archaeological investigation, although previous site disturbance has reduced this value. (Criterion 3.2)

11.4. SOCIAL VALUE

The Swanbourne Hospital has associations with all those involved with the care and treatment of the mentally ill in the State, through education, nursing, various therapies, domestic services and other occupations previously represented on the site. The place is of particular significance not only to those who worked there but also to others in the field of medical treatment. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

The Swanbourne Hospital site represents a remnant of the original Claremont Hospital for the Insane. The hospital was the major state administered mental institution in Western Australia from its inception in 1904 to its closure in the 1980s. It represented a period in the history of mental illness when large numbers of patients were segregated from the main community. A method of treatment no longer practised. (Criterion 5.2)

12.2 REPRESENTATIVENESS

The Swanbourne Hospital represents a phase in the treatment of the mentally ill in the state and is representative of large government institutions constructed in the early years of the twentieth century.

The hospital represents the transition from Fremantle Asylum, where patients were treated almost as prisoners, to the more open approach adapted in the 1920s at Heathcote.

Other government institutions constructed at the period include Wooroloo Isolation Hospital. (Criterion 6.2)

12.3 CONDITION

The Significance of the Swanbourne Hospital site is reduced by the fact that the existing site represents only a remnant of the original Claremont Hospital complex and wider site. In particular the demolition of associated ward blocks and removal of site features including covered ways have reduced the authenticity of the site.

The remaining individual buildings however retain a high degree of authenticity. Only the kitchen has been significantly altered since the construction of the buildings in 1904. There are various accretions including ducts and toilet blocks which reduce the authenticity of the whole site but these can be easily removed. The external area to the east of the Administration block retains its original form and layout.

The condition of the remnant buildings is generally good although there is some deterioration due in part to vandalism. The major effect of vandalism has been the loss of the main staircase balustrade in the Administration building and Female Attendants' Block. Numerous rooms in all buildings have had their joinery removed and there is a general need for conservation work. There are problems of damp and white ant damage all requiring remedial work. In general however, the condition of the buildings does not affect the assessed significance.

The integrity of the place relates to the long term sustainability of the assessed significance. The remaining buildings provide opportunities for re-use within which heritage values may be retained.

12.4 INTEGRITY

The remaining buildings have been unoccupied for several years. The patients are long gone, hospital fixtures and fittings have been removed and the future uses of the place remains uncertain. The integrity of the place is diminished.

12.5 AUTHENTICITY

Vandals have stripped the buildings of many interior fixtures and fittings and this has diminished the authenticity of the place. However, enough of the fabric survives to enable the restoration of much of the place.

13.1 DOCUMENTARY EVIDENCE

The Swanbourne Hospital site contains the Administration Block, Montgomery Hall, Male Attendants Block, Female Attendants Block, Kitchen and Store. These are the remaining buildings from the original Claremont Hospital for the Insane constructed on the site in 1904 as the state's major institution for the care of the mentally ill.

Care of the mentally ill in Western Australia began officially with the transfer of ten convicts to the Fremantle Lunatic Asylum (now the Fremantle Arts Centre), which was completed and occupied in July 1865. In July 1897, Whitby Falls Mental Hospital opened as an annexe to the Fremantle Asylum. Patients transferred there were categorised as those who were capable of performing useful work, typically farming, and who could be trusted with a certain amount of freedom.¹

¹ West Australian Archive notes AN200

In 1900 a parliamentary committee was formed to inquire into the asylums at Fremantle and at Whitby Falls found that Fremantle Asylum was utterly unfit for the purpose for which it was used and its continued occupancy as an asylum was likely to retard if not altogether prevent the cure of the patients. The management structure of the institution showed serious defects and the place was virtually a prison. The committee made the recommendation that Fremantle Asylum be abolished and that a new site be found accessible to both Perth and Fremantle. It also recommended that a large proportion of the staff should be experienced in the management of the insane and that a resident medical officer to attend solely to the insane be appointed to Fremantle.

In April 1901 after consultation with H.C. Manning, the recently retired Inspector General of the insane in N.S.W. and the lunacy commissioners in London, the State government appointed Dr. S.H.R. Montgomery as Superintendent of the Fremantle Lunatic Asylum. Montgomery was previously the assistant medical officer at Nottingham City Asylum in the U.K. and had some knowledge of the principles of asylum design.

In 1901 Montgomery and the Principal Architect of the P.W.D., J.A. Grainger, travelled to the Eastern States to investigate the various Lunacy Acts and the design of asylums. On his return to W.A. Montgomery was instructed to establish a committee to select a site for the new asylum. On Montgomery's recommendation a site was chosen at Claremont, accessible to the centres of population at Perth and Fremantle. Amongst the reasons given for the choice of location were ease of visiting, lower construction and operating costs, ease of providing entertainment, proximity to medical help and ease of obtaining staff. The site consisted of 394.5 acres (160 hectares) and had its own artesian water supply which facilitated the setting up of farms to assist with the upkeep of the institution.² Government Reserve H8636 at Claremont was set aside for the new asylum on 27 February 1903.

By 1904 documents for site development and construction of buildings were in the process of preparation by the Public Works Department. Initial site plans indicated the location of key buildings along the ridge on the western side of the site. Ward buildings were designed in a linear manner to form a crescent extending to north and south of the central core of administrative buildings. The central core included the administration block, main store, kitchen, male and female attendants quarters and the dining and recreation hall. The wards for female patients extended to the north and for male patients to the south of the central core. Wards were provided for different categories of patients in order from the centre: Quiet and Chronic, Recent and Acute, Sick and Infirm, Epileptic and Violent and Noisy.

² Best, Patricia A *Thesis on the History of the Claremont Mental Hospital*, unpublished 1956. Battye Library Collection.

Ward blocks were named according to locations around Perth and Fremantle. In 1904 all the male wards were under construction, but the female wards were constructed over a more extended period, with the violent and noisy female ward not being constructed until 1933. The ward blocks were connected with each other and with the central core buildings by means of covered ways located on the eastern side of the blocks. To the north east of the central core buildings were the hospital's service buildings including the boiler house and laundry.

The original site plan also indicated the establishment of a farm dairy to the north east of the main buildings. A house for the R.M.O. was located to the south east of the main block, and a mortuary on the southern boundary of the site. There was also a small ward for patients suffering infectious diseases to the east of the main buildings.

Some original drawings for the site are signed by the Principal Architect of the P.W.D. J.A. Grainger. Some are signed by Hillson Beasley who became Chief Architect in 1905. All of the early buildings were of an architecturally distinctive style. The majority were two storey with walls a combination of brick and limestone. Architectural drawings and photographic evidence indicate buildings with formal proportions and detailing including double hung sash windows with small panes of glass, rectangular forms and steeply pitched, hipped roofs with half timbered roof gables. A number of roofs had distinctive ventilation turrets and chimneys with rendered corbelling and bands of stone and brickwork.

Buildings generally were constructed with concrete strip footings and timber floors, although granolithic floors were laid in kitchens and service areas, including the basement to the dining and recreation hall. Cavity walls were used generally with buildings typically constructed with an outer wall of brick or limestone and an inner wall of brick. This form of construction was typical of Public Works Department detailing current at this period. The buildings had timber joinery typical of the period including panelled doors, moulded skirtings and architraves. Roofs of most of the buildings were distinctive dark grey slate which was later replaced by clay tiles.

The siting and massing of the buildings is significant. The main administrative buildings were located on the highest point of the site and wards located with an east-west orientation along the crest of the hill. At this period, the concept of solar orientation of buildings with a north-south focus was not common practice. Problems of sanitation, health and hygiene however suggest an emphasis on fresh air and natural ventilation in buildings and hence the prominent and exposed location.

The original group of hospital buildings formed a high density development, leaving a large area of the site undeveloped. This combined with the formal architecture of the buildings tended to give an institutional quality to the development in stark contrast to the largely undeveloped rural setting. Photographic evidence indicates unmade roads, timber post and rail fences and little planting adjacent to buildings.

In 1912 the Female Attendants Block was extended and alterations made to the first floor of the building. In 1922, a large annexe was constructed on land to the north of the Female Attendants Block, providing additional accommodation for nurses. This building was constructed on land previously used for gardens and a tennis court and was linked to the Female Attendants' Block by means of a covered way. The style of the building was similar to the style of the Female Attendants' Block built in 1904.

In the 1920s a bio box (for film projection) was constructed on the northern end of Montgomery Hall and a screen erected in front of the proscenium so that the building could be used as a picture theatre to entertain both patients and staff. Throughout the history of the site, this building was used as a dining hall and a recreational space for patients.

In 1954 an Occupational Therapy Building (now demolished) was constructed to the west of Montgomery Hall. In 1958 the kitchen was substantially remodelled internally and a new kitchen addition constructed in the original kitchen yard.

In 1975 the decision was taken to phase out the use of the Claremont Hospital for the Insane. At this period changing attitudes towards the mentally ill encouraged integration of patients back into the general community and the move towards disbanding large residential institutions. The proposal was to contract the requirements of the Mental Health Services onto the adjacent Graylands Hospital site covering approximately thirty hectares fronting Brockway Road.

The closure of the Claremont Hospital for the Insane led to the proposal to redevelop the major part of the hospital site. The Urban Lands Council was the statutory body responsible for assessing the site and determining appropriate future use. Thirty two hectares of land were transferred by the State Government for the development of John XXIII College and the bulk of the remainder subdivided for residential purposes. The majority of the buildings on the site were demolished but a remnant group including the Administration Block, Montgomery Hall, Male and Female Attendants Blocks, Store and Kitchen retained on a reduced site.

Summary of Original Documents

Original Documents are located at the BMA Plan Room under the reference 24/1/0.

The following are relevant to the remaining site:

Site Plans

Contour Plan of Reserve 1904 signed J.H. Grainger

General Plan of Site Showing Present Levels of Ground 1904 signed J.H. Grainger.

Administration Block

Drg. No.1 Plans and Sections 1904 signed J.H. Grainger

Drg. No.2 Roof and Foundations Plan 1904
Drg. No.3 Elevations 1904
Detail No.10 Roof over Covered Way to Administration Block 1905

Montgomery Hall

Drg. No.1 Foundations and Ground Floor Plans 1904 signed J.H. Grainger
Drg. No.2 Sections and Elevations 1904

Male Attendants Block

Drg. No.1 Elevations and Plan 1904 signed J.H. Grainger
Drg. No. 2 Roof and Foundation Plans and Sections 1904

Female Attendants Block

Drg. No.1 Elevations and Plan 1904 signed J.H. Grainger
Drg. No.2 Roof and Foundation Plans and Sections 1904.

Kitchen Block

Drg. No.1 Ground Plan 1904 signed J.H. Grainger
Drg. No.2 Roof Plan 1904
Drg. No.3 Sections 1904

Stores Section

Plans, Elevations, Sections 1903

13.2 PHYSICAL EVIDENCE

The original site of the Claremont Hospital for the Insane has been significantly altered by the demolition of original buildings and redevelopment of parts of the site for new uses including John XXIII College and extensive residential subdivision. Numerous buildings and site features have been removed and the boundaries of the original site are no longer clearly distinguishable from the surrounding area.

The remaining Swanbourne Hospital site contains all that are left of the original group of buildings constructed on the Claremont Hospital for the Insane site in 1904. All the ward blocks, laundry and service buildings and associated site features and structures were demolished in the 1980s. The remaining site is cruciform in shape and retains a minimal amount of open space around the remaining buildings to provide a buffer from surrounding development and to allow for on site parking for future users of the site.

The remaining buildings are:-

- Administration Block 1904
- Montgomery Hall 1904
- Male Attendants Quarters 1904
- Female Attendants Quarters 1904 and 1912
- Kitchen 1904 and 1958
- Store 1904 and 1958

The site originally contained an annexe to the Female Attendants Quarters constructed in 1922 to the north of the remaining buildings and an occupational therapy building constructed in 1954 to the west of Montgomery Hall. Both of these buildings have subsequently been demolished.

Numerous site features including covered ways that originally linked the remnant buildings with the ward blocks have been demolished. However, the covered way between the Administration Block and the Store constructed in 1904 has been retained.

Also remaining is the entry driveway to the site including the forecourt to the Administration Block with its original circular driveway and circular grass plot. The service roads to the stores building and other parts of the site were altered in the 1950s when the extension to the Store building was constructed.

Limestone retaining walls which extend forming curved wings on either side of the Administration Building remain intact and together with the entry portico give a sense of formality and enclosure to the space in front of the Administration Building. Other retaining walls on the site including walls adjacent to Montgomery Hall, date from a later period and are not of heritage significance.

The site retains evidence of remnant vegetation including a large mature Port Jackson fig tree (*Eucalyptus Clodocalyx*) on the northern site of the Administration Building forecourt. Of particular significance is the remnant avenue of pines and other exotic species which lines the approach to the site along Heritage Lane. Although not part of the Swanbourne Hospital Conservation Area, this avenue is integral to the significance of the remnant group of buildings on the site.

The visual dominance of the site and the Administration Block in particular give the buildings a landmark quality in the area. The formal arrangement of the building group and their scale and proportions of individual structures reinforces this effect.

Administration Block

The Administration Block was constructed in 1904 as part of the Claremont Hospital for the Insane to the drawings prepared by the Public Works Department. The building has a formal grandeur which distinguishes it from the other remaining buildings on the site.

The building is two storeys in height and rectangular in plan. The site was excavated prior to construction and the building built into the hill on the western side. The front elevation incorporates bay windows on either side and a central Donnybrook stone portico and a roof gable defining the entry. The long axis of the plan is oriented north-south with the entry portico facing east. Curved limestone retaining walls extending from both ends of the building support access roads to the rear area. The building is connected to the adjacent stores building on the western side by a covered way. There are two lightwells in the western elevation which extend down to the lower floor providing light and ventilation to the rooms below.

Montgomery Hall

Montgomery Hall was constructed in 1904 as the main dining and recreation hall for the original hospital. It is located on the same axis as the Administration and Stores buildings. The hall is located on the western face of the ridge with levels falling approximately 2.5 m across the hall width. Access to Montgomery Hall was originally made from the covered way running north-south on the eastern side of the hall. The hall is a large rectangular space with high ceilings and engaged pier brick walls. The main hall is constructed over an under-croft with an arched limestone colonnade around the three exposed sides. This colonnade supports a verandah at the hall level which has been partially removed. A roof truss structure supports a hipped roof originally of slate and currently marseilles tiles with the two original pressed metal ventilation towers. These were a distinctive detail of many original hospital buildings.

The interior of the Hall is a large classically proportioned space with simple detailing and heavily beamed ceiling with large ceiling roses. There is a proscenium with raised and raked stage floor and 'fly' space at the southern end of the hall. The hall has high windows on the east and west facades giving the space ample light.

Male Attendants Block

The Male Attendants Block was one of the original buildings constructed in 1904 on the site and forms the south face of the remaining group of hospital buildings. The building is balanced by the Female Attendants building on the northern side about the east-west axis.

The building is basically rectangular in plan with three projecting bays on the south elevation. The style and materials of the building follow those of other buildings on the site.

The building provided accommodation for male staff working at the hospital and sitting rooms, recreation areas and offices on the ground floor sleeping and bathing facilities on the first floor.

Female Attendants Block

The Female Attendants Block was one of the original buildings constructed in 1904 and forms the north face of the group of remaining buildings. The building is balanced by the Male Attendants Building on the southern side about the east-west axis of the remaining group.

The building mirrors the Male Attendants Building on the south and is basically rectangular in plan with three projecting bays on the north elevation. However, it varies from the Male Attendants block as the whole of the block is a two storey structure. The style and materials of the building follow those of other buildings in the group. In 1912 the building was extended at first floor level.

The building provided accommodation for female staff working at the hospital and provided sitting rooms, recreation areas and offices on the ground floor with sleeping and bathing facilities on the first floor.

Kitchen Block

The Kitchen block is located between the Male Attendants and Female Attendants buildings and to the east of Montgomery Hall. The building originally opened on the eastern side to an open, flat paved courtyard with central storage buildings linked to it by a covered way. The kitchen block formed part of the original building contract. A distinctive feature of the original building were the high clerestory roofs over both main kitchen and scullery areas.

In 1958 part of the original fabric was demolished and a new kitchen wing constructed in the eastern courtyard area.

Stores Building

The Stores building was one of the original buildings constructed on the site in 1904 and is located directly behind the Administration Block and connected to this building by an open ended, truss roofed covered area constructed in 1906. The building maintained its original use throughout the history of the hospital and remained substantially as originally built until 1960.

The building is rectangular in shape with the long axis oriented north-south, parallel to the Administration Block. It has an open internal space with a room at each end. The roof is a simple hipped form with the roof extending over verandahs around all four sides. This is the only building in the group that originally had a corrugated iron roof and retains this material currently.

The alterations and additions in 1960 involved underpinning the west side of the original building to lower the ground level to match the Kitchen Block. This was associated with changes in level and underpinning the eastern end of both Male and Female Attendants blocks to facilitate vehicular access to the Kitchen courtyard. Stairs and ramps were added to the western wall of the stores building at this time. The hipped roof was also extended south and a new store and lavatory block added. This block maintained the form and opening sizes of the original building.

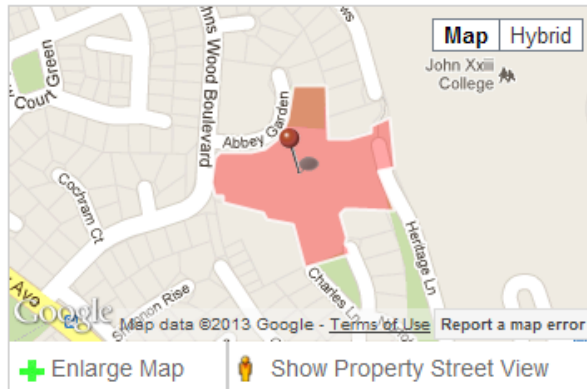
13.3 REFERENCES

Heritage and Conservation Professionals: *Conservation Plan for Swanbourne Hospital, Formerly Claremont Hospital for the Insane Heritage Lane, Mount Claremont, W.A.* Prepared for Building Management Authority. 1994.

Swanbourne Hospital Conservation Area

AUTHOR Heritage Council

PLACE NUMBER 03228



LOCATION

Lot 12040 St Johns Wood Bvd Mt Claremont

LOCATION DETAILS

Heritage Lane

LOCAL GOVERNMENT Nedlands

REGION Metropolitan

CONSTRUCTION DATE 1904 to 0

DEMOLITION YEAR N/A

Statutory Heritage Listings

TYPE	STATUS	DATE	DOCUMENTS	MORE INFORMATION
Town Planning Scheme	YES	14 Sep 1990		
State Register	Permanent	19 Aug 1994	Register Entry Assessment Documentation	

Other Heritage Listings and Surveys

TYPE	STATUS	DATE	GRADING/MANAGEMENT		MORE INFORMATION
			CATEGORY	DESCRIPTION	
Register of the National Estate	Indicative Place	08 Nov 2012	NA		
Register of the National Estate	Nominated	02 Nov 1983	NA		
Classified by the National Trust	Classified	09 May 1983	NA		
Heritage Agreement	YES	16 Mar 2006	NA		

Condition

[more](#)

The Administration Building is two storey with a brick and limestone external leaf, a Donnybrook stone portico to the central gable roof entrance and with faceted, hipped roof bays to either end. At each end there are flat roofed small wings with stone embattlements. The

Associations

NAME	ASSOCIATION TYPE	DATE FROM	DATE TO
Claremont Hospital for the Insane	Other Association	8/11/2012	8/11/2012
J.H. Grainger, P.W.D. - design of early buildings	Architect	8/11/2012	8/11/2012
Hillson Beasley - after 1905	Architect	8/11/2012	8/11/2012
Minister for Works	Previous Owner	8/11/2012	8/11/2012
Dr. S.H.R. Montgomery involved with site selection, planning & establishment of the hospital on the Claremont site.	Other Association	8/11/2012	8/11/2012
mentally ill	Other Association	8/11/2012	8/11/2012
Minister for Works	Previous Owner	8/11/2012	14/10/1997

State Heritage Office library entries

ISBN NUMBER	TITLE	MEDIUM	YEAR OF PUBLICATION
	Claremont Hospital for the Insane: a conservation plan for the remaining buildings.	Heritage Study {Cons'n Plan}	1992
	Funding proposal for the restoration of the Swanbourne Hospital buildings : a submission to the Western Ausrtalian Government by the City of Nedlands.	Report	0
	Swanbourne hospital conservation area, Heritage Lane Mount Claremont WA : conservation plan.	Heritage Study {Cons'n Plan}	2005
	Conservation plan for Swanbourne Hospital, formerly Claremont Hospital for the Insane, Heritage Lane, Mount Claremont WA.	Heritage Study {Cons'n Plan}	1994
	Swanbourne hospital conservation area, Heritage Lane Mount Claremont WA : conservation plan (draft).	Heritage Study {Cons'n Plan}	2005

hide categories

Place Type

Individual Building or Group

Uses

EPOCH	GENERAL	SPECIFIC
Present	HEALTH	Hospital
Other	HEALTH	Office or Administration Bldg
Original	HEALTH	Asylum

Construction Materials

TYPE	GENERAL	SPECIFIC
Wall	STONE	Donnybrook Sandstone
Wall	STONE	Limestone
Wall	BRICK	Common Brick

Architectural Styles

STYLE
Victorian Georgian

Historic Themes

GENERAL	SPECIFIC
SOCIAL & CIVIC ACTIVITIES	Community services & utilities
OCCUPATIONS	Commercial & service industries

Creation Date 1 May 1992

Last Update 8 Nov 2012

Viewing Status Approved

[Disclaimer](#)

ANNEXURE 5

Municipal Heritage Inventory

STREET	STREET NUMBER	WARD	PLACE NAME	BUILDING TYPE	MI REF NO	CAT.	MI STATUS
Adelma Rd		Dalkeith	Carmelite Nuns Monastery	Church & Monastery	D1	B	MI
Adelma Rd/Melvista Av		Dalkeith	Mason's Gardens	Park	D8	B	MI
Alexander Rd	52	Dalkeith	Residence	Residence	D19	B	MI
Alfred Rd	103	Coast	Graylands Primary School	Primary School			Review
Archdeacon St		Melvista	Precinct	Streetscape			Review
Bay Rd		Melvista	Sugar Gum trees	Significant Trees	N49	A	MI
Beatrice Rd/Victoria Av		Dalkeith	Dalkeith Tennis Club	Clubrooms and Courts	D6	B	MI
Birdwood Pd		Dalkeith	Sunset Hospital	Hospital and Grounds	D33	A	MI
Birdwood Pd	15	Dalkeith	Residence	Residence	D21	C	MI
Birdwood Pd	22	Dalkeith	Gallop House	Residence	D7	A	MI
Birdwood Pd	25	Dalkeith	Residence	Residence	D22	C	MI
Birdwood Pd	33	Dalkeith	Residence	Residence	D23	C	MI
Birdwood Pd	39	Dalkeith	Residence	Residence	D24	B	MI
Birdwood Pd	53	Dalkeith	'Karda Mordo'	Residence	D18	B	MI
Birdwood Pd	9	Dalkeith	Residence	Residence	D20	B	MI
Birdwood Pd/ off Gallop Rd		Dalkeith	Dalkeith Gunners Memorial	Army Gun and Mounting base	D3	B	MI
Bishop Rd		Dalkeith	Bishop Rd Reserve	Park	D13	B	MI
Bishop Rd		Dalkeith	White Beach	Recreation Reserve	D38	B	MI
Bostock Rd		Dalkeith	College Park Road Grader	Road Grader in P & R Reserve			Review
Broadway		Dalkeith	fmr Nedlands Baths & Jetty	Timber Restaurant & Jetty	N13	A	MI
Broadway	119	Melvista	Shops	Retail	N43a	B	MI
Broadway	139	Dalkeith	Residence	Residence	N33	C	MI
Broadway	161-165	Melvista	Shops	Retail	N43b	C	MI
Broadway	89	Melvista	Residence	Residence	N31	C	MI
Broadway	91	Melvista	Residence	Residence			Review
Broadway	93	Melvista	Residence	Residence	N32	B	MI
Broadway/Cooper St	31	Melvista	fmr David Foulkes Taylor Showroom	Showroom	N12	B	MI
Broadway/Edward St		Melvista	'Kalgan'	Poinciana Tree & Flats	N1d	C	MI
Broadway/The Avenue		Dalkeith	Nedlands Park Hotel	Hotel	N21	B	MI
Brockway Rd		Coast	Graylands Hospital	Hospital for the insane	MC4	B	MI
Bruce St		Melvista	Nedlands Tennis Club	Tennis Club	N26	B	MI
Bruce St		Melvista	Santich House	Residence			Review
Bruce St	76	Melvista	Brown's Garage	Garage	N2	B	MI
Bruce St (The Ave - Gallop Rd)		Melvista	Date Palms	Trees	N10	B	MI
Bruce St/Melvista Ave		Dalkeith	Child Health Clinic	Child Health Clinic	N5	B	MI
Bruce St/Princess Rd		Melvista	Uniting Church	Place of Worship	N60	C	MI
Carrington/Broome Sts		Hollywood	Steam Roller in Playground	Steamroller	N48	C	MI
Circe Cl	44	Dalkeith	Dalkeith Primary School	School and grounds	D5	B	MI
Clement St/Pine Close	76	Coast	Furphy's House	Residence	SW2	C? B	MI

Dalkeith Rd	70	Melvista	Church of Christ	Church	D2	B	MI
Doonan Rd	22	Melvista	Residence	Residence			Review
Draper St		Coast	Scout Hall	Hall	F3	D	MI
Draper St		Coast	Hackett Hall	Public Hall	F1	C	MI
Draper St		Coast	Lawler Park	Park	F2	C	MI
Edward St	3	Melvista	Old Tresillian Building	fmr Hospital now demolished			Review
Elizabeth/Thomas Sts		Melvista	Holy Rosary Church	Church Buildings	N14	B	MI
Esplanade		Dalkeith	Tawarri Restaurant	Reception Centre	D34	B	MI
Esplanade		Dalkeith	Perth Flying Squadron Yacht Club	Club Rooms, Grounds and Pens	D11	C	MI
Esplanade		Dalkeith	Nedlands Yacht Club	Yacht Club, Grounds and Pens	D9	C	MI
Esplanade		Dalkeith	Dalkeith/Nedlands Foreshore	P & R Reserve	N9	B	MI
Florence Rd	75	Melvista	Residence	Residence			Review
Florence Rd	79	Melvista	Residence	Residence	N34	C	MI
Florence Rd	83	Melvista	Residence	Residence	N35	B	MI
Gallop Rd	24	Dalkeith	Residence	Residence	D25	C	MI
Genesta Cr	32	Dalkeith	Residence	Residence	D26	B	MI
Gordon St/Langham	5	Hollywood	Greystones	Residence	N30	B	MI
Grainger Dr		Coast	Directors Garden	Park	MC2a	B	MI
Grainger Dr		Coast	Directors House	Residence	MC2b	A	MI
Haldane St		Coast	Mt Claremont Library	Council Library	MC6	D	MI
Hampden Rd		Hollywood	Hampden Rd Shops	Retail	N44	C	MI
Hampden Rd/Park St		Hollywood	Jam Tarts Restaurant	Restaurant	N15	B	MI
Hardy Rd	67	Hollywood	Residence	Residence			Review
Heritage La		Coast	Fmr Swanbourne Hospital	fmr Hospital for the insane	MC3	A	MI
Hobbs Av	72	Dalkeith	Residence	Residence	D27	C	MI
John XXIII Av		Coast	John XXIII College	Secondary School	MC5	B	MI
Jutland Pd	26	Dalkeith	fmr New Residence	Residence			Review
Jutland Pd	39	Dalkeith	Residence	Residence	D14a	A	MI
Jutland Pd	41	Dalkeith	Residence	Residence	D14b	A	MI
Jutland Pd	43	Dalkeith	Residence	Residence	D14c	A	MI
Jutland Pd	6	Dalkeith	Residence	Residence	D28	C	MI
Karella/Portland Sts [SE cnr]		Hollywood	Timber Residence	Timber Residence	N51	C	MI
Kingsway	15-17	Melvista	Olive Tree	Significant Tree			Review
Kingsway	35	Melvista	Nedlands Primary School	Primary School	N24	B	MI
Kingsway	38	Melvista	Methodist Church	Place of Worship	N18	C	MI
Kingsway	58		Wilfred Priestner's House	Residence and Workshop site			Review
Kinnimont Av	39	Hollywood	Strickland Park	Timber Residence	N56	B	MI
Kirkwood St		Coast	Tom Collin's House	Timber Residence in P & R Reserve	SW5	B	MI
Lemnos St		Coast	Shenton Bushland	Bushland	SP3	B	MI
Leura St	14	Hollywood	Office Building	Office Building			Review

Leura St	41	Hollywood	Timber Residence	Timber Residence	N52	C	MI
Loch St		Hollywood	Residences	various Residences			Review
Loch St/Bedford St		Hollywood	Loch St Deli	Corner Shop	N7a	B	MI
Loftus St	36	Hollywood	Residence	Residence	N36	C	MI
Loftus St	51	Hollywood	Timber Residence	Timber Residence	N53	C	MI
Marine Pde		Coast	Swanbourne Surf Life Saving Club	Life Saving Clubrooms			Review
Marita Rd	41	Melvista	Residence	Residence	N37	B	MI
Melvista Av		Melvista	Nedlands Golf Club	Golf Club premises	N20	C	MI
Melvista Av	14	Melvista	Nedlands Bridge Club	Club Premises	N19	D	MI
Melvista Av/Betty St		Melvista	Melvista Lodge	Aged Persons Home	N17	C	MI
Meriwa St	33	Melvista	Residence	Residence			Review
Meriwa St	35	Hollywood	Timber Residence	Timber Residence	N54	B	MI
Meriwa St	37	Melvista	Residence	Residence			Review
Meriwa St	41	Melvista	Residence	Residence			Review
Meriwa St	43	Melvista	Residence	Residence			Review
Meriwa St	91	Hollywood	Timber Residence	Timber Residence	N55	B	MI
Meriwa St	93	Melvista	Residence	Residence			Review
Minora Rd	40	Dalkeith	Residence	Residence	D29	B	MI
Monash Av		Hollywood	Queen Elizabeth II Medical Centre	Hospital	H3	C	MI
Monash Av		Hollywood	Hollywood Primary School	School	H2	B	MI
Monash Av		Hollywood	Hollywood Private Hospital	Hospital	H1	C	MI
Narla Rd		Coast	Swanbourne High School	High School	SW4	D	MI
Philip Rd	11	Dalkeith	Residence	Timber Residence	D36	B	MI
Philip Rd	50	Dalkeith	Federation Brick & Iron Residence	Residence			Review
Philip Rd	55	Dalkeith	Oxnam Native Plant Garden	Residential Garden	D10	B	MI
Railway Rd		Coast	Karrakatta Cemetery	Cemetery	K2	B	MI
Rockton Rd	14	Melvista	Residence	Detached Cottage	N8a	B	MI
Rockton Rd	16	Melvista	Residence	Semi-detached Cottage	N8b	B	MI
Rockton Rd	18	Melvista	Residence	Semi-detached Cottage	N8c	B	Mi
Rockton Rd	29/31	Melvista	Semi-detached Houses	Residence	N42b	B	MI
Rockton Rd	33/35	Melvista	Semi-detached Houses	Residence	N42c	B	MI
Rockton Rd	5/7	Melvista	Semi-detached Houses	Residence	N42a	B	MI
Selby St		Coast	Royal Perth Rehabilitation Hospital	Hospital & Grounds	SP2	C	MI
Smyth Rd		Hollywood	Perth War Cemetery	Dutch War Cemetery	K3b	A	MI
Smyth Rd		Hollywood	Residences	Residence			Review
Smyth Rd		Hollywood	Perth War Cemetery	WA Garden of Remembrance	K3c	A	MI
Smyth Rd		Hollywood	Hollywood High School	High School			Review

Smyth Rd		Hollywood	Perth War Cemetery	C'wealth War Grave Cemetery	K3a	A	MI
Stanley/Elizabeth Sts		Melvista	Nedlands Telephone Exchange	Telephone Exchange	N25	B	MI
Stephenson Av		Coast	Challenge Stadium	Pool Complex	MC1	C	MI
Stirling Hwy		Melvista/Hollywood	Trolley Bus Poles	Steel Light Poles	N58	B, C	MI
Stirling Hwy	102	Melvista	Persian Carpet Gallery	Retail Premises	N28	B	MI
Stirling Hwy	114	Melvista	'Greenough'	Residential Flats	N1b	B	MI
Stirling Hwy	134	Melvista	Renkema Building	Retail shops [Tudor style]	N59	B	MI
Stirling Hwy	145	Hollywood	Chelsea Village	Shopping Complex	N4	B	MI
Stirling Hwy	189	Hollywood	'Torbay'	Residential Flats	N1h	C	MI
Stirling Hwy	35	Hollywood	Nedlands Post Office fmr	PostOffice	N23	B, C+?	MI
Stirling Hwy	46	Melvista	"Kingston"	Residential Flats	N1e	B	MI
Stirling Hwy	48	Melvista	'Stirling Court'	Residential Flats	N1g		MI
Stirling Hwy	51-53	Hollywood	'Highway Gardens'	Residential Flats	N1c	C	MI
Stirling Hwy	55	Hollywood		Residential Flats	N1a	B	MI
Stirling Hwy	59	Hollywood	"Shelbourne"	Residential Flats	N1f	B	MI
Stirling Hwy	67	Hollywood	The Maisonettes	Residential Flats	N50	B	MI
Stirling Hwy	70	Melvista	Residence	Residence			Review
Stirling Hwy	71	Hollywood	Council Chambers	Council Chambers	N6	B	MI
Stirling Hwy	80	Melvista	Captain Stirling Hotel	Hotel	N3	B	MI
Stirling Hwy	98	Melvista	Windsor Theatre	Cinema	N62	B	MI
Stirling Hwy/Broadway		Hollywood	University of WA Campus	Tertiary Education Buildings	N61	C	MI
Stirling Hwy/Bruce St	26	Melvista	Sol Café	Retail	N45	B	MI
Stirling Hwy/Dalkeith Rd		Hollywood	Bus Shelter	Bus Shelter [concrete]	N63	C	MI
Stirling Hwy/Louise St		Melvista	Peace Memorial Rose garden	Rose Gardens	N27	B	MI
Stirling Hwy/Napier St	177	Hollywood	St Andrew's Church	Place of Worship	N46	C	MI
Stubbs Tce		Coast	Irwin Barracks Magazine	Army Magazine & Barracks	K1	B, C+	MI
Stubbs Tce		Coast	Lemnos Hospital & Pine Trees	Hospital & Significant Trees	SP1	B	MI
The Avenue	39	Dalkeith	Nedlands Police Station	Police Station	N22	B	MI
The Avenue	63	Hollywood	Residence	Residence			Review
The Avenue	72	Hollywood	Residence	Residence			Review
The Avenue	80	Dalkeith	Earlsferry	Residence	N29	B	MI
Tyrell St	1a	Melvista	Residence	Residence	N38a	B	MI
Tyrell St	1b	Melvista	Residence	Residence	N38b	B	MI
Tyrell St	21	Melvista	Tresillian Community Centre	fmr Hospital	N57	B	MI
Tyrell St	2a	Melvista	Residence, group	Residence			Review
Tyrell St	2b	Melvista	Residence, group	Residence			Review

Tyrell St	58	Melvista	St Margaret's Church	Place of Worship	N47	B	MI
Tyrell St	65	Melvista	Residence	Residence	N39	B	MI
Tyrell St	75	Melvista	Residence	Residence	N40	B	MI
Tyrell St	77	Melvista	Residence	Residence	N41	B	MI
Tyrell St	89	Melvista	Residence, group	Residence			Review
Tyrell St	91	Melvista	Residence, group	Residence			Review
Tyrell St	93	Melvista	Residence, group	Residence			Review
Tyrell St	95	Melvista	Residence, group	Residence			Review
Victoria Av	150	Dalkeith	Hancock Residence	Residence & Flats	D17	B	MI
Victoria Av	166	Dalkeith	Day Residence	Residence	D16	B	MI
Victoria Av	81	Dalkeith	Residence	Residence			Review
Victoria Av	93	Dalkeith	Residence	Residence			Review
Victoria Av/Jutland Pd		Dalkeith	Point Resolution Reserve	Park	D12	B	MI
Viking Rd/Alexander Rd	42	Dalkeith	St Lawrence's Church	Church & Rectory	D32	A	MI
Waratah Av		Dalkeith	Shops	Retail			Review
Waratah Av	12	Dalkeith	Residence	Residence			Review
Waratah Av	15	Dalkeith	Residence	Residence	D30	B	MI
Waratah Av	25	Dalkeith	Residence	Residence			Review
Waratah Av	46	Dalkeith	'Cherrita'	Residence	D15	B	MI
Waratah Av	90	Dalkeith	Dalkeith Hall	Community Hall	D4	C	MI
Waratah Av	99	Dalkeith	Dalkeith Village Shopping Centre	Retail Shopping Complex			Review
Waratah Av/Birdwood Pd		Dalkeith	War Memorial	War Memorial	D37	B	MI
Waratah Av/Cygnnet Cr		Dalkeith	Bus Shelter	Timber Bus Shelter	D35	B	MI
Watkins Rd	89	Dalkeith	fmr Bond Residence	Residence			Review
Wattle Av	12	Dalkeith	Residence	Residence	D31	B	MI
Webster St	6	Melvista	Drabble House	Council Building	N11	B	MI
Webster St	69	Melvista	Loreto Primary School	Primary School	N16	B	MI
Webster St/Edward St		Melvista	Websters Deli	Corner Shop	N7b	C	MI
West Coast Hwy		Coast	Campbell Barracks	Army Complex	SW3	C	MI
Williams Rd		Hollywood	Salvation Army Village	Aged Persons Home	H4	D	MI
Wood/Sayer Sts		Coast	Allen Park	Parks and Recreation	SW1	B	MI

ANNEXURE 6
LPP 6.27 Swanbourne Hospital Precinct



City of Nedlands

nedlands.wa.gov.au

Council Policy Manual

As at 30 September 2012

Preamble

1. General

- a) When Council adopts a policy it is exercising its legislative function. It does so when required by the Local Government Act or to provide guidance to staff and the public about the way its discretionary powers will be exercised.
- b) Even though a Council has adopted a policy it may be amended or waived at any time if Council determines to do so.
- c) When policies are implemented or applied by members of staff, the Administration is exercising its executive function.
- d) Each policy identified the purpose for which the policy was adopted and a statement of Policy.

2. Changing Policies

Only Council may amend or revoke a policy.

Policies may be amended or revoked at any time but each Council policy must be reviewed at least once every three years.

6.27 Old Swanbourne Hospital Precinct (LPP)

<p>Introduction</p>	<p>1.1 This local planning policy relates to Lot 12040, Heritage Lane, Mt Claremont, as required by clause 5.15.2 of Town Planning Scheme No 2. (“the Scheme”).</p> <p>1.2 The content of the policy is the product of a study of the Old Swanbourne Hospital site (“the site”) undertaken by Taylor Burrell Barnett Town Planning and Design in 2003 on behalf of the Department of Housing and Works to evaluate development options prior to the site being sold by the Department, and set the parameters for development of the site once in private ownership.</p> <p>1.3 The study included extensive community consultation, and resulted in the preparation of a Development Plan to indicate the future land use and development requirements for the site, and was used to support the rezoning of the site to accommodate the recommended land uses. Draft design guidelines and policy provisions were prepared as part of the Development Plan and are referred to in Town Planning Scheme 2.</p> <p>1.4 The final outcome from the study was the Taylor Burrell Barnett Plan 03/016/012A dated October 2005 (“the Development Plan”) which contains a list of development requirements flowing from the community consultation.</p> <p>1.5 This policy provides detail to the development requirements outlined in the Development Plan.</p>
<p>Objectives</p>	<p>2.1 The objectives of this policy are:</p> <p>(a) To ensure that development in the Old Swanbourne Hospital Precinct takes place in accordance with community expectations and principles developed in the Development Plan.</p> <p>(b) To ensure that community concerns are addressed, including the following issues:</p> <p>i) ensuring public access throughout the site in perpetuity;</p> <p>ii) ensuring that the amenity of neighbours to the site is not adversely affected, particularly with regard to traffic and parking demand generated by any redevelopment; and</p> <p>iii) ensuring the redevelopment of the site is carried out in accordance with the Development Plan, which represents Council and community expectations regarding the maximum development potential of the site.</p> <p>(c) To remove any potential uncertainty about how</p>

	<p>the requirements for the development of the site established in the Development Plan are to be achieved, by setting out precisely what is required.</p>
Policy Documents	<p>Development Plan</p> <p>3.1 The Development Plan is an attachment to this policy, and should be used to inform the intent and understanding of this policy. However where the policy is inconsistent with the Development Plan, the policy prevails to the extent of that inconsistency.</p> <p>Design Guidelines</p> <p>3.2 Draft Design Guidelines were produced along with the Development Plan, and formed part of the Scheme Amendment No. 158 documents associated with the creation of the provisions in clause 5.15 of the Scheme relating to the site. The Design Guidelines are an attachment to this policy and should be used to inform the intent and understanding of this policy. However where the policy is inconsistent with the Design Guidelines the policy prevails to the extent of that inconsistency.</p>
General Provisions	<p>Heritage Buildings</p> <p>4.1 All existing heritage buildings on the site are required to be retained and conserved in situ, given their inclusion on the State Register.</p> <p>4.2 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 distance remains unchanged.</p> <p>4.3 All development is to be derived from the architectural character of the existing heritage buildings without mimicking the heritage style.</p> <p>Public Access</p> <p>4.4 A high level of public access within the site shall be maintained in perpetuity. Public Right of Way Access (cyclists, pedestrians only) and Public Right of Way Access (vehicles) shall be provided in the exact locations shown on the TBB Development.</p> <p>4.5 The Developer shall construct dual use paths and Public Right of Way Access (Vehicles) in the exact locations shown on the Development Plan as “Public ROW Access (cyclists, pedestrians only)” and Public Right of Way Access (Vehicles).</p> <p>4.6 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</p>

- street furniture in appropriate locations.
- 4.7 All dual use paths on site must be separate from vehicle access and shall integrate with the existing pedestrian network established beyond site boundaries.
- 4.8 A dual use path may be constructed within Hamilton Park (to the south of the site) by the City of Nedlands, providing a link from Hamilton Gardens to the public open space accessway adjacent to the Norfolk Lane Complex to facilitate public access.

Vehicular Access

- 4.9 In response to resident's concerns about traffic and parking, all vehicle access to the site shall be via Heritage Lane, with only the following exceptions:
- (a) service vehicles servicing Montgomery Hall may use Abbey Gardens to access only Montgomery Hall. Service vehicle parking bays may be permitted adjacent to Montgomery Hall. The use of these bays is to be regulated;
 - (b) future residents of any development of the North Wing residential lots may use Abbey Gardens for access and egress; and
 - (c) future residents of any development of the South Wing residential lots shall obtain access and egress in accordance with Clause 11.7.
- 4.10 Subject only to the exceptions in 4.9 above, there shall be no vehicle access to or from the site via St John's Wood Boulevard, Abbey Gardens, Charles Lane or Hamilton Gardens.
- 4.11 There shall be no link between Heritage Lane through the site to the North or South Wings which would enable vehicular access to or from Heritage Lane to or from any other existing public road.

Parking

- 4.12 No parking for residents of dwellings within the policy area, their visitors, or for people using any facilities provided at Montgomery Hall, will be permitted on the street or road verge of any existing public road or on public open space.
- Sufficient parking for all future residents of the site, their visitors, and people using facilities on the site shall be provided on the site. Land designated for POS under the Development Plan shall not be used for parking purposes.
 - All future residential lots in the North and South Wing subdivisions shall have a minimum of two undercover parking bays and one off street motor vehicle bay as per the Taylor Burrell Barnett Design Guidelines

Agreements

- 4.15 Prior to the Council consenting to any subdivision or development in the Precinct, a Conservation Plan/Heritage Agreement will be required to be prepared by the disposing agency for the consideration of the Heritage Council.
- 4.16 Any subdivision or development approval of any portion of the site shall be subject to a condition which will require the developer to retain ownership of Montgomery Hall at least until the future use of the South Wing is determined, because the use of Montgomery Hall and the South Wing is interrelated. This will enable the City to require that a legal agreement be put in place, which specifies that the use of Montgomery Hall is limited in the event that the South Wing is used for residential purposes.
- 4.17 Any subdivision or development approval of any portion of the site shall be subject to a condition which will require the developer to enter into a legal agreement with the City which commits the developer to complete the redevelopment of the heritage buildings and surrounding areas.

Landscaping

- 4.18 The Developer of the site shall prepare a Landscape Master Plan which deals with the entire policy area. The Landscape Master Plan must be prepared in consultation with the City and approved by the City before any subdivision or development application for the site is considered by the Council.
- 4.19 The Landscape Master Plan must indicate what treatments (e.g. plantings, "hard" landscaping) are proposed for all public open space areas, curtilage areas and any private open space areas within the site, and for road verges bounding the site.
- 4.20 The verge planting for Abbey Gardens must be such that it prevents parking within the road verge.
- 4.21 Detailed landscape plans consistent with the approved Landscape Master Plan shall be lodged by the Developer for approval by the City with any subsequent development applications for the component parts of the site, with the exception of the West Wing, which must be landscaped as part of any subdivision of the site or the development of the site if that precedes the subdivision..

Subdivision

- 4.22 Vacant lot subdivision shall only occur within the areas identified as the North Wing and South Wing in the Development Plan.

4.23 No subdivision for private ownership purposes shall be permitted of any portion of the curtilage areas, so as to ensure that public access to and within this area remains unobstructed.

Public Open Space

4.24 As a minimum, all land shown as Public Open Space in the Development Plan shall be given up free of cost for public open space as a condition of subdivision approval, with the intention that the land will become a reserve for which the City will have care, control and management.

4.25 All public open space must be landscaped in accordance with plans approved by the City, and maintained for a minimum of 2 years after the completion of landscape works. A legal agreement securing that obligation, including provision for a bond or bank guarantee, will be required as a condition of subdivision or development approval.

Curtilage

4.26 Public access to and public ownership of the areas around the buildings is required to be maintained in perpetuity.

4.27 The full extent of the curtilage area as shown in grey on the development plan may be given up by the Developer free of cost as a reserve for which the City has care, control and management. Conditions requiring this will be imposed as part of any subdivision/ development approval process.

4.28 No above ground structures of any type (including moveable furniture or equipment) will be permitted in the curtilage areas, unless it is proposed for a community purpose and is approved in a detailed landscape plan.

4.29 The levels within all curtilage areas shall not be altered by more than 500mm calculated from the Natural Ground Level shown on the Development Plan.

Other

4.30 A maximum of 28 residential dwellings may be developed in the area comprised by the Existing Hospital Buildings, the associated courtyard, and the Administration Building.

4.31 No public/affordable housing on the site will be supported by the Council.

4.32 The requirements of this policy may be applied by conditions of subdivision or development approval, or both, even where a particular method is expressly

	<p>stipulated.</p> <p>4.33 The title of each subsequent lot in the site shall be endorsed to the effect that each owner is aware of the ongoing obligation for the continual upkeep of Montgomery Hall.</p>
<p>Existing Hospital Buildings</p>	<p>Application</p> <p>5.1 The provisions in this section apply to the buildings and land in the central part of the site coloured light grey on the Development Plan, including the Existing Hospital Buildings, associated courtyard and curtilage areas.</p> <p>Use and Development</p> <p>5.2 The existing buildings may be converted to residential or retirement housing or assisted care.</p> <p>5.3 A café, arts and/or community uses may be considered within the existing buildings, if considered appropriate by the Council, if sufficient parking can be provided on site and having regard to the potential impact on the amenity of residents within and adjoining the site.</p> <p>5.4 Development of the Stores Building needs to be sensitive to the heritage values of the building, with a view to retaining the volume of the space. This will require inventive design solutions and negotiation with the Heritage Council.</p> <p>5.5 Development of the ‘covered way’ area will need to be handled sensitively from a heritage perspective.</p> <p>Landscaping</p> <p>5.6 A detailed Landscaping Plan for the area including the curtilage areas is to be prepared in consultation with the City and lodged for approval at the Development Application/subdivision stage whichever comes first.</p> <ul style="list-style-type: none"> ○ The approved detailed landscaping plan is to be implemented by the Developer to the satisfaction of the City prior to occupation of the buildings or transfer of the land to the City for care as a recreational reserve, whichever comes first.
	<p>Parking</p> <p>5.8 Parking around the buildings and in the courtyard area shall be undercroft wherever possible. At grade parking shall not be covered.</p> <p>5.9 Access to parking in the courtyard shall be via existing accessways.</p> <p>Curtilage</p> <p>5.10 The full extent of the areas to the north of the buildings identified on the Development Plan as “curtilage 23m. min.” and to the south of the building</p>

	<p>as “curtilage 20metre.min.” shall be retained as the minimum width provided for in the plan for the purpose of:</p> <ul style="list-style-type: none"> (a) providing public access throughout the site; (b) retaining the conservation values of the buildings; (c) providing a visual separation between the heritage buildings and other development (d) providing limited parking. <p>New Building</p> <p>5.11 When the Development Plan was prepared, the construction of new building elements within the area was not proposed or contemplated.</p>
<p>Montgomery Hall</p>	<p>Application</p> <p>6.1 The provisions in this section apply to the building labelled Montgomery Hall on the Development Plan and the portions of land around the building coloured grey on the Development Plan.</p> <p>Future Use</p> <ul style="list-style-type: none"> ○ 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. ○ The use of Montgomery Hall is directly linked to the use of the South Wing, as the area of the south wing is intended to cater for any parking needs generated by a future use of Montgomery Hall. Development of the South Wing will compromise the use of Montgomery Hall. <p>6.4 In the event that the South Wing or any portion thereof is approved for residential use, the developer must enter into a legal agreement which will bind all future owners of Montgomery Hall, and which prevents that building from being used for anything other than a “low key” use that does not generate any traffic demand above that which can be accommodated on site.</p> <p>6.5 Montgomery Hall may be developed for private community uses including Real Tennis, café, meeting rooms, museum and rhythmic gymnastics uses, subject to sufficient parking being available on site.</p> <p>6.6 The land to the 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>6.7 Montgomery Hall shall not be used for residential</p>

	<p>purposes.</p> <p>6.8 The interior volume of the hall is of considerable significance and should not be subdivided into smaller spaces.</p> <p>Landscaping</p> <ul style="list-style-type: none"> • A detailed Landscaping Plan dealing with the areas surrounding the building must be prepared in consultation with the City and lodged for approval at the Development Application/subdivision stage whichever comes first. • The approved detailed landscaping plan is to be implemented by the Developer to the satisfaction of the City prior to occupation of the buildings or transfer of the land to the City for care as a recreational reserve, whichever comes first. <p>Parking</p> <p>6.11 All parking for and vehicular access to Montgomery Hall must be provided within the site. The Development Plan indicates that the South Wing may be used as a parking area to service Montgomery Hall and other non-residential uses of the site. If the South Wing remains in whole or part as a car park, then vehicular access to that car park shall be via Heritage Lane only.</p> <p>6.12 The undercroft may be utilised for service vehicle parking or other compatible uses (such as meeting rooms, cafe, etc.).</p> <p>Public Access</p> <p>6.13 Public access to the exterior of the Montgomery Hall building must be maintained.</p> <p>6.14 Access to any undercroft parking may only be taken from Heritage Lane, through the site. No access from Abbey Gardens will be permitted.</p>
Administration Building	<p>Application</p> <p>7.1 The provisions in this section apply to the Administrative Building and Covered Way as coloured dark grey on the Development Plan.</p> <p>Uses</p> <p>7.2 Uses within the building may include residential and/or retirement housing, home based business, commercial, mixed use, consulting rooms and professional offices.</p> <p>Curtilage</p> <p>7.3 The curtilage is to be retained around the building as shown in light grey on the Development Plan.</p>

	<p>Covered Way</p> <p>7.4 Private access should be maintained through the 'covered way'. The area may also be used for carparking and/or courtyard areas. Use of this area shall be sensitive to the heritage values of the covered way.</p>
East Wing	<p>Application</p> <p>8.1 The provisions in this section apply to the areas to the east, north and south of the Administration Building which is coloured in green and labelled East Wing on the Development Plan, as well as the Circular Drive coloured in blue on the Development Plan.</p> <p>Uses</p> <p>8.2 The land except the Circular Drive is to be public open space only and shall retain the view corridor to the Administration Building from the east. The Circular Drive shall be retained as a future road reserve.</p> <p>Landscaping</p> <p>8.3 A detailed Landscaping Plan must be prepared in consultation with the City and lodged for approval at the Development Application/subdivision stage whichever comes first.</p> <ul style="list-style-type: none"> ○ The approved detailed landscaping plan is to be implemented by the Developer to the satisfaction of the City prior to occupation of the buildings or transfer of the land to the City for care as a recreational reserve, whichever comes first. <p>Public Access</p> <p>8.5 The circular driveway shall be not less than 725m² and is to be created as a public road.</p> <p>8.6 Pedestrian/cycle access shall be given priority.</p> <p>8.7 Primary vehicle access to the site shall be from Heritage Lane via the existing northern access point. An additional vehicle access point may be provided from Heritage Lane south of Circular Drive. The access points shall be developed as Public Right of Way and in a finish approved by the City.</p> <p>8.8 Access from Heritage Lane to the South Wing shall be designed with sensitive use of paving treatments and landscaping to reinforce the pedestrian priority of the area.</p> <p>Other</p> <p>8.9 The developer is required to maintain the Public Open Space within the East Wing for a minimum period of two (2) years after completion of landscape works. A legal agreement securing that obligation will be</p>

	<p>required as a condition of subdivision or development approval.</p> <p>8.10 Circular Drive and the tree to the immediate north, along 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>8.11 Circular Drive, as a public road, shall be sensitively designed and constructed to compliment the heritage building.</p> <p>8.12 The view corridor to and from the east to the Administration building shall be retained.</p> <p>8.13 In addition to the General Provisions for parking (clause 4.12, 4.13, 4.14) there is no reduction of the Public Open Space (POS) by either expanding verge parking into the POS or intrusion of car bays into the POS.</p>
West Wing	<p>Application</p> <p>9.1 The provisions in this section applies to the area surrounding Montgomery Hall coloured in green and labelled Public Open Space (West Wing) on the Development Plan.</p> <p>Uses</p> <ul style="list-style-type: none"> ○ The West Wing is to be public open space providing for pedestrian/cycle access, and landscaping, lighting and public art and may incorporate things such as a playground. The open space shall retain the view corridor to Montgomery Hall from the west. <p>Parking</p> <ul style="list-style-type: none"> ○ No parking shall be permitted in this area. <p>Landscaping</p> <p>9.4 A detailed Landscaping Plan for the West Wing must be prepared in consultation with the City and lodged for approval at the Development Application/subdivision stage whichever comes first.</p> <p>9.5 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>Other</p> <p>9.6 The Developer is required to maintain the public open space for a minimum period of two (2) years after completion of landscape works. A legal agreement securing that obligation will be required as a condition</p>

	<p>of subdivision approval.</p> <p>9.7 In the event development of the site is proposed prior to subdivision approval being sought, the requirements above may be imposed as conditions of development approval.</p>
North Wing	<p>Application</p> <p>10.1 The provisions in this section apply only to the area to the north of the Hospital buildings coloured in yellow on the development plan and labelled North Wing on the Development Plan.</p> <p>Use</p> <p>10.2 The land delineated as the North Wing on the Development Plan shall be developed for residential or retirement housing uses only.</p> <p>10.3 Council shall only support a maximum of 5 lots (for a maximum of 5 dwellings only) in the North Wing, in the subdivision layout shown in the Design Guidelines.</p> <p>10.4 The standards and requirements of the R20 density code will be used to assess proposed residential development except in regard to lot numbers/lot sizes which is to be in accordance with clause 10.3 above.</p> <p>10.5 No part of the adjacent curtilage area may be incorporated into the North Wing for subdivision or residential development purposes.</p> <p>Public Access</p> <ul style="list-style-type: none"> ○ Access to lots shall only be via Abbey Gardens. <p>Parking</p> <ul style="list-style-type: none"> ○ No street parking within the road reserve of Abbey Gardens will be allowed. <p>Height and Levels</p> <p>10.8 The height of all new buildings must comply with Scheme requirements.</p> <p>10.9 The finished level of the lots shall be at an RL of 35.5 AHD to minimise adverse impacts on neighbours to the east.</p>
South Wing	<p>Application</p> <p>11.1 The provisions in this section apply to the area to the south of the Hospital buildings coloured in yellow on the development plan and labelled South Wing on the Development Plan.</p> <p>Use</p> <p>11.2 The full extent of the South Wing shall be retained either for parking (up to 60 bays), unless Montgomery</p>

- Hall is put permanently to a low key use, or for residential or retirement housing. Access to the parking area shall be solely via Heritage Lane.
- 11.3 Council shall only support a maximum of 7 residential lots (for a maximum of 7 dwellings only) in the subdivision layout shown in the Design Guidelines.
- 11.4 The standards and requirements of the R30 density code will be used to assess proposed residential development except in regard to lot numbers/lot sizes which is to be in accordance with clause 11.3 above.
- 11.5 The adjacent curtilage area may not be incorporated into the South Wing for subdivision or residential development purposes .

Public Access

- 11.6 Public access (non-vehicular) to the heritage buildings and open space shall be maintained from Charles Lane to the balance of the site via the public open space corridor indicated on the Development Plan. The corridor shall be a minimum width of 10 metres. The corridor provides separation between residents in the Norfolk Lane complex and the potential residential lots, to minimise impacts of level differences, overlooking and overshadowing.
- 11.7 Access to any future residential lots shall be as per Design Guidelines: i.e from Heritage Lane via a vehicular public right of way (4 lots); from Charles Lane (1lot) and from Hamilton Gardens (2 lots), however no access for vehicles from Charles Lane or Hamilton Gardens to the existing Hospital Building area including curtilage areas shall be permitted.

Legal Agreement

- 11.8 In the event that the South Wing is approved for residential use, the land owner must enter into a legal agreement which will bind all future owners of Montgomery Hall, and which prevents that building from being used for anything other than a “low key” use that does not generate any traffic demand above that which can be accommodated on site.

Height

- 11.9 The height of all new buildings must comply with Scheme requirements.

Fencing

- 11.10 An open style of fencing shall be provided on the southern and western boundaries, abutting the public open space to provide casual surveillance of the open space.

	<p>Levels</p> <p>11.11 The finished level of any residential lots shall be at an RL of 36.0 AHD to minimise adverse impacts on neighbours in the Norfolk Lane complex to the west.</p> <p>Landscaping</p> <p>Should the South Wing be used for non-residential purposes then:</p> <ul style="list-style-type: none"> ○ A detailed Landscaping Plan for the South Wing must be prepared in consultation with the City and lodged for approval at the Development Application/subdivision stage whichever comes first. ○ 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>Parking</p> <ul style="list-style-type: none"> ○ In addition to General Provisions for Parking (4.12, 4.13, 4.14) there is to be no reduction of Public Open Space by either expanding verge parking into the park or intrusions of car parking into the park ○ If the South Wing remains in whole or part as a car park, the vehicular access to that car park shall be via Heritage Lane.
Related Procedure	Procedure 6.27
Procedure Amendment Authority Level	
Related Local Law/Legislation	
Adopted/Amended	13 May 2008 (Report D19.08)
Review History	<p>13.3 – 12 February 2008</p> <p>17.1 – 9 October 2007</p> <p>17.1 - 21 February 2007</p> <p>D99.06 – 28 November 2006</p> <p>E43.04 – 27 April 2004</p>

ANNEXURE 7
*Old Swanbourne Hospital
Outline Development Plan*

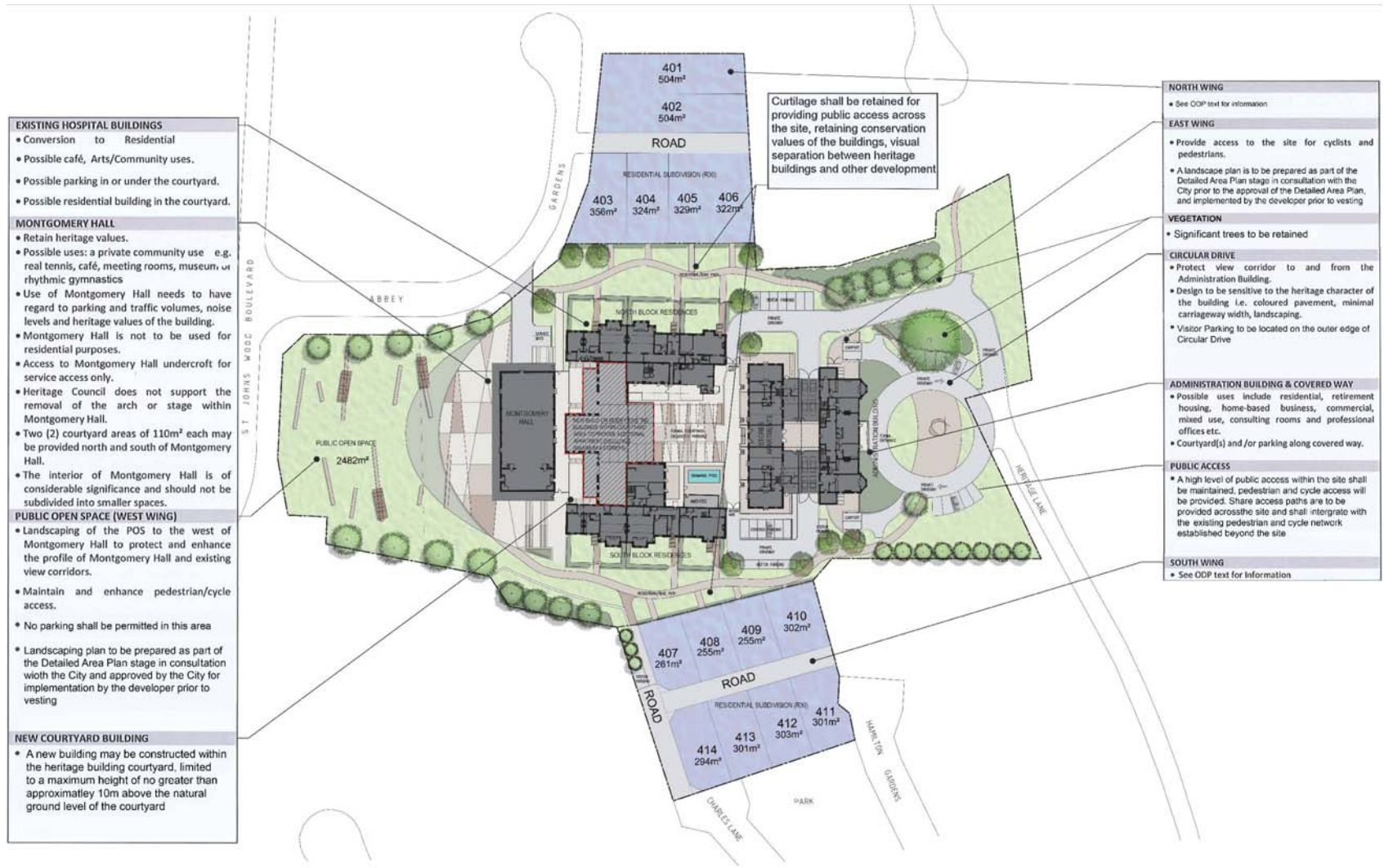
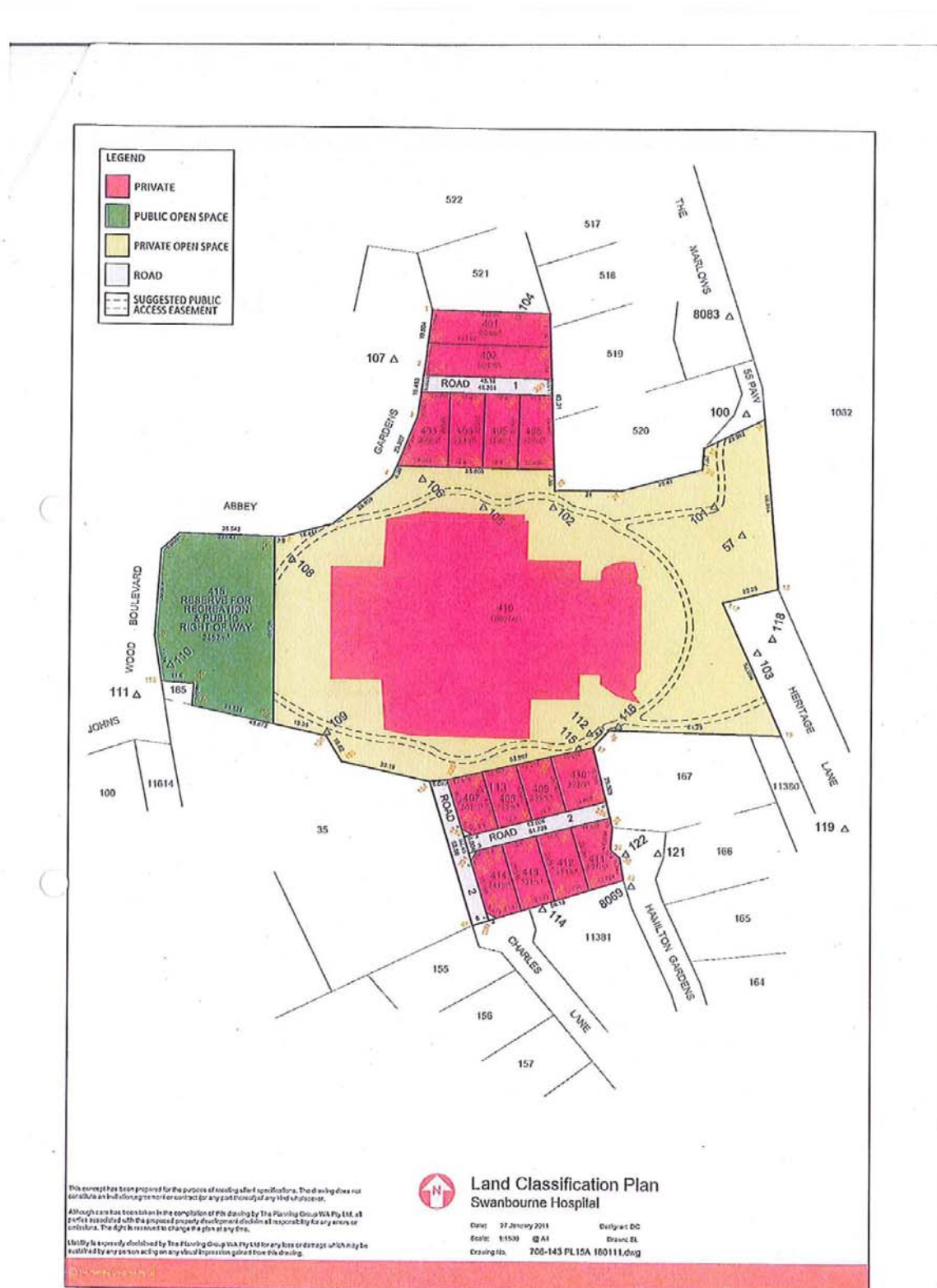


Figure 3

ODP Map Approved by WAPC for Advertising in February 2011

Appendix B: Outline Development Plan



ANNEXURE 8
Correspondence from City of Nedlands
(18 December 2012)

Enquiries
Our reference

Mr Peter Mickleson 08 9273 3500
M13/00268



City of Nedlands

ABN 92 614 728 214

18 December 2012

Mr P Webb
Peter D Webb & Associates
PO Box 920
SUBIACO WA 6904

Dear Mr Webb,

**Subject Old Swanbourne Hospital, Heritage Lane, Mount Claremont –
Montgomery Hall**

I refer to your letter dated 12 December 2012 concerning potential uses to which Montgomery Hall may be put.

You have identified many of the relevant provisions of the planning framework concerning Montgomery Hall. The view of the Administration of the City is that the potential uses you have mentioned, being a function or convention centre, smaller concerts, exhibitions, weddings, plays etc for up to 150 people are capable of being considered for approval as low-key private community uses of Montgomery Hall.

However, it is not possible for the City to give unequivocal or unqualified support to the range of uses being contemplated in advance of a development application which allows a full assessment to be carried out. Whether sufficient parking for up to 150 people can be provided on site cannot be determined without final plans showing the number of bays and layout. Similarly, potential amenity issues associated with noise, hours of operation, frequency of events etc cannot be considered in the abstract. Furthermore a Development Assessment Panel, after considering a report from City planning officers, will ultimately determine the merits of any development application.

You will be aware that the Outline Development Plan requires a Detailed Area Plan (DAP) to be prepared for the satisfaction of the WAPC on the advice of the City of Nedlands and the Heritage Council of WA. The DAP ultimately approved by the WAPC is to include detailed design guidelines for the assessment of development applications. There is also an option for you to seek a waiver from the WAPC for the requirement for a DAP.

However it is suggested that the DAP may be an appropriate instrument in which to bring forward a more detailed proposal with respect to matters such as parking, the potential use of Montgomery Hall and its relationship with the other uses in the precinct.

The City would be prepared to have the DAP process run in parallel with an application for development approval, but would require the DAP for the heritage buildings, including Montgomery Hall, to be approved by the WAPC before any final determination of a development application.

In your e-mail to me dated 13 December 2012 you asked the City to consider waiving the normal development application fees. City staff do not have the delegated authority to waive these fees. Therefore if you wish to pursue this matter I suggest you take it up formally as a request to Council.

Yours faithfully



Mr Peter Mickleson
Director Planning & Development



City of Nedlands

ABN 92 614 728 214

ANNEXURE 9
*Correspondence from
State Heritage Office
(4 December 2012)*



STATE
HERITAGE
OFFICE

Working on behalf of the Heritage Council to recognise, conserve, adapt and celebrate our State's unique cultural heritage

4 December 2012

YOUR REF	P3228/29754
OUR REF	Adelyn Siew
ENQUIRIES	(08) 6552 4123

TPG Town Planning, Urban Design and Heritage
PO Box 7375 Cloisters Square
PERTH WA 6850

Dear

**Swanbourne Hospital Conservation Area
Aged Care Facility**

Thank you for your email of 9 November 2012 regarding the adaptation of the *Swanbourne Hospital Conservation Area* for the "Montgomery House" Aged Care Facility.

We received the following drawings prepared by Montague Grant Architects dated 30 October 2012:

EX1 - Existing Site Plan
EX2 - Existing Lower Ground Floor Plan
EX3 - Existing Upper Ground Floor Plan
EX4 - Existing First Floor Plan
D01 - Lower Ground Floor Demolition Plan
D02 - Upper Ground Floor Demolition Plan
D03 - First Floor Demolition Plan
Proposed Site Plan
Proposed Lower Ground
Proposed Ground Floor
Proposed Upper Floor

The proposed development has been considered in the context of the identified cultural significance of the place and the following comments are given:

Findings

- The proposed use of the place as an aged care facility is compatible and can be seen as a continuation of its previous use as a hospital.
- The proposed 2-storey addition is modest in scale and is acceptable in context of the adaptive reuse.
- The internal alterations required for the adaptive reuse appear to be minor and are likely to be acceptable in order to meet compliance requirements and enable active use of the place.

Advice

The Development Committee is encouraged by the care and consideration of heritage significance shown in the plans proposed for the adaptive reuse of the heritage buildings at *Swanbourne Hospital Conservation Area*.

www.stateheritage.wa.gov.au
info@stateheritage.wa.gov.au

The Committee advises that the following information and documents should be prepared and included in the formal planning submission to the City of Nedlands:

1. Further details such as elevations and sections through the proposed 2-storey addition
2. Heritage Impact Statement
3. Landscape plan
4. Material and colour palette
5. External Lighting strategy
6. Signage strategy
7. Interpretation strategy

The Committee also advises that the Heritage Council supports modern aesthetics and new materials for additions to heritage places in order to delineate between existing significant fabric and new additions.

Please note that these comments are provided to assist the owner in its application to the decision-making authority and are not provided under the provisions of Section 11 of the *Heritage of Western Australia Act 1990*. These comments do not replace the need for any required approvals from the decision-making authority.

Should you have any queries regarding these comments, please contact me at adelyn.siew@stateheritage.wa.gov.au or on 6552 4123.

Yours sincerely



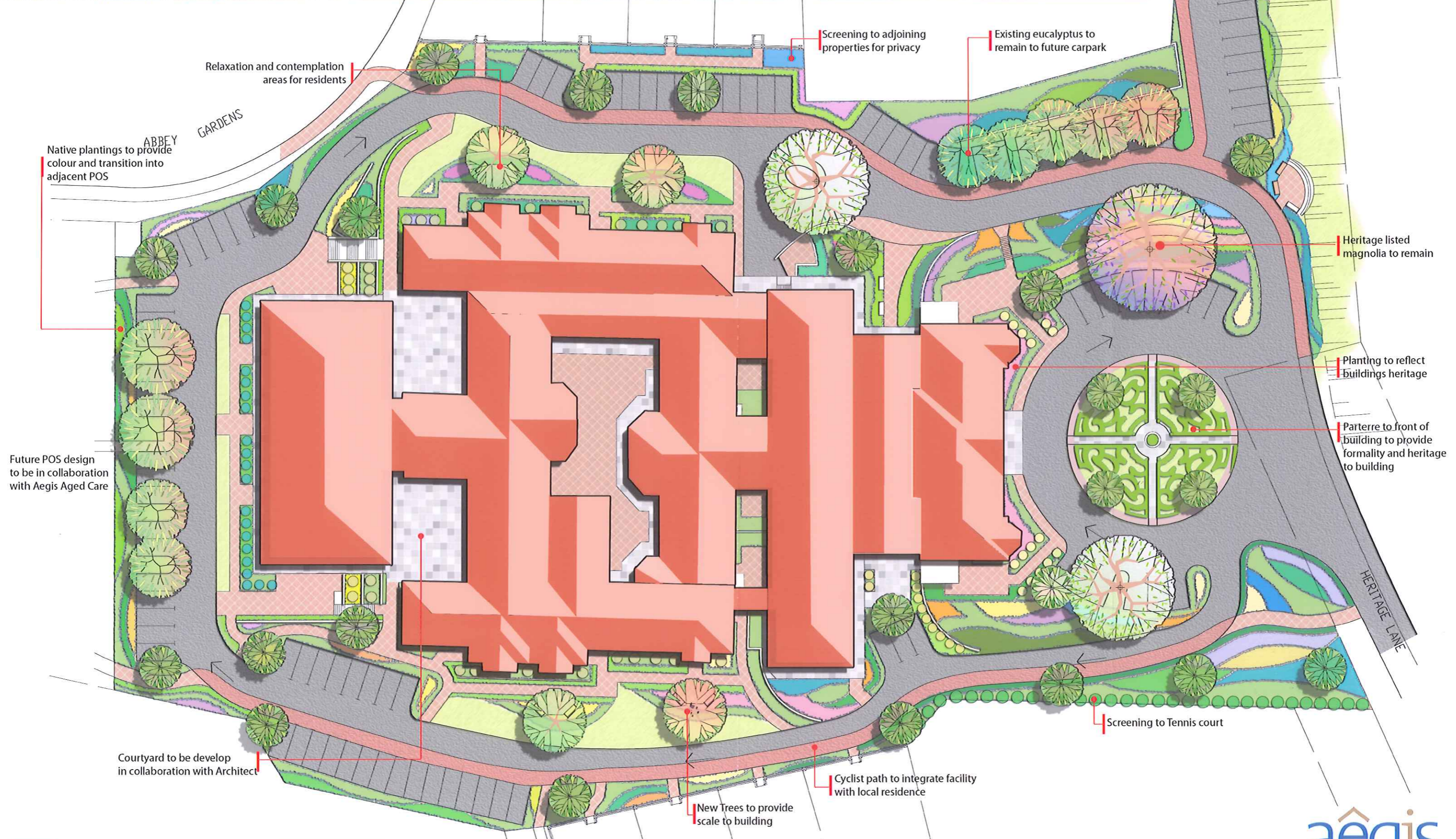
Callum Crofton

A/DEVELOPMENT AND INCENTIVES MANAGER

cc: City of Nedlands, PO Box 9, Nedlands WA 6909



LANDSCAPE
IMAGERY



LANDSCAPE CONCEPT