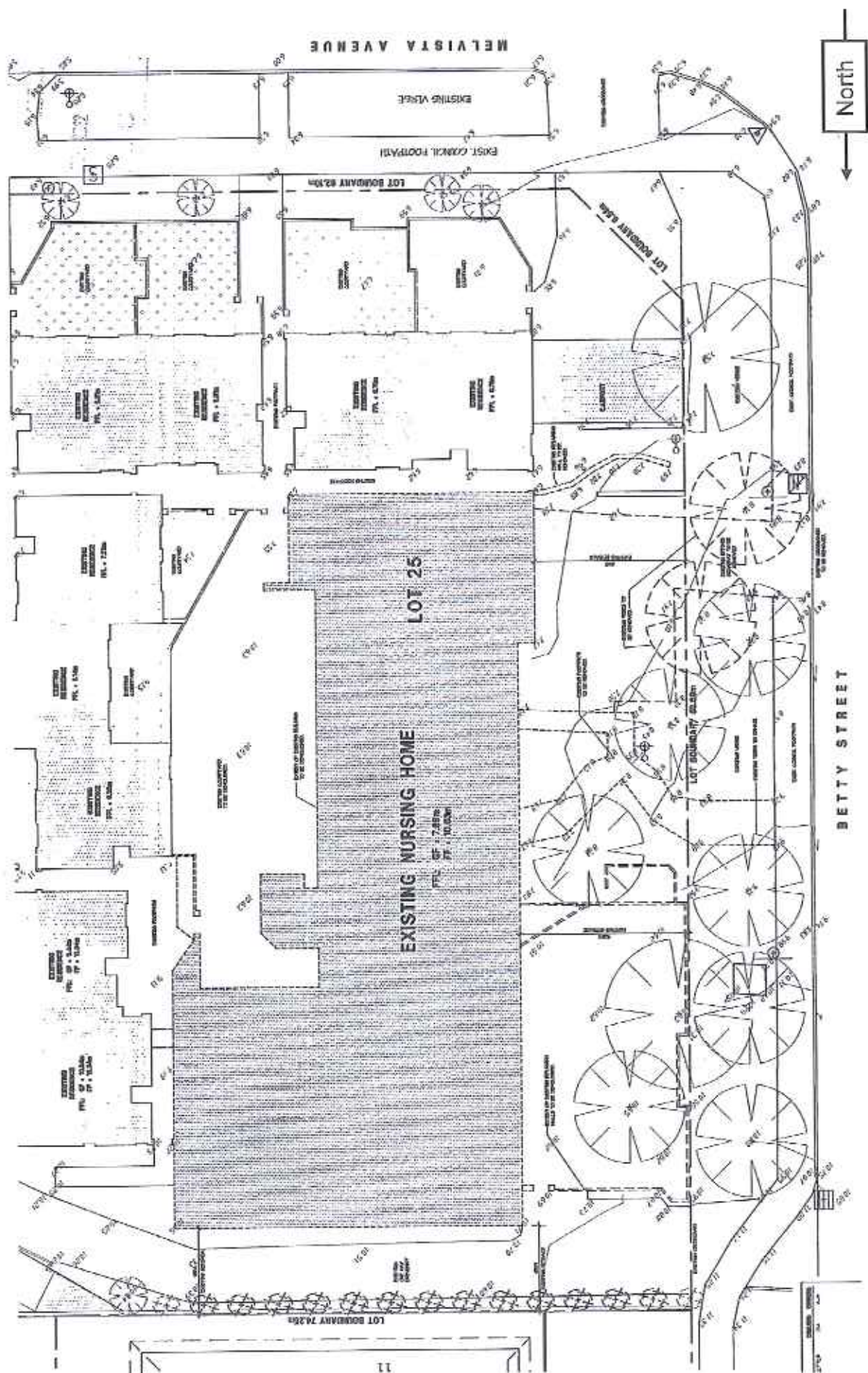
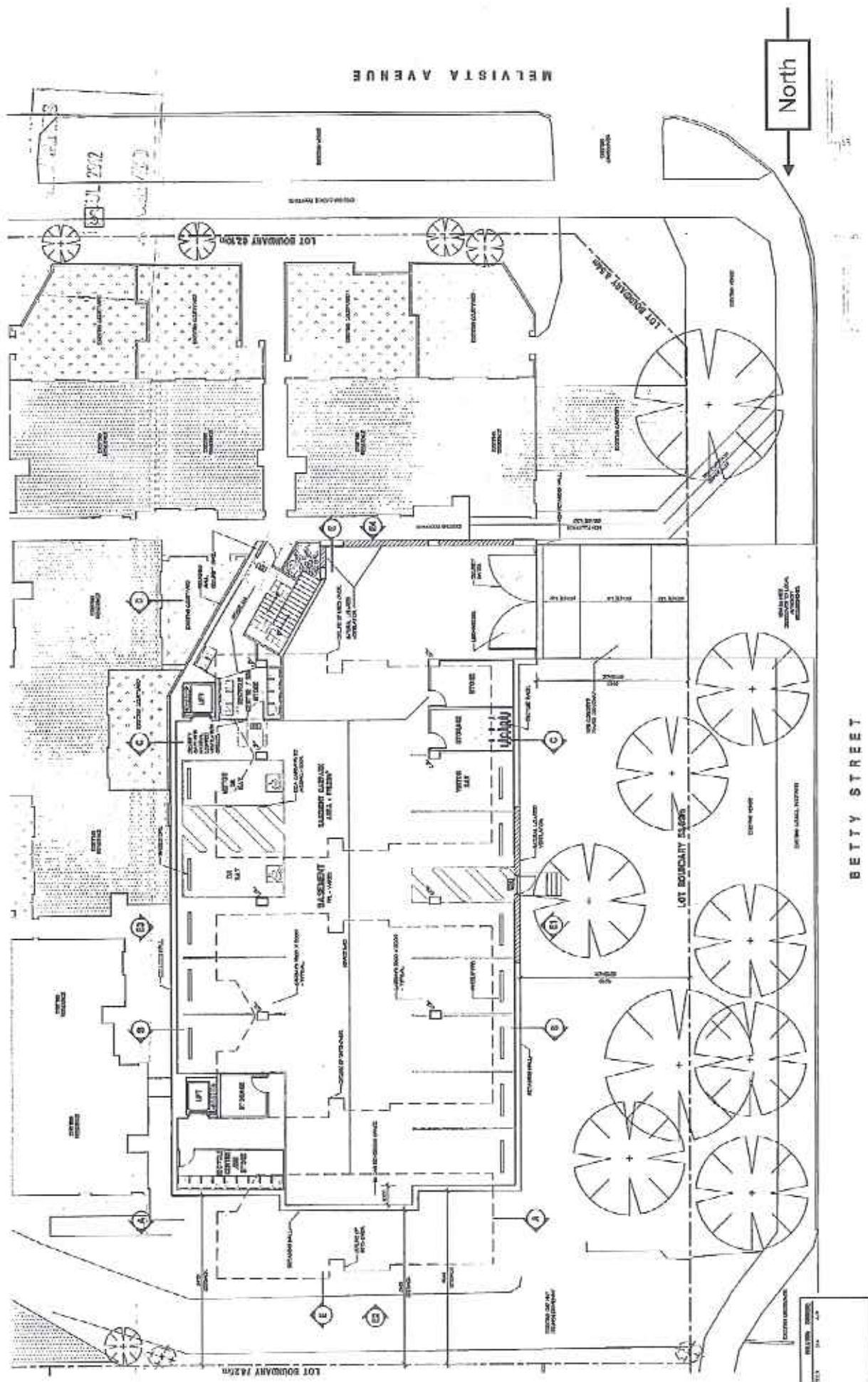


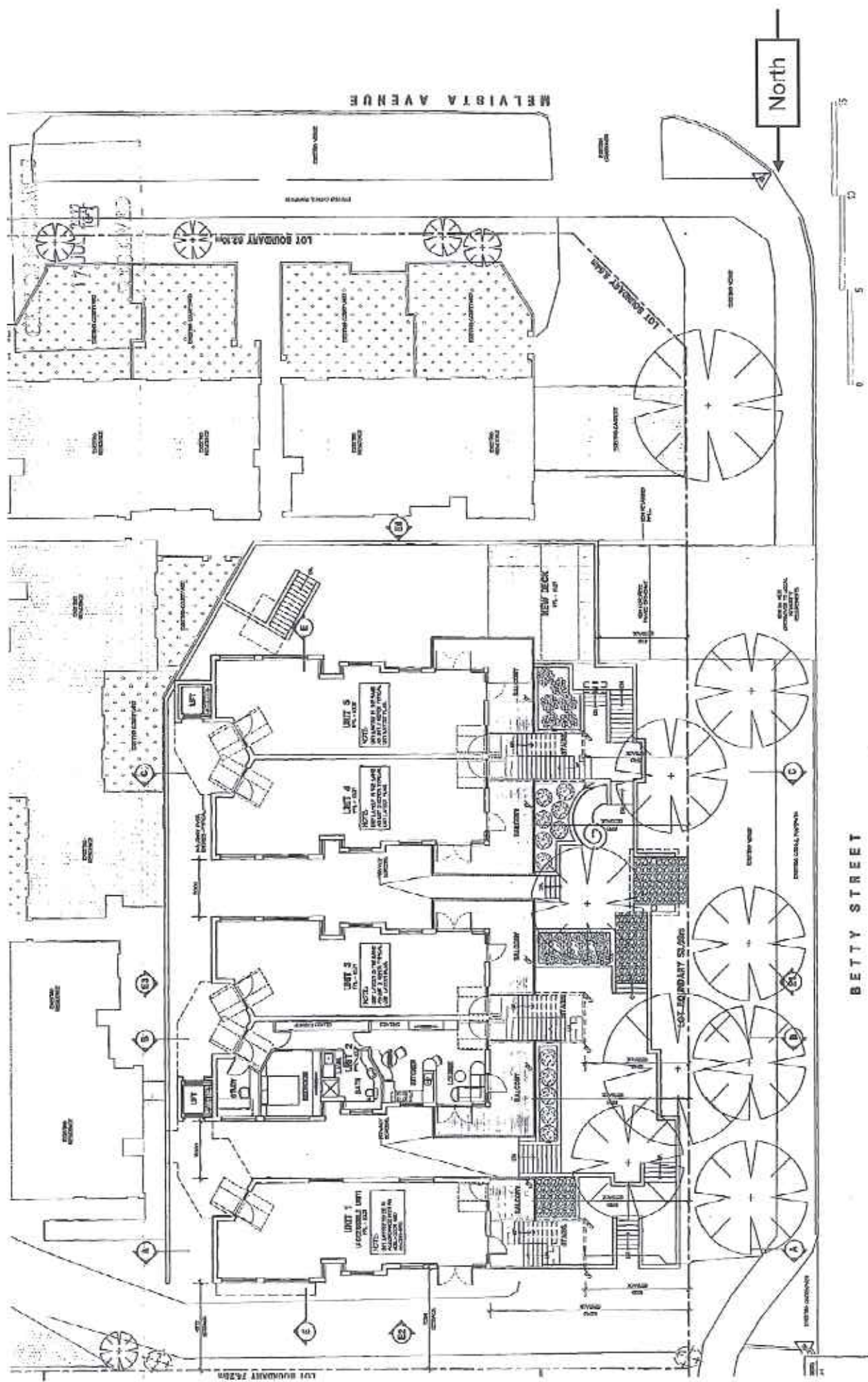


PD40.12 – Attachment 1
Location Plan (Aerial)





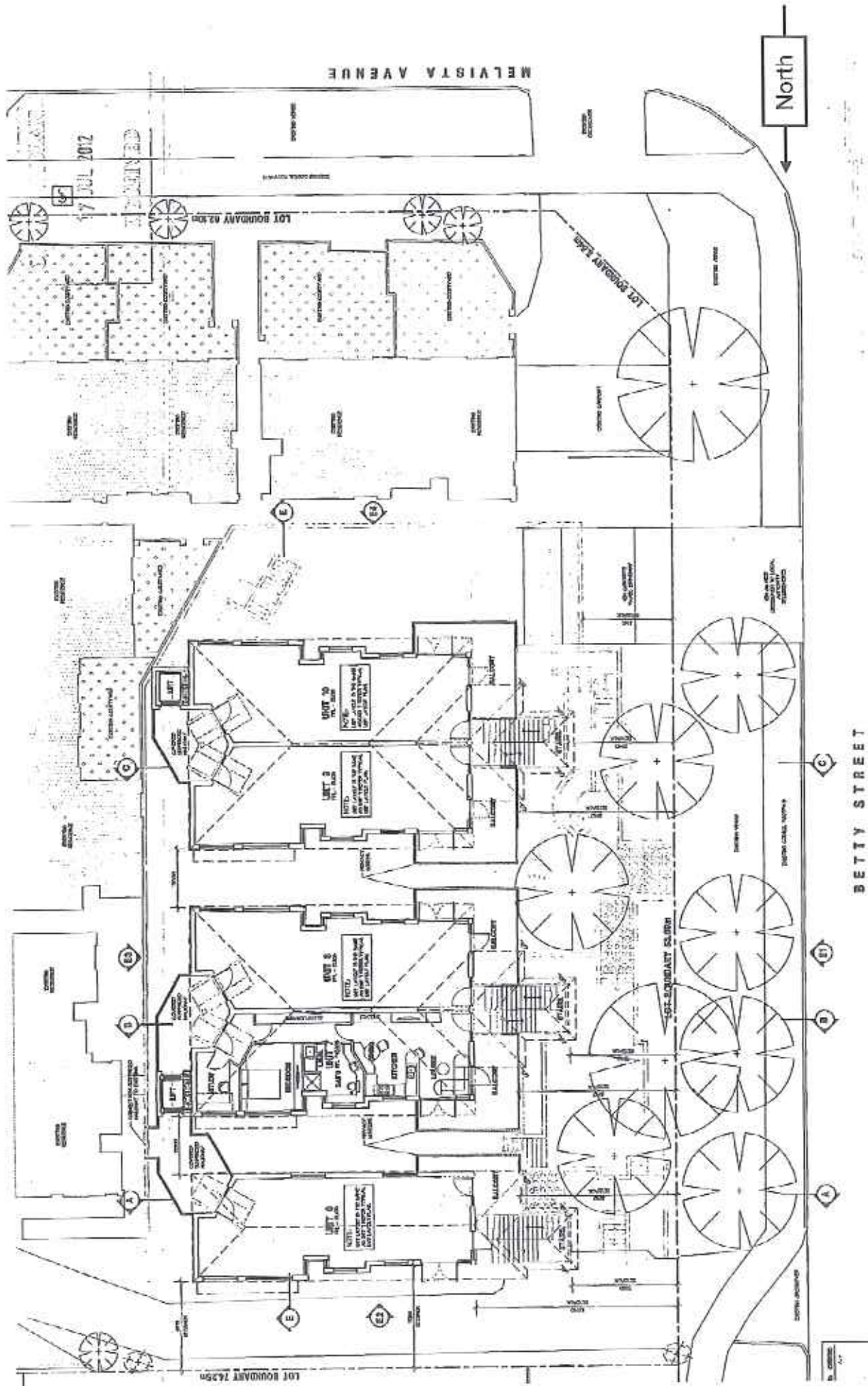
PD40.12 – Attachment 4
Floor Plans

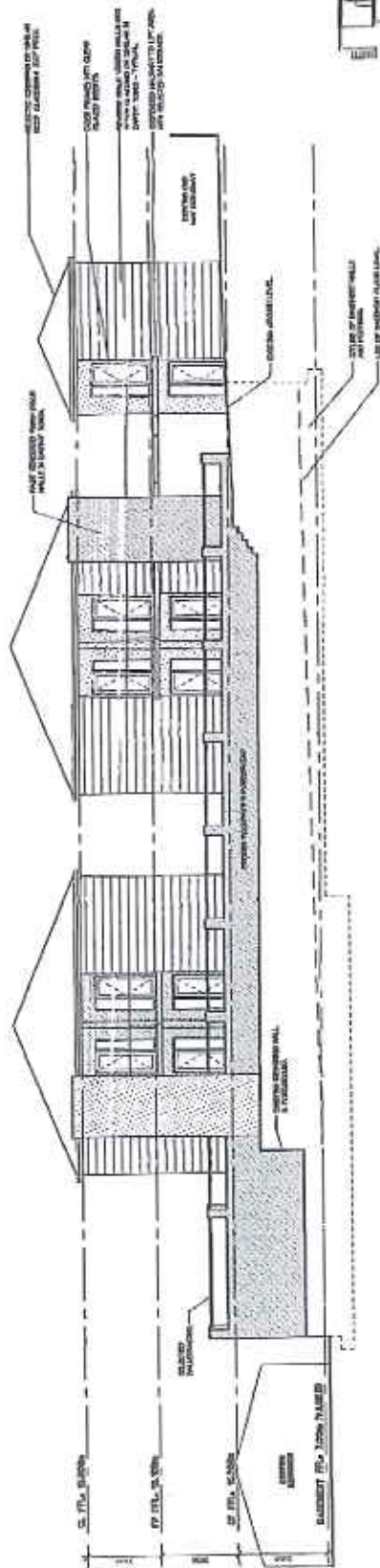


BETTY STREET

MELVIBIA AVENUE

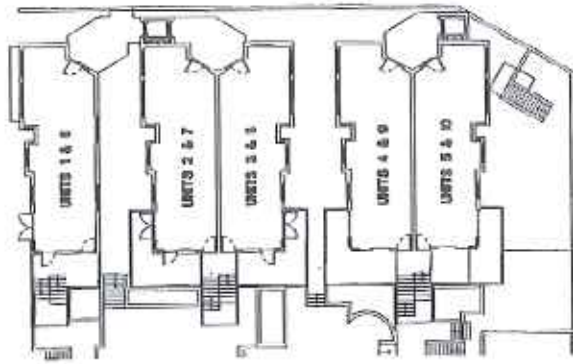
North





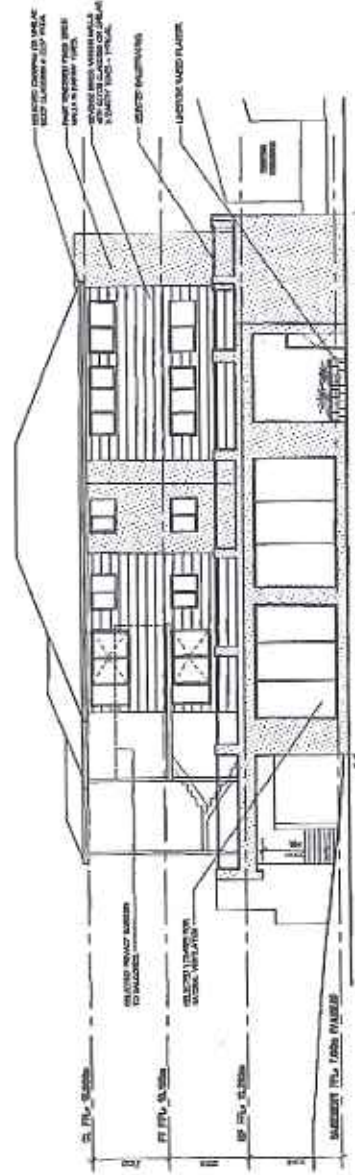
EAST ELEVATION - E3

E2



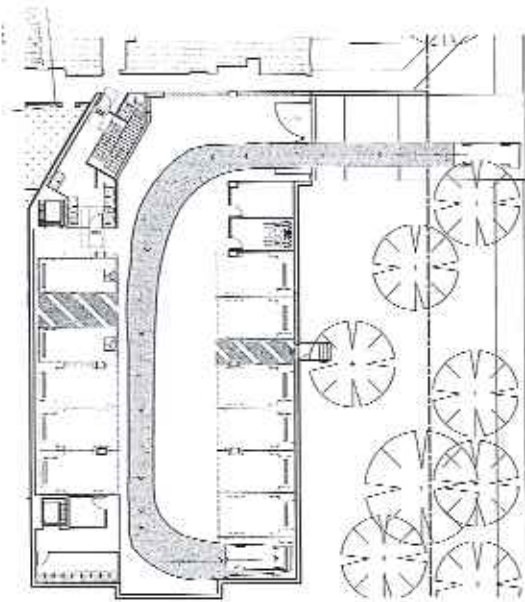
E1

KEY PLAN

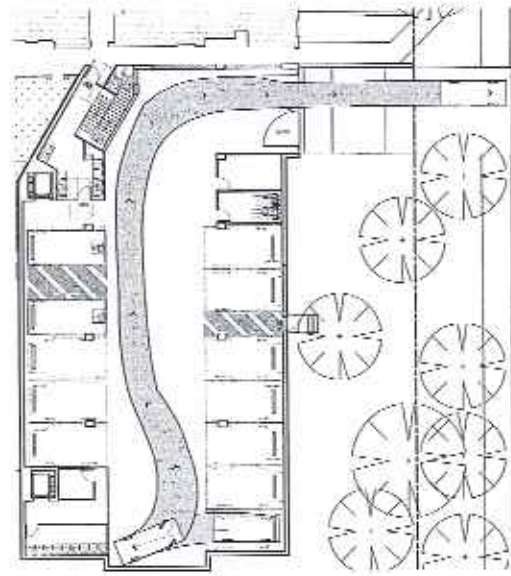


SOUTH ELEVATION - E4

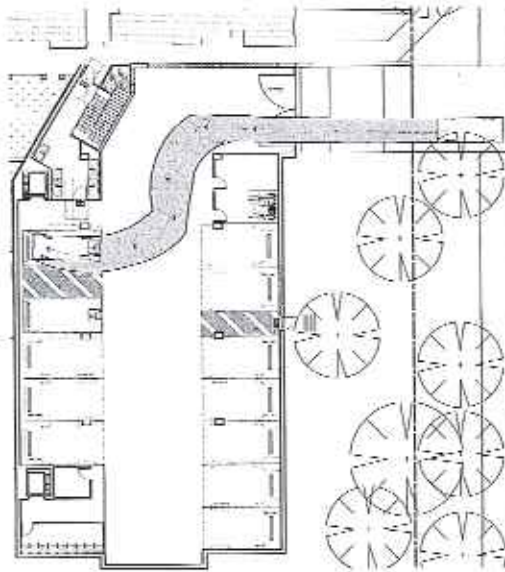
SECTION LINE - E3/E4



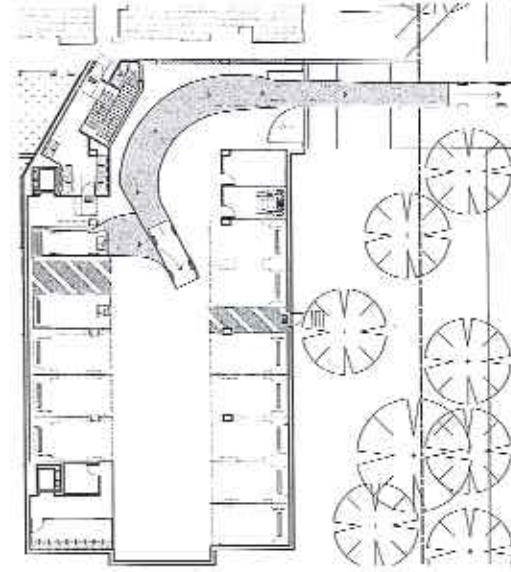
CAR NO. 3 ENTRY
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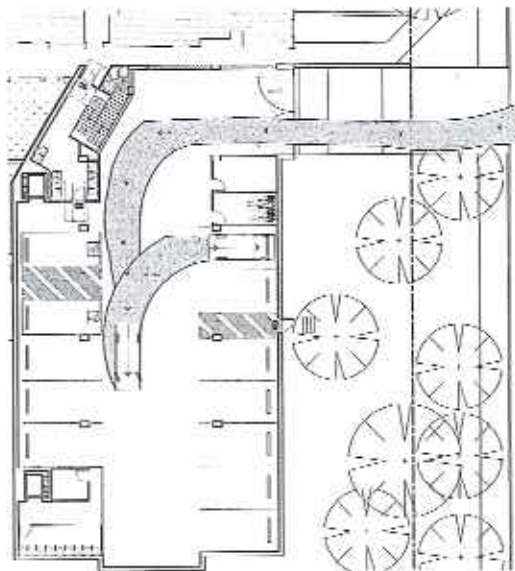
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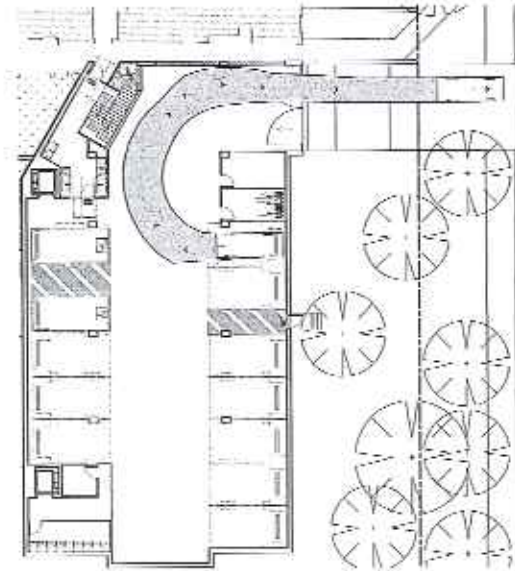
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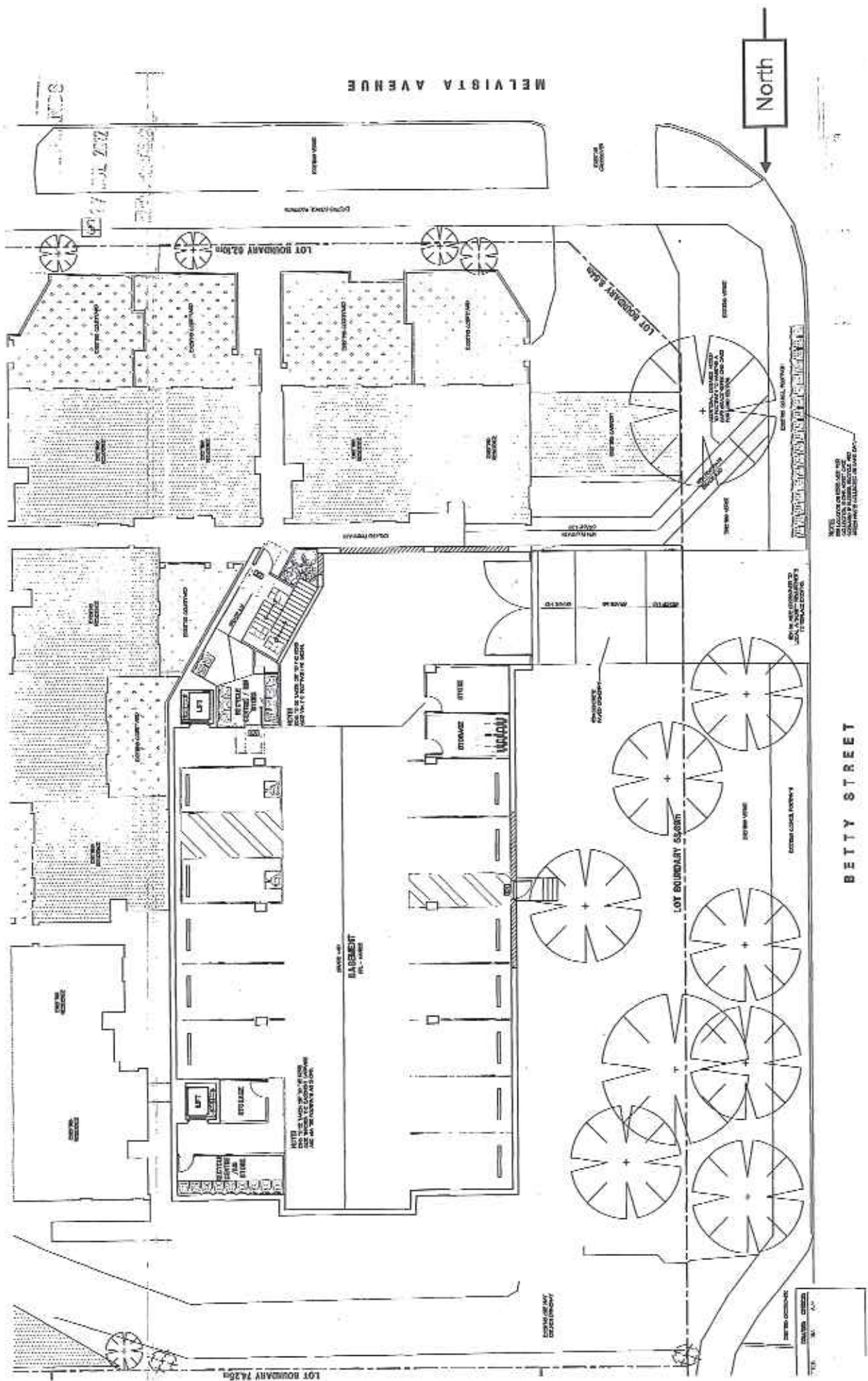
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SCALE 1:500



CAR NO. 1 ENTRY
SCALE 1:500



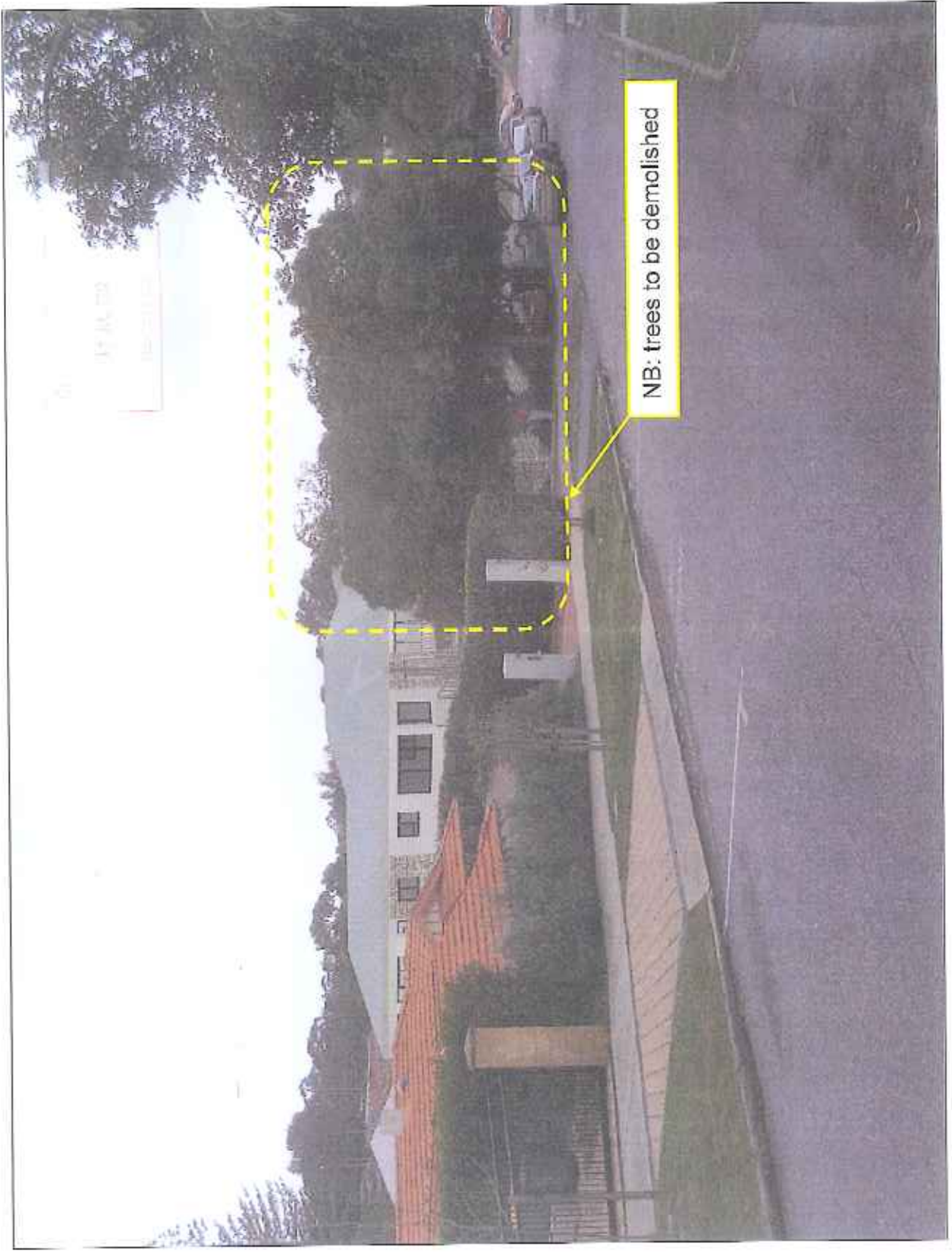
CAR NO. 1 EXIT
SCALE 1:500



PD40.12 – Attachment 8
 Refuse Plan



PD40.12 – Attachment 9
Montages



NB: trees to be demolished



The Site - Crn Melvista Av & Betty St (Southwest)



The Site - Melvista Av (Northwest)



Neighbouring Properties – Abutting (North)



Neighbouring Properties – Opposite (West)



Neighbouring Properties – Opposite (Southwest)

The present proposal

The City of Nedlands has received a development application to demolish the Nursing Home component on the west side of the *Melvista Lodge and Nursing Home* and to construct ten residential units set on a podium of underground parking in the resulting space. Other minor internal alterations are proposed to two adjoining units and the nearby Common Room. These internal alterations have not formed part of this Report

The ten units on the podium are double storied in a vertical pair and two groups of four with common walls of almost identical plan, but mirrored as needed. The project has been evaluated from the lodged drawings DA01, DA02, DA03, DA05, DA06, DA07, DA10, DA12, DA13 and DA32 without detailed information on the final colours or textures proposed for the build.

Description of existing improvements

20 Betty Street is a complex better known as Melvista Lodge and Nursing Home. The complex is a cohesive grouping of colourwashed brick and Marseilles pattern tiled buildings designed by the well-known Architect Julius Elischer and built by W Fairweather and Son in 1975. The accommodation includes 27 independent living units and a 30 bed nursing home with frontages to Betty Street, Melvista Avenue and Doonan Road. The Nursing Home which faces the Betty Street frontage is proposed to be demolished and replaced.

The whole complex abuts single residences on the north side and the southern elevation faces Mason's Gardens and is therefore seen through the verdant vegetation from a wide area including Hackett Road and Adelma Road, with peeps from Kathryn Crescent.

Heritage Status of existing complex

Melvista Lodge and Nursing Home is entered as Place Number N17 in the City of Nedlands Municipal Heritage Inventory [MHI] and was assigned Management Category C when the MHI was adopted in 1999. The relevant section of the entry for this level of significance in the MHI is repeated below:

"Management Category C

Retain and conserve if possible; endeavour to conserve the significance of the place through the provisions of the City of Nedlands Planning Scheme; a more detailed Heritage Assessment/Impact Statement* may be required prior to approval being given for any major redevelopment or demolition; photographically record the place prior to any major redevelopment or demolition.

*The term Heritage Assessment/Impact Statement referred to in ... Category C is defined as:

*A brief, independent evaluation by a heritage architect or heritage consultant. It is not to be confused with a **Conservation Plan**, which is a more extensive, detailed and costly document."*

Heritage evaluation

Unfortunately, there is very little of the many carefully designed aesthetic characteristics mentioned in Folio N17 in the MHI entry. More is made of the social and historical sequence of the project from its formation. Accordingly, there is little of the basic ethical and aesthetic values perhaps brought to, but certainly incorporated in the design concept of the original complex by Elischer.

Elischer was born in Hungary and trained in Europe. He was a fastidious, determined and consistent practitioner who held to his ideals of economical materials, high quality design and practical

construction. This resulted in a thriving architectural practice with a number of highly regarded residential, ecclesiastical, commercial and community buildings. His reputation was sustained both by his peers, owners, occupiers and the public. His design philosophy was clearly influenced by the works of Le Corbusier and others, but he translated the human scale of the European village very effectively into the Perth scene, particularly in this case.

Elischer was also very keen to ensure that his buildings respected the built environment in which his work was to be set.

It is therefore considered important, in the absence of interim reviews of the MHI, that the acknowledged Historic, Social and Representative criteria of the Complex are complemented by the addition of Aesthetic significance particularly in the context of the townscape, the streetscape and within the complex itself.

The Aesthetic values deliberately achieved by Elischer can be summed up as follows:

1. Design unity achieved by a selection of simple wall and roof materials, carefully limited colours, simple proportions, sensibly positioned openings and a consistent solid to void ratio in walls throughout the complex.
2. Horizontal emphasis from the walls around the perimeter of the project to visually tie the complex together and provide context to the community accommodated within.
3. Respect for the values of the pattern and context of the urban setting particularly in terms of colour, scale, building height and built form.
4. Simple gable roof form generally throughout.
5. Carefully controlled spaces between the buildings to provide appropriate privacy, scale and interesting access for the target age group.
6. Restrained building heights around the perimeter of the site with higher buildings in the centre of the grouping to allow air flow and outlook.

Evaluation of the Proposal

The replacement buildings proposed for the site present a complete contrast to the values deliberately and carefully achieved in the buildings comprising the existing complex. All of the aesthetic values enunciated above appear to have been ignored in the proposal. The replacement design incorporates the following characteristics:

- The horizontal low rise emphasis is to be replaced by three vertically separated two-storey structures with very narrow gaps between all accentuated by the vertical proportion of the covered stairways;
- The unity of the original complex is lost with the removal of the solid walls particularly on the balconies;
- The scale of the external fibre reinforced cement imitation weatherboard cladding material proposed is in contrast with the scale of the standard brick used originally and totally out of context in this residential environment;
- The use of a wide palette of new materials introduced to the complex – fibre reinforced cladding, masonry, limestone, metal louvres, metal roofing – none of which were utilised in the original carefully restrained selection.
- The varied colours proposed for the external cladding break up the unity and continuity compared with the original overall white;
- The proposal introduces industrial pattern low pitch metal deck roofing into a tiled complex;
- The roof structure is hipped as opposed to the original gable roof form;
- The spaces between the new buildings do not reflect the subtlety of the original and could result in accelerated wind flows which can be difficult for the target age group;

- The plan of the accommodation units indicates for example, bedroom windows opposite each other and very close to the neighbouring units thereby severely compromising privacy for the occupants;
- The lack of solid balconies compromises the solid to void ratio achieved in the original grouping

Conclusion

For various reasons, it is conceded that the operational need for the Nursing Home portion of the Complex to remain has passed. The responsibility remains however, as enunciated in the citation for Management Category C, for the applicant to 'endeavour to conserve the significance of the place' in any proposal for the replacement building.

There is no real concern for the removal of the existing Nursing Home. However, from the submission reviewed, it is considered that the Proposal will be very invasive in terms of the heritage values of the original complex. In addition, every avenue should be pursued to achieve high quality outcomes for the target group.

Recommendation

That the proposed design be referred back to the designers to prepare contract documentation for a less invasive development which will better meet the six Aesthetic and other Heritage values presented in the Heritage evaluation of this Report and the City's Municipal Heritage Inventory.

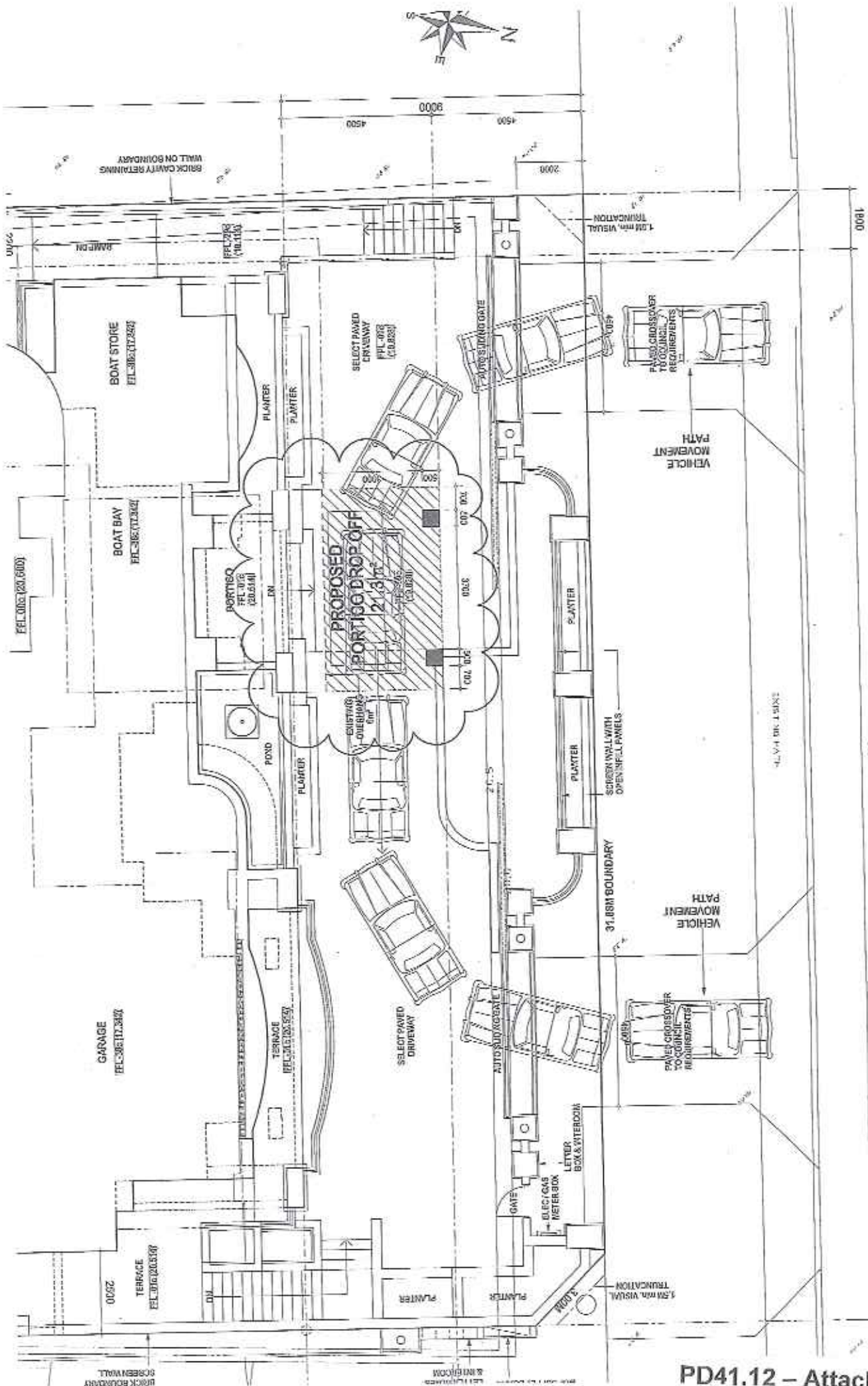
David Kelsall
18th September 2012

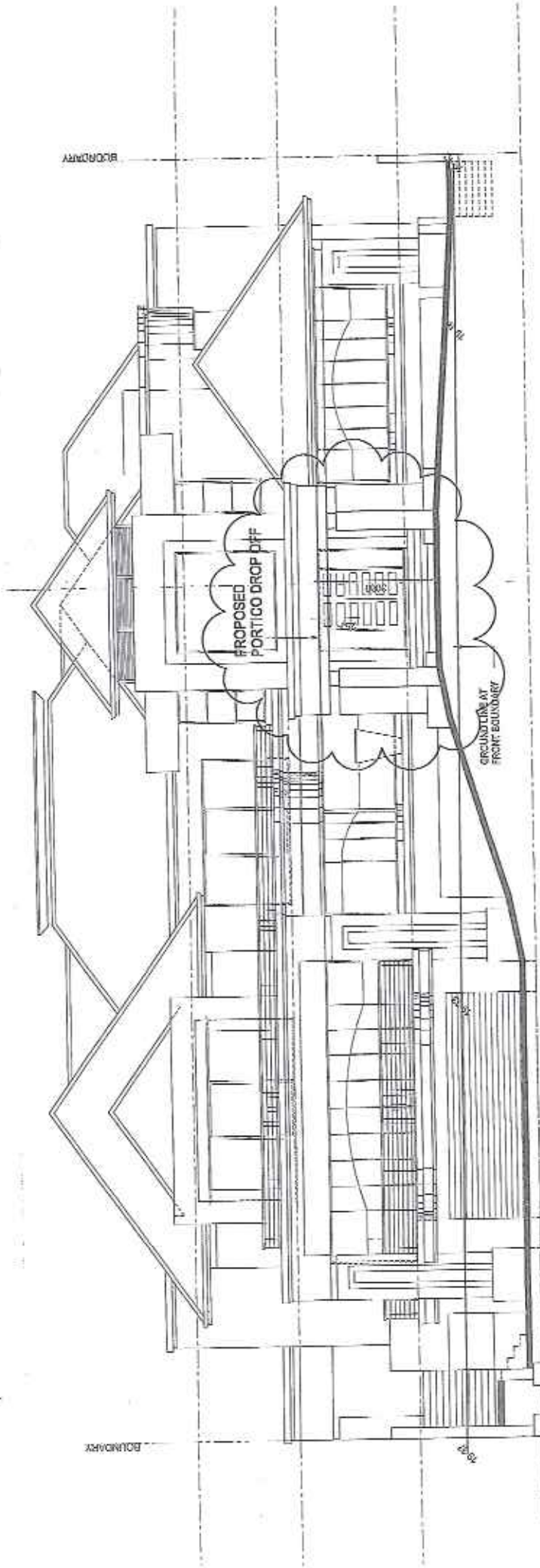


PD41.12 – Attachment 1
Locality Plan

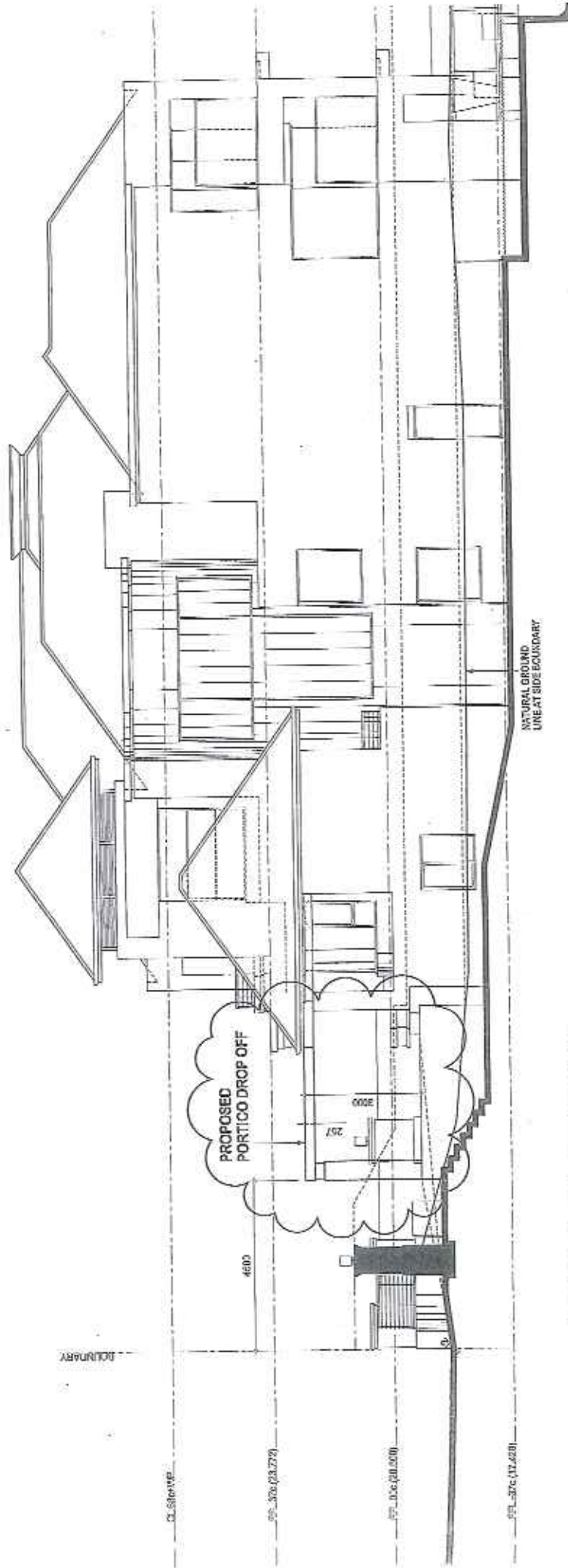
SITE PLAN.

32200 overall





NORTH ELEVATION



WEST ELEVATION

SCALE 1:100

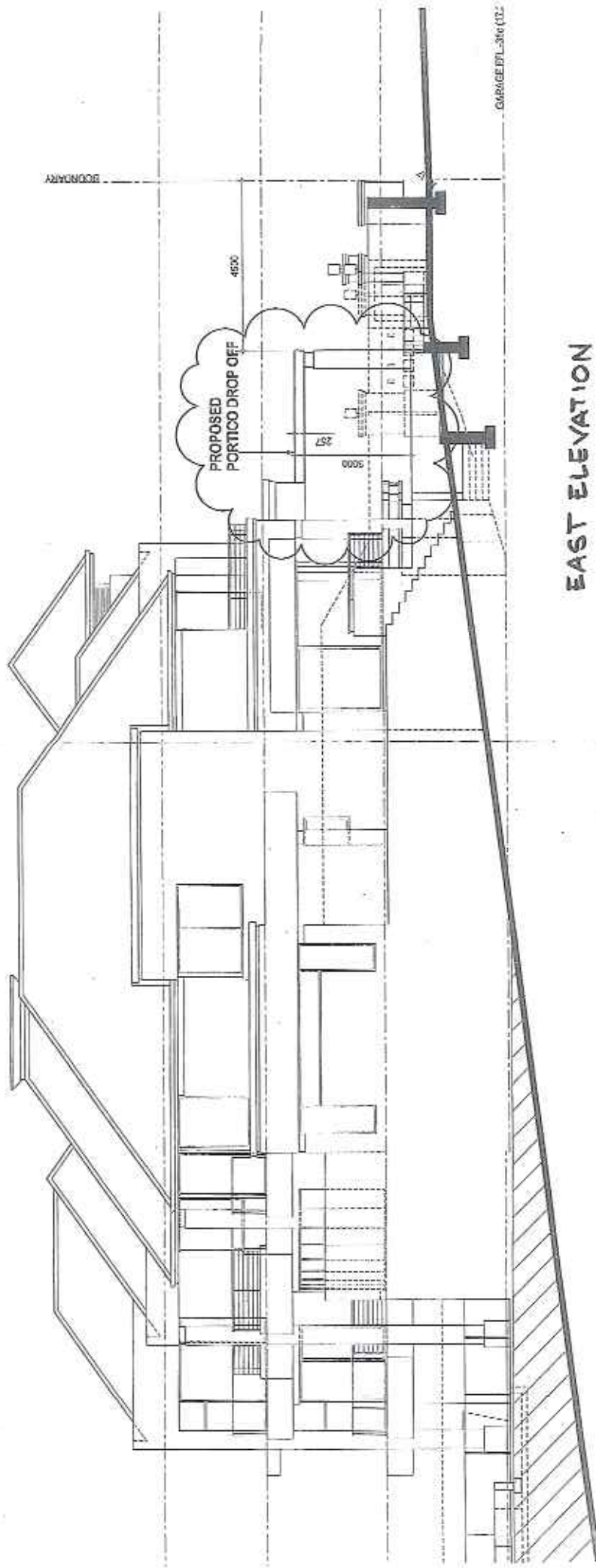
PD41.12 – Attachment 4
West Elevation

WORKS THE SUBJECT OF THIS APPLICATION SH

HARTONO PC

STRATA LOT 1 (#84) JUTLAND PARADE, DALKETT

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EAST ELEVATION

PD41.12 – Attachment 5
East Elevation



PD41.12 – Attachment 6
Street Perspective





PD42.12 – Attachment 1
Locality Plan



Tuesday, 11 September 2012

LOCALITY PLAN showing
No. 72 The Avenue, Nedlands

1:500

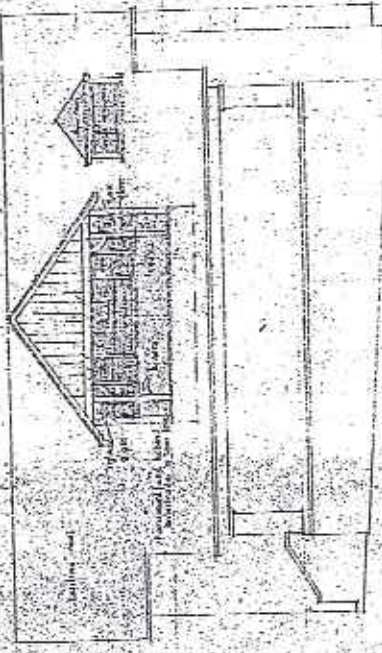
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responsibility for the accuracy of this
image or the results of any actions
taken when using this image.



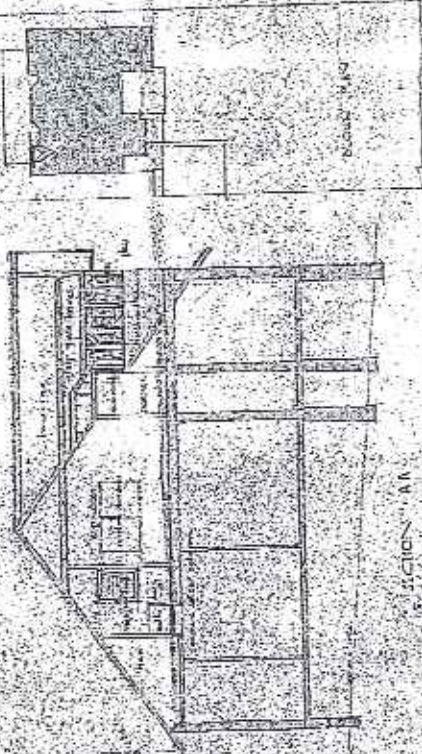
City of Nedlands

72 1102
Avenue
Nadlands

Development
Application
House to be
Demolished

[illegible]

NOTATION: 15% DISCOUNT



NO. 1



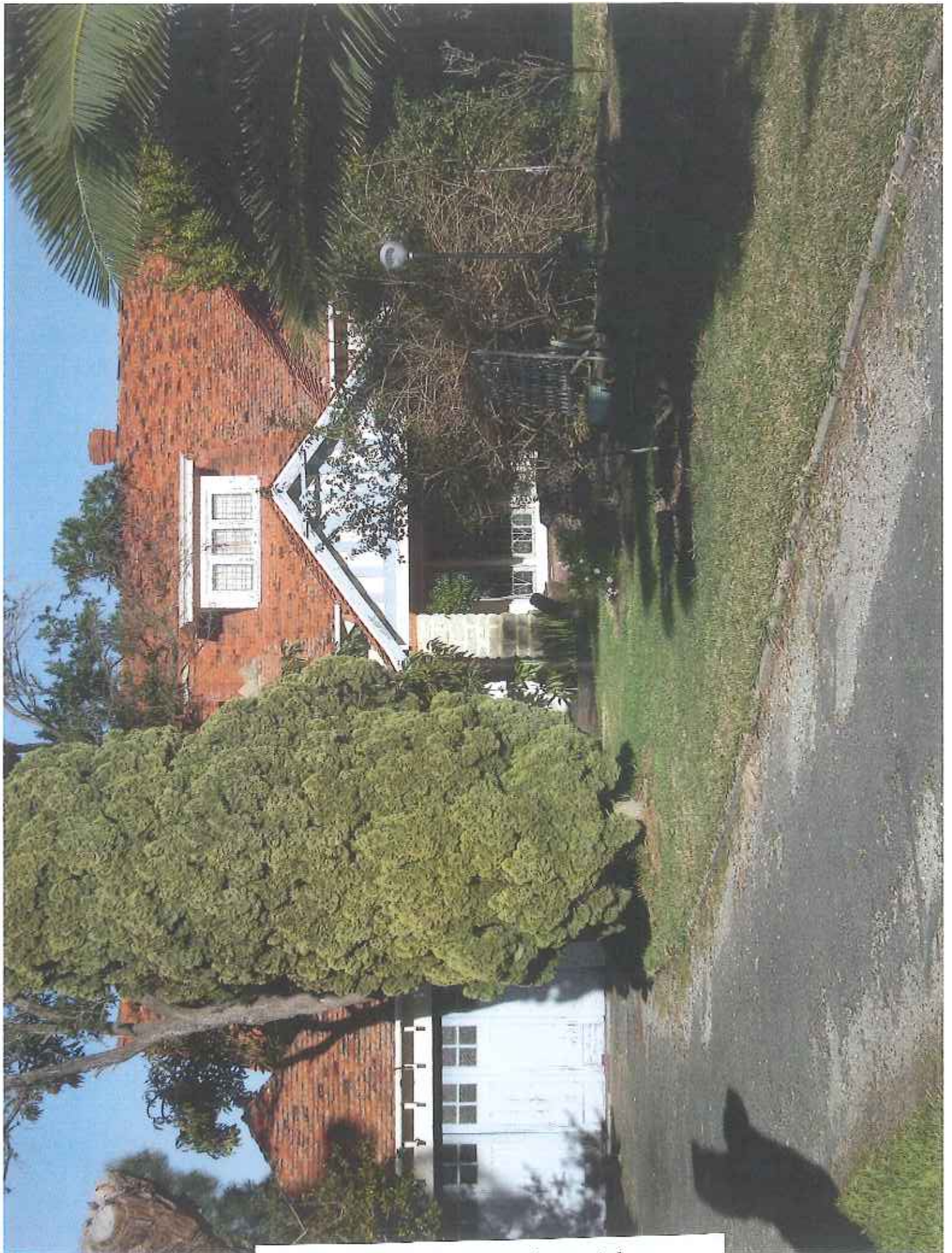
THE LOCK PAK

ATTENTIONS TO ADDRESSES RESIDENCE THE AVENUE NIDLANDS
FOR MRS HUMPHREYS

1. *Alfalfa* (Medicago sativa)
 2. *Barley* (Hordeum vulgare)
 3. *Beet* (Beta vulgaris)
 4. *Buckwheat* (Fagopyrum esculentum)
 5. *Corn* (Zea mays)
 6. *Cotton* (Gossypium hirsutum)
 7. *Cucurbit* (Cucurbita pepo)
 8. *Eggplant* (Solanum melongena)
 9. *Flax* (Linum catharticum)
 10. *Garden Pea* (Pisum sativum)
 11. *Garlic* (Allium sativum)
 12. *Grain Sorghum* (Sorghum bicolor)
 13. *Kale* (Brassica oleracea)
 14. *Kidney Bean* (Phaseolus vulgaris)
 15. *Lentil* (Lens culinaris)
 16. *Lettuce* (Lactuca scariola)
 17. *Melon* (Cucurbita melon)
 18. *Mint* (Mentha spicata)
 19. *Onion* (Allium cepa)
 20. *Potato* (Solanum tuberosum)
 21. *Pumpkin* (Cucurbita pepo)
 22. *Rice* (Oryza sativa)
 23. *Spinach* (Spinacia oleracea)
 24. *Sweet Potato* (Ipomoea batatas)
 25. *Tomato* (Solanum lycopersicon)
 26. *Turnip* (Brassica napus)
 27. *Wheat* (Triticum aestivum)
 28. *Yam* (Dioscorea esculenta)



PD42.12 – Attachment 3
Photos (1) - Existing Residence



PD42.12 – Attachment 4
Photos (2) - Existing Residence

CITY OF NEDLANDS

HERITAGE REPORT – 72 THE AVENUE, NEDLANDS

APPLICATION RECEIVED FOR PLANNING APPROVAL FOR DEMOLITION OF THE EXISTING RESIDENCE



Introduction

The City of Nedlands received a Development Application on 13th July 2012 for the demolition of the residence at 72 The Avenue, Nedlands. The Development Application was lodged by *Planning Context* on behalf of the Executors of the Estate of the late Mrs Dorothy Ransome, the owner of the property. The Application only relates to the demolition of the existing building and does not seek a demolition licence at this time.

Mrs Ransome passed away on 19th March 2012 having survived her husband Aubrey by several years. They were both highly regarded in the community and Dorothy worked voluntarily at the University of Western Australia for many years.

Description of Existing Residence

The site is at the top end of The Avenue and has a level section to the house and falls steeply to the rear river boundary. The building is a two storey brick residence with undercroft, rare red clay pan tiled roof with rare ridge and hip tiles, leadlight windows and was probably constructed in the Federation period prior to 1915. Minor alterations to the building were made in 1946 and at other times since. The building is otherwise generally intact. A separate garage building is at the front and is constructed in matching materials.

Heritage Status of 72 The Avenue

The property was included in the City of Nedlands Municipal Heritage Inventory [MHI] when the document was adopted in 1999 and the property was assigned to the Review List. This List emerged from the Nomination Phase in the preparation of the MHI when the initial list of properties had to be prioritised due to resource and time limitations. The intent was for the properties in the Review List to be assessed at the first opportunity. Funding for the Review has not been available since the MHI was adopted. Although properties in the Review List may have no formal heritage status, it remains likely that this subject property would have met the criteria for inclusion in the MHI at the time it was adopted.

It is also important to point out that, contrary to the suggestion by the *Planning Context* correspondence that the condition of the property diminishes the heritage value of the place, this is not correct. Further, their comments about the internal layout and functionality suggesting diminished heritage values are irrelevant to their argument. The *Planning Context* correspondence further refers to the necessity for the removal of components containing asbestos. This is not necessarily the case as other options may be possible.

Heritage Discussion

Council's 'unpublished procedure' referred to in the application was prepared for guidance and should prevail when a demolition licence is sought prior to the wishes of a possible future buyer being established. The 'procedure' prescribes that *'for any place listed in the MHI, a demolition permit shall not be issued prior to the approval of plans for the redevelopment of the site.'* There are many sites around Perth where buildings of heritage significance have been needlessly demolished before the market is tested for buyers who may like to keep the significant structure. Other properties remain undeveloped as empty sites for long periods. It appears that the owners of this subject property understand this concept of the 'unpublished procedure' and have therefore only sought planning permission to demolish. This is commendable.

Analysis

Given that 72 The Avenue, Nedlands technically has no formal heritage status in the MHI, and that the building may have met the heritage criteria had it been assessed, there appears to be no impediment to Council approving the issue of Planning Approval on the heritage question provided that a condition requiring a heritage professional to prepare a comprehensive record of the building and a history of the successive occupants. This Record is to be completed and approved by Council prior to the issue of a demolition licence. The Condition should include research through Council's Local Studies Collection and other records for details of origins of the building contract, subsequent alterations and/or additions together with measured drawings, plans and elevations and a photographic record in colour of the exterior and interior of the building. Copies of the document should be lodged in Council's Local Studies Collection for public research.



Recommendation

That Council approves the Planning Application for demolition of 72 The Avenue, Nedlands on condition that:

1. Prior to the issue of a demolition licence for the buildings, Council is to receive and approve a comprehensive Record of the building and a history of the successive occupants prepared by a heritage professional. The Record is to include research through Council's Local Studies Collection and other material for details of origins of the building contract, subsequent alterations and/or additions together with measured drawings, plans and elevations and a photographic record in colour of the exterior and interior of the building. Copies of the document should be lodged in Council's Local Studies Collection for public research.
2. A demolition licence for the property will not be issued by Council prior to approval of plans for the redevelopment of the site.

David Kelsall
15th August 2010