

**RECEIVED**  
16/3/15

**AREAS:**

Land	437	m2
Living Ar	150.9	m2
Car Port	33	m2
Store	4	m2
<b>TOTAL</b>	<b>187.9</b>	<b>m2</b>

Site Cov 189.7/437=43 %

**Living Areas:**

Lounge	22.3	m2
Office	15.4	m2
M/Bed Rm	34.5	m2
Bed Rm	12.8	m2
Kitchen	36.6	m2
Bath Rm	7.6	m2
L/dry	5.5	m2
Entrance	16.2	m2
<b>TOTAL</b>	<b>150.9</b>	<b>m2</b>

**General Layout - Proposed**

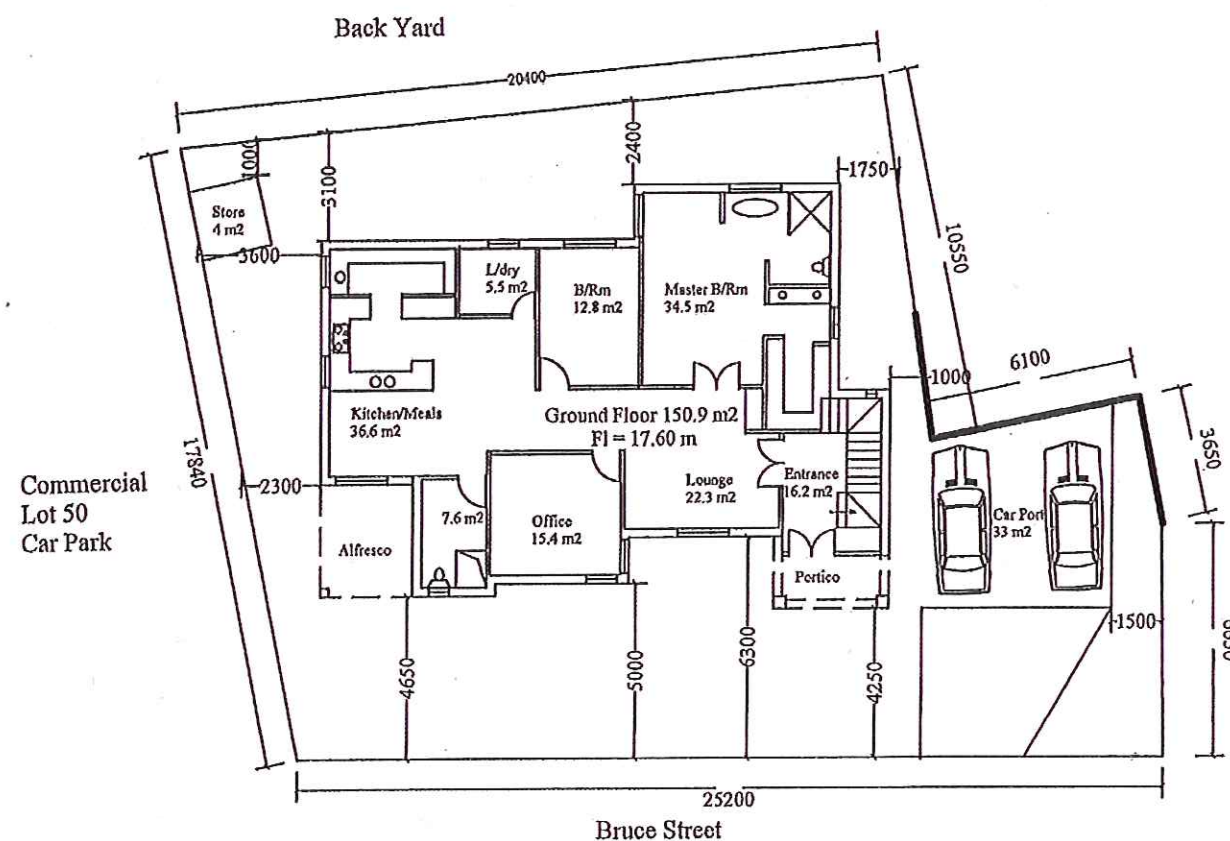
**Proposed Residence For Mr & Mrs Salim**  
**2 Bruce Street Nedlands**

Scale: 1:200  
Date: July 2014

CHK By: J Salim

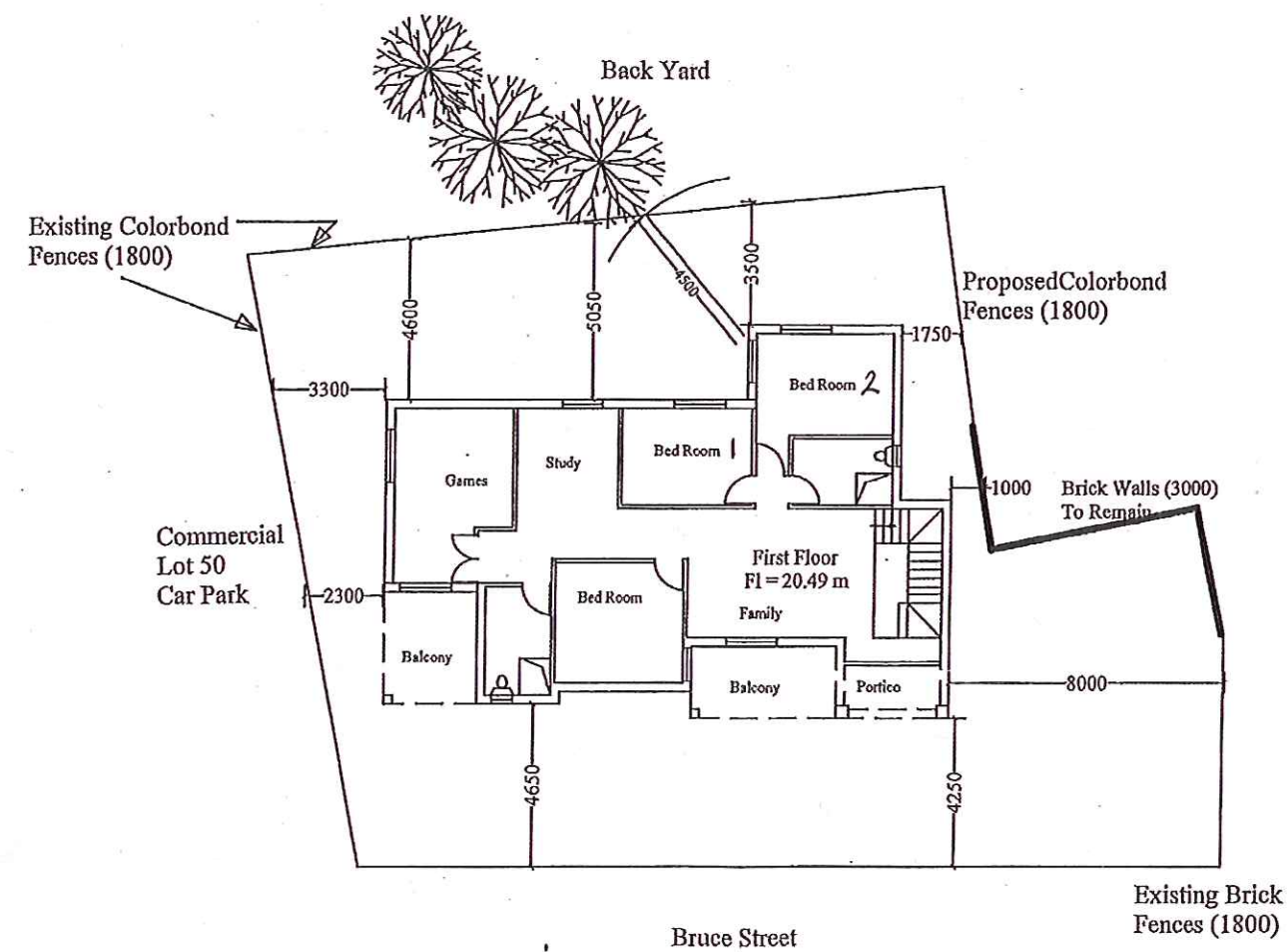
DRW No: BS14-01-02

E



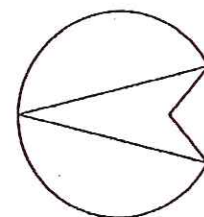
GROUND FLOOR  
SCALE 1:200

RECEIVED  
8/4/15



UPPER FLOOR  
SCALE 1:200

General Set Back



Proposed Residence For Mr & Mrs Salim  
2 Bruce Street Nedlands

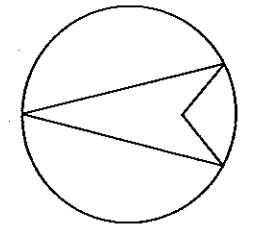
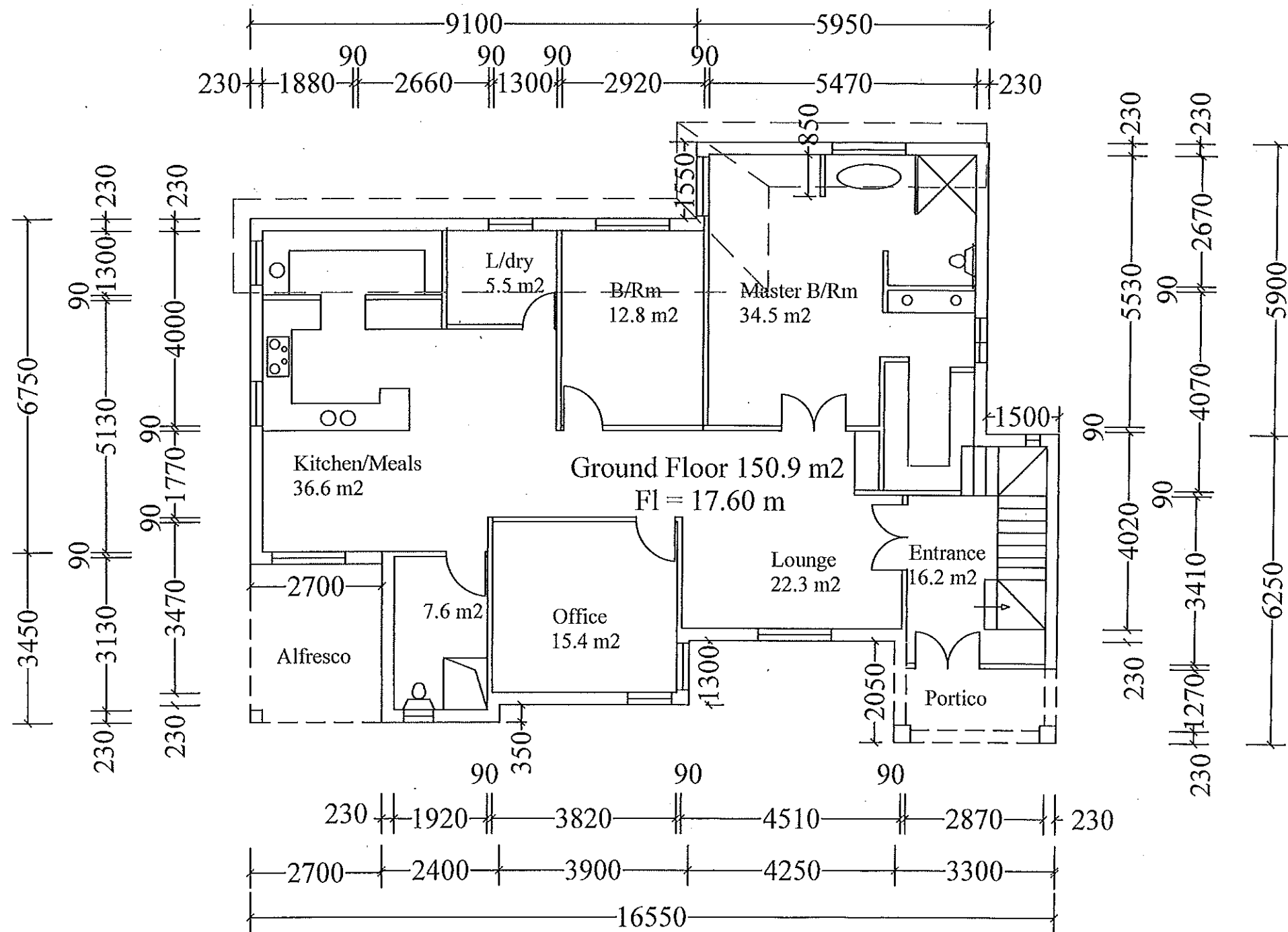
Scale: 1:200  
Date: July 2014

CHK By: J Salim

DRW No: BS14-01-03

E





RECEIVED  
16/3/15

General Lay out - Ground floor

Proposed Residence For Mr & Mrs Salim  
2 Bruce Street Nedlands

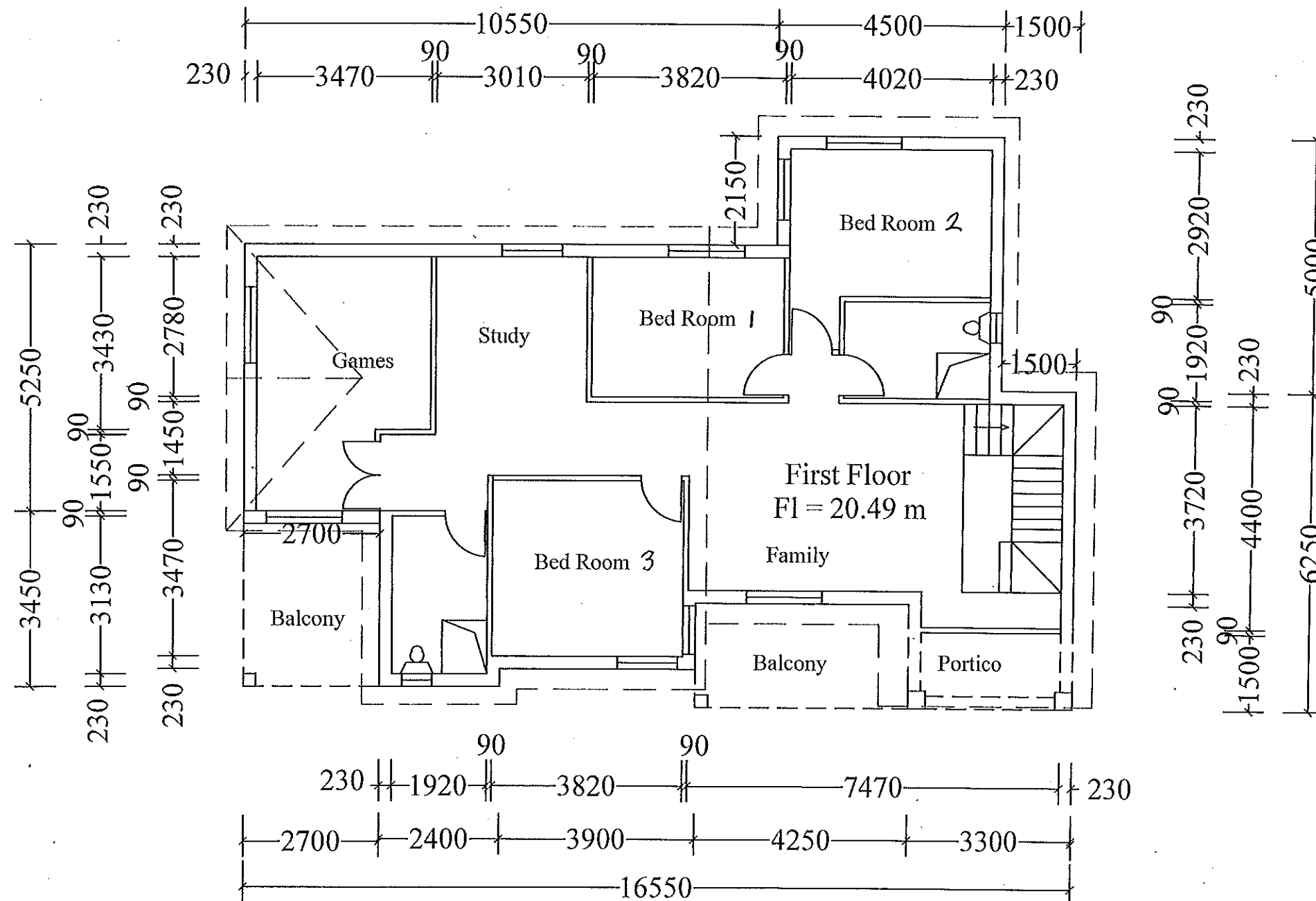
Scale: 1:100  
Date: July 2014

CHK By: J Salim

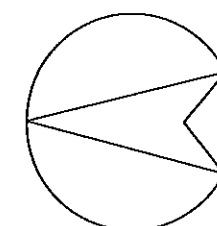
DRW No: BS14-02-01

D



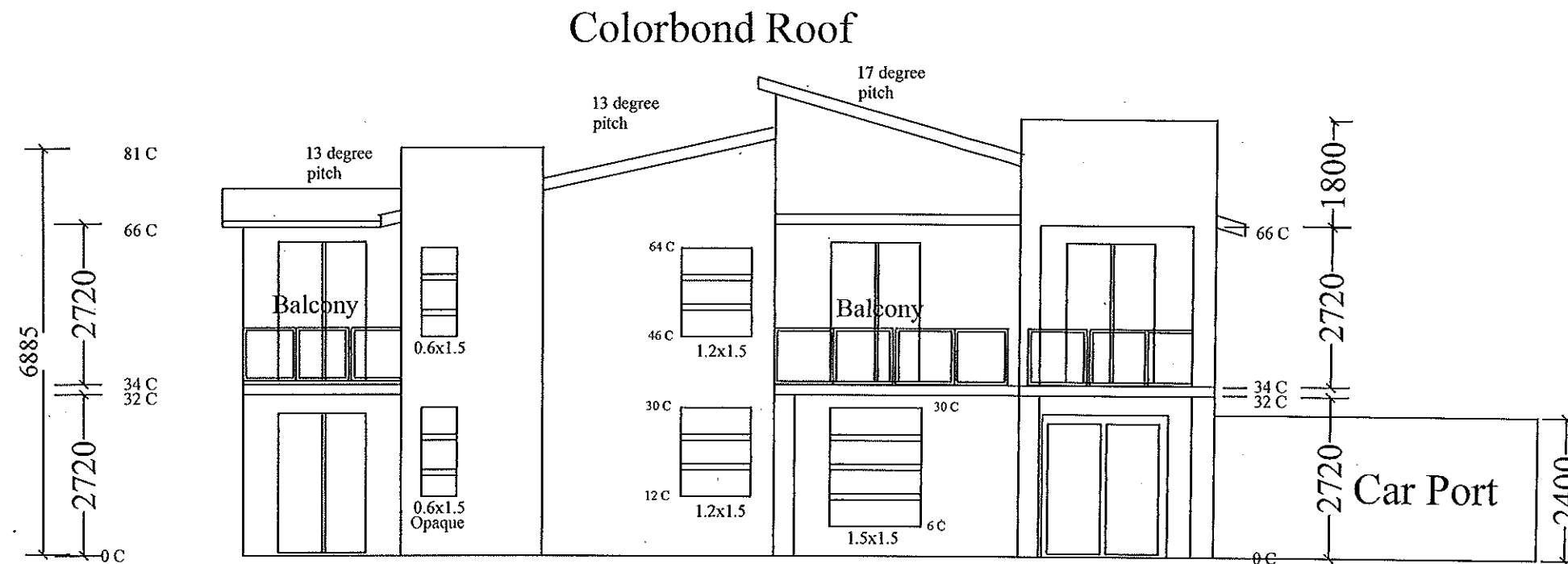


RECEIVED  
16/3/15

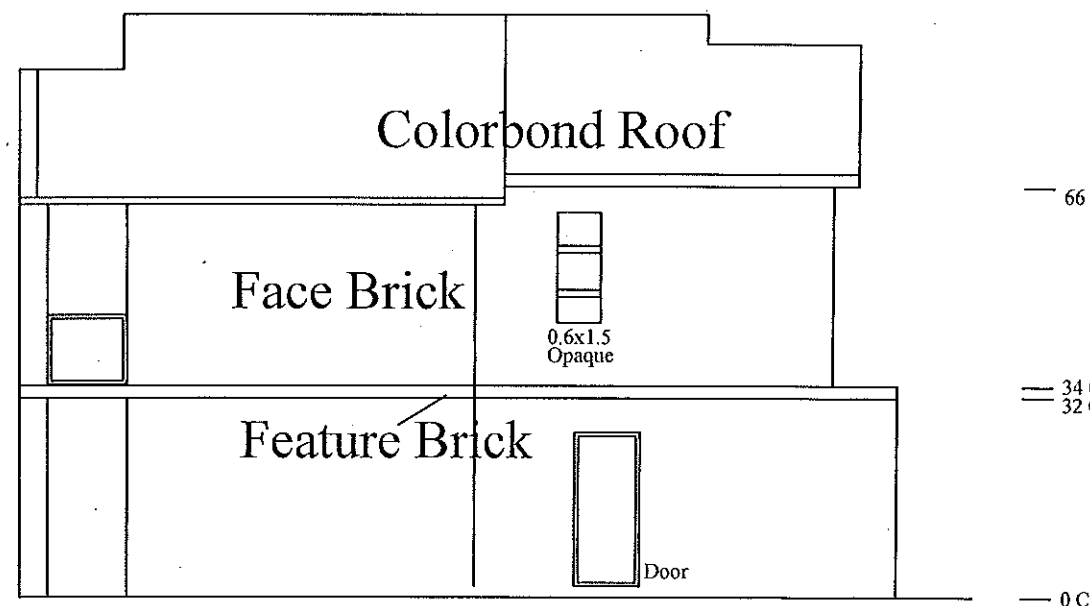


General Lay Out - Upper Floors

Proposed Residence For Mr & Mrs Salim 2 Bruce Street Nedlands			
Scale: 1:100 Date: July 2014	CHK By: J Salim	DRW No: BS14-02-02	E



FRONT ELEVATION



SOUTH ELEVATION

RECEIVED  
16/3/15

Elevation 1

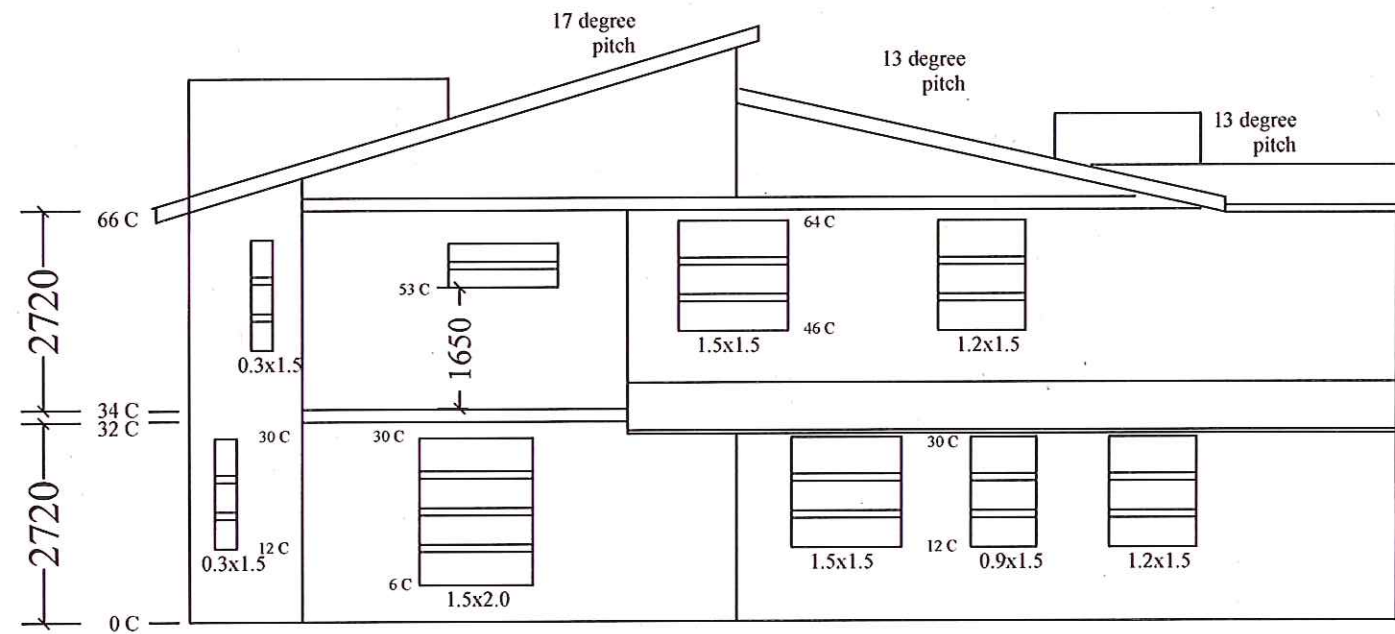
Proposed Residence For Mr & Mrs Salim  
2 Bruce Street Nedlands

Scale: 1:100  
Date: July 2014

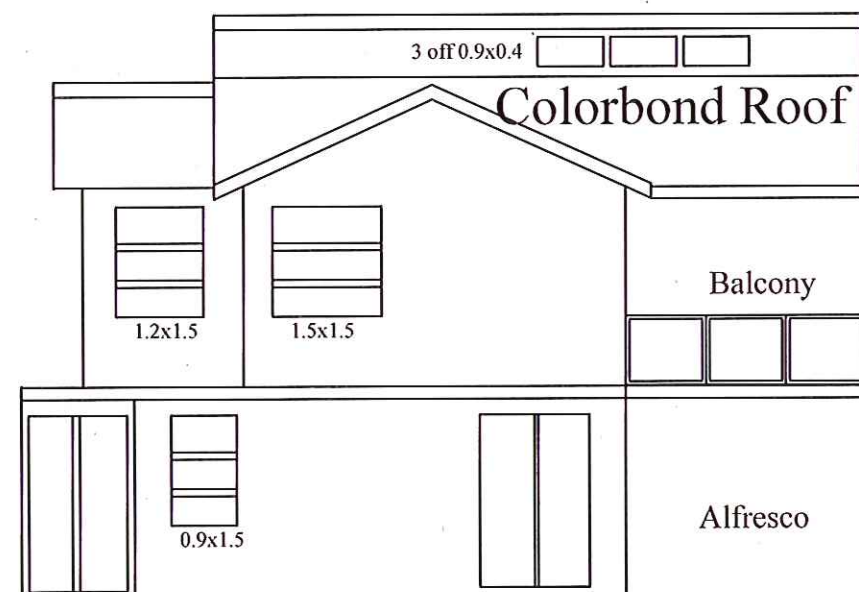
CHK By: J Salim

DRW No: BS14-03-01

E



BACK ELEVATION



NORTH ELEVATION

RECEIVED  
9/4/15

— 66 C  
— 34 C  
— 32 C  
— 0 C

Elevation 2

Proposed Residence For Mr & Mrs Salim  
2 Bruce Street Nedlands

Scale: 1:100  
Date: July 2014

CHK By: J Salim DRW No: BS14-03-02

E



PD24.15 - Attachment 8 - Photograph of 2 Bruce Street





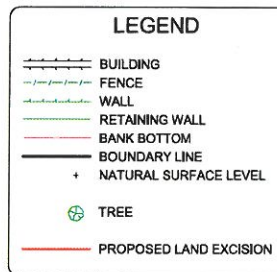
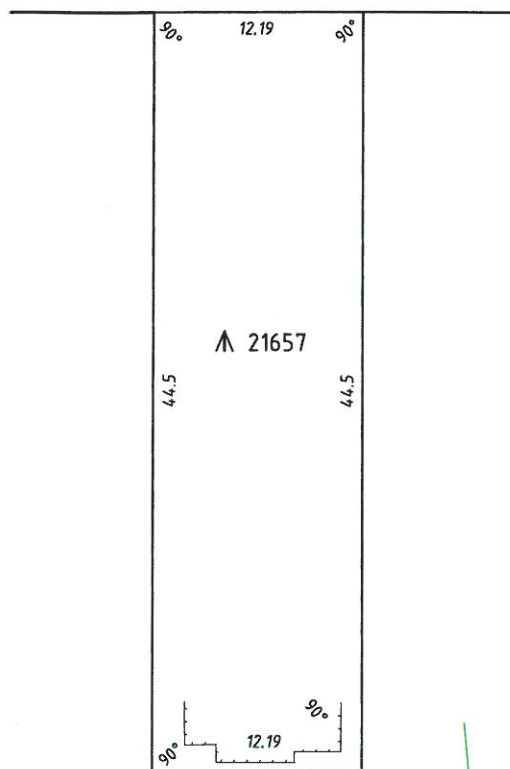


PD24.15 - Attachment 10 - Photograph of 20 Stirling Highway as seen from Bruce Street





MELVISTA AVENUE



NOTES

This plan has been prepared for the client and should not be used for any other purpose unless authorised by Whelans Australia Pty Ltd.

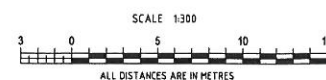
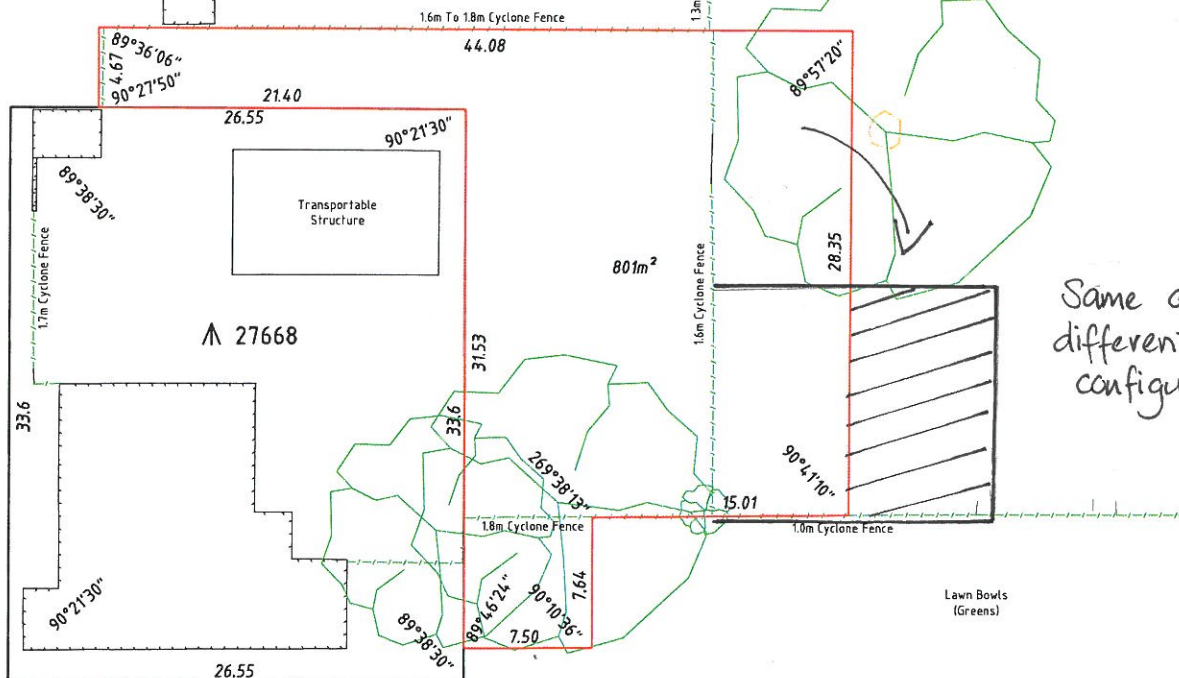
Cadastral boundaries shown are subject to survey.

Prior to the commencement of any work, relevant authorities should be contacted for the location of underground services.

Due to overwriting some levels may be switched off for this plot only.

Levels are based on AHD.

This note is an integral part of this plan.



Survey Date: 21/01/2015	Surveyed By: IS
Drawn Date: 17/02/2015	Drawn By: PHT
Scale (A3): 1:300	Checked By: RGB
Hor Datum: PCG94	Vert Datum: AHD
Data File: 150121-is detail item 28+cad.acs	
CAD File: 150217_Proposed_Land_Excision_Res1669.dwg	
Path: S:\Projects\15\15315\items\item-28 Nedlands	



Client: DEPARTMENT OF EDUCATION

PROPOSED LAND EXCISION

RESERVE 1669  
MELVISTA AVENUE  
NEDLANDS

This plan must not be reproduced without the permission of WHELAN'S

Job No	Item No	Plan No	Rev
15315 - 028 - 034 - 00			
Sheet 1 of 1			





March 10, 2015

Spotless Facility Services Pty Ltd  
Locked Bag 3  
Cloisters Square  
WA 6850

**ATTENTION: Dean Woodcock**

**RE: Assessment of Trees at Nedlands Pre-Primary School Site**

Dear Dean,

Further to your request and my inspection of the trees at the Nedlands Pre-Primary School Site, the following is a brief of my findings and recommendations for their future management.

If you have any queries regarding the findings of the report or if I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "JRM", is written over a faint, light-colored rectangular stamp.

JASON ROYAL

Dip. Arboriculture (UK)  
Tech. Arbor A

*Tree (Risk) Assessment*

*Nedlands Pre-Primary School Site*

*Prepared For*

*Spotless Facility Services Pty Ltd*

*Prepared By*





## Contents

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1.	Terminology Used_____	Page	1
2.	Purpose of the Report_____	Page	1
3.	Tree Assessment Method_____	Page	1
4.	Key Findings of the Assessment_____	Pages	2 – 7
5.	Future Management Recommendations_____	Page	8

### Attachments to this Report

- Attachment 1; Tree Location Guide
- Attachment 2; Table of Recommended Works
- Attachment 3; Company Information and Disclaimer

## 1. Terms Used

---

The following terminology has been commonly used in this report:

‘Trees’	meaning the trees that are the subject of this report
‘School’	meaning the Nedlands Pre-Primary School Site
‘Fall Zone’	meaning the area where a branch (or complete tree) failure is considered most likely to fall into
‘Target’	meaning any areas of ‘static’ permanent potential targets such buildings, powerlines etc. within the likely projected Fall Zone of the Tree or if ‘transitional’ targets such as people or vehicles may also occur within the projected Fall Zone of the Tree

## 2. Purpose of the Report

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- 2.1 Inspect and assess the current health, vigour and structural form of all of the Trees within the School; and
- 2.2 Provide future management guidelines in view of the risk management and the relevant legal responsibilities that are generally associated with tree ‘ownership’.

## 3. Tree Assessment Method

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All of the Trees at the School were visually inspected from ground level and in accordance with ‘visual tree assessment’ (“VTA”) method<sup>1</sup> and principles.

The VTA method is based on the sciences of tree biology, physiology, tree structure, and tree bio-mechanics. It is a method widely used by arborists worldwide to identify visible signs on trees that indicate any health or potential structural issues that in turn could increase the risks associated with the given tree.

The overall health of each Tree was adjudged from an inspection of its leaf, overall percentage of leaf mass present in the canopy of the Tree, and the presence (or absence) of any pest or disease factor that could have an effect on the overall health of the Tree.

The structural integrity of each Tree was determined from a visual inspection of its main stem, primary (and secondary) branch unions, and its root plate area.

The presence of cavities, decay, and/or any pathogen that could have an effect on the structural integrity of the Tree is also taken into consideration as part of the assessment process.

Where considered necessary further investigation by way of the use of sounding techniques was utilised to determine the presence and general extent of any areas of cavity or associated decay within a Tree’s main stem structure.

Targets and areas where transitional Targets are likely to go were also identified in relation to the given Tree as part of the risk management assessment process.

<sup>1</sup> The Body Language of Trees, A Handbook for Failure Analysis; C Matteck, H Breloer

#### 4. Summary of Findings

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##### 4.1 No of Trees Identified and Inspected

A total of 19 Trees were identified and inspected.

Their location has been placed onto an aerial image of the Site below.



##### 4.2 Health Condition

One dead and one near dead Tree was identified on Site.

All of the other Trees showed to be in good health based on the condition and volume of leaf mass present in their canopy.

I could see no evidence of any pest or disease pathogen that could have a major impact to their health at the time of my inspection.

##### 4.3 Structural Form

The majority of the Trees showed to have what is considered to be good (typical) structural form for specimens of their given species.

A number showed to have what are considered to be 'structural defects' such as bi-furcated unions, unions with included bark etc. However the vast majority of structural imperfections identified and inspected were not considered to be of a major concern at this time.

The structural form of three Trees was however of some note and/or concern.



#### 4. Summary of Findings

---

**Tree 9; Flooded Gum (*Eucalyptus rudis*);** possibly a cross with the Northern River Red Gum (*Eucalyptus camaldulensis* 'Obtusa')



This is a reasonably good mature specimen. It has clearly grown on a lean/angle west. However this was not considered to be of any major concerns at this time as it looks to be remaining root stable and is likely to have developed sufficient timber structures to cope with any additional forces being applied to its structure. Whilst not necessarily a desirable structure this Tree does look to be remaining within the realms and scope of management at this time.

**Tree 12; Tuart (*Eucalyptus gomphocephala*)**



This is a large mature tree estimated to be 100 year plus.

At present it is situated in the adjacent park (City of Nedlands land). However proposed changes to the Site suggest that the western half of its canopy will be incorporated into the playground area if fence is relocated as per the sketch plan provided (approximately marked on the image above right by the blue line).

Its structure was considered to be somewhat typical for a mature specimen of this species.

However it does look to have been previously topped at around 8-10 metres above ground level (area indicated on the image above left); possibly as long as 20-30 years ago.

#### 4. Summary of Findings

---

The unions of the regrowth looked to show acceptable form at their point of attachment (from viewing them from ground level). However there were some indications to suggest that an area of decay and possibly cavity may well be at their point of union to the original main stem of the Tree.

At this time I would suggest (recommend) that it would be better to design the proposed extension of the Site to exclude its canopy spread from the 'Target' area unless a more thorough investigation into its structural integrity by way of an aerial inspection can be undertaken, and the results show that its structural for is not of any concerns.

##### Tree 16; Coastal Moort (*Eucalyptus platypus* var *Heterophylla*)



Large mature specimen of this species.

Its main stem (trunk) was noted to bi-furcate at around 1.5-1.7 metres above ground level.

Closer inspection showed a split looks to be forming in the union. No movement was noted in the split at the time of my inspection, but the nature of the split occurring suggests that the union will continue to split apart over time; possibly slowly over the next 3-5 years or more.

Whilst failure is more likely to occur during a storm period (a time when the Targets of most concern are possibly unlikely to be around) it may be better to remove this Tree before the failure occurs so to avoid potential damage to surrounding infrastructure.

#### 4.4 Full Table of Results

The table overleaf provides details of each of these Trees along with its recommended actions.

# PD25.15 - Attachment 2 - Initial arborist report by Arbor Logic on trees at lease premises

Spotless Facility Services Pty Ltd  
Assessment of Trees at Noolandis Pre-Primary School Site

March 2015

## and surrounding reserve 1669

Tree No	Species	Image	Comments	Recommended Actions
1	Lillypilly ( <i>Acmena smithii</i> )		Good mature specimen. Shows good health and structural form at this time	No canopy or other management works considered necessary at this time
2	Pride of Bolivia ( <i>Tipuana tipu</i> )		Good semi-mature specimen. Shows good health and structural form at this time	No canopy or other management works considered necessary at this time
3	Siberian Elm ( <i>Ulmus pumila</i> )		Good juvenile specimen. Shows good health and structural form at this time	No canopy or other management works considered necessary at this time
4	Honey Bracelet Myrtle ( <i>Melaleuca armillaris</i> )		Ok mature specimen. Has grown parallel to the ground but not of any major concerns at this time	No canopy or other management works considered necessary at this time
5	Prickly Bark ( <i>Eucalyptus tottiana</i> )		Near dead tree; looks to have limited life span remaining	Suggest to remove to ground level
6	Siberian Elm ( <i>Ulmus pumila</i> )		Ok semi-mature specimen. Suppressed by the adjacent tree to some extent. Ok to retain but equally it probably wouldn't be missed if it was removed	No canopy or other management works considered necessary at this time, but could be removed if desired as it provides little in terms of amenity at this time
7	WA Peppermint ( <i>Agonis flexuosa</i> )		Good semi-mature specimen. Shows good health and structural form at this time. Slightly suppressed by the adjacent tree but not of any major concerns at this time	No canopy or other management works considered necessary at this time



# PD25.15 - Attachment 2 - Initial arborist report by Arbor Logic on trees at lease premises and surrounding reserve 1669

Spotless Facility Services Pty Ltd  
Assessment of Trees at Nedlands Pre-Primary School Site

March 2015

Tree No	Species	Image	Comments	Recommended Actions
8	Siberian Elm ( <i>Ulmus pumila</i> )		Good mature specimen. Shows good health and structural form at this time. Section of its canopy has been removed to provide clearance for the new demountable. Some frass was noted at the union. Not of any major concerns at this time but monitor as specimens of this species can be subject to a wetwood disease which can cause rapid decline in health	No canopy or other management works considered necessary at this time
9	Flooded Gum ( <i>Eucalyptus rudis</i> )		This is a reasonably good mature specimen. It has clearly grown on a lean/angle west. However this was not considered to be of any major concerns at this time as it looks to be remaining root stable and is likely to have developed sufficient timber structures to cope with any additional forces being applied to its structure. Whilst not necessarily a desirable structure this Tree does look to be remaining within the realms and scope of management at this time. A minor amount of large diameter deadwood was noted in its canopy	Remove larger diameter deadwood. No other canopy works considered necessary at this time
10	Red Flowering Gum ( <i>Corymbia ficifolia</i> )		Dead tree	Remove to ground level
11	North American Sweet Gum ( <i>Liquidambar styraciflua</i> )		Good juvenile specimen. Shows good health and structural form at this time	No canopy or other management works considered necessary at this time
12	Tuart ( <i>Eucalyptus gomphocephala</i> )	  	Large mature tree estimated to be 100 year plus. The health of the Tree is good at this time. Some deadwood was noted but looks to have occurred as a result of natural growth processes. No pest or disease pathogen that could have a major impact to its health was visible at the time of inspection. At present it is situated in the adjacent park (City of Nedlands land). However proposed changes to the Site suggest that the western half of its canopy will be incorporated into the playground area if fence is relocated as per the sketch plan provided. Its structure was considered to be somewhat typical for a mature specimen of this species. However it does look to have been previously topped at around 8-10 metres above ground level; possibly as long as 20-30 years ago. The unions of the regrowth looked to show acceptable form at their point of attachment (from viewing them from ground level). However there were some indications to suggest that an area of decay and possibly cavity may well be at their point of union to the original main stem of the Tree. At this time I would suggest (recommend) that it would be better to design the proposed extension of the Site to exclude its canopy spread from the 'Target' area unless a more thorough investigation into its structural integrity by way of an aerial inspection can be undertaken <u>and</u> the results show that its structural form is not of any concerns.	Strongly recommend to <u>exclude</u> the canopy of this Tree from the proposed changes to the Site. However if included an aerial inspection of the union and area of concern is required before deciding what the best course of management would be for this Tree
13	Queensland Box ( <i>Lophostemon confertus</i> )		Canopy is sparse and suggests that it may have limited life span remaining (possibly only another 5-10 years). However ok to retain at this time	Remove larger diameter deadwood. No other canopy works considered necessary at this time

Tree No	Species	Image	Comments	Recommended Actions
14	Bottlebrush 'Kings Park Special'		Ok smaller mature specimen. Shows good health and structural form at this time	No canopy or other management works considered necessary at this time
15	Northern River Red Gum ( <i>Eucalyptus camaldulensis</i> 'Obtusa')		Good mature specimen. Shows good health and structural form at this time. Its main stem does bi-furcate but the union shows good form at this time. Some specimens of this species can be subject to the sudden branch drop phenomenon but no evidence of it having occurred in this tree to date.	Remove larger diameter deadwood. No other canopy works considered necessary at this time
16	Coastal Moort ( <i>Eucalyptus platypus</i> var <i>Heterophylla</i> )	 	Reasonably good mature specimen. Shows good health at this time. Its main stem (trunk) was noted to bi-furcate at around 1.5-1.7 metres above ground level. Closer inspection showed a split looks to be forming in the union; seen in the image near left. No movement was noted in the split at the time of my inspection, but the nature of the split occurring suggests that the union will continue to split apart over time; possibly slowly over the next 3-5 years or more. Whilst failure is more likely to occur during a storm period (a time when the Targets of most concern are possibly unlikely to be around) it may be better to remove this Tree before the failure occurs.	Suggest to remove to ground level before the split worsens/fails completely
17	Broadleaved Paperbark ( <i>Melaleuca quinquenervia</i> )		Good mature specimen. Shows good health and structural form at this time	No canopy or other management works considered necessary at this time
18	Honey Locust ( <i>Gleditsia triacanthos</i> )		Good mature specimen. Shows good health and structural form at this time although its canopy is slightly none-sided due to proximity and influence of the adjacent tree	No canopy or other management works considered necessary at this time
19	Nettle Tree ( <i>Celtis australis</i> )		Good mature specimen. Shows good health and structural form at this time. Few branches have been reduced to provide clearance for the new demountable classroom nearby, but otherwise ok	No canopy or other management works considered necessary at this time



## **5. Summary of Future Management Recommendations**

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### **5.1 Site Changes**

The canopy spread of Tree #12 is strongly recommended to be **excluded** from the proposed Site boundary changes.

### **5.2 Tree Removal**

Tree #10 (dead tree) is recommended to be removed to ground level.

Trees #5 and #16 are suggested to be removed for reasons detailed in this report.

Removal of Trees is recommended to include the grinding of its stump to a minimum of 300mm below ground level.

### **5.3 Canopy Works**

Minor canopy works are recommended to occur at this time on three Trees (numbered #9, #13, and #15 in this report) to remove any deadwood greater than 30-40mm in diameter from their canopy.

No other canopy works are considered necessary at this stage on these Trees.

All tree pruning works are to be undertaken by suitably qualified and experienced tree surgeons (minimum AQF certificate 3 in arboriculture), and all works must comply with Australian Standards 4373 (2007); *Pruning of Amenity Trees*.

No canopy works are considered necessary on any of the other Trees at this Site at this time.

### **5.4 Future Inspections**

All of the Trees at Nedlands Pre-Primary School are recommended to be inspected on a biennial basis to provide comment on their progress and identify if any further canopy or other management works are required at that time.

However in the event of any branch failures greater than 100mm in diameter occurring on any Tree before the next inspection is due, then the Tree in question is recommended to be reinspected at that time.

#### **Attachments to the Report**

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- Attachment 1; Tree Location Guide
- Attachment 2; Table of Recommended Works
- Attachment 3; Company Information and Disclaimer

**Attachment 1; Tree Location Guide**

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**Attachment 2; Table of Recommended Works**

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# PD25.15 - Attachment 2 - Initial arborist report by Arbor Logic on trees at lease premises

Spotless Facility Services Pty Ltd  
Assessment of Trees at Nedlands Pre-Primary School Site

Table of Recommended Works

## and surrounding reserve 1669

Tree No	Species	Image	Recommended Actions
5	Prickly Bark ( <i>Eucalyptus tottiana</i> )		Suggest to remove to ground level
9	Flooded Gum ( <i>Eucalyptus rudis</i> )		Remove larger diameter deadwood. No other canopy works considered necessary at this time
10	Red Flowering Gum ( <i>Corymbia ficifolia</i> )		Remove to ground level
12	Tuart ( <i>Eucalyptus gomphocephala</i> )		Strongly recommend to <b>exclude</b> the canopy of this Tree from the proposed changes to the Site. However if included an aerial inspection of the union and area of concern is required before deciding what the best course of management would be for this Tree
13	Queensland Box ( <i>Lophostemon confertus</i> )		Remove larger diameter deadwood. No other canopy works considered necessary at this time
15	Northern River Red Gum ( <i>Eucalyptus camaldulensis</i> 'Obtusa')		Remove larger diameter deadwood. No other canopy works considered necessary at this time
16	Coastal Moort ( <i>Eucalyptus platypus</i> var <i>Heterophylla</i> )		Suggest to remove to ground level before the split worsens/fails completely

### Attachment 3; Company Information and Disclaimer

---

Company Name:   
A.C.N.: 107 194 061  
A.B.N.: 66 566 369 687

#### **Insurance Details:**

General Liability;	Zurich	\$20 million
Professional Indemnity;	Dual Australia	\$5 million
Personal Protection;	Macquarie	

#### **Office/Contact Details**

Postal Address: PO Box 1025, Balcatta WA 6914  
Physical Office Address: 4c/5 Mumford Place, Balcatta  
Ph: (08) 9240 7555  
Fax: (08) 9240 7522

#### **Consultant Details**

Consultant Contact: Jason Royal  
Dip. Arboriculture (UK)  
Tech. Arbor A



J. Royal; 172723



Arboriculture Australia™

Member No. 1254



Registered User

Lic. No. 1743

Ph: (08) 9240 7555  
Mobile: 0409 105 745  
Email: [jason@arborlogic.com.au](mailto:jason@arborlogic.com.au)

## Disclaimer

---

This Report has been provided in good faith and based upon the material information provided by the Client to Arbor logic, and/or based on the visual inspection of the tree(s) at the time this advice was prepared.

The contents of this Report should be read in full, and at no time shall any part of the Report be referred to unless taken in context with the full contents of the Report.

The contents of this Report may not be reissued to another party or published in part or full without Arbor logic's written permission.

Arbor logic does not accept liability arising out of loss or damage that results from: -

- Material information not being provided by the Client to Arbor logic at the time this advice was prepared.
- The provision of misleading or incorrect information by the Client or any other party to Arbor logic upon which this advice was prepared.
- This advice being used by the Client or any other party in circumstances or situations other than the specific subject of this advice.
- Failure by the Client to follow this advice.
- The action(s) or inaction(s) of the Client or any other party that gives rise to the loss of, or damage to, the tree(s) that are the subject of this advice.

It is also important to take into consideration that all trees are living organisms and as such there are many variables that can affect their health and structural properties that remain beyond the scope of reasonable management practices or the advice provided in this Report based on the visual inspection of the tree(s).

As such a degree of risk will still remain with any given tree(s) despite the adoption of any best management practices or recommendations made in this Report.

---



April 1, 2015

Spotless Facility Services Pty Ltd  
Locked Bag 3  
Cloisters Square  
WA 6850

**Attn: Dean Woodcock**

**RE: Further Assessment of Tree #12 at Nedlands Pre-Primary School Site**

Dear Dean,

Further to my closer 'aerial' inspection of the Tree 12 in the POS adjacent to the Nedlands Pre-Primary School Site the following is a brief of my findings and options for its future management.

## **1. Observations and Findings**

---



**Species;** Tuart (*Eucalyptus gomphocephala*)  
**Approx Height;** 26 metres  
**DBH;** 155cm

The health of the Tree looks to be very good at this time based on the condition of its leaf and volume leaf mass present in its canopy. A very minor amount of varying diameter sized deadwood was noted in its canopy. However its appearance was considered to be typical to that of deadwood that occurs as part of the natural growth processes of trees as opposed to any pest or disease factor. I could see no visible evidence of any pest or disease factor that could have a major impact on its health at this time.

The structure of the Tree's canopy suggests that it has been previously height reduced (topped) at around nine metres above ground level at some stage in the past; possibly as long as 30-40 years ago based on the size of the regrowth that has subsequently occurred.



Closer inspection of the area where it had been previously topped at revealed the presence of a number of areas of decay at the unions; indicated on the images below.



Areas of cavity (which look to be relatively localised) were also noted at/near to the unions of some of the regrowth that has occurred; particularly some of the north-western first order branches.

I did note evidence of a previous branch failure having occurred on the north-eastern side of its canopy; the remaining part of which can be seen in the image below.



Size of part that failed looks to have been around 35cm in diameter, and closer inspection showed the presence of any area of decay on the upper side of the branch which is suspected to have led to the failure occurring (possibly with loading from foliage mass and/or winds increasing loading).

An area of decay was detected in lower main stem but doesn't look to be affecting its structural integrity at this point in time.

I could see no evidence of any termite activity in the Tree.

Closer inspection of its root zone showed no noticeable evidence of any heaving, cracking, or movement and the Tree appeared to be remaining root stable at the time of my inspection.

## 2. Comments on my Observations

---

This is clearly a mature specimen, possibly in the order of 100-150 years old or more, and quite probably remnant vegetation for this area of Perth.

It does remain in very good health and at this time its condition would suggest that it could possibly continue to survive for another 50- 100 years or more in this location.

Whilst its structural condition is in many respects 'typical' for a mature specimen of this species that has been previously topped, the presence of the areas of decay at the unions of the regrowth is of some concern.

Whilst the decay did not appear to be excessive at this time and there was no indication that failure at these points is imminent, based on my visual observations there is sufficient evidence in my opinion to *suggest* that there is an increased possibility that failure of some of the larger diameter branch structures on the western side of its canopy *could* occur at some point during the foreseeable future.

Predicting when failure would occur remains difficult, other than to suggest that at this time, failure looks more likely to occur during a period of increased wind activity.

However given the *proposed* use of the area underneath its canopy spread there is some potential that the area may be occupied at the time if a failure did indeed occur.

Given the size of parts that look to have the potential to fail, the consequences of a failure are likely to be 'high'.

As such its inclusion into an area of an increased number and frequency of potential Targets is considered highly questionable.

### 3. Future Management Options

---

Based on my observations there looks to be a number of options available for the future management of this Tree.

#### 3.1 Option 1 (preferred option)

Design the proposed extension of the Site to exclude the canopy spread of this Tree from the School site.

In this way in the event that a failure did occur, the consequences would be 'low' and would not necessarily impact the School or its property.

#### 3.2 Option 2

Include the Tree's canopy into the proposed School extension, And;

Reduce weight on the western side of its canopy by as much as 20-25%, And;

Install a suitably sized fall arrest (cabling) system into the remaining branch structures.

Permission from the rightful owner of the Tree would also be required to undertake this option.

This option would not necessarily prevent a failure from occurring. However the fall arrest system should prevent any part that does fail from attaining the Target area underneath.

#### 3.3 Option 3 (least preferred option)

Remove the branches on the western side of its canopy back to source/unions; indicated on the image below.



This option would remove all canopy on the western side of the Tree; thus obviating the risk to the potential Target area.

However it may cause further issues in the future to either its health, or the structural integrity of the remaining parts of its canopy due to the sudden increased exposure to wind forces that it is currently protected from by the currently existing western side of its canopy.

As such this option is considered the least preferred when considering the longer term management of the Tree.

Permission from the rightful owner of the Tree would also be required to undertake this option.

Should you have any queries regarding this report, or if I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'JRM', is written over a faint, circular, textured background.

JASON ROYAL

Dip. Arboriculture (UK)  
Tech. Arbor A



**Disclaimer**

This advice has been provided in good faith and based upon the material information provided by the Client to Arbor logic, and based on the visual inspection of the tree(s) at the time this advice was prepared, and may not be reissued or printed without Arbor logic's written permission.

Arbor logic does not accept liability arising out of loss or damage that results from: -

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- The provision of misleading or incorrect information by the Client or any other party to Arbor logic upon which this advice was prepared.
- This advice being used by the Client or any other party in circumstances or situations other than the specific subject of this advice.
- Failure by the Client to follow this advice.
- The action(s) or inaction(s) of the Client or any other party that gives rise to the loss of, or damage to, the subject of this advice.

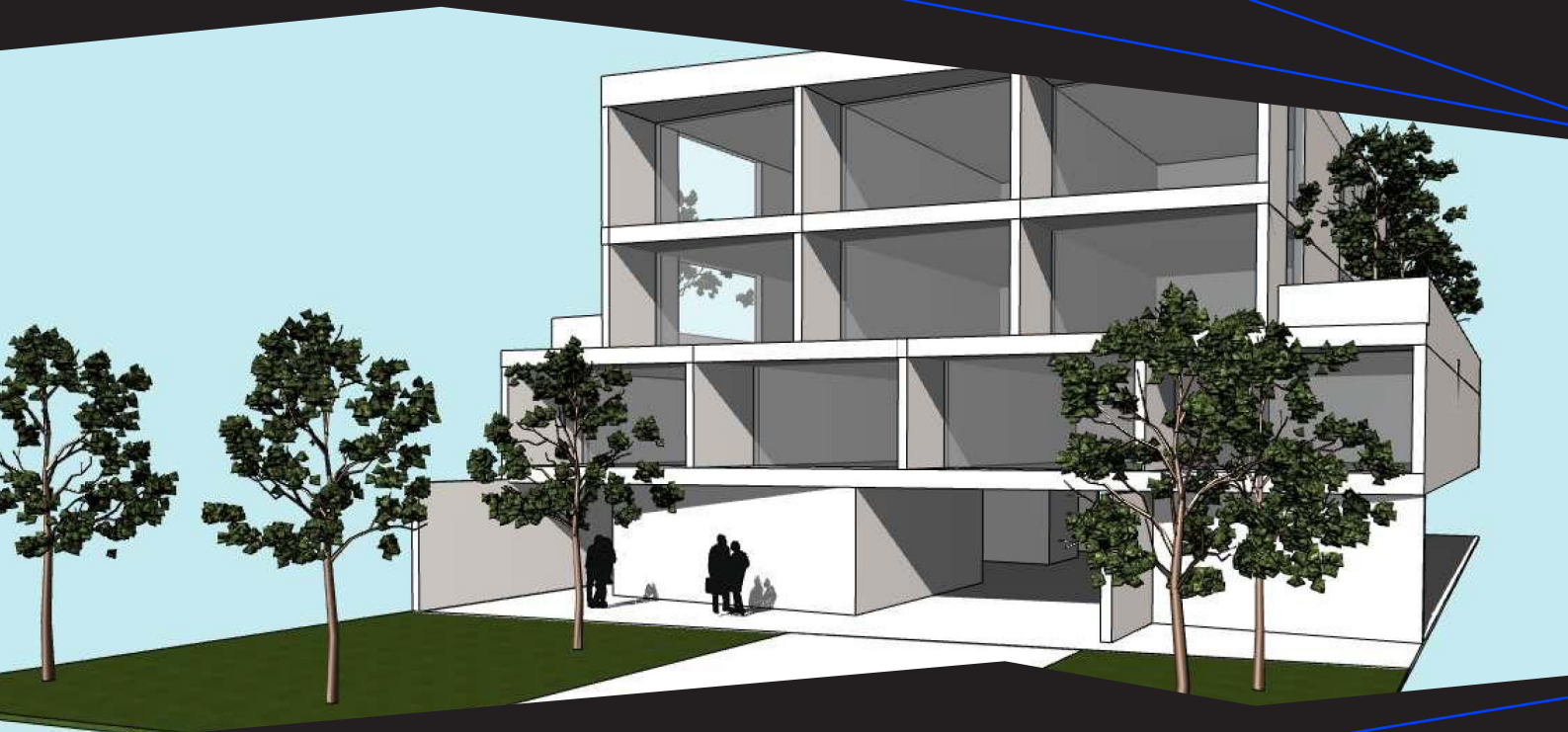
In addition to the above, as no exploratory excavations have been undertaken as part of the detailed design process; the future of each tree detailed in this document may still be affected by the development works; despite any best efforts or protection being implemented during the works.

It is also important to take into consideration that all trees are living organisms and as such there are many variables that can affect their health and structural properties that remain beyond the scope of reasonable management practices or the advice provided in this report based on the visual inspection of the tree(s).

As such a degree of risk will still remain with any given tree(s) despite the adoption of any best management practices or recommendations made in this report.

# Scheme Amendment

Lot 7 (52) Stirling Highway  
Nedlands WA



Prepared for  
Stirling 52 Pty Ltd  
April 2015

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3. The Client's implementation, or application, of the strategies recommended in this report.

Direct all inquiries to:

Planning Solutions  
296 Fitzgerald Street  
PERTH WA 6000

All correspondence to:  
PO Box 8701  
Perth Business Centre WA 6849

Phone: 08 9227 7970  
Fax: 08 9227 7971  
E-mail: [admin@planningsolutions.com.au](mailto:admin@planningsolutions.com.au)  
Web: [www.planningsolutions.com.au](http://www.planningsolutions.com.au)

## Project details

Job number	2923	
Client	Stirling 52 Pty Ltd	
Prepared by	Planning Solutions	
Consultant Team	Statutory Planning	Planning Solutions

## Document control

Revision number	File name	Document date
Rev 1	141013 2923 Scheme Amendment Report (rev01)	13 October 2014
Rev 2	141124 2923 Scheme Amendment Report (rev02)	24 November 2014
Rev 3	150408 2923 Scheme Amendment Report (rev03)	08 April 2015

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Figure 2:	Local Context
Figure 3:	Aerial Photograph
Figure 4:	Existing TPS2 Zoning and Requested Scheme Amendment.
Figure 5:	Current MRS Zoning
Figure 6:	Current TPS2 Zoning

## Appendices

Appendix 1:	Certificate of Title
Appendix 2:	Proposed Scheme Amendment Map



# 1 Preliminary

---

## 1.1 Introduction

Planning Solutions acts on behalf of Stirling 52 Pty Ltd, the registered proprietor of Lot 7 (52) Stirling Highway, Nedlands (**subject site**), in relation to a proposed amendment to the City of Nedlands Town Planning Scheme No. 2 (**TPS2**).

This report has been prepared in support of a request to formally amend TPS2, as it applies to the subject site. It is proposed that TPS2 be amended to incorporate a 'Special Use' on the subject site. The proposed scheme amendment will facilitate the redevelopment of the subject site.

The report provides the following information:

- Site details;
- Detailed explanation of the Scheme Amendment request; and
- Detailed justification in support of the Scheme Amendment.

## 2 Site details

### 2.1 Land description

Table 1 – Lot details

Lot	Plan/Diagram	Volume	Folio	Area (m <sup>2</sup> )
7	70274	1757	181	1044

Refer **Appendix 1** for a copy of the Certificate of Title.

### 2.2 Location

#### 2.2.1 Regional context

The subject site is located approximately 5.5 kilometres south-west of the Perth CBD. The subject site is also located approximately 2.5 kilometres east of Claremont Quarter and less than one kilometre west of the University of Western Australia Crawley Campus.

The subject site is located on Stirling Highway which connects the subject site to the wider metropolitan region.

The subject site is located within the City of Nedlands (City).

Refer **Figure 1**, regional context.

#### 2.2.2 Local context

The subject site is located within the suburb of Nedlands, and is approximately 500 metres east of the Captain Stirling Tavern and 600 metres east of the Windsor Cinema.

Stirling Highway and predominantly low scale residential properties are located north of the subject site. Residential properties are located to the south, east and west of the subject site.

Refer **Figure 2**, local context.

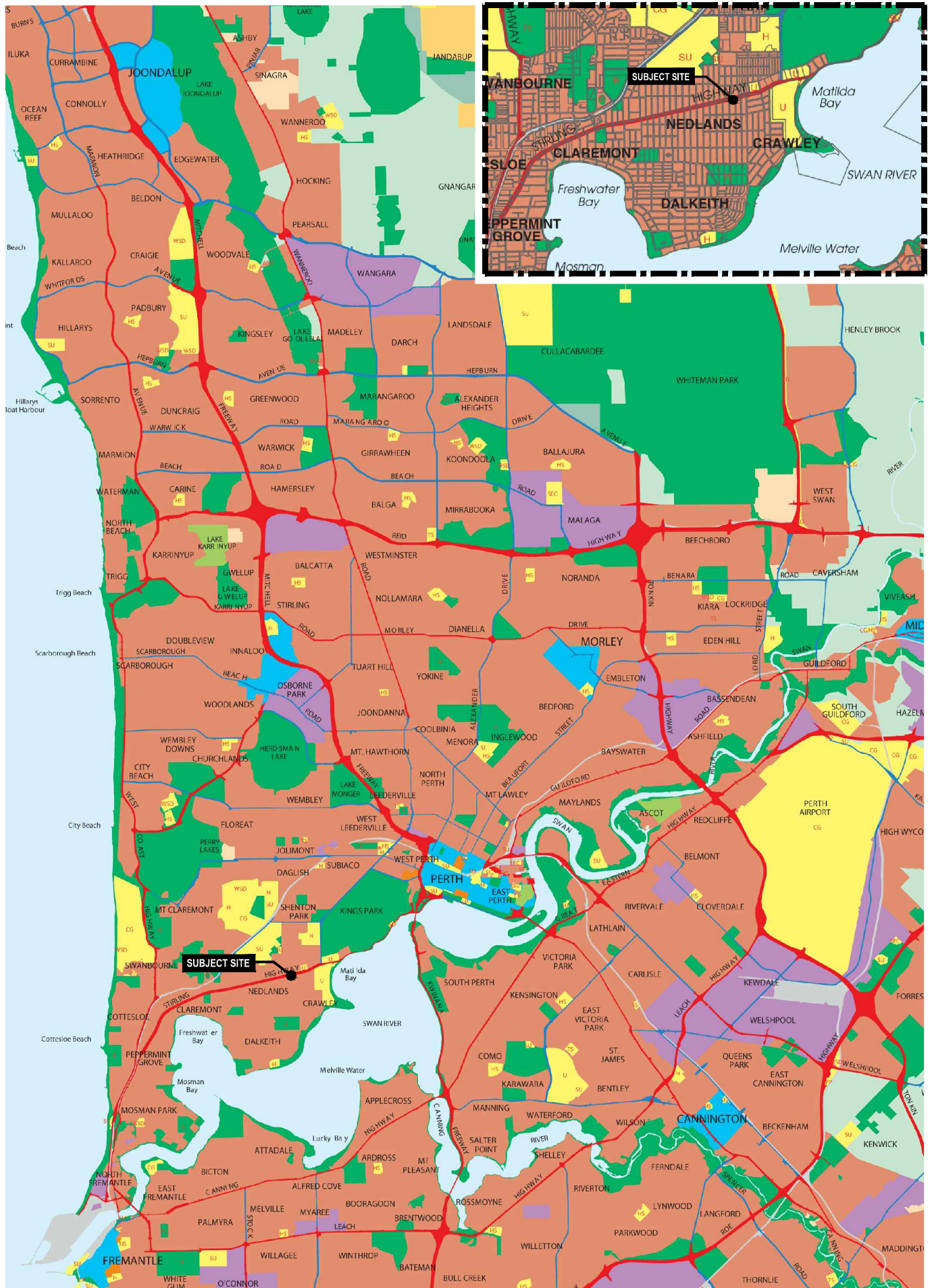
### 2.3 Land use and topography

The subject site currently contains a single detached dwelling.

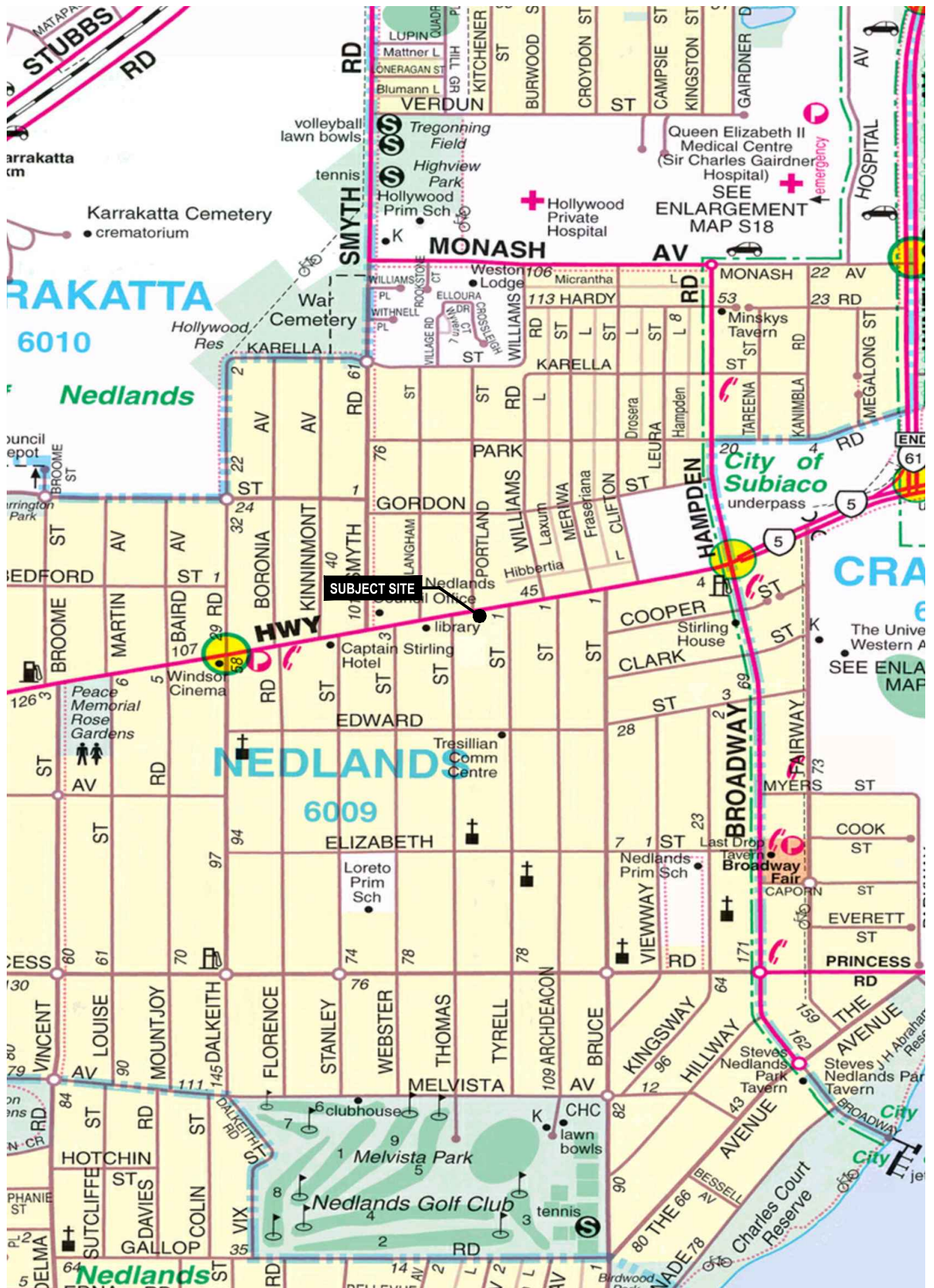
The subject site is surrounded by residential properties to the south, east and west. The subject site fronts Stirling Highway to the north along which is situated a number of commercial uses.

The subject site is generally flat.

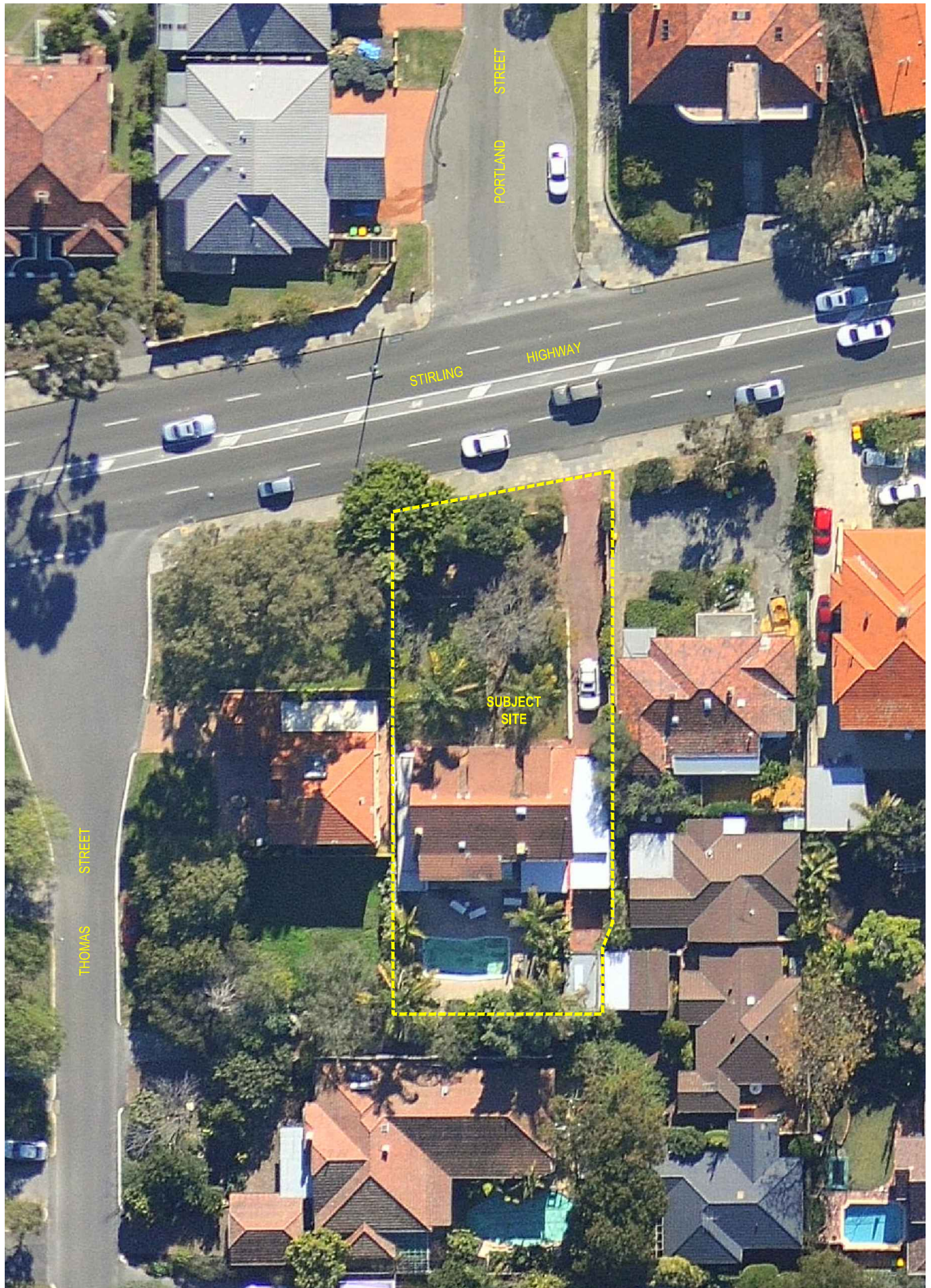
Refer **Figure 3**, aerial photograph.







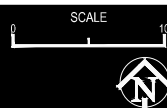




**PLANNING SOLUTIONS**

URBAN & REGIONAL  
PLANNING

SCALE  
DATE 1:500 @ A4  
FILE 17 Sept 2013  
REVISION 03 130917 2923 Aerial.dwg  
1/1A/First Draft/17.09.2013  
1/GW/First Draft/26.08.2013



AERIAL PHOTOGRAPH

LOT 7 (52) STIRLING HIGHWAY  
NEDLANDS, WESTERN AUSTRALIA

FIGURE  
**03**



### 3 Proposed scheme amendment

This report provides justification supporting a request to amend TPS2, to introduce a Special Use provision to the zoned portion of subject site. That is, the proposed scheme amendment will apply to the portion of the subject site not currently reserved under the Metropolitan Region Scheme (**subject portion**).

The Special Use to be permitted on the subject portion are Multiple Dwellings and Office.

It is proposed to formally amend TPS2, as it applies to Lot 7 (52) Stirling Highway, Nedlands as follows:

- Amend the TPS2 map to identify that a Special Use provision applies to the subject site.
- Amend Schedule V of the TPS2 text to:
  - Introduce provisions allowing for development of residential dwellings and various sub-categories of Office on the subject portion.
  - Stipulate design parameters to guide development of the subject portion.

The City of Nedlands is requested to initiate the scheme amendment request as outlined in this report, without modification.

Refer **Figure 4**, existing zoning and requested scheme amendment.

Refer **Appendix 2**, scheme amendment map to be adopted.

---

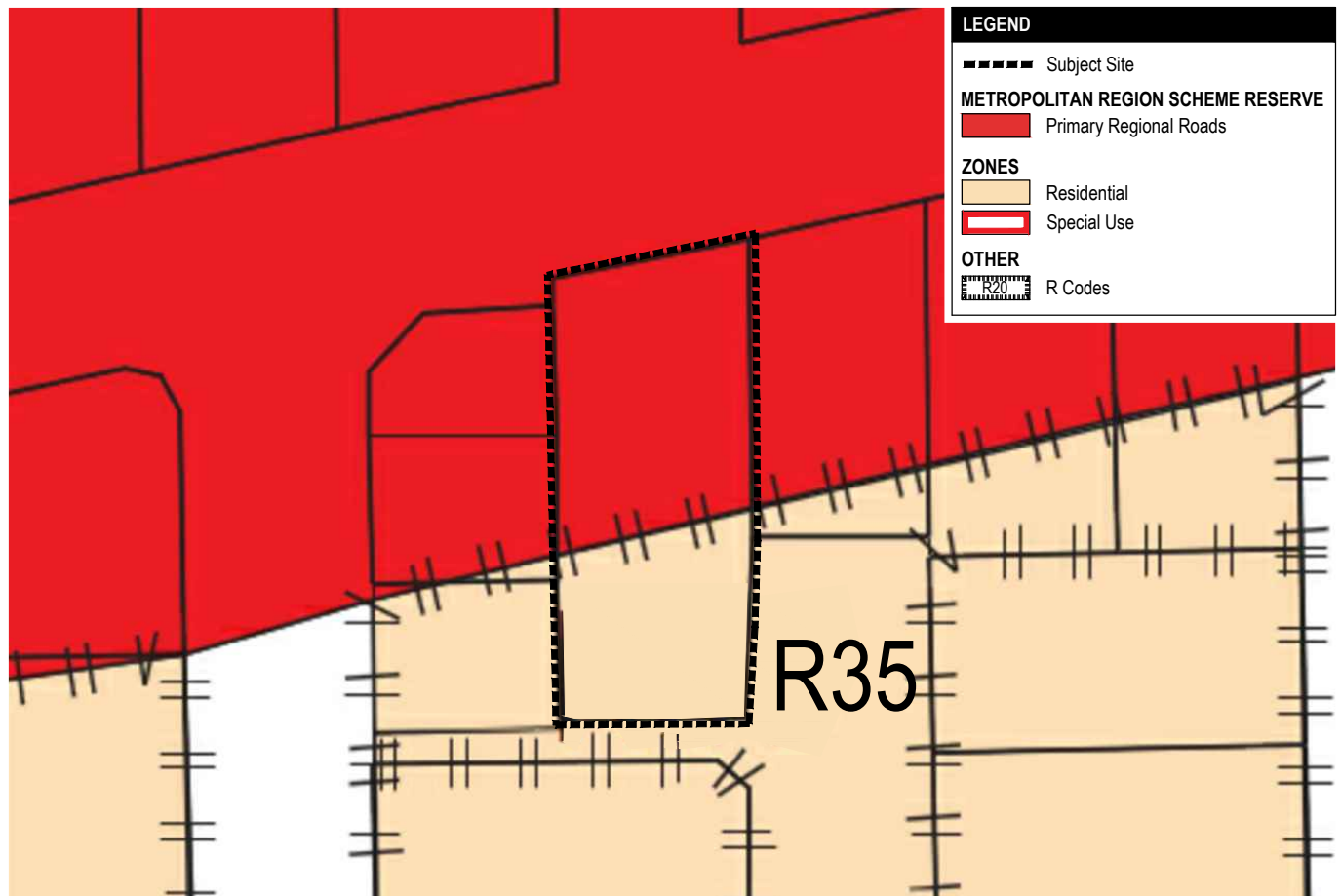
#### 3.1 Special use permitted

Schedule V of TPS2 shall be amended to incorporate a Special Use providing for development of residential dwellings and various sub-categories of Office on the subject portion.

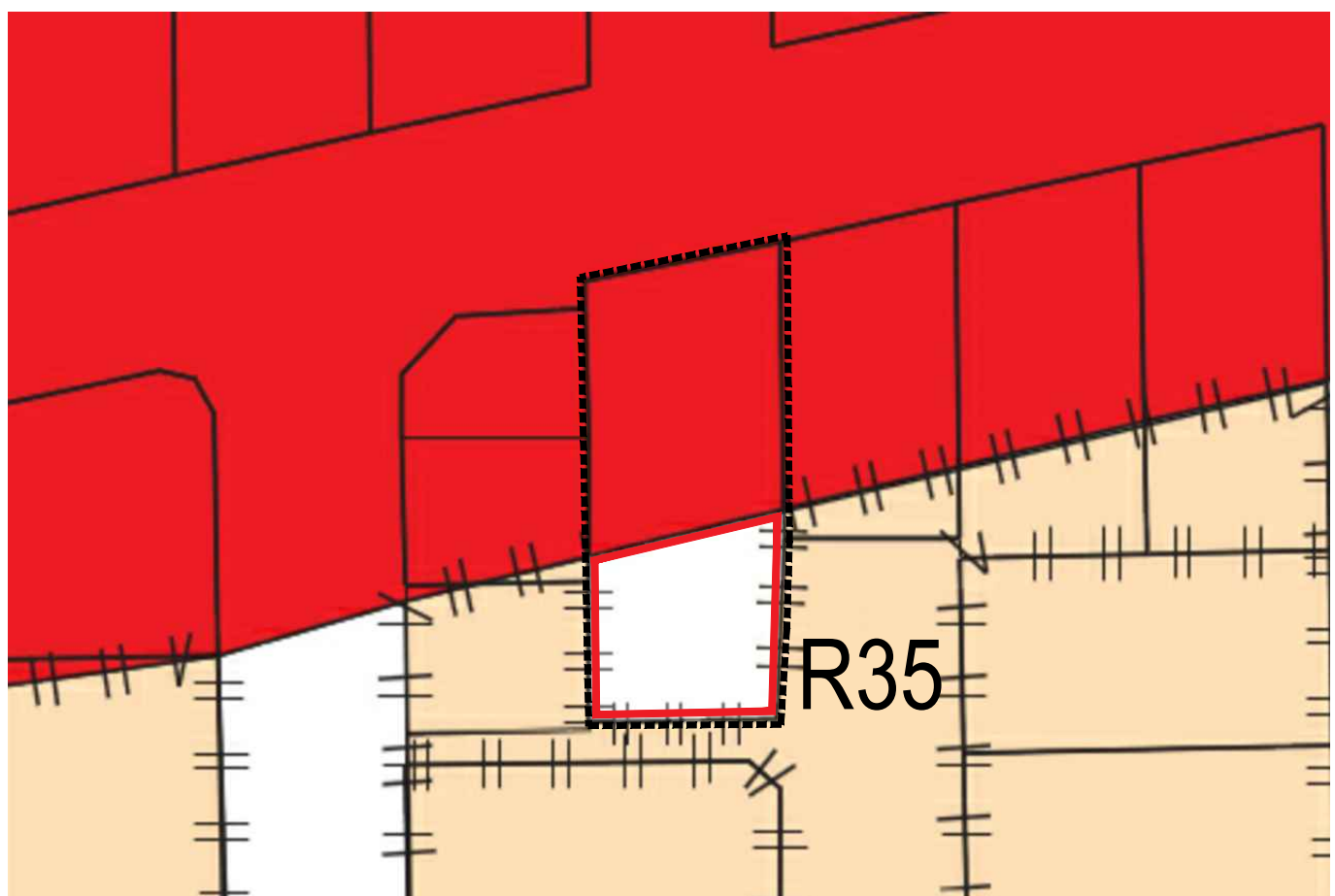
The development guidelines reflect and are consistent with the development provisions of the City of Nedlands Draft Stirling Highway Redevelopment Project, TPS2 and the Residential Design Codes.

The development guidelines outlined in Table 2 on the following page shall be provided in Schedule V to encourage a high standard of development. Where a development standard mentioned in Schedule V differs from a development standard contained elsewhere in TPS2 or the Residential Design Codes, the provisions of Schedule V shall prevail to the extent of any inconsistency.

Where a development standard is not mentioned in Schedule V, the provisions of the Residential Design Codes apply.



EXISTING TPS ZONING



PROPOSED ZONING

Table 2 – Proposed special use permitted text

(A) DESCRIPTION OF SITE	(B) PERMITTED USES AND PROVISIONS APPLYING TO SPECIAL USE SITES
No.52 ( Lot 7) Stirling Highway, Nedlands	<p>The following are 'P' permitted uses:</p> <p>Dwelling House – Single  Dwelling House – Grouped / Attached  Dwelling House – Multiple  Home Business  Home Occupation  Office – General  Office – Professional  Office – Service</p> <p><b>Plot Ratio –</b>  No density restriction applies to Multiple Dwellings. The maximum number of Multiple Dwellings will be determined by the permitted building envelope and applicable development standards for the lot (e.g. setbacks/heights/ open space/ car parking).</p> <p>The total amount of Office land use (including Office – General, Office – Professional and Office – Service) permitted on site shall be restricted to a maximum gross leasable area of 50m<sup>2</sup>, or as otherwise approved by Council.</p> <p><b>Building Heights –</b>  Development without a residential component to be developed to a maximum of 3 storeys or equivalent to a maximum overall height of 12 metres.  Development with a residential component to be developed to a maximum of 4 storeys or equivalent to a maximum overall height of 16 metres.</p> <p><b>Residential uses –</b>  Residential uses are permitted on all floors of a development, with the exception of fronting Stirling Highway on the ground floor.</p> <p><b>Setbacks –</b>  Front setback - Minimum 3 metres (measured from the boundary of the Stirling Highway road reserve as proposed under MRS Amendment 1210/40).  Side Setback – Nil setback for ground floor and first floor, 3 metres for all other floors.  Rear Setback – Nil setback on ground floor, minimum 1.5 metres to first floor, and minimum 4.0 metres to second floor and above.</p> <p><b>Car Parking –</b>  Residential - In accordance with the Residential Design Codes.  Non-residential uses - In accordance with Schedule III of TPS2.  All car parking shall be screened from view from Stirling Highway.</p> <p>Where a development standard mentioned in Schedule V differs from a development standard contained elsewhere in TPS2 or the Residential Design Codes, the provisions of Schedule V shall prevail.</p> <p>Where a development standard is not mentioned in Schedule I, the provisions of the Residential Design Codes apply.</p>

## 4 Strategic planning framework

### 4.1 Directions 2031 and Beyond

Directions 2031 and Beyond (**Directions 2031**) is the overarching spatial framework and strategic plan that establishes a vision for the future growth of the Perth and Peel region. It provides the framework to guide detailed planning and delivery of housing, infrastructure and services for a variety of growth scenarios.

In relation to the land use, Directions 2031 promotes diversity of dwelling types in residential areas. Directions 2031 stresses the importance of providing a variety of services and activities within a hierarchy of places. Directions 2031 identifies Stirling Highway as a growth area.

Directions 2031 seeks to address population growth scenarios and land use patterns for the medium- to long-term increase of more than half a million people in Perth and Peel by 2031, as well as being prepared to provide for a city of 3.5 million people after 2050. Due to the size and complexity of strategic planning for the metropolitan area, sub-regional strategies are prepared to provide guidance at the local level. The next section of this report will discuss the specific sub-regional context.

### 4.2 Central Metropolitan Perth Sub-Regional Strategy

The Central Metropolitan Perth Sub-Regional Strategy (**Sub-Regional Strategy**) identifies eight strategic priorities to deliver the outcomes sought by Directions 2031.

Directions 2031 Themes and Objectives	Sub-regional strategic priorities
<b>Liveable</b> Living in or visiting our city should be a safe, comfortable and enjoyable experience	<ul style="list-style-type: none"> <li>Plan for increased housing supply in response to changing population needs.</li> <li>Promote and increase housing diversity, adaptability, affordability and choice.</li> </ul>
<b>Prosperous</b> Our success as a global city will depend on building on our current prosperity.	<ul style="list-style-type: none"> <li>Plan for a diverse mix of services, facilities, activities, amenity and housing types in centres to facilitate economic development and employment.</li> <li>Facilitate and retain employment land to support economic growth and a balanced distribution of employment across the metropolitan Perth and Peel region.</li> </ul>
<b>Accessible</b> People should be able to easily meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home.	<ul style="list-style-type: none"> <li>Plan and develop transit oriented developments to accommodate mixed use and medium-rise higher density housing development.</li> </ul>
<b>Sustainable</b> We should grow within the constraints placed on us by the environment in which we live.	<ul style="list-style-type: none"> <li>Protect our natural and built environments and scarce resources; respond to social change and optimise the land use and transport conditions that create vibrant, accessible, healthy and adaptable communities.</li> </ul>
<b>Responsible</b> We have a responsibility to manage urban growth and make the most efficient use of available land and infrastructure.	<ul style="list-style-type: none"> <li>Maximise essential service infrastructure efficiency and equity; and identify projects to support future population growth.</li> <li>Engage with the development industry, State government agencies, public utilities, local government and the community to implement the strategy.</li> </ul>

The Sub-Regional Strategy provides a broad framework for delivering the objectives of Directions 2031 and identifies a strategic plan of actions, agency responsibilities and delivery timeframes. The Sub-regional Strategy identifies a housing target of 3,500 additional dwellings for the City of Nedlands municipal area. A substantial proportion of these additional dwellings are likely to be provided within the Stirling Highway corridor, which is identified in the Sub-Regional Strategy as a 'major growth area'.

The current restrictions on the use of the subject portion prevent forward planning for the use of the land. The proposed amendment is intended to allow for comprehensive planning to be undertaken, in the context of the objectives of the strategic planning for the area, including the Sub-regional Strategy.

---

### 4.3 Stirling Highway Activity Corridor Study

The Stirling Highway Activity Corridor Study (**SHACS**) is a transport and land use planning study for the Stirling Highway precinct. The study investigates opportunities to improve and guide future planning of Stirling Highway, as an activity corridor and an identified 'major growth area'. SHACS seeks to plan for providing better amenity for residents, cyclists, pedestrians and public transport patrons.

The proposed amendment will provide for development that is consistent with long term planning for Stirling Highway, and has been prepared having regard to SHACS and the rationalisation of the Stirling Highway reservation through Metropolitan Region Scheme Amendment 1210/41.



## 5 Planning framework

### 5.1 Metropolitan Region Scheme

The subject site is predominantly zoned Urban under the provisions of the Metropolitan Region Scheme (MRS).

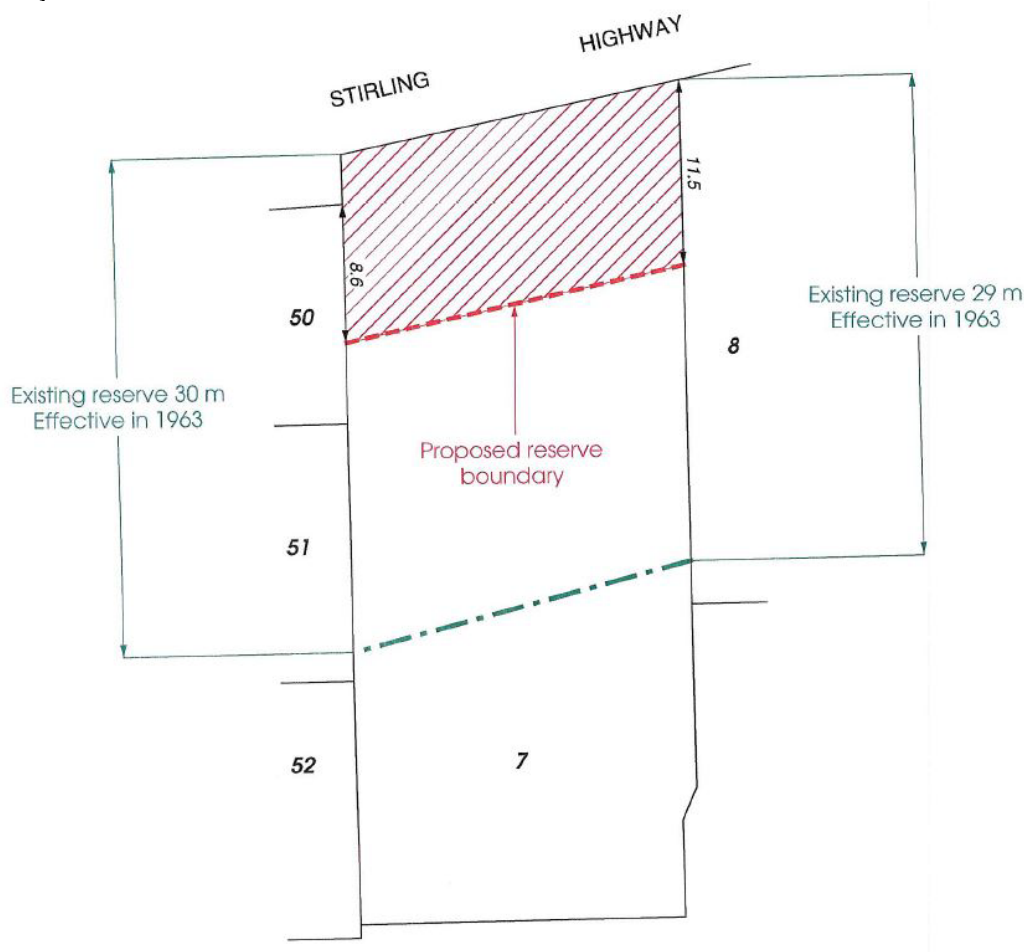
Under the MRS, a portion of the subject site fronting Stirling Highway is reserved Primary Regional Road.

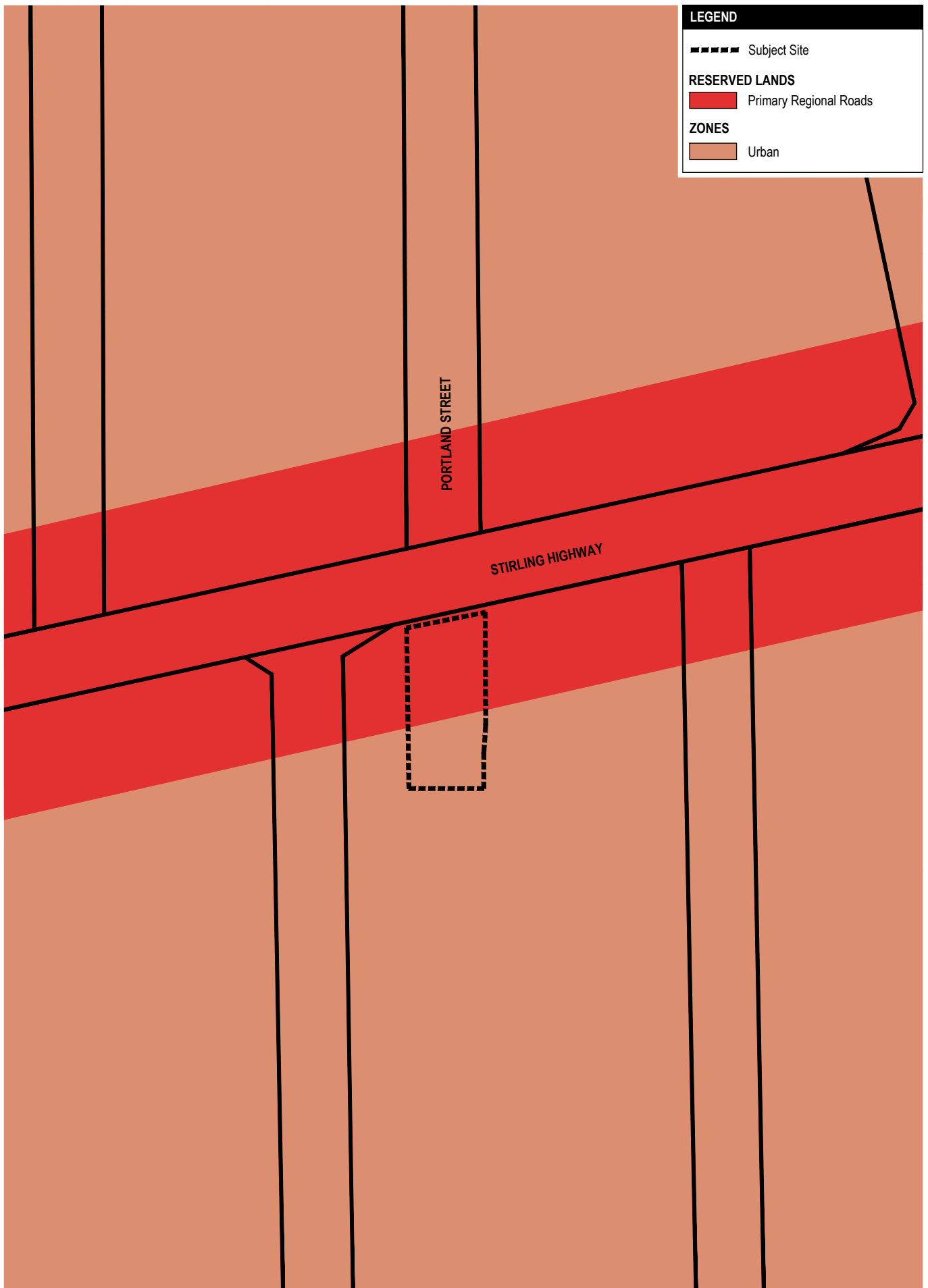
Refer **Figure 5**, Current MRS Zoning

#### 5.1.1 Amendment 1210/41

The Western Australian Planning Commission (WAPC) is currently considering submissions in relation to the rationalisation of the Stirling Highway reservation through MRS Amendment 1210/41. The WAPC conducted public hearings in late 2013, and is anticipated to consider the MRS Amendment in 2015.

The proposed MRS Amendment reduces the road reserve, thereby increasing the land zoned Urban under the MRS on the subject site. Below is an extract of the proposed MRS amendment as it applies to the subject site.





---

## 5.2 City of Nedlands Town Planning Scheme No. 2

### 5.2.1 Existing zoning

Under the provisions of TPS2, the unreserved portion of the subject site is zoned Residential with an applicable density of R35.

The uses of Dwelling House – Multiple, and the various sub-categories of Office development, are prohibited uses within the Residential zone.

Refer **Figure 6**, Current TPS2 Zoning.

---

## 5.3 Stirling Highway Redevelopment Project

The Draft Stirling Highway Redevelopment Project (**Draft Redevelopment Project**) was endorsed by the City on 13 October 2009, for inclusion into the Draft City of Nedlands Town Planning Scheme No 3 (**Draft TPS3**). The Draft TPS3 is currently awaiting consent to advertise from the WAPC prior to undertaking this process.

The Draft Redevelopment Project establishes development guidelines for all development within a proposed Special Control Area covering the Stirling Highway Redevelopment Area.

Under the provisions of the Draft Redevelopment Project, the subject site is located within the Smyth to Hampden Precinct and is zoned On the Highway – Commercial/Mixed Use.

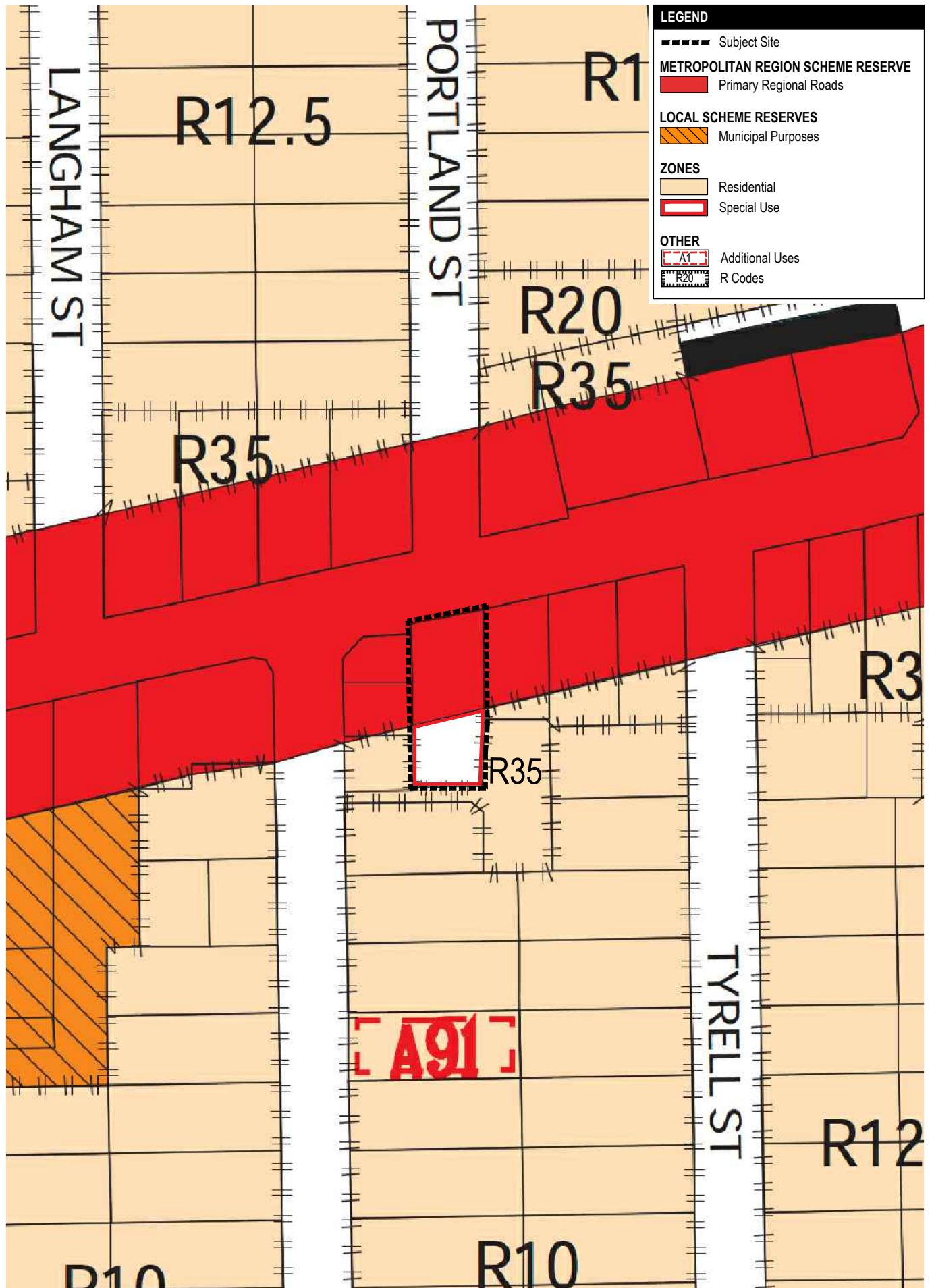
The proposed character of the Smyth to Hampden Precinct comprises the following:

- *Large existence of offices - to be retained with entire office developments being permitted.*
- *Mixed use developments.*
- *Short-stay accommodation for university and professionals.*
- *Smaller-scale residential units for students and professionals.*
- *Transition from Village Hub into Activity Centre being Hampden Road and Broadway.*

The Smyth to Hampden Precinct proposes the following land uses on Stirling Highway:

- *Residential developments (with exception of [ground floor] residential fronting Stirling Highway);*
- *Office permitted;*
- *Restaurant permitted;*
- *Ground floor Shops, Cafes, Offices;*
- *Mixed use development with combinations of Office/Shop; and*
- *Mixed use with Residential.*

The proposed amendment will permit the development of residential and office uses on the subject site. The proposed amendment is consistent with the envisioned character for area in which the subject site is located, and the future land uses identified as being appropriate in the Smyth to Hampden precinct.



## 6 Justification for scheme amendment

Stirling Highway is a Primary Regional Road which connects Perth and Fremantle. Stirling Highway is serviced by high-frequency public transport and receives a high level of exposure every day. There is significant development opportunity along Stirling Highway for additional commercial and higher density residential uses.

The subject site is currently zoned Residential with a density coding of R35. TPS2 does not permit Dwelling House – Multiple, or the various categories of Office to be developed within the Residential zone.

In light of the established intentions for the Stirling Highway Activity Corridor, it is clear that the development of residential dwellings and various sub-categories of Office uses will be provided for on the subject site. The proposed scheme amendment will facilitate an appropriate intensification of development on the subject site which is entirely consistent with the strategic objectives of TPS2 and the Draft TPS3.

The proposed scheme amendment will provide for more appropriate planning controls for future uses on the subject portion and represents a logical outcome for the subject site as it will enable coordinated development to occur in accordance with SHACS and the Draft Redevelopment Project.

The Draft Redevelopment Project has identified a number of lots fronting Stirling Highway to be rezoned to Commercial/Mixed Use and Residential/Mixed Use. The subject site has been identified as a location for Commercial/Mixed Use development in which multiple dwelling and office development is encouraged.

The proposed amendment will allow for the forward planning for future redevelopment of the subject site, with an established statutory mechanism in TPS2 to guide the comprehensive planning of the subject site through the preparation of a development application.



## 7 Conclusion

---

This proposed scheme amendment seeks to introduce a Special Use provision to control development of the subject site.

The proposed amendment will apply to the portion of the subject site not currently reserved under the Metropolitan Region Scheme.

The Special Use to be permitted on the subject portion are residential dwellings and various sub-categories of Office.

It is proposed to formally amend TPS2, as it applies to Lot 7 (52) Stirling Highway, Nedlands as follows:

- Amend the TPS2 map to identify that a Special Use provision applies to the subject site.
- Amend Schedule V of the TPS2 text to:
  - Introduce the Special Uses of
    - Dwelling House – Single
    - Dwelling House – Grouped/Attached
    - Dwelling House – Multiple
    - Home Business
    - Home Occupation
    - Office – General
    - Office – Professional
    - Office - Service
  - Stipulate design parameters to guide development of the subject portion.

It is considered the proposed amendment to TPS2 should be initiated, recognising the proposed amendment will allow for the forward planning for future redevelopment of the subject site.

In summary, the proposed amendment is justified and considered appropriate for the following reasons:

1. The proposal is consistent with the strategic and statutory planning framework at both the State and local municipality level.
2. The proposal is consistent with the Stirling Highway Activity Corridor Study.
3. The proposal allows for any subsequent development over the subject site to be consistent with the aims and objectives of the Draft Stirling Highway Redevelopment Project.
4. The proposal will allow the land to be developed in a manner that will contribute positively to the locality.

Based on the above, the City of Nedlands is respectfully requested to initiate the proposed scheme amendment for the purposes of public advertising and to subsequently grant final approval, without modification.

## Appendix 1

### Certificate of Title



REGISTER NUMBER <b>7/D70274</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>9/10/2007</b>

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

VOLUME  
**1757**

FOLIO  
**181**

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

  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 7 ON DIAGRAM 70274

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

STIRLING 52 PTY LTD OF POST OFFICE BOX 1311, SUBIACO  
(T K351060 ) REGISTERED 20 SEPTEMBER 2007

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

1. K351061 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 20.9.2007.

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

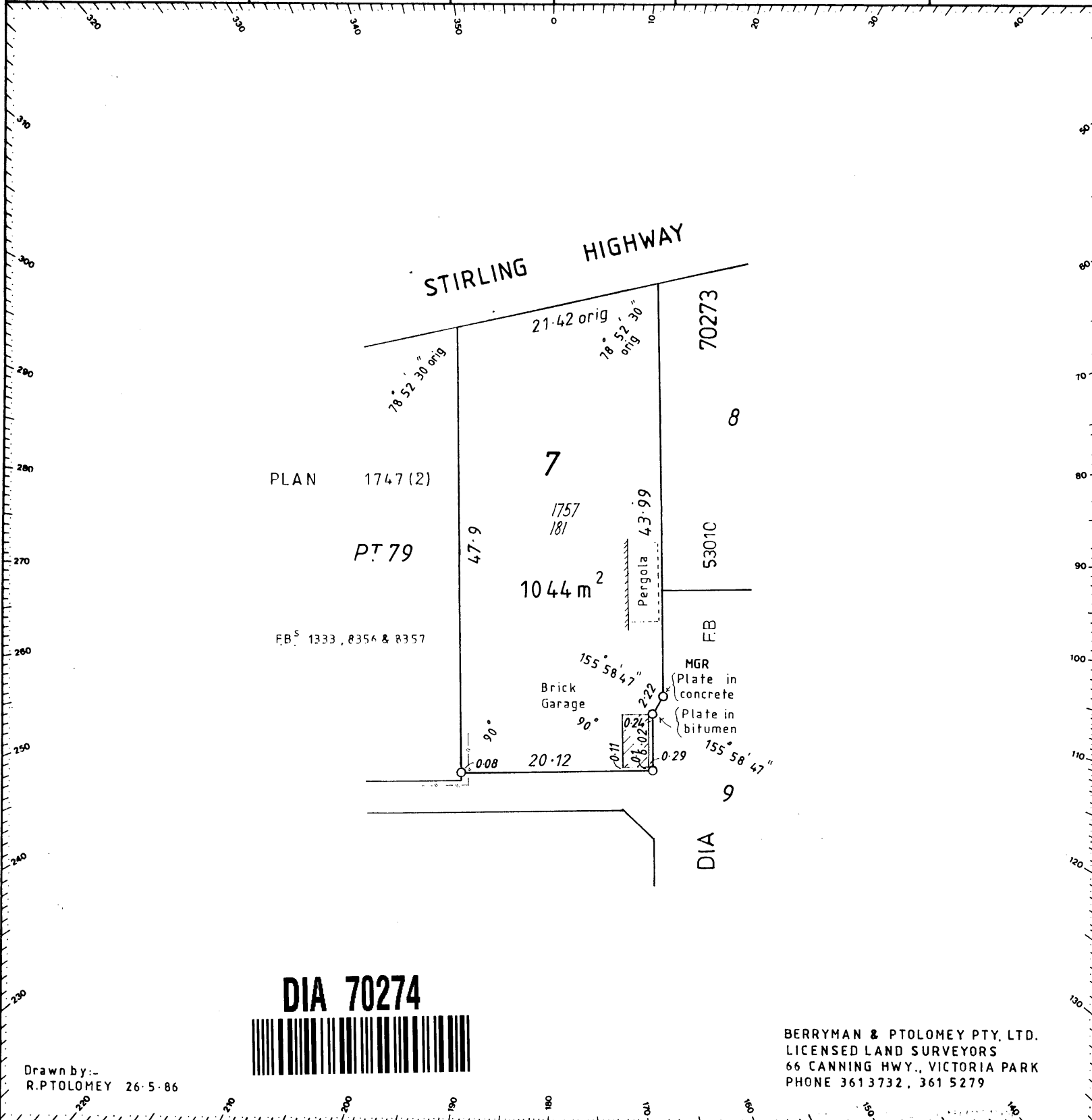
-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

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

SKETCH OF LAND: 1757-181 (7/D70274).  
PREVIOUS TITLE: 1412-836.  
PROPERTY STREET ADDRESS: 52 STIRLING HWY, NEDLANDS.  
LOCAL GOVERNMENT AREA: CITY OF NEDLANDS.

NOTE 1: K291426 SECTION 138D TLA APPLIES TO CAVEAT K275173



<p align="center"><b>CERTIFICATE</b></p> <p>I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.</p> <p>Date <u>29.5.86</u> <u>Rf. McKinnon</u>  Licensed Surveyor</p>		<p align="center">70292</p> <p align="center">Approved by <u>[Signature]</u></p> <p align="right"><u>[Signature]</u>  Chairman  FOR 16 JUNE 1986</p>	
<p>Approved <u>[Signature]</u></p> <p>Examined <u>[Signature]</u>  P.D. Lawford</p>	<p align="center">On</p> <p>Plan <u>18671</u>  Diagram <u>PERTH</u>  Index Plan <u>2000</u>  <u>10:22</u></p>	<p align="center">Registered  OFFICE OF TITLES  FEE PAID</p>	<p align="center">Diagram No.</p> <p align="center"><b>70274</b></p>

## Appendix 2

### Proposed Scheme Amendment Map



TOWN PLANNING & DEVELOPMENT ACT 2005  
APPROVED TOWN PLANNING SCHEME

TOWN PLANNING



City of Nedlands

ZONING SCHEME

SCHEME TEXT

ADOPTION (Council Resolution No. )  
Adopted by resolution of the Council of the City of Nedlands at the meeting held on the \_\_\_\_ 20\_\_ .

MAYOR

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL (Council Resolution No. )  
Adopted by resolution of the Council of the City of Nedlands at the meeting of the Council held on the \_\_\_\_ 20\_\_ .

MAYOR

CHIEF EXECUTIVE OFFICER

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN TOWN PLANNING BOARD

Date

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date

The City of Nedlands under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act 2005 (as amended) hereby makes the following Town Planning Scheme.



TOWN PLANNING SCHEME NO. 2

LEGEND

----- Subject Site

METROPOLITAN REGION SCHEME RESERVE

Primary Regional Roads

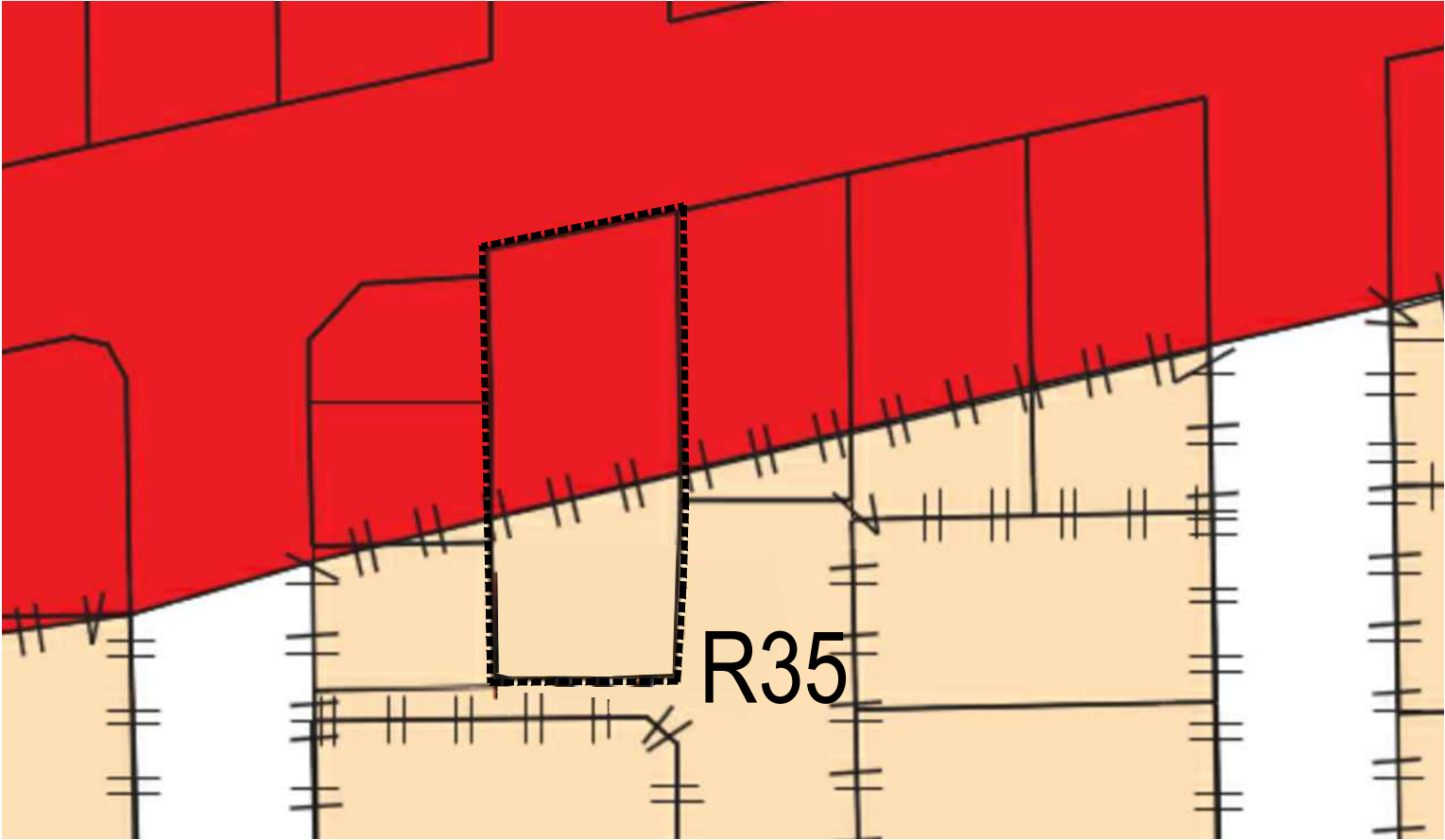
ZONES

Residential

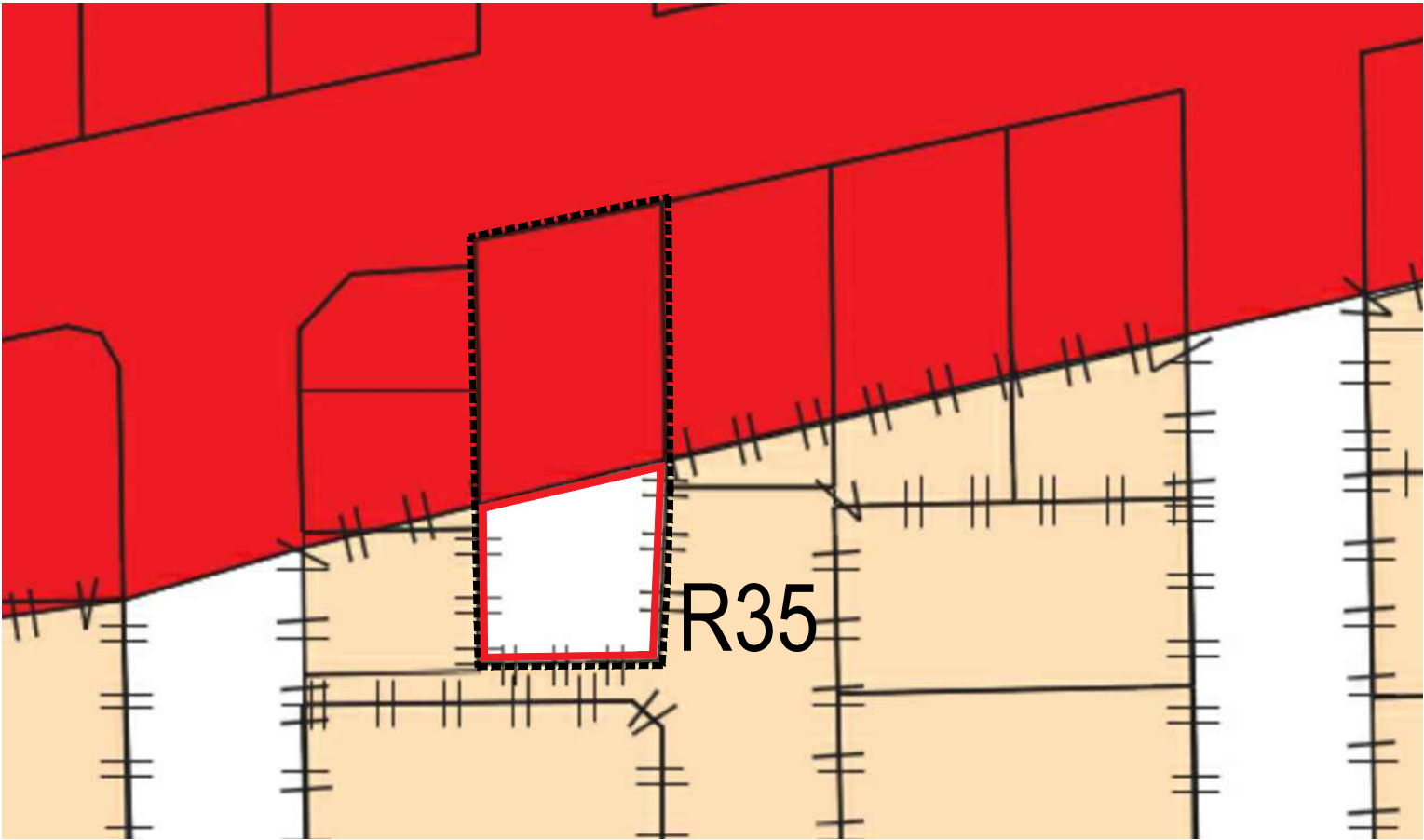
Special Use

OTHER

R Codes

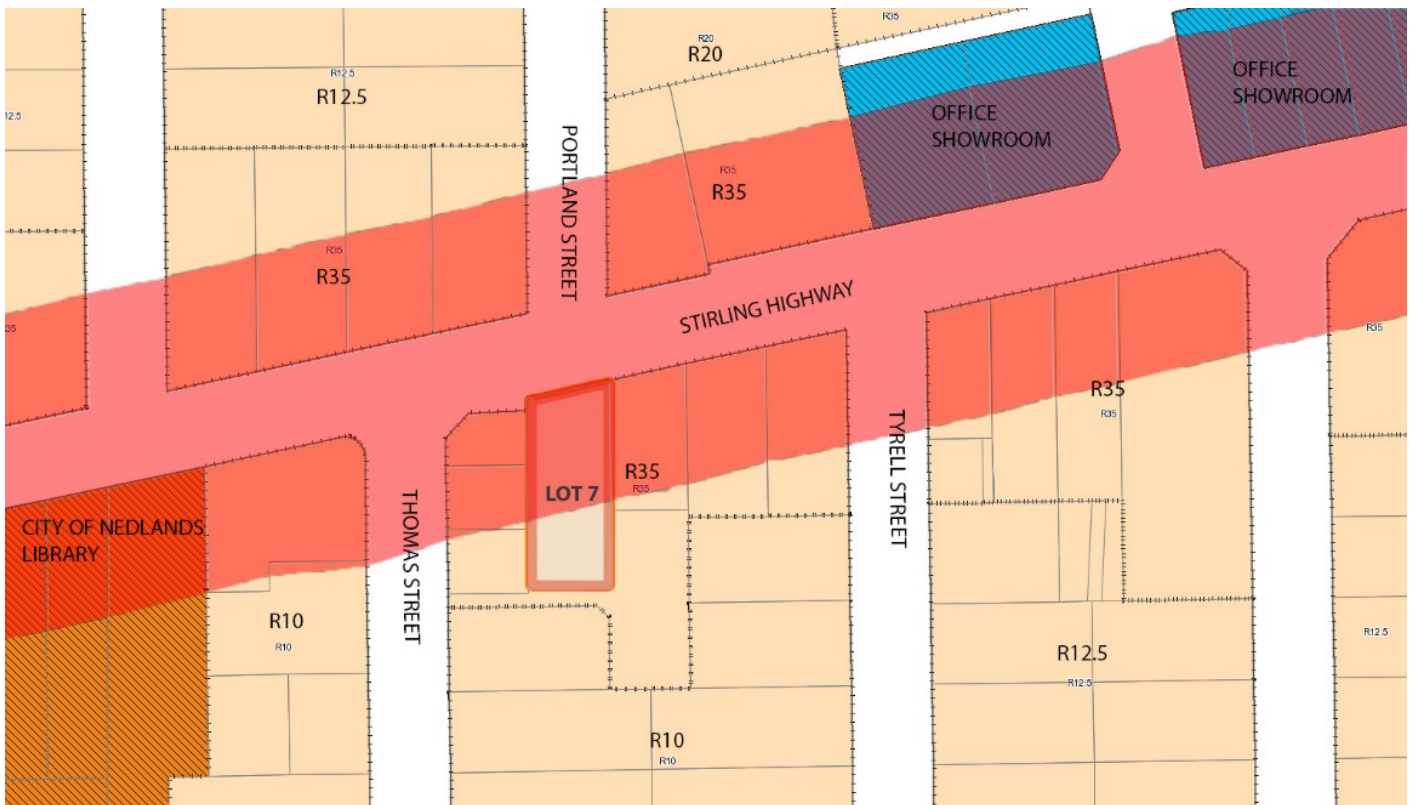
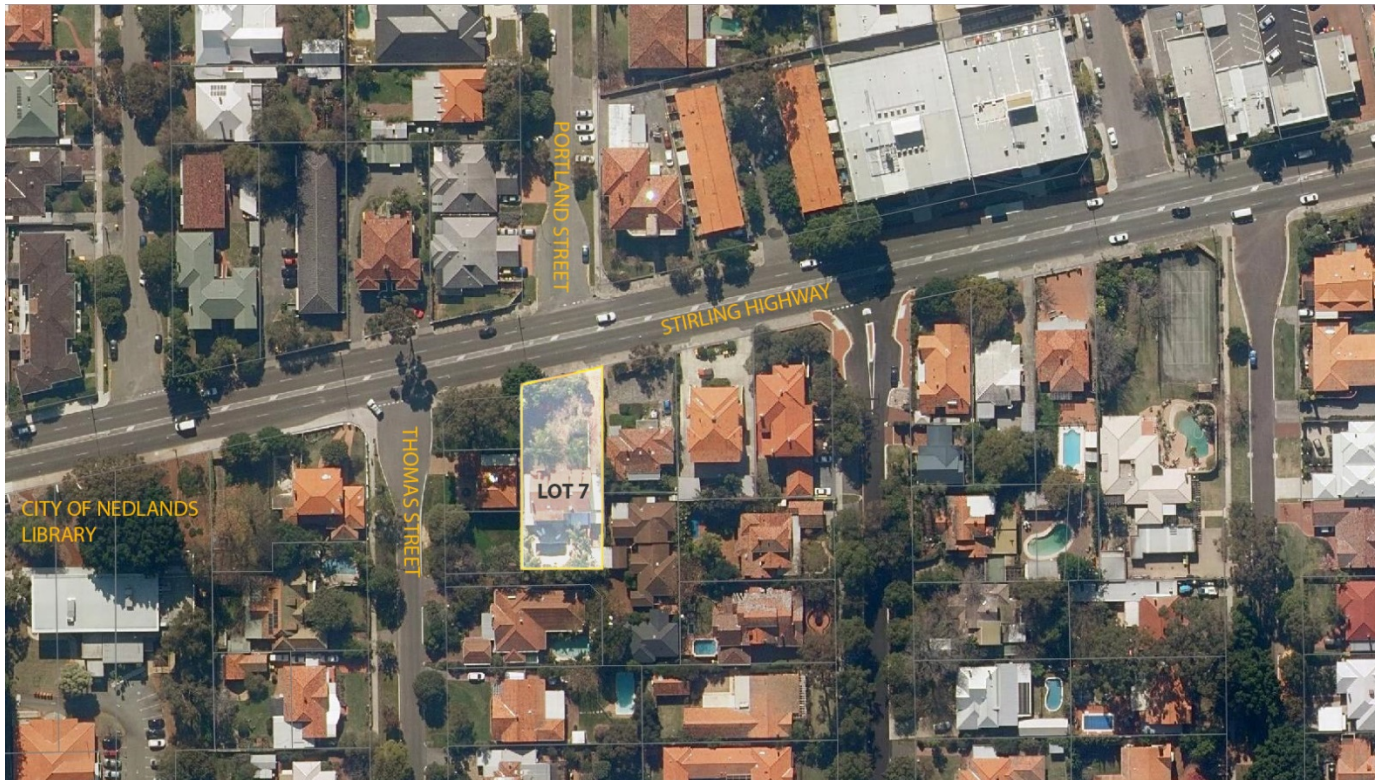


EXISTING ZONING



SCHEME AMENDMENT

PD26.15 – Attachment 2 – Detailed Map



Metropolitan Region Scheme shown as overlay for diagrammatical reference only.

1:800





# PD27.15 - Attachment 1 - Locality Plan



City of Nedlands

The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image

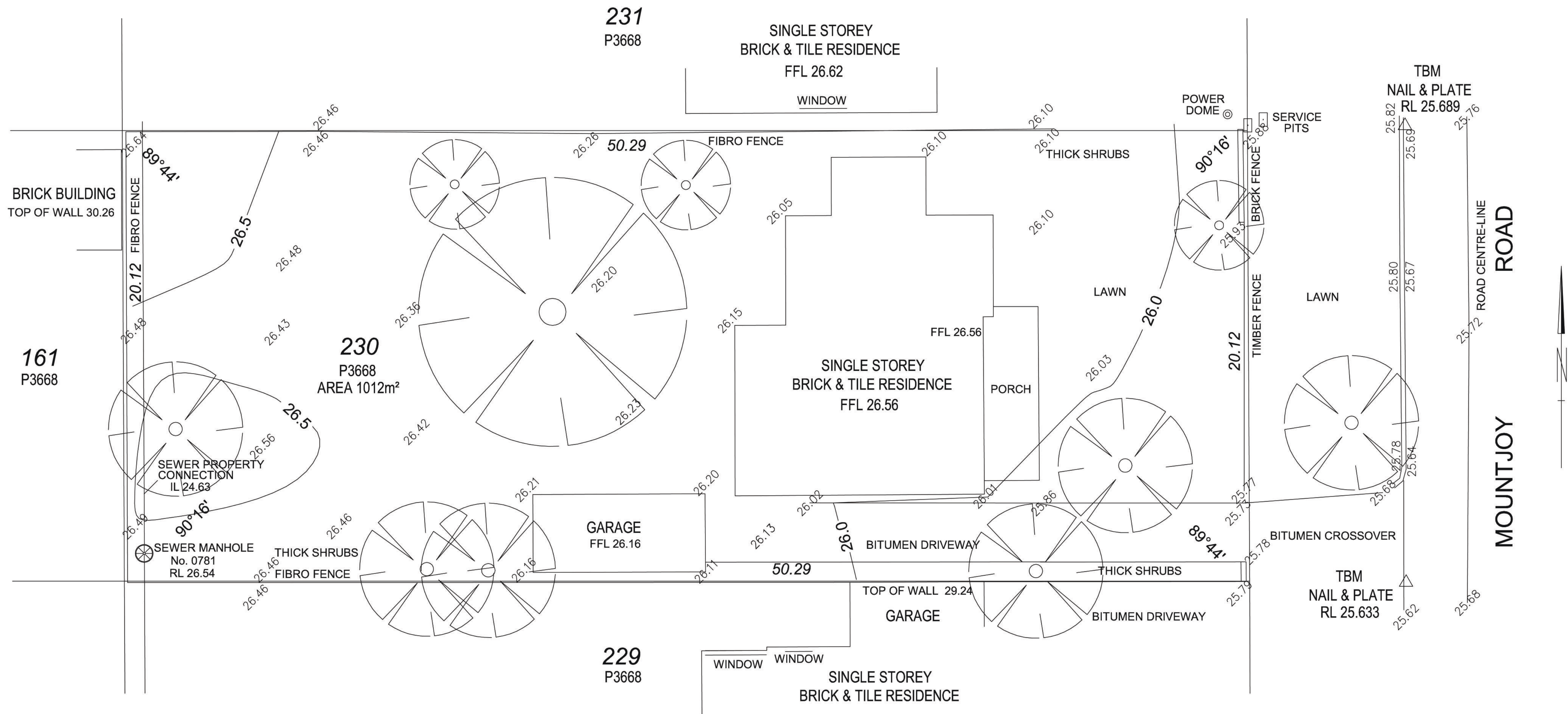
15 Mountjoy Road, Nedlands

15/04/2015

1:400







NOTES:

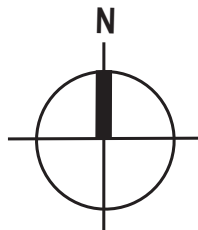
1. VERTICAL DATUM: AHD (SMH 0781 RL 26.54 AHD)
2. HORIZONTAL DATUM: DOES NOT INCLUDE VERIFICATION OF CADASTRAL BOUNDARIES.
3. SEWER INFORMATION HAS BEEN SUPPLIED FROM WATER CORPORATION PLANS.
4. ONLY VISIBLE FEATURES HAVE BEEN LOCATED BY FIELD SURVEY.  
PRIOR TO ANY CONSTRUCTION, EXCAVATION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES SHOULD BE CONTACTED TO CONFIRM LOCATION OF ALL UNDERGROUND AND NON VISIBLE SERVICES.
5. ONLY TREES WITH TRUNK SIZE GREATER THAN 0.3mØ HAVE BEEN LOCATED BY FIELD SURVEY.
6. REFER TO CERTIFICATE OF TITLE FOR ENCUMBRANCES.

**SITE DETAILS**  
Soil: Sandy / Loam / Limestone / Rock  
Relic: Lawns / Gardens  
Power: Overhead / Underground  
Other:

**DRISCOLLS**  
LAND SURVEYORS  
PO Box 415, Cottesloe 6911  
Suite 7, 237 Stirling Highway, Claremont  
P (08) 9385 1122 F (08) 9384 6689  
admin@driscolls.net.au

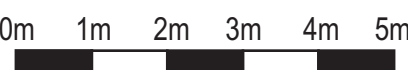
DESCRIPTION:  
**FEATURE SURVEY**  
**LOT 230 ON P3668 (1)**  
**15 MOUNTJOY ROAD, NEDLANDS**  
**CERT. OF TITLE - VOL: 310 FOL: 29A**

Produced for the exclusive use and benefit of our client only.				AMENDMENTS		
ISS N°	DATE	DWN	DESCRIPTION	CHECKED		
1	13.10.14	TSK	DATE OF SURVEY: 7.10.14 (OFFICE FB WNW4)	VRS		
DWG N°:	4979					
SHEET N°:	1					
CAD: 4979 SHT1 ISS1.DWG	A3					



**SITE SURVEY**

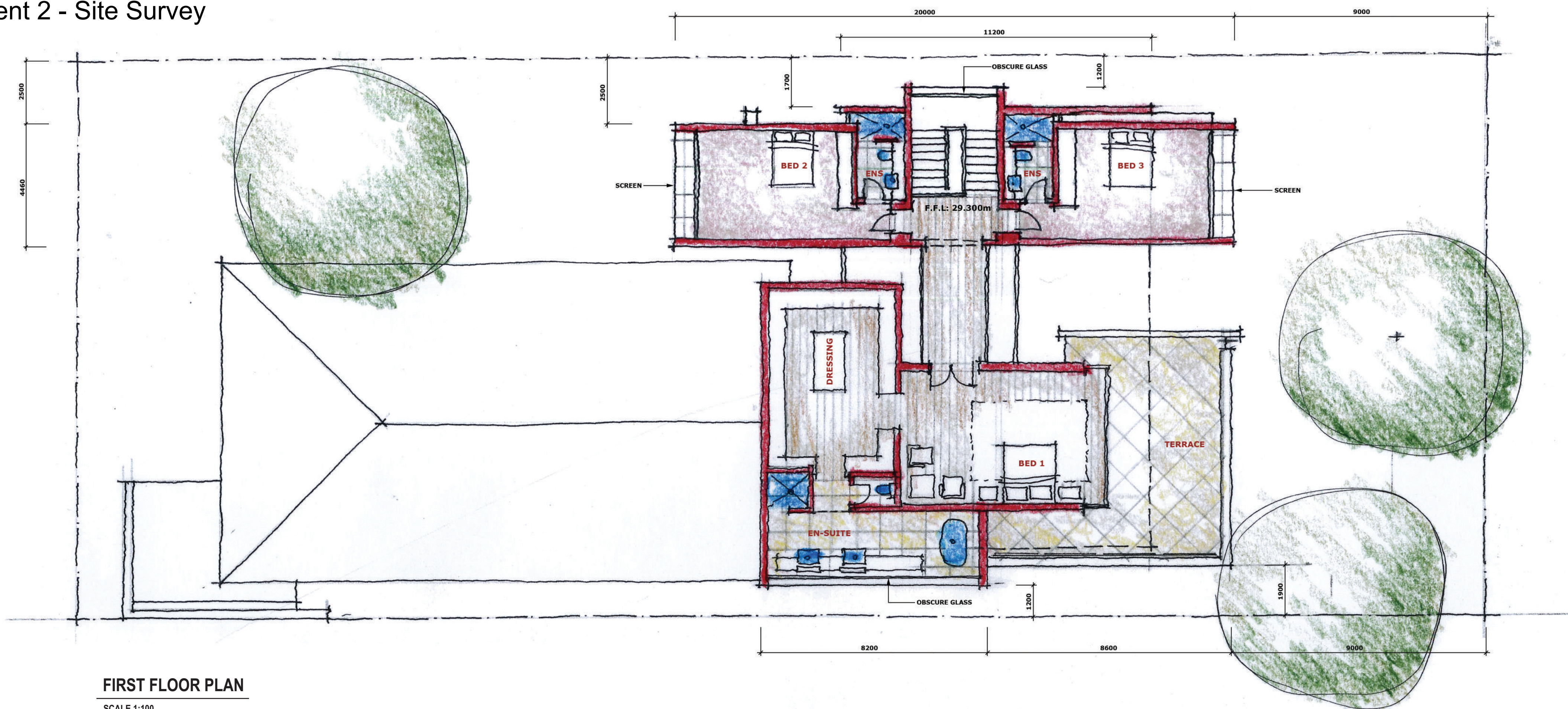
SCALE 1:100



Goonewardene House - Lot 230, 15 Mountjoy Street, Dalkeith

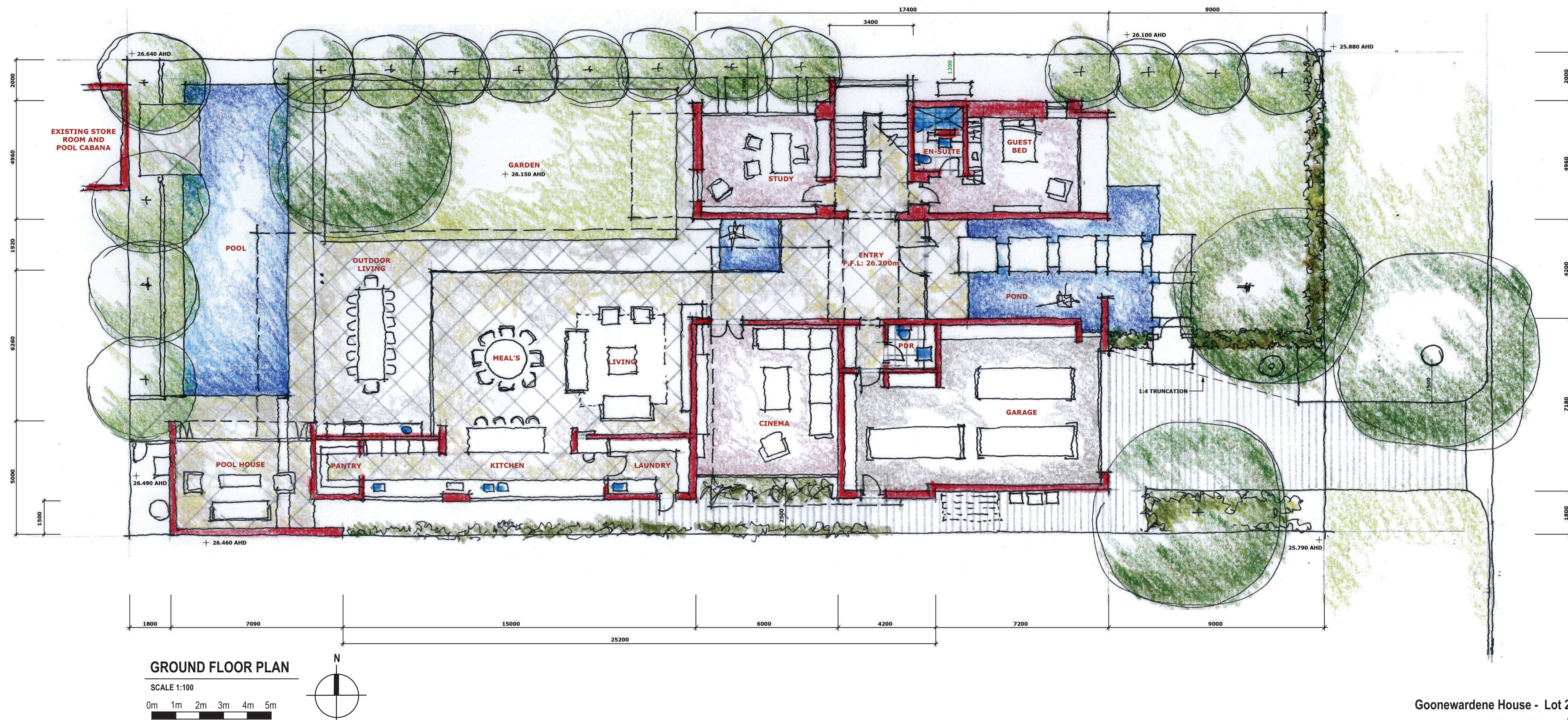
SK.01





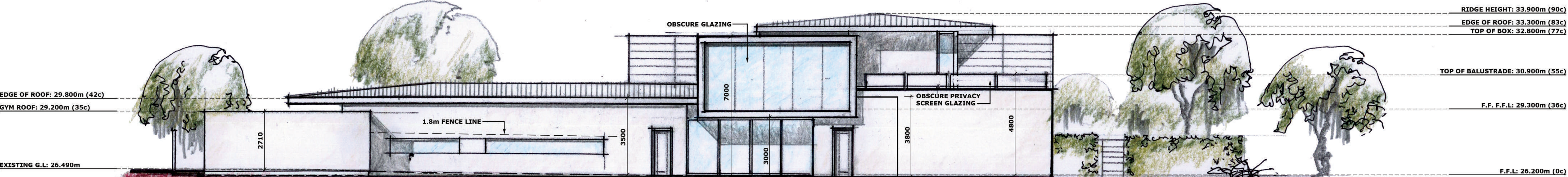
## FIRST FLOOR PLAN

SCALE 1:100

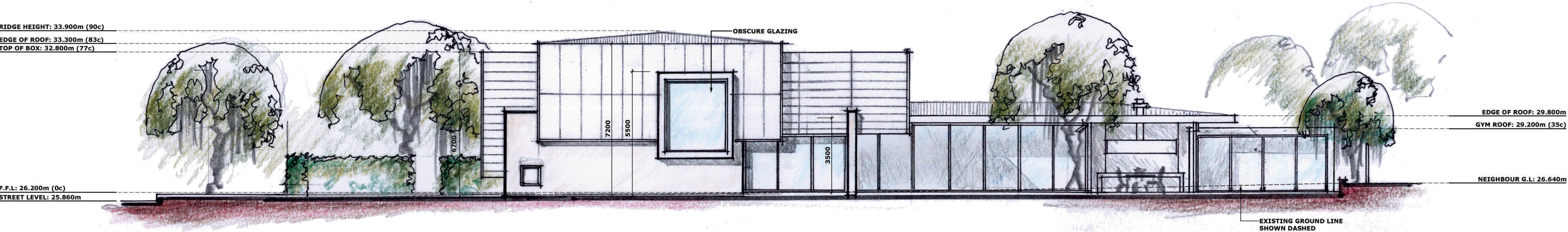


## GROUND FLOOR PLAN

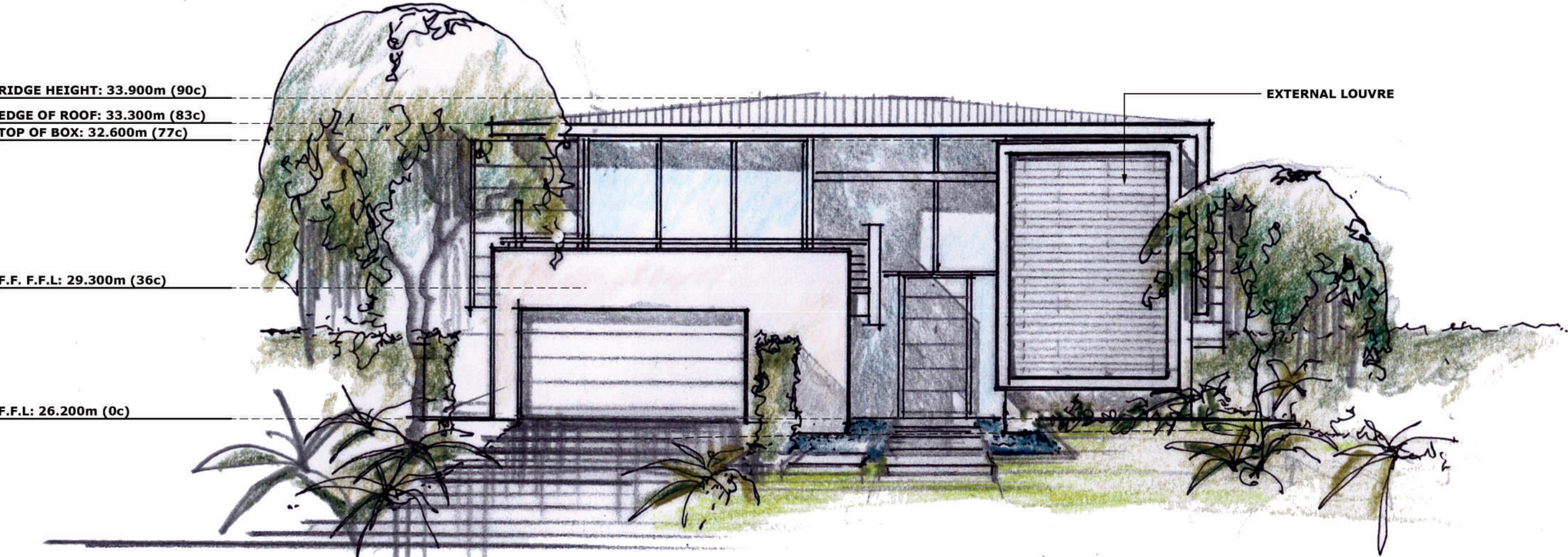




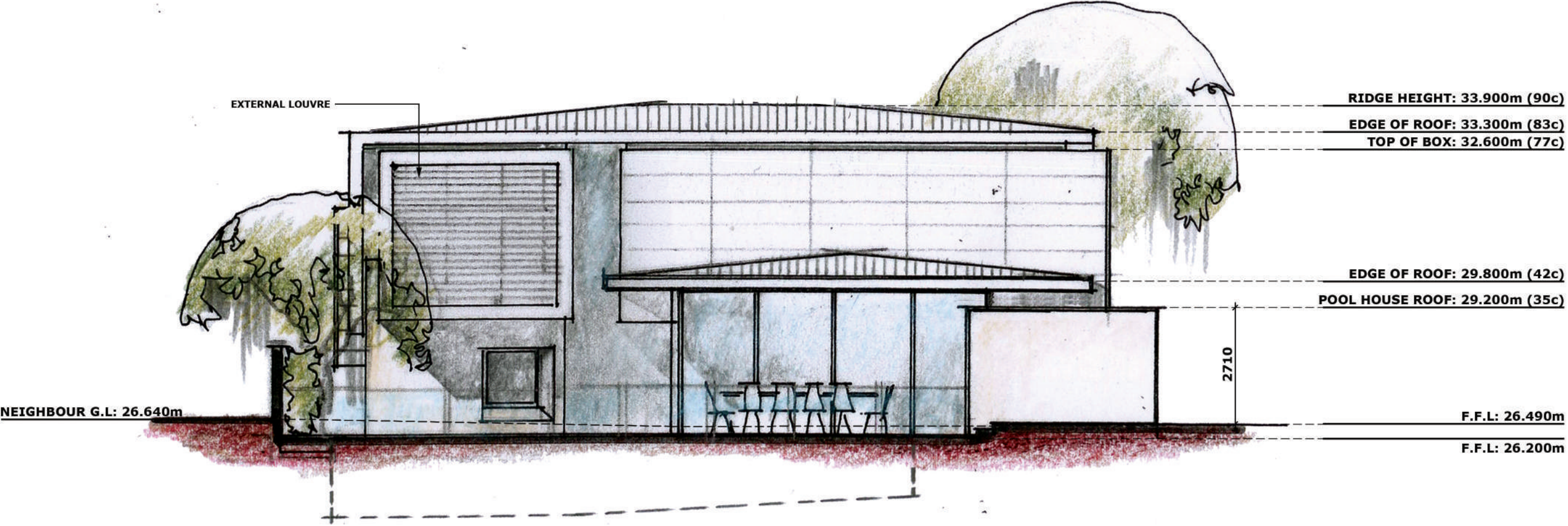
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SCALE 1:100



**NORTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100

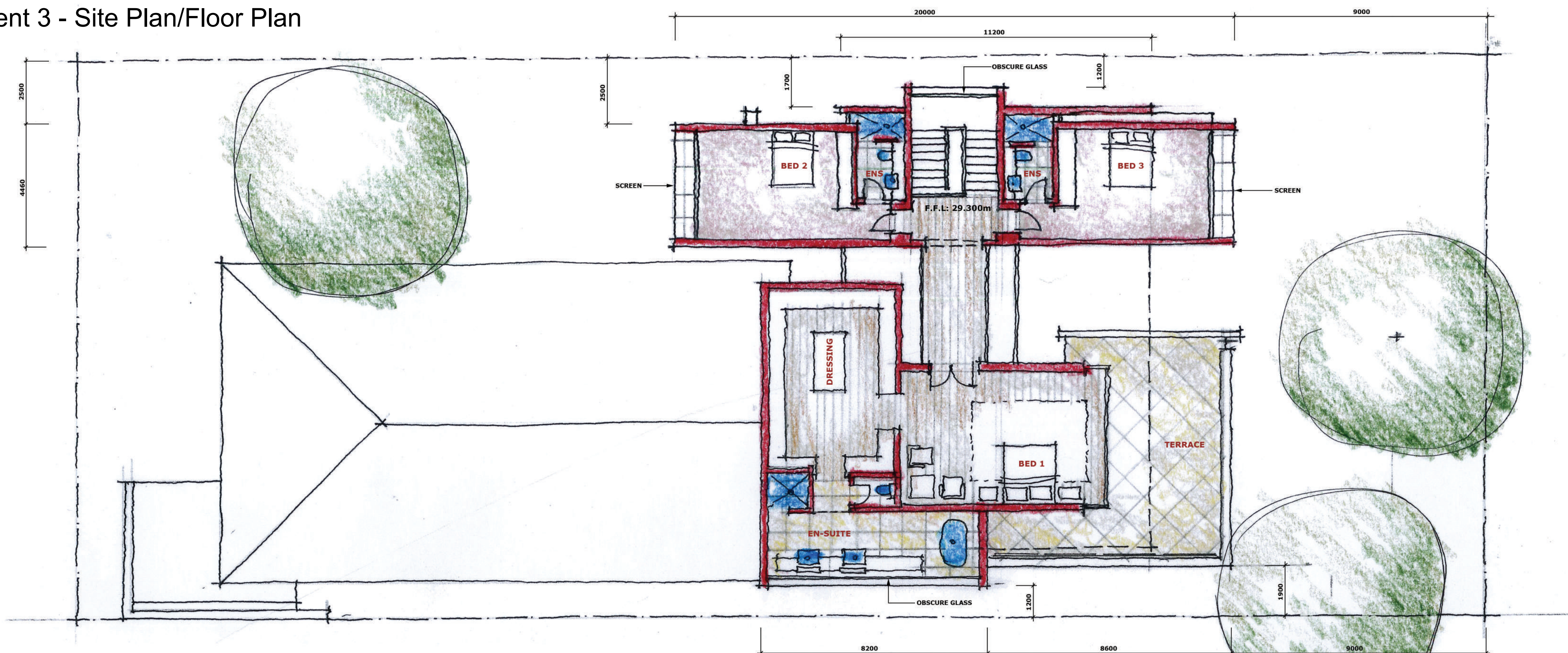


**WEST ELEVATION**  
SCALE 1:100



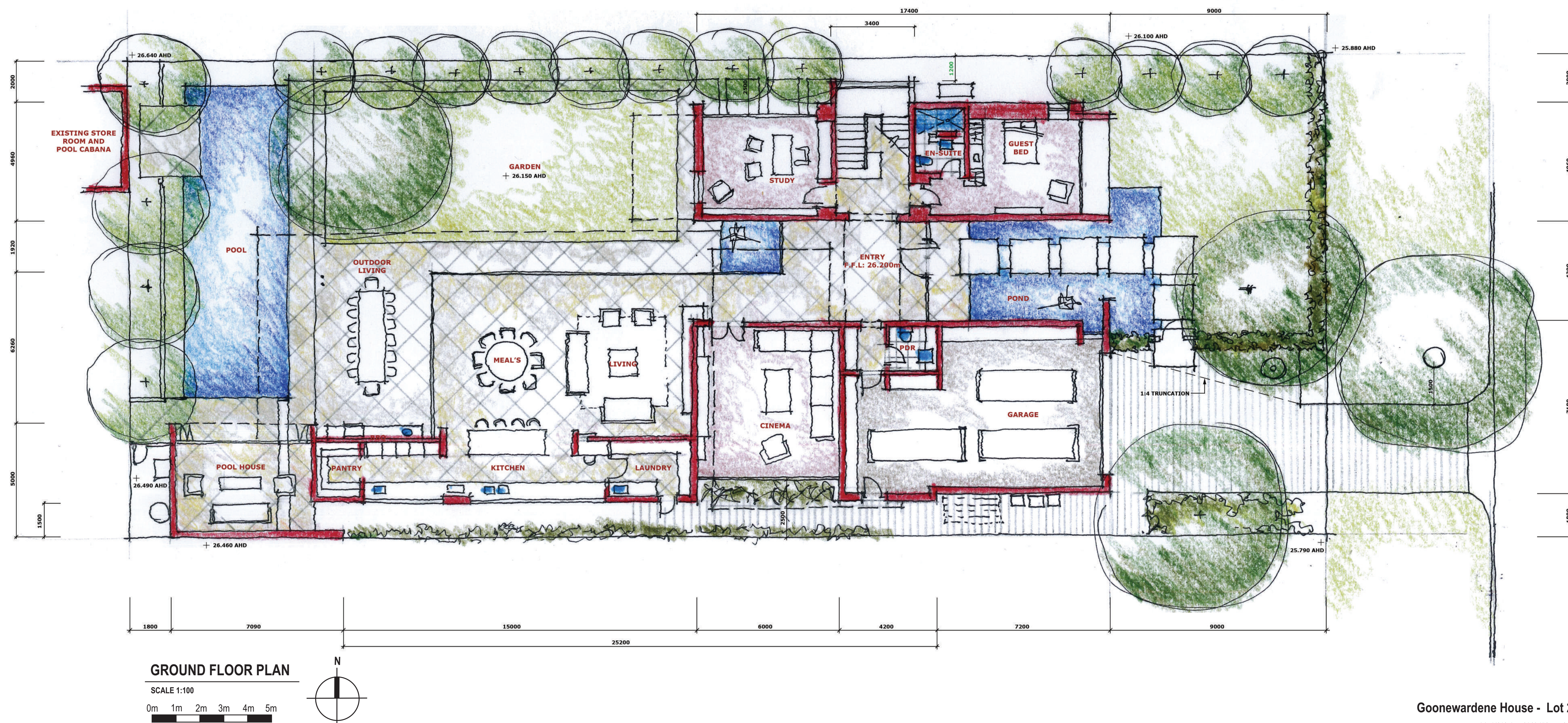




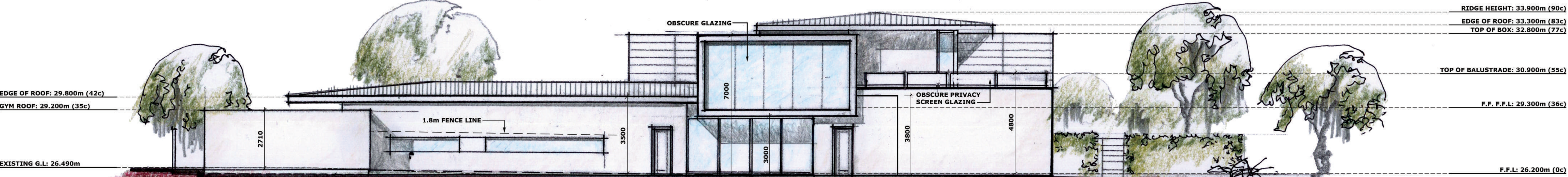


### FIRST FLOOR PLAN

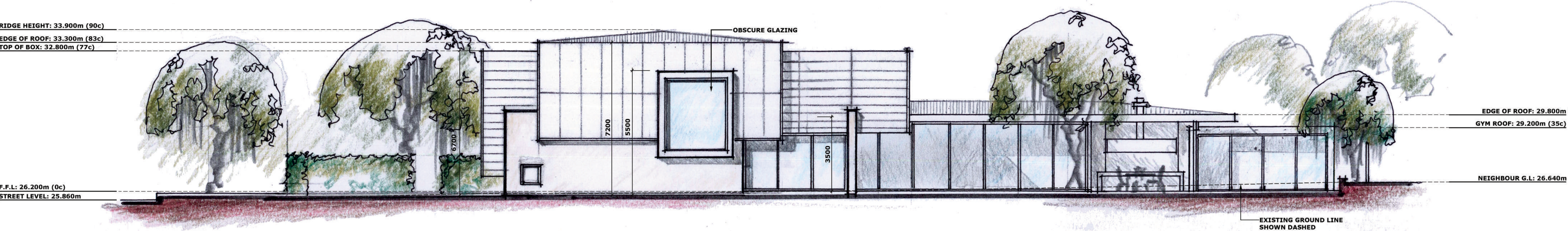
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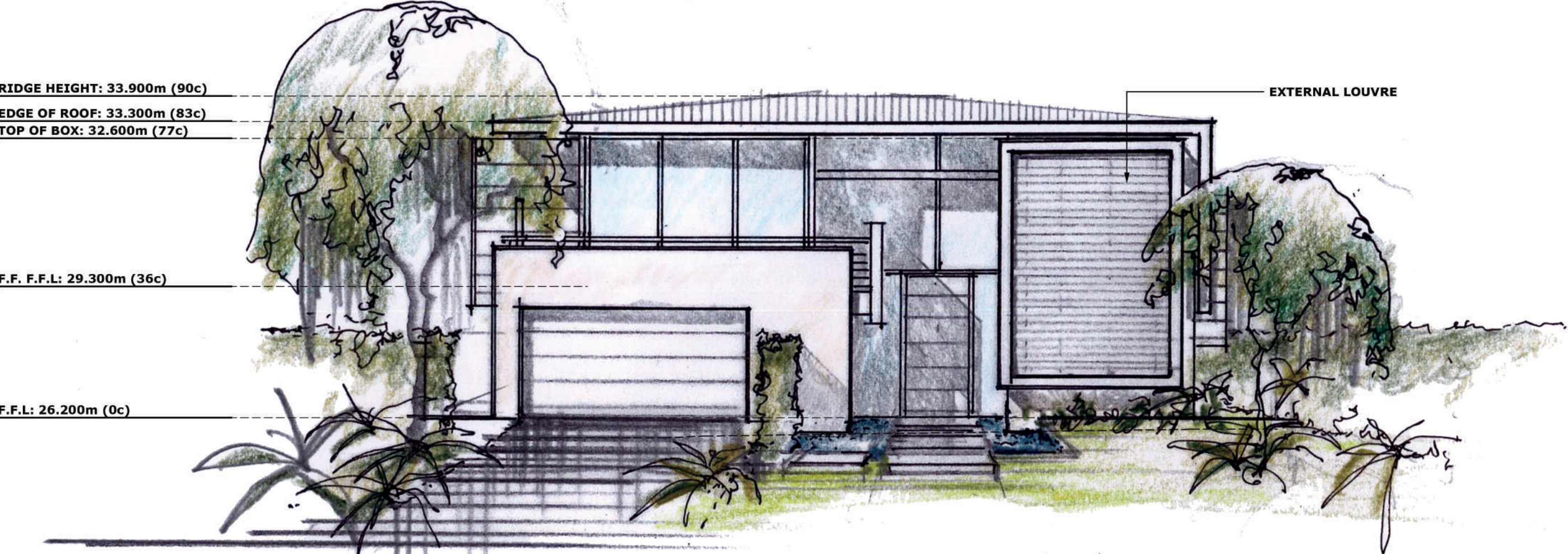




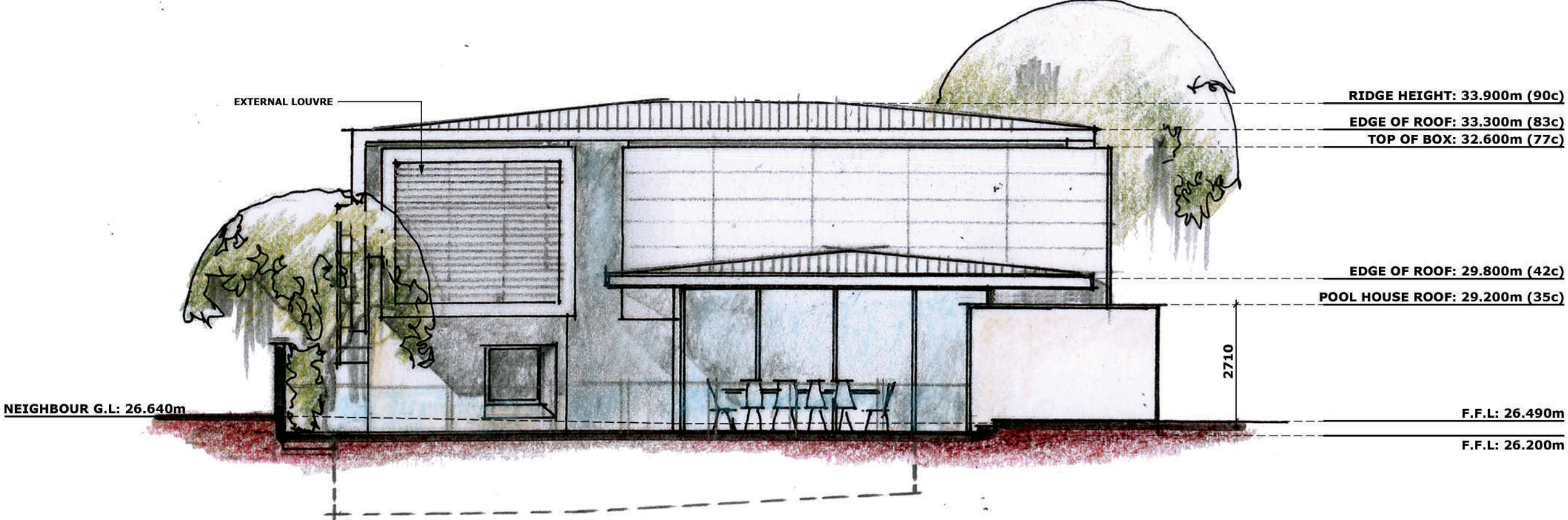
SOUTH ELEVATION  
SCALE 1:100



NORTH ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100

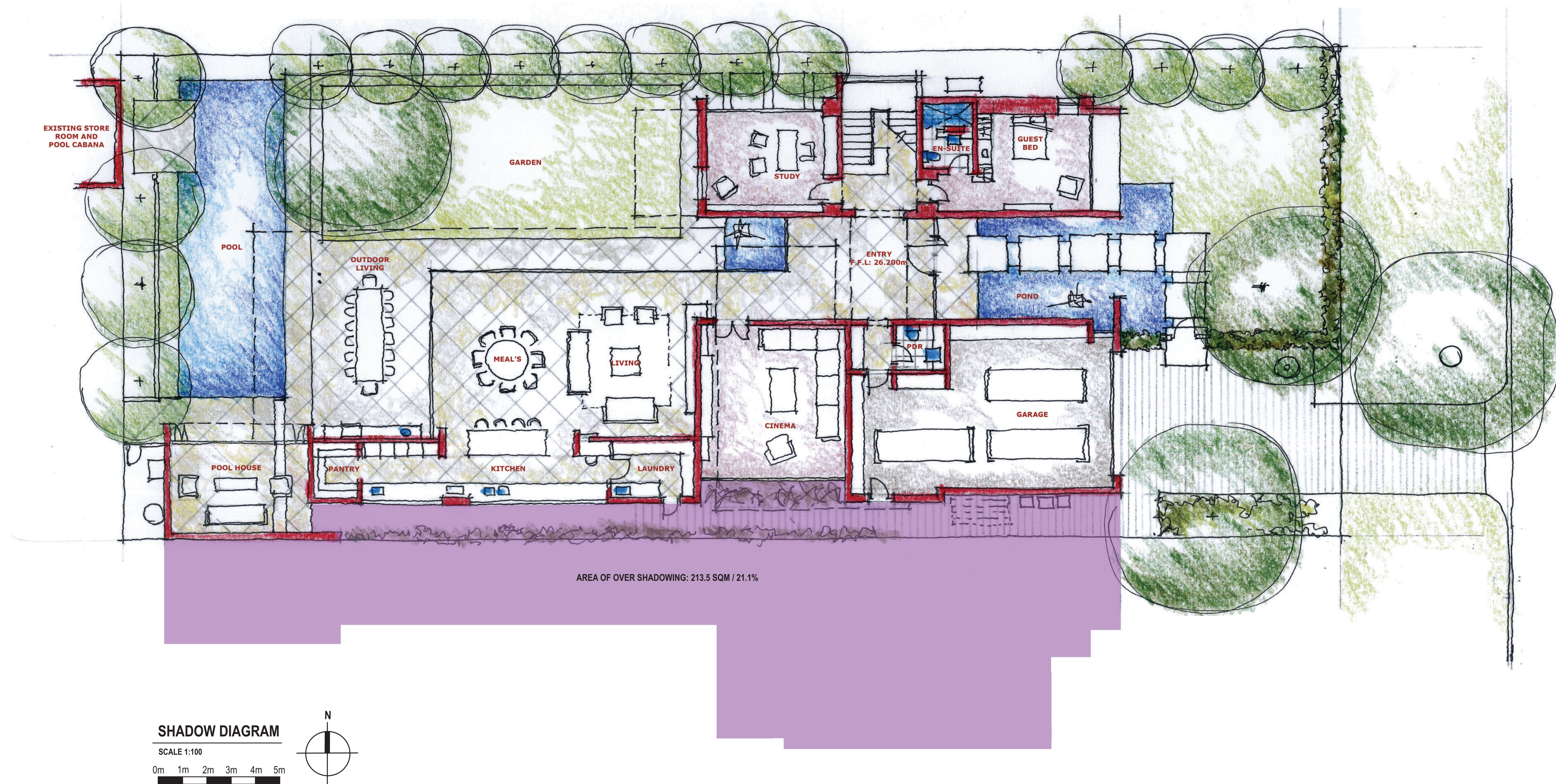


WEST ELEVATION  
SCALE 1:100











## CITY OF NEDLANDS HERITAGE LIST

Name of Place	Address	Suburb	Date of Inclusion	State Heritage Register
Gallop House	22 Birdwood Pde	DALKEITH	<i>Date of Inclusion</i>	Yes
St Lawrence's Church	56 Viking Rd	DALKEITH	<i>Date of Inclusion</i>	Yes
Sunset Hospital	Birdwood Pde	DALKEITH	<i>Date of Inclusion</i>	Yes
War Memorial	Birdwood Pde / Waratah Ave	DALKEITH	<i>Date of Inclusion</i>	Yes
Chisolm House	32 Genesta Cres	DALKEITH	<i>Date of Inclusion</i>	Yes
Irwin Barracks Magazine	Stubbs Tce	KARRAKATTA	<i>Date of Inclusion</i>	
Graylands Hospital	1 Brockway Rd	MT CLAREMONT	<i>Date of Inclusion</i>	Yes
Swanbourne Hospital	1 Heritage La	MT CLAREMONT	<i>Date of Inclusion</i>	Yes
Director's House	1 Grainger Dr	MT CLAREMONT	<i>Date of Inclusion</i>	
Director's Gardens	Grainger Dr	MT CLAREMONT	<i>Date of Inclusion</i>	
The Maisonettes	67 Stirling Hwy	NEDLANDS	<i>Date of Inclusion</i>	Yes
Rose Gardens	Stirling Hwy	NEDLANDS	<i>Date of Inclusion</i>	Yes
Nedlands Tennis Club	121 Bruce St	NEDLANDS	<i>Date of Inclusion</i>	Yes
St Margaret's Church	58 Tyrell St	NEDLANDS	<i>Date of Inclusion</i>	Yes
David Foulkes-Taylor Showroom	33 Broadway	NEDLANDS	<i>Date of Inclusion</i>	Yes
Old Post Office	35 Stirling Hwy	NEDLANDS	<i>Date of Inclusion</i>	Yes
Lemnos Hospital	Stubbs Tce	SHENTON PARK	<i>Date of Inclusion</i>	Yes
Tom Collins House	Kirkwood Rd	SWANBOURNE	<i>Date of Inclusion</i>	Yes
Mattie Furphy House	Kirkwood Rd	SWANBOURNE	<i>Date of Inclusion</i>	Yes



<b>PLACE NAME</b>	Gallop House
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	Reserve 27111 Lot 252 on Deposited Plan 92126 Vol/Folio LR3121/566
<b>ADDRESS</b>	22 Birdwood Pde, Dalkeith
<b>WARD</b>	Dalkeith
<b>HCWA DATABASE No.</b>	1834
<b>CONSTRUCTION DATE</b>	1872-1877
<b>PERIOD/ STYLE</b>	Victorian Georgian
<b>CONSTRUCTION MATERIALS</b>	Stone, Metal
<b>PLACE TYPE</b>	Individual Building
<b>PRESENT USE</b>	RESIDENTIAL: Two-storey residence
<b>HISTORICAL USE</b>	EDUCATIONAL: Museum
<b>HERITAGE LISTINGS</b>	State Register, Interim Classified by National Trust (WA)
<b>HISTORIC THEMES</b>	DEMOGRAPHIC SETTLEMENT & MOBILITY: Settlements SOCIAL & CIVIC ACTIVITIES: Education & Science PEOPLE: Early settlers
<b>HISTORICAL ASSOCIATIONS</b>	Gallop, James: Architect City of Nedlands: Previous Owner

## HISTORICAL NOTES

Gallop House, a two-storey residential building constructed c.1872-1877 by James Gallop Snr, is reputed to be the oldest house in the City of Nedlands.

Gallop initially leased Dalkeith Farm (established by Adam Armstrong in 1831) and acquired property in the area. He became a highly profitable market gardener, orchardist and wine maker supplying fresh produce to Perth and Fremantle. Eventually he would own land that would comprise most of the present day suburb of Dalkeith.

It is thought James Gallop Snr built the present two-storey house for his eldest son James who married Emma Wood of Fremantle in December 1877. The construction commenced about 1872. After James Gallop Snr death in 1897, James Gallop Jnr subdivided the land and sold off land parcels. In 1911, John Scaddan's Labour Government bought the balance of Location 85 and the house for £11,000. In the 1920s and 30s, amid the extensive clearing of bushland in Nedlands and Dalkeith for residential development, the fate of the now dilapidated Gallop House became doubtful. The Nedlands City Council resolved that the place be condemned as unfit for human habitation and a demolition notice was issued on 21 January 1963. Despite this, action was taken by the WA Historical Society to organise its restoration. After much negotiation, an agreement was reached whereby the City Council agreed to offer the house on a 21-year rent-free lease, in exchange for its occupation, its proper repair and effective maintenance. Gallop House was subsequently leased to Mr and Mrs Anderson and the restoration completed. A memorial erected at the front of Gallop House in 1971 by the Royal Western Australian Historical Society, commemorates the contributions made to the early settlement of Dalkeith by Adam Armstrong and James Gallop.

The house was further restored after the 21-year lease ended in the mid-1980s. In 1985, Gallop House was opened to the public as a 'Historical Museum and Old Colonial Home'. In 2009, ownership of Gallop House was transferred from the City of Nedlands to the National Trust of Australia (WA). The current tenants (2012) have been in residence for the past ten years. The house is not open to the public.

## PHYSICAL DESCRIPTION

Gallop House, a two-storey limestone and iron dwelling displaying characteristics of Victorian Georgian style, is located on the top of a high bank overlooking the Swan River in Dalkeith. The house is the only building on the eastern side of Birdwood Parade, and a set of stone steps lead down to The Esplanade. Gallop House is paved on three sides, and set within a landscaped garden. A plaque commemorating the early settlers of the site is set into a large stone at the base of the stairs.

The dwelling is constructed of limestone, rendered to resemble stone blocks, with a hipped corrugated iron roof. Tall brick chimneys are located in each side of the roof at the gutter line, two on the north and one on the south. A verandah under the main roof extends across the front of Gallop House, supported on simple timber posts with decorative metal valance on the ground floor and balustrading on the first floor. A verandah with separate roof extends across the rear of the dwelling.

The ground floor central entry is flanked by tall windows, and a door and windows are located directly above on the first floor. The timber-framed windows are twelve paned double hung sashes, with stone lintels on the front façade and timber lintels on the rear.

## STATEMENT

(State Heritage Office Register of Heritage Places Assessment Documentation has a full statement of significance and values. The statement is reproduced below.)

Gallop House has aesthetic value as a fine example of a Victorian Georgian dwelling.

Gallop House has aesthetic value for its landmark qualities as a prominent dwelling on the riverbank in Dalkeith.

Gallop House has historic value as the earliest surviving private residence in the City of Nedlands; and for its association with the Gallop family, early settlers and farmers.

Gallop House contributes to the community's sense of place as well known and regarded landmark.

Gallop House has rarity value as a surviving colonial residence overlooking Melville Water.

**MANAGEMENT CATEGORY** Retain as A

**DESIRED OUTCOME** -

**SURVEY/ASSESSMENT DATE** 29 November 2011





<b>PLACE NAME</b>	St Lawrence's Anglican Church and Rectory
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	Viking Rd (cnr Alexander Rd), Dalkeith
<b>WARD</b>	Dalkeith
<b>HCWA DATABASE No.</b>	4576
<b>CONSTRUCTION DATE</b>	1957
<b>PERIOD/ STYLE</b>	Post-War Ecclesiastical
<b>CONSTRUCTION MATERIALS</b>	Tile, Brick, Stone, Render
<b>PLACE TYPE</b>	Individual Building
<b>PRESENT USE</b>	RELIGIOUS: Housing & Quarters, RELIGIOUS: Church, Cathedral or Chapel
<b>HISTORICAL USE</b>	RELIGIOUS: Housing & Quarters, RELIGIOUS: Church, Cathedral or Chapel
<b>HERITAGE LISTINGS</b>	State Register
<b>HISTORIC THEMES</b>	DEMOGRAPHIC SETTLEMENT & MOBILITY: Land allocation & subdivision
<b>HISTORICAL ASSOCIATIONS</b>	Anthony Solarski (architect in the firm Hawkins & Sands): Architect Modernist influence of post-war immigrant architects Picturesque Garden City layout of suburb Sloan Constructions: Builder

## HISTORICAL NOTES

The Parish of Dalkeith evolved from the Parish of East Claremont in May 1955. The former Rector of East Claremont, Reverend A F J Blain, was appointed and took services in a house on the south-west corner of Waratah Avenue and Adelma Road, some distance from the present site. The new Vestry, which included Mr Charles Court (later to be Premier of WA), Mr Lloyd Fethers, Mr Oliver Hynes and Mr Reg North, decided to demolish the old house and build a new hall on the site. The design and construction of the Rectory in Alexander Road was commenced by 1956, followed by the commissioning of the design and later, the construction of the church.

The foundation stone was laid by the Governor Sir Charles Gairdner on 28 April 1957 and the church's consecration took place on 15 September 1957. In 1968 the hall was sold to the Bridge Club and a new hall, called the Blain Room, was built adjoining the church in Alexander Road. Reverend Blain served as Rector until 30 June 1967.

In 1962 the St Lawrence Church Tower was used to enhance the television coverage of the Empire Games. Fixed high in the tower was a beam bender, part of Channel 7's equipment for a direct telecast of the Lawn Bowls events at Dalkeith. Channel 7 engineers found they could not beam signals direct from the Dalkeith Bowling Club to the Tuart Hill Studio for transmission - St Lawrence's Tower saved the day.

## PHYSICAL DESCRIPTION

St Lawrence's Anglican Church is a complex of church buildings comprising a church and church hall. The church is a striking brick, concrete and tile building displaying characteristics of Post-War Ecclesiastical style. The church is located on the corner of Alexander and Viking roads, with the principal entry off Viking Road. The church is set in a landscape of lawn and mature native trees.

The church is rectangular in plan, with a low pitched tiled roof of terracotta pantiles, and a rough cast concrete ring beam encircling the building. Entry to the church is through a stylised brick and rough cast concrete bell tower with curved top. The principal elevation (Viking Road) comprises the entry, a concrete sunscreen located in front of a large recessed window extending the height of the building, which protects the window of the Sanctuary; and several narrow leadlight windows comprised of two long windows with a narrow window between. The Alexander Road elevation is composed of brick piers with precast cement bricks laid to create a semi-open screen. A secondary entry to the church is via a small set of concrete stairs leading to an opening in this elevation, shaded by a cantilevered concrete shade. A small brick and concrete hall is located behind the church, in the north-east corner of the block.

## STATEMENT

St Lawrence's Church has exceptional aesthetic value as a finely designed Modernist church located on a prominent corner lot.

St Lawrence's Church has landmark qualities which contribute to the general streetscape.

St Lawrence's Church has considerable historic value for its association with the Modernist architectural movement.

St Lawrence's Church has considerable historic value for its role in the development of the Anglican community in Dalkeith.

St Lawrence's Church is highly valued by the Anglican community of Dalkeith, and by the community as a landmark building which contributes to the community's sense of place.

**MANAGEMENT CATEGORY** Retains A (SRHP)

**DESIRED OUTCOME**

**SURVEY/ASSESSMENT DATE** 7 December 2011



Old Mens' Home, 1915. LISWA online image 000541D. Access to inspect not granted.

<b>PLACE NAME</b>	Sunset Hospital
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	Reserve 1667 Lot 9547 on Deposited Plan 182112 Vol/Folio LR3121/734
<b>ADDRESS</b>	Birdwood Pde, Dalkeith
<b>WARD</b>	Dalkeith
<b>HCWA DATABASE No.</b>	3374
<b>CONSTRUCTION DATE</b>	1904-06
<b>PERIOD/ STYLE</b>	Federation Arts and Crafts
<b>CONSTRUCTION MATERIALS</b>	Stone, Timber, Metal
<b>PLACE TYPE</b>	Group
<b>PRESENT USE</b>	VACANT UNUSED: Vacant Unused
<b>HISTORICAL USE</b>	RESIDENTIAL: Institutional Housing HEALTH: Hospital
<b>HERITAGE LISTINGS</b>	State Register, Permanent Classified by National Trust (WA) {Lscpe}, Classified by National Trust (WA)
<b>HISTORIC THEMES</b>	OCCUPATIONS: Commercial & Service industries SOCIAL & CIVIC ACTIVITIES: Community service & Utilities OUTSIDE INFLUENCES: World Wars & other wars
<b>HISTORICAL ASSOCIATIONS</b>	Albert Rust: Master of the home Hillson Beasley: Architect Mr Samuel Speed: Previous Occupant War Veterans rehabilitation Homeless & Vagrant men Crown Dept Land Administration DOLA: Previous owner



## HISTORICAL NOTES

Sunset Hospital, previously known as the Old Men's Home, is located on a rise overlooking the Swan River at Freshwater Bay, Dalkeith. The twenty-two acre (8.9 hectare) site was designated by Parliament in 1890 as a 'A' class reserve, for the express purpose of building an institution to house the poor and to be called the 'Old Men's Home'. At the time the men were housed at the overcrowded asylum for male paupers at the foot of Mount Eliza. The asylum had been a former convict depot.

Building commenced in 1904 and by 1906 the first men were admitted. The buildings were designed for 400 inmates by the government architect Hillson Beasley following the military style of the day. The buildings were constructed from sandstone quarried from the cliff-face at Point Resolution and hauled by horse and jigger to the site.

The Home filled rapidly and additional buildings were added for accommodation. One was a timber-framed building from the Mount Eliza Depot. It is believed to have been a former Portable Post Office (one of six) constructed in the 1890s for the goldfields. The building is significant as the only known survivor of a group of Portable Post Offices, and is the only fabric believed to have survived from the former Old Men's Depot [ref: D Kelsall personal research]. In 1927 the two-storey hospital block was built to house the increasing number of old men needing nursing care. The place was officially renamed Sunset Home in 1943.

During the 1950s and 1960s facilities and services were upgraded and modernised. Women were first admitted to Sunset in 1965 and the Home officially became a hospital under the newly formed Health Department of WA in 1966.

For a number of reasons, including the cost of maintaining an old complex, the government decided to close Sunset Hospital. In July 1994 the Minister for Health, Peter Foss, declared the facilities were outdated and did not meet required standards. The place was officially closed on 22 December 1995. Since that time there have been numerous government proposals about what to do with the heritage listed site and its buildings. During 2009/10 it was used as a film set for the television adaptation of Tim Winton's award winning novel 'Cloudstreet'. The television series 'Shark Net' by WA author Robert Drewe was also filmed there.

## PHYSICAL DESCRIPTION

Sunset Hospital is a complex of hospital related buildings located on Jutland Parade, overlooking the Swan River. The buildings are located closer to the road, surrounded by roads, parking, lawn and trees, whilst the area closer to the river is much more heavily vegetated with native trees. The complex comprises a range of building types, including residential wards, administrative offices, a chapel and service buildings including a laundry and mortuary.

As most of the buildings were built contemporaneously, there is a consistency of style and materials, with extensive use of local limestone and corrugated iron roofing. Buildings are substantial in size, most with wide verandahs with separate skillion roofs. Half-timbered gables are common. The three residential wards were built with internal courtyards, also with verandahs. Although the place has not been extensively maintained in recent years, its original design intent is still clearly read, and it forms a cohesive precinct.

## STATEMENT

(State Heritage Office Register of Heritage Places Assessment Documentation has a full statement of significance and values. The statement is reproduced below.)

Sunset Hospital, a complex of Federation Arts and Crafts, Inter-War Arts and Crafts and other style buildings, has cultural heritage significance for the following reasons:

it is one of the largest intact early twentieth century public health facilities in the State and, through its site planning and building design, represents the health care policies and practices of the time and throughout its development and operation;

it is a unique example of the type of government sponsored housing for homeless and vagrant men in the State in the early twentieth century;

the buildings generally display a high degree of homogeneity and, united by the landscaped open spaces, collectively form an historic precinct;

it is a recognised and important landmark which can easily be identified from the river and other areas around Melville Water; and,

its association with prominent architect Hillson Beasley who, as Chief Architect at the Public Works Department, was ultimately responsible for the original site planning and building design.

**MANAGEMENT CATEGORY** ~~Retain as A (SRHP)~~

**DESIRED OUTCOME** -

**SURVEY/ASSESSMENT DATE** 7 December 2011 (street only)



<b>PLACE NAME</b>	War Memorial
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	Waratah Ave & Birdwood Parade, Nedlands
<b>WARD</b>	Dalkeith
<b>HCWA DATABASE No.</b>	13617
<b>CONSTRUCTION DATE</b>	1940
<b>PERIOD/ STYLE</b>	Inter-War Art Deco
<b>CONSTRUCTION MATERIALS</b>	Stone, Glass, Metal
<b>PLACE TYPE</b>	Other Built Type
<b>PRESENT USE</b>	MONUMENT CEMETERY: Monument
<b>HISTORICAL USE</b>	MONUMENT CEMETERY: Monument
<b>HERITAGE LISTINGS</b>	State Register, Permanent
<b>HISTORIC THEMES</b>	OUTSIDE INFLUENCES: World Wars & other wars
<b>HISTORICAL ASSOCIATIONS</b>	World War I, World War II, Victory in the Pacific Day Korea, Borneo, Malaya, Vietnam conflicts Returned Services League Dawson Family

#### HISTORICAL NOTES

The Nedlands War Memorial on the corner of Waratah Ave and Birdwood Parade was constructed in 1940. Negotiations between the Sub Branch of the RSL and the Nedlands Road Board led to the choice of the site and agreements on the monetary outlay. The treasurer of the Nedlands Sub Branch of the RSL, Alfred Dent, submitted a drawing that was approved by the Road Board and work commenced in March 1940. The Memorial was finished in time for Anzac Day 1940 when a dedication ceremony took place. An article in the West Australian reported approximately 300 to 400 people attended the unveiling ceremony. The bronze plaque was unveiled by Mr W C Brown (ex-chairman of the Nedlands Road Board). Metal plaques mounted on the memorial are dedicated to the memory of those who died in World War II, Korea, Malaya, Borneo and Vietnam. On Anzac Day morning a service and wreath laying ceremony is held at the Memorial. For many years the flags that flank the memorial have been raised and lowered each day by members of the Dawson family who live opposite. They have continued to perform this dedicated community service seven days a week up to the present (2012).



#### PHYSICAL DESCRIPTION

Nedlands War Memorial is located on a small grassed piece of land on the north-west corner of Waratah Avenue and Birdwood Parade, a commanding position overlooking the river. The memorial is a simple six sided stone column, mounted on a six sided plinth, and is topped with a light. Plaques honouring major campaigns are fixed to the memorial. The memorial stands on a small paved area enclosed with a low rosemary hedge, flanked by two flag poles just outside the hedge. A paved path leads to the Memorial.

#### STATEMENT

(State Heritage Office Register of Heritage Places Assessment Documentation has a full statement of significance and values. The statement is reproduced below.) Nedlands War Memorial has considerable aesthetic value as a simple, well designed war memorial in the Inter-War Free Classical style.

Nedlands War Memorial, comprising a five-metre high war memorial constructed of Donnybrook stone in the Inter-War Art Deco style, an octagonal glass and iron light, four brass plaques, two flagpoles, in a landscaped setting, has cultural heritage significance for the following reasons:

the place is rare as the only war memorial constructed with a light in Western Australia, demonstrating a unique means to symbolise the eternal struggle of the fallen;

the place is rare as a war memorial constructed during World War Two;

the place commemorates the fallen from conflicts in World War One, World War Two, Korea, Borneo, Malaya, and Vietnam and is one of the few remaining sites used to commemorate Victory over the Pacific Day.

<b>MANAGEMENT CATEGORY</b>	<del>Upgrade to A (SRHP)</del>
<b>DESIRED OUTCOME</b>	-
<b>SURVEY/ASSESSMENT DATE</b>	29 November 2011





<b>PLACE NAME</b>	Chisholm House
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	32 Genesta Cres, Dalkeith
<b>WARD</b>	Dalkeith
<b>HCWA DATABASE No.</b>	4651
<b>CONSTRUCTION DATE</b>	1939-1940
<b>PERIOD/ STYLE</b>	Inter-War Functionalist
<b>CONSTRUCTION MATERIALS</b>	Brick, Tile
<b>PLACE TYPE</b>	Individual Building
<b>PRESENT USE</b>	RESIDENTIAL: Two-storey residence
<b>HISTORICAL USE</b>	RESIDENTIAL: Two-storey residence
<b>HERITAGE LISTINGS</b>	Classified by National Trust (WA) (Permanent)
<b>HISTORIC THEMES</b>	DEMOGRAPHIC SETTLEMENT & MOBILITY: Land allocation & subdivision
<b>HISTORICAL ASSOCIATIONS</b>	Oswald Chisholm, of Cameron, Chisholm & Nicol & later Powell, Cameron & Chisholm: Architect Oswald Chisholm: Previous Occupant Lawe-Davies, David Phillips & Rosalind Margaret: Previous Owner David Elfick's film 'Love in Limbo'



## HISTORICAL NOTES

The plans for 32 Genesta Crescent were submitted in 1939 by the owner/architect Oswald V Chisholm (of Cameron, Chisholm and Nichols, Architects). Chisholm moved in with his family early in 1941 and stayed until 1960/61 when Mrs Chisholm died. After this the house was owned by a series of investors.

Owners Bail and Eileen Telfer enclosed the rear verandah and replaced some light fittings.

In 1988 the house was purchased by Philip and Rosalind Lawe-Davies who built an extension in sympathy to the original style of the house. Apparently there had been few changes over the years to the place which they found to be highly functional and comfortable to live in. Chisholm believed he was one of the first architects to design an internal bathroom that included a lavatory. He said that his wife, Melva, was appalled that he should wish to do so as it was the norm at that time for the lavatory to be at the rear of the house off the back verandah. Upstairs is a plaster wall plaque of 'galloping gazelles', which was one of the decorative design features made popular by the 1925 Paris Exposition of Decorative Arts. An art deco harvest moon dressing table was made by Chisholm copying a French design. In the early 1990s Chisholm donated to the owners a set of four black and white photographs of the interior spaces taken before Chisholm moved away from the house in 1960/61.

## PHYSICAL DESCRIPTION

Chisholm House (fmr), 32 Genesta Crescent, is a two-storey brick and tile dwelling, with limestone base, displaying characteristics of Inter-War Functionalist style. The dwelling is set well back from the street in an unfenced garden comprising lawn and flower beds along the side fence line. A path leads along the western side of the garden to an off centre entry located in a circular porch.

The dwelling has asymmetrical planning, with two projecting circular bays and a circular porch on the ground floor, a central, two-storey flat roofed tower, and a more orthogonal planning behind. The projecting bays and tower have flat roofs behind parapet walls, with a hipped tiled roof over the remaining dwelling. The lower storey features bands of render running around the projecting bays, flat roofed concrete sun shades over windows, and a balcony with metal balustrading over the entry porch. The tower features a narrow, vertical window extending most of length. Beyond the projecting bays and tower the remaining portion of the house is more orthogonal. There is extensive timber-framed glazing across the street facades, comprising large, fixed circular panes flanked by double hung sashes in the circular bays; glass blocks in the tower, and banks of double hung and casement windows in various configurations.

## STATEMENT

(State Heritage Office Register of Heritage Places Assessment Documentation has a full statement of significance and values. The statement is reproduced below.)

Chisholm House (fmr) is a fine example of the Inter-War Functionalist style, exhibiting many of the key features of the style including asymmetric massing of geometric forms and stream-lined detailing.

Chisholm House (fmr) contributes to the aesthetic qualities of the landscape. The curved forms complement the crescent setting created by the subdivision of land, which was based on garden city principles.

Chisholm House (fmr) was constructed during the short building boom of the late 1930s, and is an example of the modern movement in architecture and design that prevailed at the time.

Chisholm House (fmr) has historic value for its association with architect Oscar Chisholm, and the practice Cameron, Chisholm and Nicol.

Chisholm House (fmr) is a fine, intact representative example of an Inter-War Functionalist dwelling.

<b>MANAGEMENT CATEGORY</b>	Upgrade to A (SRHP)
<b>DESIRED OUTCOME</b>	-
<b>SURVEY/ASSESSMENT DATE</b>	29 November 2011





<b>PLACE NAME</b>	Irwin Barracks
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	Stubbs Tce, Karrakatta
<b>WARD</b>	Hollywood
<b>HCWA DATABASE No.</b>	1836
<b>CONSTRUCTION DATE</b>	1896-1898
<b>PERIOD/ STYLE</b>	Victorian Georgian
<b>CONSTRUCTION MATERIALS</b>	Stone, Brick, Render
<b>PLACE TYPE</b>	Group
<b>PRESENT USE</b>	MILITARY: Barracks
<b>HISTORICAL USE</b>	MILITARY: Magazine or Store
<b>HERITAGE LISTINGS</b>	Classified by National Trust (WA)
<b>HISTORIC THEMES</b>	OUTSIDE INFLUENCES: World Wars & Other wars
<b>HISTORICAL ASSOCIATIONS</b>	Sir John Forrest (State Minister of Defence (1890's)) Sir Joseph JT Hobbs (Citizen Soldier) W Fairweather: Builder Athol Joseph Hobbs (1938 building): Architect Hobbs Artillery Park, 3rd Field Artillery Brigade: Previous Occupant Regular & Reserve Army unit: Previous Occupants Boer War in South Africa

## HISTORICAL NOTES

The barracks site was acquired some time in the 1880s by the Colonial Government for a military training camp. In 1896, an extensive rifle range was opened on the northern side of the camp but in c.1911 was declared unsafe and closed when the present Swanbourne rifle range was ready for use in 1913.

The introduction of universal military training in 1911 (involving all males between the ages of 12 and 26) made Karrakatta an important initial training camp, especially with its reasonable access to the Swanbourne Rifle Range. However, during World War I most of the soldiers in WA appear to have been trained at the Blackboy Hill Camp in Greenmount.

With the expansion of the defence of Australia from the mid 1930s works such as the erection of a complex of brick artillery barracks to house the 3rd Field Artillery Brigade were carried out. These were designed by architect Athol Joseph Hobbs, who was the Commanding Officer of the 3rd Field Brigade from 1937 to 1939, and the 2/3rd Field Regiment 1939-40. The Hobbs Artillery Park was named after his father, Lieutenant General Sir Joseph John Talbot Hobbs who, from 1887 had served with the Perth Artillery Volunteers. As a Colonel, J J T Hobbs commanded the Australian Artillery on Gallipoli in 1915.

During 1945-1946, the facilities at Karrakatta became an inter-service Combined Discharge Centre. Historian Lindsay Peet recalls there was a Prisoner of War camp there in 1946 as well as a salvage yard. In 1948 the barracks were named 'Irwin Training Centre' in memory of Colonel F. C. Irwin, the first military commandant in Western Australia (1829-1833). Since the mid 1970s the place has been officially known as Irwin Barracks Karrakatta.

According to the Irwin Barracks Karrakatta website, it remains one of the largest dedicated Army Reserve bases in Australia. 'Irwin Barracks, along with Campbell Barracks (Swanbourne) a few km's to the West, provide a large and often underestimated military presence in the Western Suburbs area of Perth. Soldiers under 13 Brigade and other Irwin based units continue to train and deploy on operations to locations such as the Solomon Islands, Malaysia, East Timor and the Middle East. Similarly, the base provides a significant package of land for other contingency support tasks.

## PHYSICAL DESCRIPTION

The Army complex comprises:

1. Colonial period buildings - 1898 Magazines
2. Pre World War II Artillery Barracks - Hobbs Artillery Park, 1938
3. World War II buildings
4. Post World War II buildings

The Magazine buildings comprise two slightly separated structures of differing size. The smaller building has a shifting room and fuse room, the larger being a powder and ammunition room. The buildings are set in a bitumen paved area and are part of an extensive complex. The buildings cannot be seen from the road. They are constructed from coursed ashlar limestone with two pitched roof clad with fibre reinforced shingle roof and timber floor. Internally, the magazine is fitted out with jarrah shelving and the doors are framed, ledged and braced with a set of double doors between the buildings.

Hobbs Artillery Park is a single-storey rendered masonry building with its long elevation addressing Stubbs Terrace, set behind a chain link fence in grounds comprising lawn, some mature trees and large guns flanking either side of a semi-circular driveway. The building displays characteristics of Inter-War functionalist styling. The building has a pitched metal roof with a central parapet wall with a decorative moulding extending across the top, and small bays, with lower parapet walls, extending either side of the raised parapet. These bays have simpler banding extending across the top. Timber-framed windows with six pane frames are set symmetrically across the entire front elevation.

## STATEMENT

Hobbs Artillery Park has some aesthetic value as a modest but well proportioned and designed Inter-War Functionalist building.

Irwin Barracks has considerable historic significance for its ongoing role as a defence facility since the 1890.

The place has some historic value for its association with the well known architect and soldier J.J. Talbot Hobbs and his son A.J. Hobbs.

**MANAGEMENT CATEGORY** ~~Retain on MI with existing categories:~~  
~~Irwin Barracks - C~~  
~~Magazine A~~  
~~Barracks B~~

**DESIRED OUTCOME**

-

**SURVEY/ASSESSMENT DATE** 31 January 2012





(Image: LISWA online images slwa\_b3663032\_4)

<b>PLACE NAME</b>	Graylands Hospital
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	Brockway Rd
<b>WARD</b>	Coastal
<b>HCWA DATABASE No.</b>	13630
<b>CONSTRUCTION DATE</b>	1908
<b>PERIOD/ STYLE</b>	Federation Free Style
<b>CONSTRUCTION MATERIALS</b>	Brick, Metal, Render, Tile, Timber
<b>PLACE TYPE</b>	Group
<b>PRESENT USE</b>	HEALTH: Asylum
<b>HISTORICAL USE</b>	HEALTH: Asylum
<b>HERITAGE LISTINGS</b>	State Register, Interim
<b>HISTORIC THEMES</b>	SOCIAL & CIVIC ACTIVITIES: Community services & Utilities SOCIAL & CIVIC ACTIVITIES: Institutions OUTSIDE INFLUENCES: World Wars & other wars
<b>HISTORICAL ASSOCIATIONS</b>	A. E. Clare, Gascoyne house: Architect Australian Army during World War II for use as a military Hospital Claremont Hospital for the Insane Davies Road Service (Military Block) Hillson Beasley: Architect Oldham Boas & Ednie-Brown (1991 Franklin Centre): Architect Charles Oldham, Harold Boas & Ednie-Brown (1991 Ashburton House): Architect Public Works Department: Architect Swanbourne Hospital William Hardwick: Architect

## HISTORICAL NOTES

Graylands Hospital is part of the former Claremont Hospital. The first building to be completed on the site was the Stores building (1901) constructed by a party of about 20 inmates from the Fremantle Asylum under supervision of asylum warders and trades foremen. This building was the first ward before it became the Stores building. The Administration building followed, Montgomery Hall and others that are now part of the Swanbourne Hospital Conservation Area. The Claremont Hospital buildings had been built in the traditional Victorian asylum style with the trademark tower.

In September 1972, Claremont was split into two hospitals, each named after the then adjoining suburbs, Swanbourne and Graylands. Coincidentally, all of the suburb of Graylands as well as the adjoining portion of suburban Swanbourne became Mount Claremont in the early 1990s. Hence Graylands Hospital is now in Mount Claremont.

Graylands Hospital site has a long history of development that reflects changes in mental health care and research. Today (2012) Graylands operates as a teaching hospital with 120 adult patients. The broader Graylands Campus houses 40 Statewide Forensic and 42 Slow Stream Rehabilitation Psychiatric beds. There are also 8 Psychiatric-Medical beds at nearby Selby Lodge administered by Graylands Hospital as part of the Hospital's 120 beds.

(Graylands Hospital website) The hospital is a centre for research and education and houses the UWA affiliated Centre for Clinical Research in Neuropsychiatry. The hospital only treats inpatients and provides a limited outreach psychiatric service to inpatients on trial leave.

## PHYSICAL DESCRIPTION

Graylands Hospital is a complex of hospital and related buildings located on a large site bounded by Brockway Road, John XXIII Avenue and Mooro Drive. The buildings that comprise Graylands Hospital are to the north of the lot, and include buildings constructed from 1908 until the Late-Twentieth Century.

The main building is Fortescue House, a two-storey brick and tile building with horizontal rendered string courses, painted white. The building has tall brick chimneys with mouldings around the top and stucco rendering for approximately six courses. These are capped with two chimney pots per chimney. The windows are timber vertical sash, nine panes per sash. The entry doors are a pair of timber doors with similar side panels, 24 panes each. The building is divided into wings. The wings are symmetrical with a gable in the centre with timber projecting corbelling and timber detailing, with small louvres at the apex. At either end there are similar gables. The next unit is built at an angle to Fortescue House. The adjacent unit has a corner joining block with the same detailing, but with smaller windows and a lower roof line. Other buildings on the site are from a variety of periods - 1960s with low long flat-roof buildings, and 1970s and 1980s workshops, garages and other medical units in brick and metal deck. A large portion of the site is grassed scattered with trees (Eucalyptus and firs) with red brick paths, two metres wide, connecting the carpark areas to the central building. There are smaller buildings of similar brick and tile design (1940s/1950s) and plant and storage areas serving the main hospital. (Description from 1999 MHI, slightly modified, as inspection not possible 2012)

## STATEMENT

(State Heritage Office Register of Heritage Places Assessment Documentation has a full statement of significance and values. The statement is reproduced below.)

Graylands Hospital, comprising Fortescue House (1910/11 and 1990), a two-storey brick and tile structure in the Federation Free style, the adjacent Pastoral Centre (former kitchen), Anderson Hall (former dining room) and the kitchen (1952); Gascoyne House (1939) a single-storey rendered brick and tile building in the Inter-War Functionalist style, together with numerous other buildings constructed from the 1960s to the 1990s, set in a park like landscape setting, has cultural heritage significance for the following reasons:

the place contains a range of health care buildings which provide a representative spectrum of the changes in attitudes to, and the treatment of, mental illness in the State since 1904;

the place comprises a remnant portion of the former Claremont Hospital for the Insane, the main State institution for the treatment of mental illness from 1904 until 3 September 1972;

the place is of social significance for its role in the care and treatment of mental health patients, both as part of the former Claremont Hospital for the Insane, and subsequently as Graylands Hospital;

Fortescue House group comprising the former X Block wards, the former kitchen (Pastoral Centre) and former dining hall (Anderson Hall), has been a key component of the State's primary mental health care facility from its construction in 1910/1911 to the present;

Fortescue House is a fine example of a government designed institutional building dating from the early twentieth century which has been adapted to complement the original design and allows for ongoing practical use;

the core Fortescue House group; including the former ward blocks, the Pastoral Centre, Anderson Hall, and the original Rotunda, and gardens, provide a well resolved example of buildings and landscape which have developed over time but have retained an essential aesthetic cohesion through various stages of development;

Gascoyne House is an innovative example of a hospital building designed in the Inter-War Functionalist style and provides integration of indoor and outdoor areas through its unusual floor plan;

Gascoyne House is significant for its role during World War II for use as a military hospital;

the place is significant for associations with Public Works Department Architects including Hillson Beasley, William Hardwick and A. E. Clare; and,

the integration of buildings into a park-like landscape including mature Sugar Gums, Flooded Gums, Peppermint and pine trees gives a sense of cohesion to an otherwise diverse site and reflects the development of the place over more than eighty years.

**MANAGEMENT CATEGORY** Upgrade to A (SRHP)

**DESIRED OUTCOME** -

**SURVEY/ASSESSMENT DATE** 19 January 2012





<b>PLACE NAME</b>	Swanbourne Hospital Conservation Area
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	Lot 171 on D75983 CoT Volume 1877 Folio 260
<b>ADDRESS</b>	Heritage Lane, Mt Claremont
<b>WARD</b>	Coastal
<b>HCWA DATABASE No.</b>	3228 (2667) (2666)
<b>CONSTRUCTION DATE</b>	1904
<b>PERIOD/ STYLE</b>	Victorian Georgian
<b>CONSTRUCTION MATERIALS</b>	Brick, Stone
<b>PLACE TYPE</b>	Group
<b>PRESENT USE</b>	HEALTH: Hospital
<b>HISTORICAL USE</b>	HEALTH: Asylum
<b>HERITAGE LISTINGS</b>	State Register, Permanent Classified by National Trust (WA)
<b>HISTORIC THEMES</b>	OCCUPATIONS: Commercial & service industries SOCIAL & CIVIC ACTIVITIES: Community services & utilities
<b>HISTORICAL ASSOCIATIONS</b>	Minister of Works: Previous Owner Claremont Hospital for the Insane Dr S.H.R. Montgomery involved with site selection, planning & establishment of the hospital on the Claremont site J.H. Grainger, P.W.D - design of early buildings: Architect Hillson Beasley - after 1905: Architect Mentally Ill

## HISTORICAL NOTES

The few remaining buildings of the Swanbourne Hospital at one time formed the core of a much larger complex. Of the original 160 hectares of buildings and grounds set aside for the Hospital, those that have survived are the Administration, Stores, Covered Arcade, Male Attendants and Nurses Quarters, Kitchens and Montgomery Hall. Their close proximity and common original use make them a precinct that demands careful consideration for the future. Montgomery Hall and the Administration Building have been classified by the National Trust.

When first built, Claremont Hospital for the Insane represented the latest architectural planning for the treatment of the mentally ill. The scale and facilities provided were a huge advance over the previous asylum at Fremantle, and were indicative of a State undergoing a gold-driven economic boom. The hospital resembled a self-contained town with its own power and water, farm, orchard, playing fields, housing and administrative centre. In 1901 Dr S Montgomery was appointed Superintendent of the Fremantle Lunatic Asylum. Montgomery, considered the father of modern mental health in WA, was intimately involved in the design of the Hospital complex, working with the government's principal architect John H Grainger, and his successor Hillson Beasley.

Construction commenced in 1903 and by August that year temporary buildings had been erected to house 20 patients. The asylum complex was completed by 1910 and provided accommodation for 678 patients and associated staff. In 1972, after expanding over a large area, the hospital was divided and renamed according to locality. Hence Swanbourne and Graylands Mental Hospitals developed their own autonomy. Swanbourne Hospital accommodated patients with mental deficiency and organic brain syndrome. In 1984 Swanbourne Hospital patients began to be relocated either to community orientated accommodation or Graylands Hospital. The hospital closed in 1987.

The land was subdivided with low density zoning for residential use. The Director of Mental Health's residence, the Administration building and Montgomery Hall, along with a few minor buildings, were retained for their heritage value. Montgomery Hall had been a multi-function building with a huge dining hall that was also used as a venue for dances, concerts, plays, films and other entertainments, such as indoor sports and meetings. The hall had one of the largest proscenium arches in Perth.

There have been ongoing issues regarding appropriate uses for the former Swanbourne Hospital buildings. Conservation costs are high and much of the complex remains unused.

## PHYSICAL DESCRIPTION

Swanbourne Hospital (fmr) is a complex comprising the remaining buildings of the former Swanbourne Hospital, located on a high point of Heritage Lane, with extensive views to the west. The place comprises the Administration Building, Stores Building, Male Attendants and Nurses Quarters Building, Kitchen and the Dining and Recreation Hall Building (Montgomery Hall).

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

The Stores Building is constructed of limestone and brick. The roof consists of queen post trusses supporting a corrugated iron roof with a timber tongue and groove ceiling. The building is in original condition with what appears to be original colour schemes still intact.

The Male Attendants and Nurses Quarters Buildings are similarly designed brick and stone two-storey buildings running east-west and enclosing the kitchen and courtyard formed by the Stores Building and the Hall. The two major rooms of the kitchen building consist of a kitchen and scullery. These are rectangular, high ceiling rooms with queen post trusses, continuous roof lanterns and clerestory windows. Both rooms are of exceptional architectural quality. The Dining and Recreation Hall (Montgomery Hall) is a large brick and limestone structure with a clay tile roof, which was used as a dining and recreation hall as well as a centre where visitors could combine with patients in social activities. The hall has a large free span roof with decorative plaster ceilings, a sprung timber floor and a large sloping stage.

The buildings are sited on 2.43 hectares of land. The buildings are structurally sound but have suffered considerable damage to finishes, glazing, doors, skirtings, architraves, stairs and mechanical and electrical services. Most of the damage is the result of theft and vandalism since 1987 when the buildings were vacated. (Description from 1999 MHI, slightly modified, as internal inspection unavailable).

## STATEMENT

(State Heritage Office Register of Heritage Places Assessment Documentation has a full statement of significance and values. The statement is reproduced below.)

Swanbourne Hospital, comprising the remaining buildings of the former Claremont Hospital for the Insane, including Administration Block, Montgomery Hall, Male Attendants Block, Female Attendants Block, Kitchen and Store, has cultural significance for the following reasons:

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 building displays 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 facade and Donnybrook stone portico; and

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 on the northern side of the site.



<b>MANAGEMENT CATEGORY</b>	<del>Retain as A (SRHP)</del>
<b>DESIRED OUTCOME</b>	-
<b>SURVEY/ASSESSMENT DATE</b>	31 January 2012

DRAFT



<b>PLACE NAME</b>	Director's House (fmr)
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	1 Grainger Dve, Mt Claremont
<b>WARD</b>	Coastal
<b>HCWA DATABASE No.</b>	13594
<b>CONSTRUCTION DATE</b>	1904
<b>PERIOD/ STYLE</b>	Federation Bungalow
<b>CONSTRUCTION MATERIALS</b>	Brick, Tile
<b>PLACE TYPE</b>	Individual Building
<b>PRESENT USE</b>	RESIDENTIAL: Single-storey residence
<b>HISTORICAL USE</b>	RESIDENTIAL: Single-storey residence
<b>HERITAGE LISTINGS</b>	Classified by National Trust (WA)
<b>HISTORIC THEMES</b>	SOCIAL & CIVIC ACTIVITIES: Community services & utilities SOCIAL & CIVIC ACTIVITIES: Institutions
<b>HISTORICAL ASSOCIATIONS</b>	Dr Montgomery, Residence for First Inspector General of the Insane: Previous Owner John Grainger, Public Works Architect, Designer of Residence & Swanbourne Hospital: Architect



## HISTORICAL NOTES

The residence for the Inspector General of the Insane was designed in 1904 by John H Grainger. Grainger, under the direction of Dr S Montgomery, was the Public Works Department architect responsible for the architectural design of the whole original Claremont Hospital (now Swanbourne). The residence was set on an acre of ground within the hospital property. Dr Montgomery and his wife moved into the residence in 1910. It is a large house with generous sized rooms. Separated from the back of the house was a large coach house (garage) with a loft formerly occupied by a coachman or chauffeur. The coach house was later relocated on the property.

Six of the seven directors (formerly Inspector Generals) are known to have lived in the house - Dr Montgomery (1904 -1916), who died on the tennis court that was later converted to a rose garden, Dr Anderson (1916-1926), Dr Bentley (1926 - 1940), Dr Thompson (1910 - 1959), Dr Digby Moynagh (1959 -1962), Dr Ellis (1963-1977), Dr Bell (1977-).

The Directors House (fmr) is now a private residence. It was sold when the rest of Swanbourne Hospital was subdivided for residential development in 1984/85. Over the years a number of changes were made to the grounds adjoining the Director's house. In 1984 after the hospital closed, the gardens were excised and vested with the City of Nedlands as a public park.

## PHYSICAL DESCRIPTION

Director's House (fmr) is a substantial single-storey brick and tile dwelling displaying characteristics of Federation Bungalow style, located at the end of Grainger Drive cul de sac. The dwelling is set well back from the street behind a limestone wall, in a symmetrically landscaped garden comprising a central entry path with formal garden beds to either side.

The dwelling has a dominant hipped and gabled tiled roof with two small half-timbered gables facing the street, and a number of tall brick chimneys with decorative render bands and terracotta chimney pots. The symmetrically composed front elevation has a verandah returning around both sides of the house, with a solid curved timber valance, supported on turned timber posts. The central entry is recessed between two projecting bays with several pairs of timber-framed lead-light windows. The dwelling is a fine example of Federation Bungalow architecture.

## STATEMENT

Director's House (fmr) has exceptional aesthetic value as a fine example of a substantial Federation Bungalow dwelling in a large, landscaped garden.

Director's House (fmr) has considerable historic value for its association with Swanbourne Hospital as the dwelling of its director.

Director's House (fmr) has considerable rarity value as the only Federation era dwelling in the area.

<b>MANAGEMENT CATEGORY</b>	<del>Upgrade to A</del>
<b>DESIRED OUTCOME</b>	-
<b>SURVEY/ASSESSMENT DATE</b>	28 November 2007



<b>PLACE NAME</b>	Director's Gardens (fmr)
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	Grainger Dve, Mt Claremont
<b>WARD</b>	Coastal
<b>HCWA DATABASE No.</b>	13592
<b>CONSTRUCTION DATE</b>	1910
<b>PERIOD/ STYLE</b>	Garden
<b>CONSTRUCTION MATERIALS</b>	N/A
<b>PLACE TYPE</b>	Park
<b>PRESENT USE</b>	PARK RESERVE: Park Reserve
<b>HISTORICAL USE</b>	RESIDENTIAL:Other
<b>HERITAGE LISTINGS</b>	-
<b>HISTORIC THEMES</b>	SOCIAL & CIVIC ACTIVITIES: Community services & utilities SOCIAL & CIVIC ACTIVITIES: Institutions
<b>HISTORICAL ASSOCIATIONS</b>	Dr Montgomery, Residence for First Inspector General of the Insane: Previous Owner John Grainger, Public Works Architect, Designer of Residence & Swanbourne Hospital: Architect



## HISTORICAL NOTES

The residence for the Inspector General of the Insane was designed in 1904 by John H Grainger. Grainger, under the direction of Dr S Montgomery, was the Public Works Department architect responsible for the architectural design of the whole original Claremont Hospital (now Swanbourne). The residence was set on an acre of ground within the hospital property. Dr Montgomery and his wife moved into the residence in 1910. It is a large house with generous sized rooms. Separated from the back of the house was a large coach house (garage) with a loft formerly occupied by a coachman or chauffeur. The coach house was later relocated on the property.

Six of the seven directors (formerly Inspector Generals) are known to have lived in the house - Dr Montgomery (1904 -1916), who died on the tennis court that was later converted to a rose garden, Dr Anderson (1916-1926), Dr Bentley (1926 - 1940), Dr Thompson (1910 - 1959), Dr Digby Moynagh (1959 -1962), Dr Ellis (1963-1977), Dr Bell (1977-).

The Directors House is now a private residence. It was sold when the rest of Swanbourne Hospital was subdivided for residential development in 1984/85. Over the years a number of changes were made to the grounds adjoining the Director's house. In 1984 after the hospital closed, the gardens were excised and vested with the City of Nedlands as a public park.

## PHYSICAL DESCRIPTION

Director's Gardens is a small park located between Grainger Drive and Lovegrove Close, immediately adjacent to the former Director's House. The garden comprises lawn, a paved path winding from one street to the next, and mature trees. Remnants of the original limestone garden wall remain.

## STATEMENT

Director's Gardens has considerable aesthetic value as a well maintained open park.

Director's Gardens has considerable historic value as the former garden of the adjacent Director's House.

<del>MANAGEMENT CATEGORY</del>	<del>Retain as B</del>
DESIRED OUTCOME	-
SURVEY/ASSESSMENT DATE	29 November 2011



<b>PLACE NAME</b>	The Maisonettes, 67 Stirling Hwy
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	67 Stirling Hwy, Nedlands
<b>WARD</b>	Hollywood
<b>HCWA DATABASE No.</b>	3227
<b>CONSTRUCTION DATE</b>	C.1934
<b>PERIOD/ STYLE</b>	Inter-War Old English
<b>CONSTRUCTION MATERIALS</b>	Brick, Tile
<b>PLACE TYPE</b>	Individual Building
<b>PRESENT USE</b>	RESIDENTIAL: Flats Apartment Block
<b>HISTORICAL USE</b>	RESIDENTIAL: Flats Apartment Block
<b>HERITAGE LISTINGS</b>	State Register, Permanent Classified by National Trust (WA)
<b>HISTORIC THEMES</b>	DEMOGRAPHIC SETTLEMENTS & MOBILITY: Land allocation & subdivision
<b>HISTORICAL ASSOCIATIONS</b>	Horace Costello: Builder, Architect
<b>HISTORICAL NOTES</b>	

The Maisonettes was designed and constructed in c.1934 by Horace Costello, a prominent designer/builder who was responsible for a number of houses and buildings in the City of Nedlands. The first entry for The Maisonettes in the post office directory occurs in 1936, suggesting construction took place c.1935-6. Nearby Shelbourne Flats (No.59) and Grosvenor Flats (No. 62) are also listed for the first time in this year. Nearby Stirling Court Flats (No.48) and Kumara Flats (No.101 Smyth Road) are listed in the 1935 directory. As flats had not been listed before these dates, this sudden increase in their numbers along and near Stirling Highway suggests flats had rapidly gained in popularity as a form of housing when post-Depression building began to resume around 1934.

In 1991 The Maisonettes, which are owned by the City of Nedlands, was proposed for demolition to allow for the expansion of the City's Council Offices. However public support to retain the building and nomination to the newly formed Heritage Council of WA saw the building given interim listing on the State Register in January 1992, and permanent listing in 1993. In 2011 the refurbishment of The Maisonettes by the City of Nedlands was completed.



#### PHYSICAL DESCRIPTION

The Maisonettes is a two-storeyed block of four flats constructed of red clay bricks with concrete tiled roof. It was designed and constructed in about 1934 by Horace Costello in an idiosyncratic style derivative of the Arts and Crafts movement and Art Deco style, partially obscured behind a high brick wall. The place is rectangular in plan, with projecting bays at either side accommodating balconies at both level, and a central hipped and gabled bay. The gables have a half timbered finish, above face brick facades. Balconies on the first floor have an arched opening in the brick wall, with header course lintels and decorative concrete balustrades, whilst the ground floor verandahs have pairs of arched openings. A central arched entry to the complex has a rendered and painted corbelled architrave. Doors and windows are timber-framed, with diamond shaped leadlight glazing.

#### STATEMENT

The Maisonettes, 67 Stirling Highway, have considerable aesthetic significance as a fine example of an Inter-War Old English influenced apartment complex.

The place has a distinctive and idiosyncratic quality, with its broken tiled roofs; half timbered gables; decorative brick detailing; concrete balustrading and architraves; and leadlight glazing.

The Maisonettes, 67 Stirling Highway, has considerable aesthetic significance for its contribution to the streetscape.

The Maisonettes, 67 Stirling Highway, has some historic significance for its association with well know local architect W.G. Bennett; and with the City of Nedlands, the current owners.

The Maisonettes, 67 Stirling Highway, is representative of the trend to build apartment blocks in Nedlands in the late Inter-War and Post-War periods.

<b>MANAGEMENT CATEGORY</b>	<del>Retain as A (SRHP). Include on CoN inventory of flats.</del>
<b>DESIRED OUTCOME</b>	-
<b>SURVEY/ASSESSMENT DATE</b>	30 November 2011



<b>PLACE NAME</b>	Peace Memorial Rose Garden
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	Stirling Hwy, Nedlands
<b>WARD</b>	Melvista
<b>HCWA DATABASE No.</b>	13668
<b>CONSTRUCTION DATE</b>	1948
<b>PERIOD/ STYLE</b>	N/A
<b>CONSTRUCTION MATERIALS</b>	Timber
<b>PLACE TYPE</b>	Garden
<b>PRESENT USE</b>	PARK RESERVE, MONUMENT CEMETERY: Monument
<b>HISTORICAL USE</b>	PARK RESERVE, MONUMENT CEMETERY: Monument
<b>HERITAGE LISTINGS</b>	State Register, Permanent
<b>HISTORIC THEMES</b>	SOCIAL & CIVIC ACTIVITIES: Community services & utilities OUTSIDE INFLUENCES: World Wars & other wars
<b>HISTORICAL ASSOCIATIONS</b>	Charles Frost (President of the National Rose Society) John Charles Smith (Mayor of Nedlands) National Rose Society Salvation Army's Prison Gate Home (which later became the Aged Men's Retreat): Previous Occupant WG Bennett and Associates: Architect, World War II



## HISTORICAL NOTES

The idea of a Peace Memorial Rose Garden was conceived in late 1943 by the immediate past President of the National Rose Society of WA, Mr Charles Frost. In 1944 The Society established a Trust Fund and Trustees were appointed. Approximately £1,000 was raised.

Various sites were considered before the Society became aware the Nedlands Road Board had purchased land on Stirling Highway from the Salvation Army for the purpose of establishing playgrounds and a park. In February 1948, plans for the rose garden were drawn up by the Board's architects W G Bennett and Associates, and the first 400 rose bushes were planted in July 1948. The aim of Charles Frost was to have a memorial that would have 'national character, a truly State memorial, that the people of the whole State could subscribe to - a national rose shrine which would be outstandingly beautiful and dignified and a symbol of culture and refinement'.

A dedication ceremony was held on 22 October 1950 with speeches by J C Smith, Chairman of the Nedlands Road Board, Fred Jackson and Charles Frost, Secretary and President of the National Rose Society of WA. The Governor Sir James Mitchell unveiled the memorial bronze plaque dedicated to the memory of those who had died in active service during the war.

In 1962 the Nedlands Rotary Club built a wishing well in the north-west corner of the gardens to raise money for charity. Two memorial seats (one since stolen), situated at the front of the rose garden, held plaques to commemorate long service to Nedlands by Mr and Mrs Charles and Florence Smith. Charles Smith dedicated 43 years to local government in Nedlands and had two long terms as Mayor. He acknowledged the devoted help of his wife. They were both made Freeman of the City of Nedlands in 1979. Mrs Smith was the first woman in WA to be made a Freeman without having served on the Council. The couple were nicknamed Mr and Mrs Nedlands.

Today there are several thousand rose bushes with over 40 different varieties in the Peace Memorial Gardens. They are tended by a team of City of Nedlands Park and Gardens employees. Between the beds are a number of mature trees but a planting programme of renewal and change is in constant progress.

## PHYSICAL DESCRIPTION

Peace Memorial Rose Garden is a large, landscaped memorial park bounded by Stirling Highway, Louise and Vincent streets, and housing to the rear. The park's main frontage is to Stirling Highway, with a formal entry comprising a low, wide set of stone steps with a simple timber pergola. The landscaping comprises largely lawn, with formal rose beds and large mature trees.

## STATEMENT

(State Heritage Office Register of Heritage Places Assessment Documentation has a full statement of significance and values. The statement is reproduced below.)

Peace Memorial Rose Garden, a commemorative rose garden comprising formal rose plantings, hard and soft landscape elements, that was built over a period of years from 1948 to the early 1960s to the design of architect W.G. Bennett, and later modified in the 1970s and 1980s, has cultural heritage significance for the following reasons:

the place is rare as one of the earliest, and the largest and best known commemorative rose garden in Western Australia, dedicated to those who died in World War II and to peace;

the rose garden was intended as a State Memorial, and commemorates service-people from throughout the State;

the place is highly valued by the community for social, cultural, spiritual and aesthetic reasons, as a landmark visible reminder and commemoration of the sacrifice made by those who fought in World War II, and for its contribution to the community's sense of place; and,

it has associations with the National Rose Society, in particular past president, Charles Frost, who initiated the idea; with architect, W.G. Bennett who undertook the original design; and with John Charles Smith, Mayor of Nedlands (1954-64, 1967-79).

**MANAGEMENT CATEGORY** ~~Upgrade to A (SRHP). Consider Conservation Plan~~

**DESIRED OUTCOME**

**SURVEY/ASSESSMENT DATE** 2 December 2011



<b>PLACE NAME</b>	Melvista Park Group comprises Nedlands Tennis Club, Nedlands Bridge Club, Nedlands Child Health Clinic, Avenue of Date Palms and Nedlands Golf Club. (Nedlands Tennis Club on SRHP)
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	Melvista Ave, Nedlands
<b>WARD</b>	Dalkeith
<b>HCWA DATABASE No.</b>	TC: 3964 MP: 18540
<b>CONSTRUCTION DATE</b>	1930-c.2000
<b>PERIOD/ STYLE</b>	NTC: Inter-War Functionalist BC: Post-War Modern CHO: Inter-War GC: Inter-War
<b>CONSTRUCTION MATERIALS</b>	Masonry, Brick, Tile, Metal
<b>PLACE TYPE</b>	Precinct
<b>PRESENT USE</b>	VARIOUS: SOCIAL/RECREATIONAL; Other sports building; HEALTH: Other
<b>HISTORICAL USE</b>	VARIOUS: SOCIAL/RECREATIONAL; Other sports building; HEALTH: Other
<b>HERITAGE LISTINGS</b>	Tennis Club: SRHP, Interim
<b>HISTORIC THEMES</b>	SOCIAL & CIVIC ACTIVITIES: Community services & utilities; Sport, recreation and entertainment
<b>HISTORICAL ASSOCIATIONS</b>	-



## HISTORICAL NOTES

**Nedlands Child Health Centre:** Child health care became a concern to the WA Government during the early 1900s due to the high infant mortality rate. In 1913 nurses were appointed to visit homes, follow up children with 'detected abnormalities' and to direct new mothers in the care of themselves and their children. A formal Infant Welfare Service (Motto: "keep well babies well") was established in 1921-22, however, specialised infant health training for nurses was not available in WA until 1927/28.

**Date Palms:** It is thought these Canary Island Date Palms were planted during the 1930s by land developers trying to beautify Melvista Reserve. Today these trees are admired for their uniformity and landscape/streetscape value. Unfortunately half of the palm fronds were severely pruned to allow clearance from power lines, a situation that was gradually rectified with the programme for undergrounding power in the City that started in 1998-1999.

**Nedlands Bridge Club:** The Nedlands Bridge Club, a private not for profit club, was originally called the Rosendorff Bridge Studio which was established in 1972 by Nigel Rosendorff in premises in Broadway, Nedlands. When membership increased to 300 the name was changed to the Nedlands Bridge Club Incorporated, owned by its members. New premises were soon needed. When the Nedlands Bowling Club (established in 1930) amalgamated with the Dalkeith Bowling Club, it abandoned its old clubhouse. In January 1989, after negotiations with the City of Nedlands, the Nedlands Bridge Club moved into the old clubhouse building.

The WA Bridge Association had its headquarters there before relocating in c.2006 to Allen Park where a new building had been constructed on the former Swanbourne Bowling Club site.

**Nedlands Golf Club:** The foundation of the Nedlands Golf Club is attributed to the dedication and energy of Cyril Dudley who was passionate about setting up a golf club within Melvista Reserve. He joined the Nedlands Road Board in 1932, apparently to ensure the smooth transition of the golf club from a wooded reserve to manicured greens. Land totalling 17.2 hectares was transferred to the Nedlands Golf Club on a 99 year lease. Land was cleared to create a nine-hole course, and fencing erected to keep out straying stock. The Clubhouse was designed by architects Eales, Cohen and Bennett and built by R A Gamble at a cost of £2,500. It was officially opened in October 1933.

Cyril Dudley was elected the first President, a position he held from 1932 to 1950 and again from 1955 to 1962. He was made a Life Member in 1933. His wife Pansy was made a life member in 1970 in recognition of her services to the Club. Patron of the Club was Sir Norbert Keenan, a State Member of Parliament for Nedlands.

Unusual features include the nine-hole design, the swimming pool that was created from a concrete water tank and the residence that protrudes onto the course at the 8th Fairway. The limitations of a nine-hole golf course did not prevent the setting up of the Nedlands Masters tournament in 1947. After a lapse it was reintroduced in 1961 and over the years has attracted world-class golfers. Today (2012) the Club and golf course are set amidst a beautiful 43 acre landscape with remnant Tuarts, Red gum, and banksias, with a number of trees believed to be over 300 years of age.

**Nedlands Tennis Club:** Nedlands Tennis Club was formed in 1925 with a public meeting at the old Nedlands Picture Theatre in Broadway. The club initially had its courts on the Esplanade, however the site proved too windy.

In 1930 when Melvista Park Reserve became available for development as a sports reserve, members chose to move the tennis club. The new courts were first used in 1932. The initial clubhouse was a shelter made from bush boughs, which was replaced in 1938 when a new clubhouse pavilion was opened by Governor Sir James Mitchell. History was made on the occasion with the opening being broadcast on radio. The architects were Neil Perkins and Harold Krantz, both members of the club. Harold Krantz's approach to architecture was functionalist. His work was characterised by stark, clean lines and a total lack of ornamentation.

During World War II patriotic meetings were held at the clubhouse. Other events included bridge meetings and picture nights. By 1962 the number of courts had expanded to 16 and in 1964 there were 148 members.

According to the club's website, today (2012) it has 20 grass courts, four synthetic grass and two hard courts. There are over 400 members, including 89 juniors. The club is involved with State League and Tennis League competitions, and had a record number of teams competing in the 2006/2007 summer season.

## PHYSICAL DESCRIPTION



Melvista Park Group comprises Nedlands Golf Club, Nedlands Tennis Club, Nedlands Bridge Club, Nedlands Croquet Club, Nedlands Child Health Clinic and an avenue of Date Palms (*Phoenix canariensis*) which is planted along the western side of Bruce Street. Melvista Park Group is bounded by Melvista Avenue, Vix Street, Gallop Road and Bruce Street. The precinct is largely landscaped sporting facilities with a range of sporting club houses. Along Bruce Street are the Tennis, Bridge and Croquet clubs, along with the Child Health Clinic. The Golf Club is to the west, on Melvista Avenue, and in between is a football oval and club room, the J.C. Smith Pavilion.

**Nedlands Golf Club:** Nedlands Golf Club is a two-storey brick and tile building displaying characteristics of Inter-War Georgian Revival styling. The original building was designed by Eales, Cohen & Bennett in a domestic style. The place has been extensively added to and altered, to incorporate viewing rooms, a swimming pool and various services.

**Nedlands Tennis Club:** Nedlands Tennis Club is a single-storey masonry building displaying characteristics of Inter-War Functionalist style. It is located on a slight rise at the southern end of Melvista Park, overlooking the tennis courts along Bruce Street.

The Clubhouse has a symmetrical façade, with a central entry flanked by banks of timber-framed windows with horizontal glazing bars. The horizontal emphasis is repeated in the flat roof, the incised lines in the central stepped pediment, the low guard rail on the roof, and the band just below the roof which has the raised letters 'Nedlands Tennis Club' in an Art Deco influenced font. There is a low brick set of stairs leading to a verandah which extends the length of the façade. A portion of the verandah, at the southern end, has been infilled.

**Nedlands Bridge Club:** Nedlands Bridge Club is a single-storey brick and iron pavilion with 1960s stylistic influences. It sits on a low rise, overlooking the grassed sport fields along Bruce Street. The building comprises two portions, the front a salmon brick, flat roofed building built on a brick plinth. A parapet wall with returns rises behind a front room, with the words 'Nedlands Bridge Club' in raised letters across the front. Behind this is a pitched roof brick and tile extension which extends to the rear and side (north) of the original Clubhouse. The roof is supported on metal trusses, which are visible on the north and south. There appear to have been alterations to the building over time, not all sympathetic with the original building.

**Nedlands Croquet Club:** Nedlands Croquet Club is a single-storey brick and iron building built in the Late-Twentieth Century. It is located on a slight rise, overlooking the croquet courts on Bruce Street. The building is rectangular, with a gabled roof, and the long axis addressing Bruce Street. Steps set into the grass lead to a central entry, which is an element of an expanse of timber glazed doors with fanlights.

**Nedlands Child Health Clinic:** Nedlands Child Health Clinic is a small, domestically scaled building displaying characteristics of Inter-War Mediterranean style, set in a parkland setting amongst mature native trees at the northern end of Melvista Park. The single-storey brick and tile building comprises two gabled portions set at right angles, with a prominent entry portico comprising a brick pediment set over substantial brick columns, with the original openings appearing to have been infilled with brick balustrading and aluminium framed windows. 'Child Health Clinic & Playgroup' is painted on the pediment. The place has eight-paned timber-framed casement windows in various configurations, including a bank of five overlooking the park. A secondary entrance porch is located on the western side of the building.

A simple brick and tiled building with low pitched roof accommodating the Nedlands Park Early Learning Centre is located behind the Child Health Clinic, in the same enclosed area. The building is domestic in scale and was probably constructed c.1950/1960s.

**Date Palms:** An avenue of Canary Island Date Palms (*Phoenix canariensis*) extends along the western verge of Bruce Street for the entire block of Melvista Park, with a number of trees planted along Melvista Road. As the Palm trees are the only trees in this portion of Bruce Street they have a significant streetscape presence. A number of Palm trees have been removed, with one close to the corner of Bruce Street and Gallop Road having being replaced with a tree of another species.

**J.C. Smith Pavilion:** J.C. Smith Pavilion is a single-storey brick and iron building addressing the football field. It is rectangular in plan, with a mono pitch roof which slopes up to the front of the building. The roof extends over the building at the front to form a verandah, supported on metal trusses and posts. Concrete steps extend across the front of the pavilion, forming a small stand for seating. Three banks of timber-framed doors with fanlights and side lights are set into the centre of the front façade.

## STATEMENT

Melvista Park has considerable aesthetic value as a well maintained expanse of open parkland in an urban setting. Within the park are a number of buildings, some with their own aesthetic value.

Melvista Park has considerable social significance as the site of social and recreational pursuits for many Western Australians.

Melvista Park has considerable historic significance for its association with the development of social, sporting and recreational pursuits in Nedlands.

Nedlands Tennis Club is on the State Register, the State Heritage Office's Statement of significance is reproduced below: Nedlands Tennis Club, a flat roofed masonry building with an ashlar ruled render finish, built in the Inter War Functionalist style and surrounded by 18 tennis courts in a landscaped setting, has cultural heritage significance for the following reasons:

the Clubhouse is a rare example of the Inter War Functionalist style applied to a sporting facility, and for its early, extensive use of reinforced concrete and self-coloured render designed to resemble Donnybrook stone;

the Clubhouse is an early example of a building associated with Harold Krantz, a prolific and well-known architect of the Inter and Post War periods in Western Australia, and demonstrates his favoured Inter-War Functionalist style;

the place is an aesthetically and historically important element of the Melvista Park Reserve, as one of the oldest and continuously used sporting facilities within this substantial recreation reserve.



PD28.15 - Attachment 1 - Proposed Heritage List  
City of Nedlands Municipal Heritage Inventory 2012  
*Melvista Park Group, Nedlands*

<b>MANAGEMENT CATEGORY</b>	<del>Retain on MI as group</del> <del>NTC: A (SRHP)</del> <del>NBC: C</del> <del>NCHC: B</del> <del>ADP: B</del> <del>NGC: C</del>
<b>DESIRED OUTCOME</b>	-
<b>SURVEY/ASSESSMENT DATE</b>	01 December 2007

DRAFT



<b>PLACE NAME</b>	St Margaret's Anglican Church Group, comprises St Margaret's Church and Parish Hall
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	58 Tyrell St, Nedlands
<b>WARD</b>	Melvista
<b>HCWA DATABASE No.</b>	C: 1830 PH: 18792
<b>CONSTRUCTION DATE</b>	C: 1937 to c.1970s PH: c1960s (tbc)
<b>PERIOD/ STYLE</b>	C: Inter-War Art Deco PH: Vernacular
<b>CONSTRUCTION MATERIALS</b>	Brick, Tile
<b>PLACE TYPE</b>	Group
<b>PRESENT USE</b>	RELIGIOUS: Church, Cathedral or Chapel RELIGIOUS: Church Hall
<b>HISTORICAL USE</b>	RELIGIOUS: Church, Cathedral or Chapel RELIGIOUS: Church Hall
<b>HERITAGE LISTINGS</b>	C: Classified by National Trust (WA)
<b>HISTORIC THEMES</b>	SOCIAL & CIVIC ACTIVITIES: Religion PH: SOCIAL & CIVIC ACTIVITIES: Community services & utilities SOCIAL & CIVIC ACTIVITIES: Religion"
<b>HISTORICAL ASSOCIATIONS</b>	A N Hill: Builder Rev H G Barnacle, Rev Jacquet W G Bennett: Architect PH: William G Bennett & Associates: Architect Nancy Allen, Architect



## HISTORICAL NOTES

The history of the Anglican Church in the Nedlands district is linked to the development of both Subiaco and Claremont. Over time services were held in various places, including private homes and Mission Halls. In 1922 it was decided to sell the Mission Hall to raise funds for a church. Five blocks of land were purchased at the Corner of Tyrell and Elizabeth Streets and a small church called St Mary's was built in 1923. The foundation stone was laid by Archbishop C Riley. With an expanding population the St Mary's Church was extended, and a hall built next door. In 1930 Nedlands was made into a separate parish. A building fund was set up and in 1938 the new church was consecrated and dedicated to St Margaret. This was to avoid confusion with other churches in the diocese dedicated to St Mary. The foundation stone had been laid by Archdeacon C L Riley. The architect was Mr W G Bennett and the building contractor was A N Hill.

A new organ was installed 1965 by J W Walker and Sons of London who were at the time installing the organ in Winthrop Hall at the University of Western Australia. In 1975 a stained glass window donated by Reverend Jaquet's family was installed to commemorate his services to the Nedlands parish.

The church is noted for its excellent acoustics and today (2012) community groups use the church for musical presentations. The community is also welcome to use the St Margaret Centre with its facilities of the hall, kitchen and meeting rooms. Integral to the Centre is the courtyard which offers a sense of peace, and is used as an area for worship and fellowship.

In 2014 St Margaret's Church was listed on the State Register of Heritage Places.

## PHYSICAL DESCRIPTION

St Margaret's Anglican Church Group, comprising St Margaret's Church and Parish Hall, is located on the corner of Tyrell and Elizabeth streets, with the church oriented east-west along Elizabeth Street and addressing Tyrell Street. The hall, a later addition, is located to the south of the church, to which it is connected.

The face brick church building displays characteristics of Inter-War Gothic style, with a pitched tile roof with stepped parapet wall into which is set, on Tyrell Street, a rendered concrete cross towards the apex of the wall, and a narrow window with concrete tracery and stained glass. A five sided entry, with narrow stained glass windows in each wall, projects towards Tyrell Street. The street facing elevation has projecting bays with fin walls, suggestive of buttresses, and narrow stone windows with tracery and stained glass.

The church hall is a single-storey brick and metal building with a low pitched roof, flat roofed portion projecting towards the street, and a covered breezeway with concrete block walls connecting it to the church.

## STATEMENT

St Margaret's Anglican Church Group has some aesthetic significance as a well designed and detailed Inter-War Gothic church building.

The place has some aesthetic significance as a local landmark, and for its contribution to the streetscape.

St Margaret's Anglican Church Group has some historic significance for its role in the development of the Anglican church in Nedlands; and for its association with W.G Bennett, a well known local architect.

St Margaret's Anglican Church Group is valued by the Anglican community, and by the community in general, for contributing to a sense of place.

**MANAGEMENT CATEGORY** Upgrade to A (SRHP), group all elements together

**DESIRED OUTCOME**

**SURVEY/ASSESSMENT DATE** 29 November 2011



<b>PLACE NAME</b>	David Foulkes-Taylor Showroom (fmr)
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	Lot 2 on Strata Plan 15078, CoT Vol.1772 Folio 606
<b>ADDRESS</b>	33 Broadway, Nedlands
<b>WARD</b>	Melvista
<b>HCWA DATABASE No.</b>	13655
<b>CONSTRUCTION DATE</b>	1964
<b>PERIOD/ STYLE</b>	Late-Twentieth Century International
<b>CONSTRUCTION MATERIALS</b>	Brick
<b>PLACE TYPE</b>	Individual Building
<b>PRESENT USE</b>	COMMERCIAL: Office or Administration Building
<b>HISTORICAL USE</b>	EDUCATIONAL: Museum COMMERCIAL: Shop Retail {single}
<b>HERITAGE LISTINGS</b>	State Register, Permanent
<b>HISTORIC THEMES</b>	OCCUPATIONS: Intellectual activities, arts & Craft SOCIAL & CIVIC ACTIVITIES: Cultural activities
<b>HISTORICAL ASSOCIATIONS</b>	David Foulkes-Taylor: First Owner Jim Brant: Previous Occupant Julius Elischer: Architect Richard Charles Evans: Previous Owner Royal Australian Institute of Architects (RAIA): Previous Occupant Wersman Nominees Pty Ltd: Previous Owner



## HISTORICAL NOTES

The David Foulkes-Taylor Showroom, constructed in the mid 1960s, is important not just for its innovative design by architect Julius Elischer, but also for its association with craftsman-designer, David Foulkes-Taylor.

Foulkes-Taylor was born in Perth in 1929 and educated at Geelong Grammar in Victoria. After leaving school he attended the School of Architecture at Perth Technical School for a year before travelling overseas to study industrial design in England. On his return home he worked in furniture design. After further travels and marriage, he settled in Perth and became highly influential in both the visual arts and interior furniture design (particularly works made with jarrah). On the event of his death in a car accident in 1966, an obituary in the West Australian commented, 'he will probably be remembered best for his gift of being a catalyst for new ideas, enthusiasms and ambitions. Many of the ideas that stirred WA's young artists and sculptors were first expressed at parties held at David Foulkes-Taylor's home in Crawley. Mr Foulkes-Taylor encouraged young artists by helping them display their own work or accepting it for his own studio (in Broadway) which is said to be unique in Australia.'

Julius Elischer, the architect who designed the showroom for Foulkes-Taylor, has been involved in a number of projects throughout the City of Nedlands including the City of Nedlands Council extensions and Melvista Lodge.

Julius Elischer was an émigré architect whose buildings played an important role in the adoption of international Modernism in WA's post-war architecture. Another of his notable early buildings in Perth, built at the same time as this building, is the Wollaston Anglican Chapel in Mt Claremont. He was also responsible for the extensions to the City of Nedlands Council building and Melvista Lodge.

Elischer was born in Budapest in 1918 and immigrated to Australia in 1951. He came to Perth in 1957 and commenced his architectural practice in the early 1960s.

## PHYSICAL DESCRIPTION

Strongly cubiform brick and iron former furniture showroom constructed in the Late 20th Century Brutalist style. The building presents as a rectilinear box in a brick paved landscape, with vertical accent palm plantings. Irregularly positioned rectilinear openings, cut deeply into the unusually thick walls, on the north and east facades, form deep reveals that lend a distinctive sculptural quality. External walls have a bagged finish and have been painted white, whilst window reveals are painted in bright primary colours. In 2012 the place is being used as administrative offices for the WA Chapter of the Australian Institute of Architects.

## STATEMENT

(State Heritage Office Register of Heritage Places Assessment Documentation has a full statement of significance and values. The statement is reproduced below.)

David Foulkes-Taylor Showroom (fmr), a double volume smooth-rendered painted cubic form brick building with deeply recessed windows and a sheet metal roof with characteristics of the Late-Twentieth Century Brutalist architectural style, and palm trees in the northeast corner of the site, remnants from the original Paul Robinson tropical garden design, has cultural heritage significance for the following reasons:

the place was designed and built for David Foulkes-Taylor, a highly influential Perth furniture designer who encouraged and supported emerging artists and assisted the development of a Western Australian artistic community;

the place demonstrates unique artistic design and technical skill, including its overall white cubic form, deeply recessed windows arranged in an irregular grid pattern to provide natural light without direct sunlight which are enhanced by landscaping with palm trees demonstrating tropical and Mediterranean influences, structural components entirely hidden within deep cavity walls, innovative use of interior space, lack of central columns and use of suspended mezzanines;

the place is widely recognised as an important example of twentieth century Australian architectural design incorporating influences from modernism during the 1960s; and, the place is associated with Jim Brant and his subsequent operation of the place as a home furnishings showroom, and a venue for promoting design and gathering together artists and designers until 1985.

Palm trees to the northeast corner of the site are remnants from the original Paul Robinson tropical garden design.

<b>MANAGEMENT CATEGORY</b>	<del>Upgrade to A (SRHP)</del>
<b>DESIRED OUTCOME</b>	-
<b>SURVEY/ASSESSMENT DATE</b>	18 January 2008



<b>PLACE NAME</b>	Nedlands Post Office (fmr)
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	35 Stirling Hwy, Nedlands
<b>WARD</b>	Hollywood
<b>HCWA DATABASE No.</b>	4620
<b>CONSTRUCTION DATE</b>	1934
<b>PERIOD/ STYLE</b>	Inter-War Mediterranean
<b>CONSTRUCTION MATERIALS</b>	Brick, Tile
<b>PLACE TYPE</b>	Individual Building
<b>PRESENT USE</b>	COMMERCIAL: Other
<b>HISTORICAL USE</b>	TRANSPORT COMMUNICATIONS: Comms: Post or Telegraph Office
<b>HERITAGE LISTINGS</b>	SRHP
<b>HISTORIC THEMES</b>	TRANSPORT & COMMUNICATIONS: Mail Service
<b>HISTORICAL ASSOCIATIONS</b>	-
<b>HISTORICAL NOTES</b>	

Tenders for the construction of the Nedlands Post Office were called by the Commonwealth Works Department and on 17 September 1934 the new premises were opened. This improved the postal facilities of the Nedlands, Dalkeith and Hollywood localities. Prior to 1934, the approximately 8,000 residents of the district travelled to Subiaco or Claremont for their postal needs. (Building & Construction 11/5/1934 & 7/9/1934) At the time when Perth was still recovering from the depression, the funds to build a Post Office of this architectural merit would have been difficult to find. It is thought that a lot of foresight went into the design and planning for the post office. The Nedlands Post Office served the district continuously from 1934 until 1998 when the post Office was moved to a more central location on Stirling Highway. The post office was refurbished for commercial use.



## PHYSICAL DESCRIPTION

Nedlands Post Office is a single-storey rendered masonry and tile building displaying characteristics of Inter-War Art Deco style. The building is rectangular in plan, supported on limestone foundations which accommodate the slope of the land. The building has a hipped roof, with a central projecting entry bay with parapet wall on Stirling Highway, and a blank projecting bay with parapet wall on the eastern elevation. Traces of an infilled round arch entry can be seen on this wall. The entry bay has a decorative frieze extending around the top of the walls, and three glazed round headed arches on the street elevation, with the entry to the building through the middle arch. Windows are evenly located across all elevations, and comprise deep set, narrow, fixed windows with incised moulding; and smaller timber-framed double hung windows with concrete sills.

## STATEMENT

(State Heritage Office Register of Heritage Places Assessment Documentation has a full statement of significance and values. The statement is reproduced below.)

Nedlands Post Office (fmr), a single-storey Inter-War Mediterranean style rendered brick building with Art-Deco detailing and a hipped tiled roof, has cultural heritage significance for the following reasons:  
 the place is a good, restrained example of an Inter-War Mediterranean style building, and is rare as a post office designed in this style in Western Australia; and,  
 the place is rare as one of the few purpose-built post offices constructed in the metropolitan area during the Inter-War period.

<b>MANAGEMENT CATEGORY</b>	<del>Upgrade to A (SRHP)</del>
<b>DESIRED OUTCOME</b>	-
<b>SURVEY/ASSESSMENT DATE</b>	29 November 2011

DRAFT



<b>PLACE NAME</b>	Lemnos Hospital (fmr) & Pine Tree
<b>OTHER NAMES</b>	-
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	Stubbs Tce, Karrakatta
<b>WARD</b>	Hollywood
<b>HCWA DATABASE No.</b>	1833
<b>CONSTRUCTION DATE</b>	c.1926
<b>PERIOD/ STYLE</b>	Inter-War Mediterranean
<b>CONSTRUCTION MATERIALS</b>	Brick, Tile
<b>PLACE TYPE</b>	Group
<b>PRESENT USE</b>	HEALTH: Hospital
<b>HISTORICAL USE</b>	HEALTH: Hospital, Asylum
<b>HERITAGE LISTINGS</b>	State Register, Permanent
<b>HISTORIC THEMES</b>	SOCIAL & CIVIC ACTIVITIES: Community services & utilities OUTSIDE INFLUENCES: World Wars & other wars
<b>HISTORICAL ASSOCIATIONS</b>	Dr J Bentley: Inspector General for the Insane Dr J T Anderso: Inspector General for the Insane Returned Servicemen's League's Selby-Lemnos Complex Sir William Campion (Governor of WA) opened Lemnos Hospital W B Hardwick (Chief Architect of the Public Works Department): Architect World War I Minister for Health: Previous Owner



## HISTORICAL NOTES

Lemnos Hospital was opened on 12 July 1926 to provide treatment and care for ex-service men suffering from mental illness. The hospital was named after the island in the Aegean Sea that has been used as a hospital during World War I. Aleppo pine trees (*Pinus halepensis*) planted in the grounds of the hospital are believed to have grown from seeds taken from the trees on Lemnos Island. Only one has survived in good condition.

The hospital was designed with the intention of providing a home rather than an institution for returned service men, and in this respect reflected the contemporary attitude towards hospital design in the 1920s. The final design was domestic in scale and detail with the intention to give it Australian character. The scale contrasted with the grander but more forbidding institutional buildings and open landscape characteristic of Claremont Hospital (Swanbourne and Graylands Hospitals).

Lemnos was officially opened by Governor Sir William Campion on the 12 July 1926 in the presence of Colonel Semmens (Commonwealth Repatriation Commission), S W Munsie, MLA (Minister for Health) and Premier Collins.

Following World War II the number of patients at the hospital increased, resulting in the construction of a new closed ward in 1955; and an additional ward block in the 1960s. Other mental health facilities were established on the land around Lemnos Hospital. In 1965 the Shenton Park Day Centre opened. This was renamed the Selby Community Clinic in 1967. In 1983 Administration Offices for Mental Health Services were constructed and in 1987 Selby Community Clinic was extended and the Head Injured Unit and the Child Psychiatric Unit were relocated to the site. In November 1995 a commemoration plaque was unveiled to recognise the naming of the Selby-Lemnos Hospital. The heritage buildings on the site are now used by Shenton College for classrooms and a fitness centre.

## PHYSICAL DESCRIPTION

The State Heritage Office listing comprises the Aleppo Pine Tree, Admin Block, Services Block, Crete House, Borneo House, Alamein House, Patient Shelter & Pavilion + site features, landscape areas and elements, and does not include: Flanders House & Gallipoli House.

The buildings which comprised the former Lemnos Hospital are a complex of red brick and tile buildings in an Inter-War domestic style, ranged along a driveway flanked by mature trees.

The various buildings are constructed of face red brick, with hipped tile roofs, some with small tiled timber ventilators.

The reception building is two-storey, with a small projecting entry porch supported on substantial brick columns; broken tile roof with a verandah under the main roof, supported on timber columns at the first floor, and brick columns on the ground floor. The first floor balustrade is a simple timber cross pattern.

The ward buildings are large single-storey, with hipped tile roofs, and verandahs with separate metal roofs supported on timber posts. Windows and doors are timber-framed, the windows predominantly double-hung.

## STATEMENT

(State Heritage Office Register of Heritage Places Assessment Documentation has a full statement of significance and values. The statement is reproduced below.)

Lemnos Hospital, comprising a group of brick and tile buildings, including the Administration Block, Services Block, Crete House, Borneo House, Alamein House, Patient Shelter, and Pavilion, together with a number of site features, landscape areas and elements, has cultural heritage significance for the following reasons:

the place was the main hospital constructed in Western Australia to provide care for returned servicemen suffering from mental illness, shell shock, as a result of World War I;

the place is historically important in the context of other mental institutions in the State and, more importantly, in the context of other hospitals which were built to provide care for the long term needs of the men who served in World War I;

the place provides a visual representation of the Returned Servicemen's League's (R.S.L.) efforts in lobbying for a facility for returned servicemen suffering from mental illness;

the place is associated with the R.S.L., the Board of Visitors of the hospital, Mr W.B. Hardwick, Chief Architect of the Public Works Department, Dr J.T. Anderson, Inspector General for the Insane at the time of the inception of the hospital, and Dr James Bentley, subsequent Inspector General for the Insane;

the place is valued for the high quality of the design of the buildings, interior spaces and external landscaped areas. The informal design is typical of the inter-war period in Australia, which was influenced by the tradition of English domestic architecture and landscape design;

the components of the hospital, including the original buildings, landscape areas and boundary plantings, form an integrated whole;

the Aleppo pine tree (*Pinus halepensis*), believed to have been grown from a seed from the trees on the island of Lemnos, is a particularly poignant reminder of the origins of the place; and,

the place is also important to patients and their families, hospital staff and members of the community who have been associated with the place throughout its history.

**MANAGEMENT CATEGORY** ~~Retain as A (SRHP)~~

**DESIRED OUTCOME** -

**SURVEY/ASSESSMENT DATE** 30 November 2008



<b>PLACE NAME</b>	Tom Collins Group, Allen Park
<b>OTHER NAMES</b>	Tom Collins House; Mattie Furphy's House; Tom Fricker House; Mayo House; Friends of Allen Park Cottage
<b>PIN No.</b>	-
<b>LAND DESCRIPTION</b>	-
<b>ADDRESS</b>	Kirkwood Rd, Swanbourne
<b>WARD</b>	Coastal
<b>HCWA DATABASE No.</b>	TC: 2368 MF: 13705
<b>CONSTRUCTION DATE</b>	TC: 1907 MF: 1907-09
<b>PERIOD/ STYLE</b>	Federation Bungalow
<b>CONSTRUCTION MATERIALS</b>	TC: Brick, Timber, Metal MF: Timber, Metal
<b>PLACE TYPE</b>	Group
<b>PRESENT USE</b>	RESIDENTIAL: Single-storey residence
<b>HISTORICAL USE</b>	SOCIAL RECREATIONAL
<b>HERITAGE LISTINGS</b>	TC: State Register, Classified by National Trust (WA) MFH: State Register
<b>HISTORIC THEMES</b>	TC: PEOPLE: Famous & infamous people MF: OCCUPATIONS: Intellectual activities, art & craft OCCUPATIONS: Domestic activities PEOPLE: Famous & infamous people



**HISTORICAL ASSOCIATIONS** TC: Fellowship of Australian Writers  
 Joseph Furphy (pen name Tom Collins): Builder  
 Mattie Furphy  
 MF: Art Department at the Perth Technical School  
 Arts and Crafts Movement  
 Australian Art  
 James W.R. Linton  
 Joseph Furphy (Tom Collins): Builder  
 Sam & Mattie Furphy, original owners: Builder  
 Sheila Regan & John Carrigg & Paul Carrigg: Previous owner  
 Women's role in the Arts and Crafts Movement

## HISTORICAL NOTES

Mattie Furphy's House: The house was built for Samuel and Mattie Furphy and was originally located on the corner of Clement Street and Pine Close. Sam and his brother Felix left Victoria in c.1903 to establish a foundry in Grey Street, Fremantle. Their parents Joseph and Leonie joined them, and in c.1905 the family purchased four lots along Clement Street overlooking what is now Allen Park. Around 1906 Sam bought the other lots and began erecting a substantial timber and iron home with assistance from his father. Joseph also helped Mattie who was a pupil of influential artist JWR Linton at the Perth Technical School. She designed and created artistic copper panels, and various furnishings to decorate the house. In 1939 Sam and Mattie sold the house and moved to the parents' home in Servetus Street. A number of furnishings were removed from the Clement Street house and installed in what would become known as Tom Collins House, the headquarters of the Fellowship of Australian Writers (WA). Around 2002 the owners of the house in Clement Street wanted to develop the land and gifted the house to the Fellowship on condition they undertook the cost of relocation. In 2003 the house was moved into the Allen Park Heritage Precinct and named the Mattie Furphy House. It now functions as a place for writers-in-residence.

Tom Collins House: Tom Collins House (1907) was originally situated on the west side of Servetus Street. Due to the proposed widening of the street as an extension of the West Coast Highway the house was relocated in 1996 to Allen Park thus forming the nucleus of a heritage precinct. Joseph Furphy, who built the house, achieved national fame with his novel *Such is Life* (1903) written under the pen name Tom Collins.

Joseph and his wife Leonie moved to Western Australia in 1905 to join their sons Felix and Sam and their families. The sons had arrived in c.1903 to establish the Furphy Foundry in Grey Street, Fremantle. Because of the high rents in Fremantle, the family bought four lots in Clement Street, Swanbourne. Joseph cleared the land and built temporary homes for his family. Felix and Joseph would build their permanent homes in Servetus Street, while Sam and wife Mattie remained in Clement Street. They would move into Joseph's house in 1939 taking many of the art furnishings created by Mattie with them. Following Mattie's death in 1948 Sam gifted Tom Collins House to the WA Chapter of the Fellowship of Australia Writers, providing a permanent home and headquarters for the Fellowship.

## PHYSICAL DESCRIPTION

Tom Collins House: Tom Collins House is a single-storey weatherboard and iron Federation Bungalow. The house is now located in a shady, heavily treed corner of the park. The dwelling is modest, with a hipped and gabled roof, and small verandah under a broken roof extending half the width of the front facade. A gabled roof projects to the side of the verandah, which has timber steps and floors, and a simple timber valance along one side. The dwelling has timber-framed doors and windows, largely single paned double hung windows, some of which have metal clad sunshades. The house was restored and conserved when it was relocated and is in good condition.

Mattie Furphy's House: Mattie Furphy's House is a single-storey unpainted weatherboard and iron Federation Cottage, located in the northern corner of Allen Park. The dwelling has dominant, hipped roof, and verandah under the main roof returning around three sides of house, which has a projecting front room. The house has timber-framed doors and windows, many of which feature stained glass with native motifs created by Mattie Furphy. The place was restored and conserved when it was relocated to Allen Park, and is in good condition.

Tom Fricker House is a small, single-storey weatherboard and iron workers cottage, located close to the entry of the precinct. The Mayo House consists of the timber floorboards and verandah, the remainder of the building have burnt down. The cottage used by the Friends of Allen Park is a small cottage with compressed fibre cement walls and an iron roof.

## STATEMENT

(State Heritage Office Register of Heritage Places Assessment Documentation has a full statement of significance and values. The statement is reproduced below.)

Tom Collins Group has aesthetic value for its collection of attractive early twentieth century cottages located in a bush setting.

Matty Furphy's House has aesthetic value as a fine example of a Federation Bungalow, including its custom designed and made leadlighting, which features local flor and fauna, and woodwork.

Tom Collins Group has historic value for its associations with Tom Collins, Matty Furphy, and the Friends of Allen Park.

Tom Collins Group has social value as a venue for cultural endeavours, particularly the Fellowship of Australian Writers.

<b>MANAGEMENT CATEGORY</b>	0
<b>DESIRED OUTCOME</b>	-
<b>SURVEY/ASSESSMENT DATE</b>	29 November 2011

## **APPENDIX II - CONSERVATION AND PRESERVATION OF PLACES OF NATURAL BEAUTY AND HISTORIC BUILDINGS AND OBJECTS OF HISTORIC OR SCIENTIFIC INTEREST**

*AMD 25 GG 14/9/90*

	<b>NAME</b>	<b>ADDRESS</b>
1.	Gallop House	Reserve 27111 The Esplanade, Nedlands
2.	Directors House and Garden	Lot 65 and 40614 Grainger Drive, Mt Claremont
3.	Swanbourne Hospital Conservation Area	Lot 171 Heritage Lane, Mt Claremont
4.	Irwin Barracks Army Magazine Buildings	Stubbs Terrace, Mt Claremont
5.	Oxnam native plant garden	No. 55 Philip Road, Dalkeith
6.	Cork Oak	Karrakatta Cemetery, Railway Road, Karrakatta
7.	Tom Collins House	Reserve A 7804 Allen Park, Swanbourne
8.	Sunset Mens Home	Reserve A 1667 Jutland Parade Dalkeith



# City of Nedlands Municipal Inventory

## Residential properties

Name of Place	Number	Road	Suburb	State Heritage Register	New entry (2015)
Residence	9	Birdwood Pde	DALKEITH		
Residence	15	Birdwood Pde	DALKEITH		
Residence	25	Birdwood Pde	DALKEITH		
Residence	33	Birdwood Pde	DALKEITH		
Residence	39	Birdwood Pde	DALKEITH		
Karda Mordo	53	Birdwood Pde	DALKEITH		
Residence	89	Broadway	NEDLANDS		
Residence	93	Broadway	NEDLANDS		
Residence	101	Broadway	NEDLANDS		✓
Residence	139	Broadway	NEDLANDS		
Residence	15	Browne Ave	DALKEITH		
Residence	14	Bulimba Rd	NEDLANDS		✓
Residence	18	Circe Circ	DALKEITH		✓
Residence	14	Cooper St	NEDLANDS		✓
Residence	35	Cross St	SWANBOURNE		✓
Residence	37	Cross St	SWANBOURNE		✓
Residence	10	Edward St	NEDLANDS		✓
Residence	79	Florence Rd	NEDLANDS		
Residence	83	Florence Rd	NEDLANDS		
Chisolm House	32	Genesta Cres	DALKEITH	✓	
Greystones	5	Gordon St	NEDLANDS		
Director's House	1	Grainger Dve	MT CLAREMONT		
Residence	4	Hillway	NEDLANDS		✓
Residence	6	Jutland Pde	DALKEITH		
Residence	30	Jutland Pde	DALKEITH		✓
Residence	39	Jutland Pde	DALKEITH		
Residence	41	Jutland Pde	DALKEITH		
Kylemore	43	Jutland Pde	DALKEITH		
Residence	52	Jutland Pde	DALKEITH		✓
Residence	24	Kingsway	NEDLANDS		✓
Residence	47	Kingsway	NEDLANDS		✓
Strickland Park	39	Kinninmont Ave	NEDLANDS		
Kooyong (6 units)	50-60	Kinninmont Ave	NEDLANDS		✓
Residence	11	Kitchener St	NEDLANDS		✓
Residence	17	Kitchener St	NEDLANDS		✓
Residence	29	Leon Rd	DALKEITH		✓
Residence	51	Loftus St	NEDLANDS		
Residence	41	Marita Rd	NEDLANDS		
Residence	35	Meriwa St	NEDLANDS		✓
Residence	91	Meriwa St	NEDLANDS		✓
Residence	40	Minora Rd	DALKEITH		
Residence	2	Portland St	NEDLANDS		
Residence	5	Rockton Rd	NEDLANDS		
Residence	7	Rockton Rd	NEDLANDS		
Residence	10	Rockton Rd	NEDLANDS		✓

## PD28.15 - Attachment 3 - Proposed Municipal Inventory

Name of Place	Number	Road	Suburb	State Heritage Register	New entry (2015)
Residence	14	Rockton Rd	NEDLANDS		
Residence	16	Rockton Rd	NEDLANDS		
Residence	18	Rockton Rd	NEDLANDS		
Residence	24	Rockton Rd	NEDLANDS		✓
Residence	29	Rockton Rd	NEDLANDS		
Residence	31	Rockton Rd	NEDLANDS		
Residence	33	Rockton Rd	NEDLANDS		
Residence	35	Rockton Rd	NEDLANDS		
Kumara (4 units)	101	Smyth Rd	NEDLANDS		✓
Kingston (4 units)	46	Stirling Hwy	NEDLANDS		
Stirling Court	48	Stirling Hwy	NEDLANDS		
Portland Flats	55	Stirling Hwy	NEDLANDS		
Shelbourne (4 units)	59	Stirling Hwy	NEDLANDS		
Grosvenor (6 units)	63	Stirling Hwy	NEDLANDS		✓
Residence	68	Stirling Hwy	NEDLANDS		✓
Flats (4 units)	72	Stirling Hwy	NEDLANDS		✓
Flats (5 units)	74	Stirling Hwy	NEDLANDS		✓
Boronia Flats (10 units)	89-91	Stirling Hwy	NEDLANDS		✓
Bellaranga (8 units)	93	Stirling Hwy	NEDLANDS		✓
Powers Court (4 units)	112	Stirling Hwy	NEDLANDS		✓
Greenough (6 units)	114	Stirling Hwy	NEDLANDS		
Bossal (4 units)	157	Stirling Hwy	NEDLANDS		✓
Nedlands Park Hotel (4 units)	30	The Avenue	NEDLANDS		
Residence	61	The Avenue	NEDLANDS		✓
Residence	11	Thomas St	NEDLANDS		✓
Residence	1A	Tyrell St	NEDLANDS		
Residence	1B	Tyrell St	NEDLANDS		
Residence	65	Tyrell St	NEDLANDS		
Residence	75	Tyrell St	NEDLANDS		
Residence	77	Tyrell St	NEDLANDS		
Residence	81	Victoria Ave	DALKEITH		✓
Residence	87	Victoria Ave	DALKEITH		✓
Residence	93	Victoria Ave	DALKEITH		✓
Residence	150	Victoria Ave	DALKEITH		
Day House	166	Victoria Ave	DALKEITH		
Residence	33	Viewway	NEDLANDS		✓
Residence	47	Vincent St	NEDLANDS		✓
Residence	30	Waratah Ave	DALKEITH		✓
Residence	11	Waroonga Rd	NEDLANDS		✓
Beaumaris Flats (4 units)	9	Webster St	NEDLANDS		✓



## Commercial properties

Name of Place	Number	Road	Suburb	State Heritage Register	New entry (2015)
David Foulkes-Taylor Showroom	33	Broadway	NEDLANDS	✓	
Robert Muir Books	69	Broadway	NEDLANDS		
Elischer Studio	97	Broadway	NEDLANDS		✓
Rossen Real Estate	119	Broadway	NEDLANDS		
The Curry Tree	161	Broadway	NEDLANDS		
Broadway Pizza	165	Broadway	NEDLANDS		
Brown's Garage	76	Bruce St	NEDLANDS		
Hampden Road shops	23	Hampden Rd	NEDLANDS		
Hampden Road shops	25	Hampden Rd	NEDLANDS		
Hampden Road shops	27	Hampden Rd	NEDLANDS		
Hampden Road shops	29	Hampden Rd	NEDLANDS		
Hampden Road shops	31	Hampden Rd	NEDLANDS		
Hampden Road shops	33	Hampden Rd	NEDLANDS		
Hampden Road shops	35	Hampden Rd	NEDLANDS		
Hampden Road shops	45	Hampden Rd	NEDLANDS		
Tiamo	57	Hampden Rd	NEDLANDS		
Swanbourne Hospital	1	Heritage La	MT CLAREMONT	✓	
Domain	30	Loch St	NEDLANDS		
Hollywood Private Hospital		Monash Ave	NEDLANDS		
Telephone Exchange	46	Stanley St	NEDLANDS		
Pata Negra and others	26	Stirling Hwy	NEDLANDS		
Nedlands Post Office	35	Stirling Hwy	NEDLANDS	✓	
Captain Stirling Hotel and Bottle Shop	80	Stirling Hwy	NEDLANDS		
Windsor Cinema	98	Stirling Hwy	NEDLANDS		
Art Deco Shop	102	Stirling Hwy	NEDLANDS		
Renkema	134	Stirling Hwy	NEDLANDS		
Torbay	189	Stirling Hwy	NEDLANDS		
Corner Store	24	Webster St	NEDLANDS		

## Local, State & Federal Government and Churches

Name of Place	Type of Place	Number	Road	Suburb	State Heritage Register	New entry (2015)
Carmelite Monastery	Church	104	Adelma Rd	DALKEITH		
Mt Claremont Primary School	School	103	Alfred Rd	MT CLAREMONT		✓
Dalkeith Tennis Club	Community/Civic	84	Beatrice Rd	DALKEITH		
Sunset Hospital	State/Federal		Birdwood Pde	DALKEITH	✓	
Gallop House	State/Federal	22	Birdwood Pde	DALKEITH	✓	
Bishop Road Reserve	City Park	5	Bishop Rd	DALKEITH		
Graylands Hospital	State/Federal	1	Brockway Rd	MT CLAREMONT	✓	
Big Bertha Steam Roller	Community/Civic		Carrington St	NEDLANDS		
Dalkeith Primary School	School	44	Circe Circ	DALKEITH		
Bus Shelter at Shirley Fyfe Park	Community/Civic	36	Cygnets Cres	DALKEITH		
Church Of Christ	Church	68	Dalkeith Rd	NEDLANDS		
Hackett Hall	Community/Civic		Draper St	FLOREAT		
Scout Hall	Community/Civic		Draper St	FLOREAT		
Lawler Park	City Park		Draper St	FLOREAT		
Director's Gardens	City Park		Grainger Dve	MT CLAREMONT		
Mt Claremont Library	Community/Civic	19	Haldane St	MT CLAREMONT		
John XXIII College	School	25	John XXIII Ave	MT CLAREMONT		
Point Resolution Reserve	City Park		Jutland Pde	DALKEITH		
Nedlands Primary School	School	35	Kingsway	NEDLANDS		
Chinese Methodist Church	Church	38	Kingsway	NEDLANDS		
Tom Collins House	Community/Civic		Kirkwood Rd	SWANBOURNE	✓	
Mattie Furphy House	Community/Civic		Kirkwood Rd	SWANBOURNE	✓	
Allen Park	City Park		Kirkwood Rd	SWANBOURNE		
Swanbourne Nedlands SLSC	Community/Civic		Marine Pde	SWANBOURNE		✓
Masons Gardens	City Park	80	Melvista Ave	DALKEITH		
Nedlands Tennis Club	Community/Civic		Melvista Ave	NEDLANDS	✓	
Child Health Clinic	Community/Civic		Melvista Ave	NEDLANDS		
Date Palms	Community/Civic		Melvista Ave	NEDLANDS		
Nedlands Bridge Club	Community/Civic		Melvista Ave	NEDLANDS		
Nedlands Golf Club	Community/Civic		Melvista Ave	NEDLANDS		
QEII Medical Centre	State/Federal		Monash Ave	NEDLANDS		
Old Chest Hospital	State/Federal		Monash Ave	NEDLANDS		
Remnants of Tram Track	State/Federal		Monash Ave	NEDLANDS		
Hollywood Primary School	School	117	Monash Ave	NEDLANDS		
Nedlands Uniting Church	Church	237	Princess Rd	NEDLANDS		
Karrakatta Cemetary	Cemetary		Railway Pde	NEDLANDS		
Royal Perth Rehabilitation Hospital	State/Federal	6	Selby St	SHENTON PARK		



## PD28.15 - Attachment 3 - Proposed Municipal Inventory

Name of Place	Type of Place	Number	Road	Suburb	State Heritage Register	New entry (2015)
Commonwealth War Cemeteries	Cemetery		Smyth Rd	NEDLANDS		
HBF Stadium	State/Federal	100	Stephenson Ave	MT CLAREMONT		
UWA Nedlands Campus	State/Federal	19	Stirling Hwy	NEDLANDS		
Nedlands Library	Community/Civic	60	Stirling Hwy	NEDLANDS		✓
The Maisonettes	Community/Civic	67	Stirling Hwy	NEDLANDS	✓	
City of Nedlands Administration	Community/Civic	71	Stirling Hwy	NEDLANDS		
Peace Memorial Rose Garden	City Park	116-124	Stirling Hwy	NEDLANDS	✓	
St Andrew's Anglican Church	Church	177	Stirling Hwy	NEDLANDS		
Irwin Barracks	State/Federal		Stubbs Tce	KARRAKATTA		
Magazine	State/Federal		Stubbs Tce	KARRAKATTA		
Barracks	State/Federal		Stubbs Tce	KARRAKATTA		
Lemnos Hospital	State/Federal		Stubbs Tce	KARRAKATTA	✓	
Gunners Memorial - Birdwood Pde Reserve	City Park	78	The Esplanade	DALKEITH		
Tawarri	Community/Civic		The Esplanade	DALKEITH		
Foreshore, Jetty and Jojo's	City Park		The Esplanade	DALKEITH		
Nedlands Yacht Club	Community/Civic		The Esplanade	DALKEITH		
Perth Flying Squadron Yacht Club	Community/Civic		The Esplanade	DALKEITH		
Holy Rosary Roman Catholic Church	Church	46	Thomas St	NEDLANDS		
St Margaret's Anglican Church	Church	58	Tyrell St	NEDLANDS	✓	
Tresillian	Community/Civic	21	Tyrell St	NEDLANDS		
St Lawrence's Anglican Church	Church		Viking Rd	DALKEITH	✓	
War Memorial	City Park		Waratah Ave	DALKEITH	✓	
Dakeith Hall	Community/Civic	99	Waratah Ave	DALKEITH		
Loreto Convent	School	69	Webster St	NEDLANDS		
Drabble House	Community/Civic	2	Webster St	NEDLANDS		
Swanbourne Army Complex	State/Federal		West Coast Hwy	SWANBOURNE		

## CITY OF NEDLANDS MUNICIPAL HERITAGE INVENTORY

### List of Places with Recommended Management Categories

\* Indicates that more specific management recommendations are outlined on the individual place record forms for some places. This list should be viewed in conjunction with the individual place record forms for each place.

#### DALKEITH LOCALITY

No	Name of Place	Locality	Address	Man Cat
D1	Carmelite Monastery	Dalkeith	Cnr Adelma Rd/ Gallop Rd	B
D2	Church of Christ	Dalkeith	70 Dalkeith Rd	B
D3	Dalkeith Gunners Memorial	Dalkeith	Birdwood Pde/Bruce St Intersection	B
D4	Dalkeith Hall	Dalkeith	99 Waratah Ave	C
D5	Dalkeith Primary School	Dalkeith	44 Circe Circle	B
D6	Dalkeith Tennis Club	Dalkeith	Cnr Beatrice Rd/ Victoria Ave	B
D7	Gallop House	Dalkeith	22 Birdwood Pde	A
D8	Masons Gardens	Dalkeith	Cnr Adelma/ Melvista Ave	B
D9	Nedlands Yacht Club	Dalkeith	Dalkeith Foreshore	C
D10	Oxnam Native Plant Garden	Dalkeith	55 Philip Rd	B
D11	Perth Flying Squadron Yacht Club	Dalkeith	Dalkeith Foreshore	C
D12	Point Resolution Reserve	Dalkeith	Victoria Ave/ Jutland Pde	B
D13	Reserve: Bishop Rd	Dalkeith	Bishop Rd, off Victoria Ave	B
D14(a)	Residence: Art Deco	Dalkeith	39 Jutland Pde	A
D14(b)	Residence: Art Deco	Dalkeith	41 Jutland Pde	A
D14(c)	Residence: Art Deco	Dalkeith	43 Jutland Pde	A
D15	Residence: Cherrita	Dalkeith	46 Waratah Ave	B
D16	Residence: Day Family	Dalkeith	166 Victoria Ave	B
D17	Residence: Hancock Family	Dalkeith	150 Victoria Ave	B
D18	Residence: Karda Mordo	Dalkeith	53 Birdwood Pde	B
D19	Residence: 52 Alexander Rd	Dalkeith	52 Alexander Rd	B
D20	Residence: 9 Birdwood Pde	Dalkeith	9 Birdwood Pde	B
D21	Residence: 15 Birdwood Pde	Dalkeith	15 Birdwood Pde	C
D22	Residence: 25 Birdwood Pde	Dalkeith	25 Birdwood Pde	C
D23	Residence: 33 Birdwood Pde	Dalkeith	33 Birdwood Pde	C
D24	Residence: 39 Birdwood Pde	Dalkeith	39 Birdwood Pde	B
D25	Residence: 24 Gallop Rd	Dalkeith	24 Gallop Rd	C
D26	Residence: 32 Genesta Cres	Dalkeith	32 Genesta Cres	B
D27	Residence: 72 Hobbs Ave	Dalkeith	72 Hobbs Ave	C
D28	Residence: 6 Jutland Pde	Dalkeith	6 Jutland Pde	C



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DALKEITH LOCALITY continued .....

D29	Residence: 40 Minora Rd	Dalkeith	40 Minora Rd	B
D30	Residence: 15 Waratah Ave	Dalkeith	15 Waratah Ave	B
D31	Residence: 12 Wattle Ave	Dalkeith	12 Wattle Ave	B
D32	St Lawrence's Anglican Church	Dalkeith	Viking Rd	A
D33	Sunset Hospital	Dalkeith	Birdwood Pde	A
D34	Tawarri Reception Centre	Dalkeith	The Esplanade	B
D35	Timber Bus Shelter	Dalkeith	Cygnets Cres/ Waratah Ave	B
D36	Timber Residence: 11 Philip Rd	Dalkeith	11 Philip Rd	B
D37	War Memorial	Dalkeith	Waratah Ave	B
D38	White Beach	Dalkeith	Access from Bishop Rd Reserve	B

FLOREAT LOCALITY

F1	Hackett Hall	Floreat	Draper St	C
F2	Lawler Park	Floreat	Draper St	C
F3	Scout Hall	Floreat	Draper St	D

HOLLYWOOD LOCALITY

H1	Hollywood Private Hospital	Hollywood	Monash Ave	C
H2	Hollywood Primary School	Hollywood	Monash Ave	B
H3	Queen Elizabeth II Medical Centre * N facade of Perth Chest Hospital- blue curtain walling * Remnants of tram track	Hollywood	Monash Ave	C* B B
H4	Salvation Army Village	Hollywood	Area bordered by four Sts Smyth/ Monash/ Karella/Williams	D

KARRAKATTA LOCALITY

K1	Irwin Barracks *Magazine *Barracks	Karrakatta	Stubbs Terrace	C* A B
K2	Karrakatta Cemetery	Karrakatta	Railway Pde	B
K3(a)	Perth War Cemetery: Commonwealth War Grave Cemetery	Karrakatta	Smyth Rd	A
K3(b)	Perth War Cemetery: Dutch War Cemetery	Karrakatta	Smyth Rd	A
K3(c)	Perth War Cemetery: West Australian Garden of Remembrance	Karrakatta	Smyth Rd	A

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## MOUNT CLAREMONT LOCALITY

MC1	Challenge Stadium	Mt Claremont	Off Stephenson Ave	C
MC2(a)	Former Directors Garden	Mt Claremont	Grainger Drive	B
MC2(b)	Former Directors House	Mt Claremont	1 Grainger Drive	A
MC3	Former Swanbourne Hospital	Mt Claremont	Located at the end of Heritage Lane	A
MC4	Graylands Hospital (Fortescue House)	Mr Claremont	Brockway Rd	B
MC5	John XXIII College	Mt Claremont	John XXIII Ave	C
MC6	Mt Claremont Library	Mt Claremont	19 Haldane St	D

## NEDLANDS LOCALITY

N1(a)	Apartments/flats: 55 Stirling Hwy	Nedlands	55 Stirling Hwy	B
N1(b)	Apartments/flats: Greenough	Nedlands	114 Stirling Hwy	B
N1(c)	Apartments/flats: Highway Gardens	Nedlands	51-53 Stirling Hwy	C
N1(d)	Apartments/flats: Kalgan and Poinciana Tree	Nedlands	Cnr Broadway/ Edward St	C
N1(e)	Apartments/flats: Kingston	Nedlands	46 Stirling Hwy	B
N1(f)	Apartments/flats: Shelbourne	Nedlands	59 Stirling Hwy	B
N1(g)	Apartments/flats: Stirling Court	Nedlands	48 Stirling Hwy	B
N1(h)	Apartments/flats: Torbay	Nedlands	189 Stirling Hwy	C
N2	Brown's Garage	Nedlands	76(a) Bruce St	B
N3	Captain Stirling Hotel	Nedlands	80 Stirling Hwy	B
N4	Chelsea Village	Nedlands	145 Stirling Hwy	B
N5	Child Health Clinic	Nedlands	Cnr Bruce/ Melvista Ave	B
N6	City of Nedlands Council Buildings	Nedlands	71 Stirling Hwy	B
N7(a)	Corner Shops: Loch St Deli	Nedlands	Cnr Loch/Bedford St	B
N7(b)	Corner Shops: Websters Deli	Nedlands	Cnr Webster and Edward St	C
N8(a)	Cottage: 14 Rockton Rd	Nedlands	14 Rockton Rd	B
N8(b)	Cottage: 16 Rockton Rd	Nedlands	16 Rockton Rd	B
N8(c)	Cottage: 18 Rockton Rd	Nedlands	18 Rockton Rd	B
N9	Dalkeith/Nedlands Foreshore	Nedlands	Nedlands foreshore and River Wall	B
N10	Date Palms	Nedlands	Bruce St, between Melvista Avenue and Gallop Rd	B
N11	Drabble House	Nedlands	6 Webster St	B
N12	Former David Foulkes-Taylor Showroom	Nedlands	Cnr Broadway/ Cooper St	B
N13	Former Nedlands Baths and Jetty	Nedlands	End of Broadway, Nedlands Foreshore	A
N14	Holy Rosary Church (Church of the Holy Rosary)	Nedlands	Cnr Elizabeth St/ Thomas St	B



## PD28.15 - Attachment 4 - Current 1999 Municipal Inventory

## NEDLANDS LOCALITY Continued

N15	Former Jam Tarts Café/Restaurant (Tiamo)	Nedlands	Cnr Park Rd/ Hampden Rd	B
N16	Loreto Primary School	Nedlands	69 Webster St	B
N17	Melvista Lodge	Nedlands	Cnr Melvista Ave/ Betty St	C
N18	Methodist Church	Nedlands	38 Kingsway	C
N19	Nedlands Bridge Club	Nedlands	14 Melvista Ave	D
N20	Nedlands Golf Club	Nedlands	Melvista Ave	C
N21	Nedlands Park Hotel	Nedlands	cnr Broadway and The Avenue	B
N22	Nedlands Police Station	Nedlands	39 The Avenue	B
N23	Nedlands Post Office	Nedlands	35 Stirling Hwy	B
N24	Nedlands Primary School	Nedlands	35 Kingsway	B
N25	Nedlands Telephone Exchange	Nedlands	Cnr Stanley St/Elizabeth St	B
N26	Nedlands Tennis Club	Nedlands	Bruce St	B
N27	Peace Memorial Rose Garden	Nedlands	Stirling Hwy	B
N28	Persian Carpet Gallery	Nedlands	102 Stirling Hwy	B
N29	Residence: Earlsferry	Nedlands	80 The Avenue	B
N30	Residence: Greystones	Nedlands	5 Gordon St/ Cnr Langham St	B
N31	Residence: 89 Broadway	Nedlands	89 Broadway	C
N32	Residence: 93 Broadway	Nedlands	93 Broadway	B
N33	Residence: 139 Broadway	Nedlands	139 Broadway	C
N34	Residence: 79 Florence Rd	Nedlands	79 Florence Rd	C
N35	Residence: 83 Florence Rd	Nedlands	83 Florence Rd	B
N36	Residence: 36 Loftus St	Nedlands	36 Loftus St	C
N37	Residence: 41 Marita Rd	Nedlands	41 Marita Rd	B
N38(a)	Residence: 1A Tyrell St	Nedlands	1A Tyrell St	B
N38(b)	Residence: 1B Tyrell St	Nedlands	1B Tyrell St	B
N39	Residence: 65 Tyrell St	Nedlands	65 Tyrell St	B
N40	Residence: 75 Tyrell St	Nedlands	75 Tyrell St	B
N41	Residence: 77 Tyrell St	Nedlands	77 Tyrell St	B
N42(a)	Semi -detached Houses: 5/7 Rockton Rd	Nedlands	5/7 Rockton Rd	B
N42(b)	Semi -detached Houses: 29/31 Rockton Rd	Nedlands	29/31 Rockton Rd	B
N42(c)	Semi -detached Houses: 33/35 Rockton Rd	Nedlands	33/35 Rockton Rd	B
N43(a)	Shops in Broadway: 119 Broadway - Rossen Real Estate	Nedlands	119 Broadway	B
N43(b)	Shops in Broadway: 161 -165 Broadway	Nedlands	161-165 Broadway	C
N44	Shops in Hampden Rd	Nedlands	Hampden Rd	C



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**NEDLANDS LOCALITY continued.....**

N45	Sol Cafe	Nedlands	Cnr Bruce St/ Stirling Hwy	B
N46	St Andrew's Church	Nedlands	Napier St	C
N47	St Margaret's Church	Nedlands	58 Tyrell St	B
N48	Steam roller in playground	Nedlands	Carrington St	C
N49	Sugar Gum Trees	Nedlands	Bay Rd	A
N50	The Maisonettes	Nedlands	67 Stirling Hwy	A
N51	Timber Residence: Karella St	Nedlands	SE Cnr Karella/ Portland St	C
N52	Timber Residence: 41 Leura St	Nedlands	41 Leura St	C
N53	Timber Residence: 51 Loftus St	Nedlands	51 Loftus St	C
N54	Timber Residence: 35 Meriwa St	Nedlands	35 Meriwa St	B
N55	Timber Residence: 91 Meriwa St	Nedlands	91 Meriwa St	B
N56	Timber Residence: Strickland Park	Nedlands	39 Kinninmont Ave	B
N57	Tresillian Community Centre	Nedlands	Cnr Tyrell/Edward St (21 Tyrell St)	B
N58	Trolley Bus Poles	Nedlands	Stirling Hwy a) near Windsor Theatre b) junction of Loch St	C*
N59	Tudor Style Shops: Renkema Building	Nedlands	134 Stirling Hwy	B
N60	Uniting Church	Nedlands	Cnr Bruce St/ Princess Rd	C
N61	University of Western Australia Nedlands Campus	Nedlands	Stirling Hwy	C
N62	Windsor Theatre	Nedlands	98 Stirling Hwy	B
N63	Bus Shelter	Nedlands	Stirling Hwy opposite the Windsor Theatre	C

**SHENTON PARK LOCALITY**

SP1	Lemnos Hospital and Pine Trees	Shenton Park	Stubbs Terrace	A
SP2	Royal Perth Rehabilitation Hospital	Shenton Park	Selby St	C
SP3	Shenton Bushland	Shenton Park	Lemnos St	B

**SWANBOURNE LOCALITY**

SW1	Allen Park	Swanbourne	Cnr Wood St/Sayer St	B
SW2	Furphy's House	Swanbourne	76 Clement St/ Pine Close	C
SW3	Swanbourne Army Complex	Swanbourne	Off West Coast Hwy	C
SW4	Swanbourne High School	Swanbourne	Narla Rd	D
SW5	Tom Collins House	Swanbourne	Allen Park	B





Our Ref: TPS/0062  
Your Ref:  
Enquiries: Shau Chong (65519255)

Chief Executive Officer  
City of Nedlands  
PO Box 9  
NEDLANDS WA 6909

Dear Sir

**TOWN PLANNING SCHEME No 3**

I refer to the draft scheme and advise that the Minister for Planning has given his consent for draft Local Planning Scheme No. 3 dated September 2010 to be advertised for public inspection.

The Minister recommends that the modifications outlined in the attached Schedule of Recommended Modifications be carried out prior to advertising to ensure consistency with the format and provisions in the Model Scheme Text.

The City is advised that:

- (a) any variation to the Residential Design Codes that may be proposed in the draft scheme when it is submitted for final approval is to be supported by appropriate justification;
- (b) provisions proposed in the draft scheme that relate to matters such as street setback, maximum floor level, building height and amenity are more appropriately dealt with by local planning policies prepared and adopted in accordance with provisions of the local planning scheme;
- (c) review of the Town Planning Regulations 1967 and accompanying Model Scheme Text as part of the planning reform process will result in the introduction of a new format for local planning schemes, and necessitate further modification of the draft scheme.

The City is requested to modify its draft local planning strategy in accordance with the schedule of modifications provided by the Western Australian Planning Commission (WAPC) in December 2013, and to forward the modified document to the WAPC for confirmation as to whether the modifications have been carried out satisfactorily.



In making the required modifications, Council is reminded of the need to ensure that the scheme maps accurately reflect the intentions of the scheme as detailed in the scheme text.

In accordance with the provisions of regulation 14(4)/regulations 14(4) and 25AA(6) of the *Town Planning Regulations, 1967 (as amended)*, Council is required to return the modified documents to the Commission within 42 days, or any longer period approved by the Minister, of being notified of the modifications, if Council resolves to proceed with the scheme.

Upon return of the amending documents to the Commission, modified in accordance with the above requirements, Council will be advised when the modifications have been carried out satisfactorily and that the amendment can be advertised for a period of 90 days.

One set of Scheme documents are returned herewith.

When returning the documents to the Commission, please forward them directly to our Perth Office. This will alleviate any delays in the processing of the scheme.

Yours faithfully



Tim Hillyard  
Secretary  
Western Australian Planning Commission

Attach

5 March 2015

