



LOCAL PLANNING POLICY 5.2: Old Swanbourne Hospital Precinct

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1 PURPOSE

1.1 The purpose of this Policy is to provide guidance and development provisions for lots within the Old Swanbourne Hospital Precinct, located in and around Lot 416 (No.1) Heritage Lane, Mount Claremont, as shown in Figure 1.



Figure 1: Policy area in blue

2 APPLICATION OF POLICY

2.1 This Policy applies to all development within the Old Swanbourne Hospital Precinct.

3 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

3.1 This Policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.

3.2 This Policy should be read in conjunction with the following legislative instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Nedlands Local Planning Scheme No. 3*
- *State Planning Policy 7.3 – Residential Design Codes*
- *City of Nedlands Local Planning Policy 1.1 – Residential Development*

3.3 Where this Policy is inconsistent with a Local Development Plan or Structure Plan that applies to a specific site, area or density code, the provisions of that instrument shall prevail over this Policy.

3.4 Where this Policy is inconsistent with the provisions of another general Local Planning Policy, the provisions of this Policy shall prevail.



4 OBJECTIVES
<p>4.1 To ensure that development in the Old Swanbourne Hospital Precinct takes place in accordance with community expectations and principles established in the Development Plan (Appendix 1).</p> <p>4.2 To ensure that community concerns are addressed, including the following issues:</p> <ul style="list-style-type: none">i. ensuring public access throughout the site in perpetuity; andii. ensuring that the amenity of neighbours to the site is not adversely affected, particularly with regard to traffic and parking demand generated by any development.
5 POLICY MEASURES
5.1 Heritage Buildings
<p>5.1.1 All existing heritage buildings on the site are required to be retained and conserved in situ, given their inclusion on the State Register.</p> <p>5.1.2 To ensure that the visual prominence of the Heritage Buildings is protected and retained, view corridors to and from the Heritage Buildings must not be interfered with, so that the profile of the buildings when viewed at close range or from a distance remains unchanged.</p> <p>5.1.3 All development is to be derived from the architectural character of the existing heritage buildings without mimicking the heritage style.</p>
5.2 Public Access
<p>5.2.1 A high level of public access with the site shall be maintained in perpetuity. Public Right of Way Access (cyclists, pedestrians only) and Public Right of Way Access (vehicles) shall be retained.</p> <p>5.2.2 Paths are to be coloured aggregate to blend into the heritage character of the site and soften the visual impact of the paths.</p> <p>5.2.3 All dual paths on the site must be separate from vehicle access and shall integrate with the existing pedestrian network established beyond the site boundaries.</p>
5.3 Vehicular Access
<p>5.3.1 Vehicle access to Lot 416 (No. 1) Heritage Lane shall be via Heritage Lane only.</p> <p>5.3.2 There shall be no link between Heritage Lane through the site to the North or South Wings which would enable vehicular access to or from Heritage Lane to or from any other existing public road.</p> <p>5.3.3 Public access (non-vehicular), to and from the south wing shown on the Development Plan (Appendix 1) via Charles Lane shall be maintained.</p>
5.4 Parking
<p>5.4.1 Sufficient parking for all future residents of the site, their visitors, and people using facilities on the site shall be provided on the site.</p>
5.5 Agreements
<p>5.5.1 All development is to be in accordance with any Conservation Plan or Heritage Agreement approved by the Heritage Council.</p>
5.6 Landscaping
<p>5.6.1 The verge planting for Abby Gardens must be maintained to prevent parking within the road verge.</p> <p>5.6.2 Development is to adhere to any approved landscaping plan in perpetuity, unless otherwise approved by the local government.</p> <p>5.6.3 Replacement of landscaping is to be on a like for like basis, unless otherwise approved by the local government.</p>

**5.7 Subdivision**

5.7.1 No subdivision for private ownership purposes shall be permitted of any portion of curtilage areas or heritage buildings (refer to Appendix 1), so as to ensure that public access to and within this area remains unobstructed.

5.8 Curtilage

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

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

5.8.3 The levels within all curtilage areas shall not be altered by more than 500mm calculated from the natural ground level shown on the Development Plan (Appendix 1).

5.9 Old Hospital Buildings

The provisions in this section apply to the buildings and land in the central part of the site coloured light grey on the Development Plan (Appendix 1), including the Old Hospital Buildings, associated courtyard and curtilage areas.

5.9.1 A café, arts and/or community use may be considered within the existing buildings, having regard to the potential impact on the amenity of residents within and adjoining the site, including provision of parking.

5.9.2 Development of the Stores Building needs to be sensitive to the heritage values of the building, with a view to retaining the volume of the space. This will require inventive design solutions and negotiation with the Heritage Council.

5.9.3 Parking around the buildings and in the courtyard area shall be undercroft wherever possible. At grade parking shall not be covered.

5.9.4 Access to parking in the courtyard shall be via existing accessways.

5.9.5 The full extent of the areas to the north of the buildings identified in the Development Plan as “curtilage 23m min” and to the south of the buildings as “curtilage 20m min” shall be retained as the minimum width provided for in the plan for the purpose of:

- i. providing public access throughout the site;
- ii. retaining the conservation values of the buildings;
- iii. providing a visual separation between the heritage buildings and other development;
- iv. providing limited parking.

5.10 Montgomery Hall

The provisions in this section apply to the building labelled Montgomery Hall on the Development Plan and portions of land around the building coloured grey on the Development Plan (Appendix 1).

5.10.1 Any future use or development of Montgomery Hall must be considered in the context of other uses proposed for the site with particular regard to parking and traffic volumes, hours of use, noise levels and the heritage values.



- 5.10.2** Montgomery Hall is not to be used for anything other than a 'low key' use that does not generate traffic demand that would detrimentally impact residents of adjoining properties.
- 5.10.3** Montgomery Hall may be developed for private community uses including café, meeting rooms, museum, rhythmic gymnastics uses, etc., subject to a parking and transport assessment demonstrating the site can accommodate the expected number of patrons.
- 5.10.4** The land to the immediate south and north of Montgomery Hall may be used as a courtyard for uses associated with Montgomery Hall provided full public access to these areas and to the exterior of the building remains unobstructed.
- 5.10.5** Montgomery Hall shall not be used for residential purposes.
- 5.10.6** The interior volume of the Hall is of considerable significance and should not be subdivided into smaller spaces.
- 5.10.7** The undercroft may be utilised for service vehicle parking or other compatible uses (such as meeting rooms, café, etc.).
- 5.10.8** Public access to the exterior of the Montgomery Hall building must be maintained.
- 5.10.9** The capacity of Montgomery Hall is to be limited to 250 persons at all times.
- 5.10.10** Development applications for events or functions are to include an Event Management Plan (EMP) that includes, but is not limited to, provision of personnel, management of the on-site and off-site impacts by patrons leaving the premises, the measures used to manage parking and ride share pickup/drop off and a complaints process and management register created.

5.11 Administration Building

The provisions in this section apply to the areas to the Administrative Building and 'covered way' as coloured dark grey on the Development Plan (Appendix 1).

- 5.11.1** Uses within the building are as per the Additional Uses in the City of Nedlands Local Planning Scheme No. 3.
- 5.11.2** The curtilage is to be retained around the building as shown in light grey on the Development Plan.
- 5.11.3** Private access should be maintained through the 'covered way'. Use of this area shall be sensitive to the heritage values of the covered way.

5.12 East Wing

The provisions in this section apply to the areas to the east, north and south of the Administration Building which is coloured in green and labelled East Wing on the Development Plan, as well as the Circular Drive coloured in white on the Development Plan (Appendix 1).

- 5.12.1** The view corridor to and from the east to the Administration building shall be retained.
- 5.12.2** Pedestrian/cycle access shall be given priority.
- 5.12.3** Vehicle accessways are to be maintained for public access in perpetuity and in a finish and landscaping approved by the local government.
- 5.12.4** Access from Heritage Lane to the South Wing shall be maintained with sensitive use of paving treatments and landscaping to reinforce the pedestrian priority of the area.
- 5.12.5** Circular Drive and the tree to the immediate north, along with the trees along the northern boundary and along Heritage Lane, have been identified as having heritage significance and are to be retained.

5.13 North Wing

The provisions in this section apply only to the area to the north of the Old Hospital buildings coloured in yellow on the Development Plan and labelled North Wing on the Development Plan (Appendix 1).



- 5.13.1** No part of the adjacent curtilage area may be incorporated into the North Wing for subdivision or residential development purposes.
- 5.13.2** Access to lots shall only be via Abbey Gardens.
- 5.13.3** The finished level of the lots shall be at an RL of 35.5 AHD to minimise adverse impacts on neighbours to the east.

5.14 South Wing

The provisions in this section apply to the area to the south of the Old Hospital buildings coloured in yellow on the Development Plan and labelled South Wing on the Development Plan (Appendix 1).

- 5.14.1** The adjacent curtilage area may not be incorporated into the South Wing for subdivision or residential development purposes.
- 5.14.2** Design prohibiting vehicle access from Charles Lane or Hamilton Gardens to the existing Hospital Building area, including curtilage areas, shall be maintained.
- 5.14.3** An open style of fencing shall be provided on the southern and western boundaries abutting the public open space to provide casual surveillance of the open space.
- 5.14.4** The finished level of any residential lots shall be at an RL of 36.0 AHD to minimise adverse impacts on neighbours in the Norfolk Lane complex to the west.

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6 APPENDIX

6.1 Appendix 1 – Development Plan

