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Your Ref: ODP-145
Enquiries: Robert Cull (9264 7541)

CITY OF SWAN

Planning Information

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Approval Date: 24/08/2010

Disclaimer:

The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

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City of Swan
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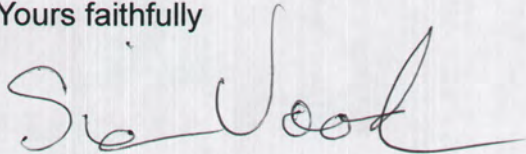
ATTENTION: Steven Tan

Dear Sir/Madam

ENDORSEMENT OF STRUCTURE PLAN 145 – LOT 228 MARKET STREET, GUILFORD

I refer to your correspondence dated 1 June 2010 regarding the above matter. In this regard, the Western Australian Planning Commission (WAPC) has resolved, pursuant to Clause 5A.1.10 of the City of Swan Local Planning Scheme No. 17, to endorse Structure Plan 145 date stamped 4 June 2010 as a guideline for the consideration of subdivision and development proposals within the Structure Plan area.

Yours faithfully



For Tony Evans
Secretary
Western Australian Planning Commission

27 August 2010

CITY OF SWAN

1 SEP 2010

RECEIVED

ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Swan Local Planning Scheme No. 17.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

27 AUGUST 2010

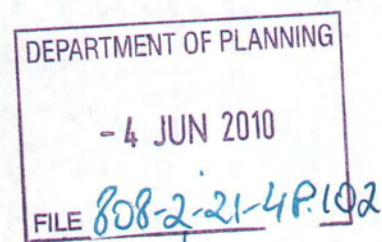
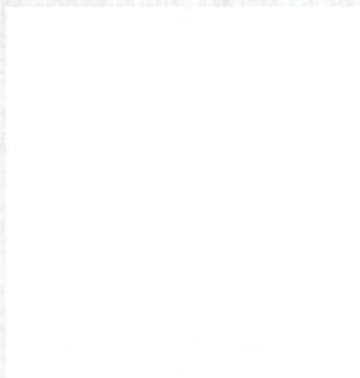
In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 OCTOBER 2030

STRUCTURE PLAN

LOT 228 MARKET STREET, GUILDFORD



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1.0 Introduction

This report has been prepared in support of the proposed Structure Plan for Lot 228 Market Street, Guildford (the 'subject land'). The Structure Plan is submitted by Greg Rowe and Associates on behalf of the owner of the subject land, Disability Services Commission.

Support for the Structure Plan will facilitate the sympathetic subdivision of the land into six (6) lots ranging in area from 1,440m² to 5,997m² consistent with the character of Guildford. The subdivision has been designed to complement existing heritage buildings on the land including 'Fairholme' House and 'Wellbourne' House.

The Structure Plan submission has been prepared and submitted in accordance with Paragraph 5A.1.6 of the City of Swan Local Planning Scheme No. 17 (LPS 17), which stipulates the details required for the preparation of a Structure Plan.

The Structure Plan is supported by a detailed assessment of heritage, landscape, environmental and residential density. Significant input for the proposed Structure Plan has come from a Conservation Plan prepared for the site by Heritage and Conservation Professionals in April 2009.

In addition a Heritage Report stipulating the Heritage Guidelines for Development of the subject site has been prepared for the site by Rosemary Rosario (Heritage and Conservation Professionals) dated July 2008. A copy of this report is included in Appendix I.

A full description of the Structure Plan is made within this report.

2.0 Background

The Disability Services Commission presently operates a residential / education facility for intellectually handicapped children from the subject land (known as 'Fairholme'). The site has operated as a residential care facility for intellectually handicapped children since the 1950s (originally called the 'Nathaniel Harper Homes') prior to which the site was used for residential purposes.

The original residential homes on the land are heritage buildings, which are listed by the Heritage Council of WA. These buildings comprise:

- Fairholme;
- Old Fairholme; and
- Welbourne House.

A detailed Conservation Plan for the subject land and the above buildings has been prepared by Heritage and Conservation Professionals.

An Amendment to the Metropolitan Region Scheme to reclassify the land from 'Regional Reserve – Public Purpose' to 'Urban' and 'Regional Reserve – Parks and Recreation' occurred in 2004.

The subject land has been zoned as 'Residential Development' with a small portion zoned 'Regional Reserve – Parks and Recreation' under the recently gazetted City of Swan Local Planning Scheme No. 17, to be consistent with the Metropolitan Region Scheme zoning.

3.0 Location and Site Description

3.1 Location

The subject land is located approximately eleven (11) kilometres north-east of the Perth Central Area and four (4) kilometres west of the Midland Regional Centre. Regional access to the subject land is generally provided from Guildford Road and / or Great Eastern Highway.

The subject site is situated within the City of Swan.

Refer to Figures 1 and 2 – Regional and Local Location

3.2 Subject Land

The subject land is described as Lot 228 Market Street, Guildford as contained on Certificate of Title Volume LR3041 and Folio 220. The land has frontage to Market Street which is constructed to a sealed urban standard.

Lot 228 shares its boundaries with:

- Midland-Perth Rail-line (south);
- Swan River (Foreshore) Regional Reserve – Parks and Recreation (south-western boundary); and
- Lots 1 and 53 (north-west).

The land has an area of 2.0155 hectares.

3.3 Land Use

Lot 228 is presently developed with a series of buildings associated with the 'Fairholme' residential care facility for intellectually handicapped children. The site is operated by the Disability Services Commission, which provides a range of functions including:

- Residential care of intellectually handicapped children;
- Education of intellectually handicapped children;
- Day-placement for elderly/frail intellectually handicapped people; and
- Administration offices.

The centre can accommodate a total of forty three (43) children within the three (3) residential accommodation buildings. Administration functions associated with the site are carried-out within the 'Fairholme' building.

The site comprises eight (8) buildings:

- Welbourne House;
- Old Fairholme;
- Fairholme;
- Classroom Block;
- Residential Accommodation Unit 1;
- Residential Accommodation Unit 2;
- Residential Accommodation Unit 3; and

- Residential Accommodation Unit 4.

The location of the buildings is illustrated in the Structure Plan (Refer to Appendix 3).

Three (3) of the buildings have heritage significance, being:

- Welbourne House;
- Old Fairholme; and
- Fairholme House.

In addition to the above, the subject land is characterised by extensive paved areas including a carparking area within the north of the site.

Refer to Figure 3 – Aerial Photograph.

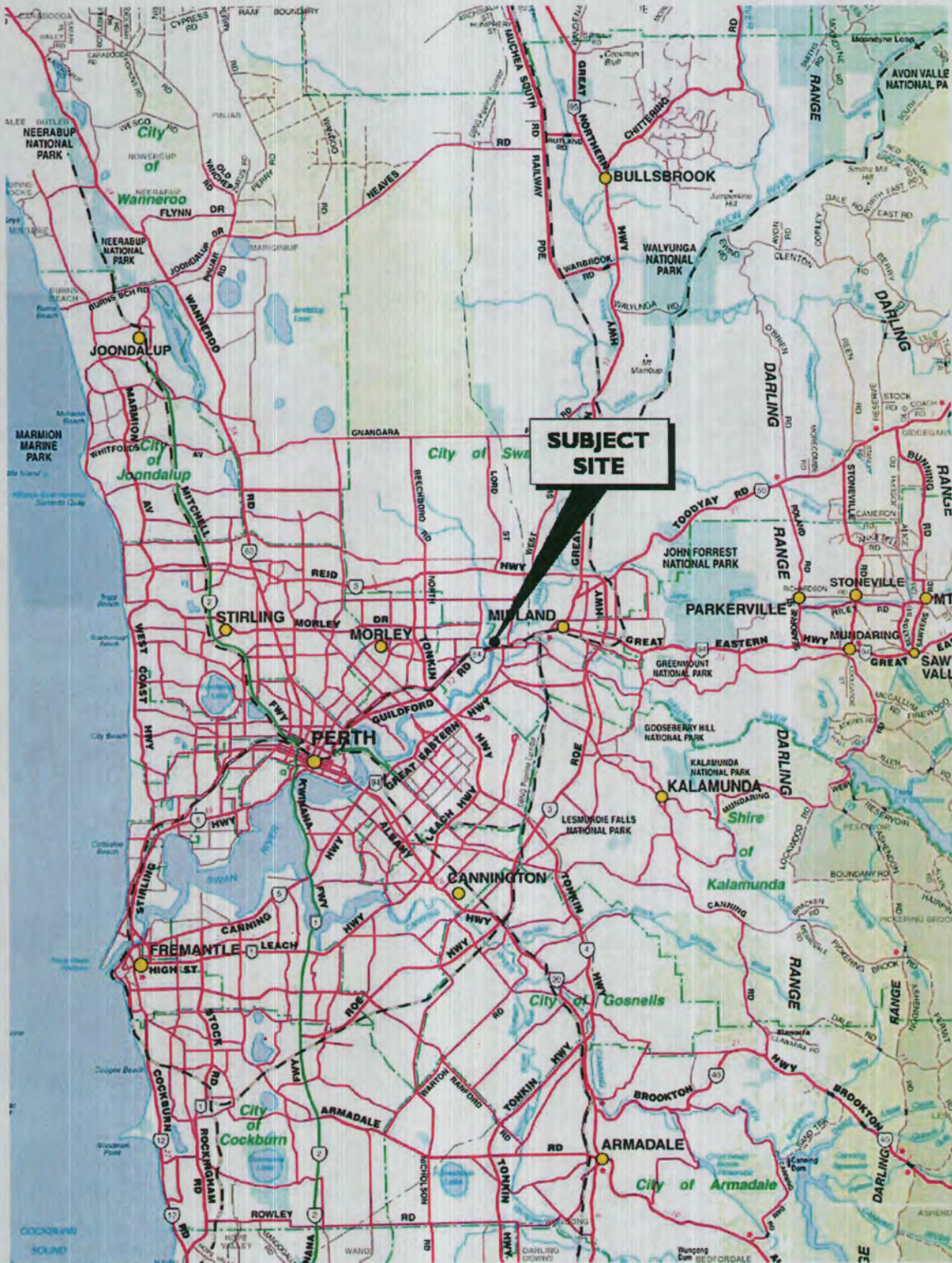


FIGURE I REGIONAL LOCATION

STRUCTURE PLAN » LOT 228 MARKET STREET » GUILDFORD » 18 NOVEMBER 2009 » GRA REF 4409 » 4409_09NOV01R_GC (FINAL).DOCX



STRUCTURE PLAN » LOT 228 MARKET STREET » GUILDFORD » 18 NOVEMBER 2009 » GRA REF 4409 » 4409_09NOV01R_GC (FINAL).DOCX



FIGURE 3 AERIAL PHOTOGRAPH

4.0 Statutory Considerations

4.1 Metropolitan Regions Scheme

The subject land is presently classified 'Urban' and 'Regional Reserve - Parks and Recreation' under the provisions of the Metropolitan Region Scheme. Surrounding land has a diverse classification under the Metropolitan Region Scheme, namely:

- North and east - Urban;
- West - Regional Reserve (Parks and Recreation); and
- South - Regional Reserve (Railways).

As discussed in Section 2 of this report, an Amendment to the Metropolitan Region Scheme was recently gazetted by the Western Australian Planning Commission to reclassify the land 'Urban' and 'Regional Reserve - Parks and Recreation'.

4.2 City of Swan Local Planning Scheme No. 17

As outlined in Part 1, the Structure Plan submission has been prepared and submitted in accordance with Paragraph 5A.1.6 of the City of Swan Local Planning Scheme No. 17 (LPS 17), which stipulates the details required for the preparation of a Structure Plan.

Under the provisions of LPS 17, the subject land is zoned 'Residential Development', which is defined as a "Structure Planning Area" in Cl.5A1.1 of LPS 17.

4.3 Guildford Conservation Precinct/Guildford Conservation Policy

The City of Swan has adopted two (2) principal planning documents relating to Guildford. The purpose of these documents is to ensure that development enhances and is sympathetic to the social, architectural and historical importance of Guildford.

Guildford has been recognised as a special area under the City of Swan's Town Planning Scheme for a number of years, with Design and Development Guidelines in place since the early 1990s. In 2006 these guidelines were superseded by the Local Planning Policy Guildford Conservation Precinct adopted under Town Planning Scheme No. 9 (TPS 9). As a consequence of Clause 7.2A of LPS 17, the Guildford Conservation Precinct adopted under TPS 9 is adopted as the Guildford Heritage Area under LPS 17 and the Local Planning Policy still applies.

These documents are:

- Local Planning Policy - Guildford Conservation Precinct (26 November 2006)

This Local Planning Policy (Policy) replaces the Guildford Design and Development Guide adopted by the Council in 1992 and is intended to provide detailed guidance to property owners and the City to achieve good development outcomes in an important heritage context.

Guildford is widely regarded as a town with a high level of cultural significance associated with the post-colonial settlement of Perth. At a national level, Guildford has been designated by the National Trust as an historic town and included in the Register of the National Estate.

At a state level, there are currently 28 individual places in Guildford on the Heritage Council of Western Australia's (Heritage Council) Register of Heritage Places, and this number is likely to increase in the fullness of time.

At a local level, Guildford is included in the City of Swan's (the City) Local Planning Scheme 17 (LPS 17) as a Conservation Precinct, and the City has adopted a Conservation Policy (the Guildford Conservation Policy) for the place. It is important to retain the cultural values of the town as it develops.

"The objectives of this Policy are:

- a) To conserve and protect the cultural significance of the Guildford Conservation Precinct (the Precinct) associated with the post-colonial settlement of Perth
- b) To ensure that development (new buildings, additions and adaptations) and subdivision (in accordance with the designated residential density coding under TPS 9) can be accommodated within the Precinct without adversely affecting its cultural significance associated with the post-colonial settlement of Perth; and
- c) To provide improved certainty to landowners and the community about what is considered to be appropriate development within the Precinct and the associated planning processes

While this Policy is primarily concerned with conserving the cultural significance of the Precinct associated with the post-colonial settlement of Perth, the cultural significance of the Precinct to the Aboriginal community is fully acknowledged. Places and objects of Aboriginal cultural significance are protected under the Aboriginal Heritage Act 1972. Separately, it is the responsibility of individual landowners to ensure that the requirements of this Act are complied with."

- Guildford Conservation Policy (September 1992)

The purpose of this document is to provide a series of Policy Statements/Strategies for the future development of Guildford.

In terms of subdivision, the above documents recommend that subdivision should respect the historic fabric of the town through the following objectives:

- "3.1.1 Identify areas where infill development would detrimentally affect the town's heritage significance.
- 3.1.2 Ensure that the scale and form of residential infill development respects the single residential character of the town.
- 3.1.3 Ensure that development at the periphery of the town maintains the visual relationship with the floodplain.
- 3.1.2 Ensure that infill development does not impact detrimentally on the character of streetscapes or the integrity of heritage places."

It is clear that subdivision within Guildford can occur subject to it reflecting the historic characteristics of the town.

4.4 Structure Plan

As contained within LPS 17, no development or subdivision can occur within the 'Residential Development' zone without the prior approval of a Structure Plan

5.0 Heritage Considerations

A Conservation Plan for the Fairholme Group comprising 'Fairholme', 'Old Fairholme' and 'Welbourne House' was prepared for Landcorp on behalf of the Disability Services Commission by Heritage and Conservation Professionals in April 2009. This conservation plan supersedes the earlier conservation plan prepared in 1999. This Structure Plan is based on recommendations made in the 2009 Conservation Plan.

Consequently a report entitled "Heritage Guidelines for Development" was prepared for the subject site by Heritage and Conservation Professionals on behalf of the Disability Services Commission. The report was prepared to provide heritage guidelines for the Structure Plan for Lot 228 Market Street, Guildford. The guidelines for development included in this report are extracted from the updated Conservation Plan.

A copy of this report is located in Appendix I.

5.1 Register of Heritage Places

The subject site is classified by the National Trust of Australia (WA), entered in the Register of the National Estate and in the Heritage Council of Western Australia's Register of Heritage Places with permanent status. The place is also included on the City of Swan's Municipal Inventory and is located within the Guildford Heritage Area which is protected under the City of Swan's Local Planning Scheme No 17.

5.2 Conservation Plan

As described above, the current 2009 Conservation Plan supersedes the previous 1999 plan. It was commissioned by LandCorp on behalf of the Disability Services Commission. The Conservation Plan has been accepted by the Disability Services Commission and the Heritage Council of Western Australia (HCWA) as a guiding document for the conservation and management of the place.

In the event that all or part of the 'Fairholme Group' is disposed of by the Disability Services Commission, HCWA may require that a future owner enter into a Heritage Agreement with HCWA to ensure the conservation of the place. In this event the Conservation Plan, together with a Schedule of Conservation Works drawn from the Conservation Plan, will be attached to the Heritage Agreement. The Heritage Agreement is a legally binding document while the Conservation Plan is not.

The Conservation Plan identified:

- The significance of the 'Fairholme Group' in the context of Guildford as a heritage town;
- The history of the site (in terms of development, ownership and use);
- The historical context of the site (i.e. what are the social, cultural and architectural reasons for the land and buildings having heritage significance – usually in the form of the 'Statement of Significance'); and
- Future development criteria for the site.

The Conservation Plan identified that the 'Fairholme Group' site has heritage for the following reasons:

- The site forms part of the original subdivision of the Guildford Townsite;
- Welbourne House is an example of a residential building dating the 1840s;
- Welbourne House has associations with John Welbourne who was responsible for a number of early buildings in Guildford;

- Fairholme and Old Fairholme together with the associated driveway and garden are examples of substantial wealth-based homes from the early pastoral period of Western Australia; and
- Fairholme is an example of a mansion designed in the Federation Queen Anne architecture style.

The Conservation Plan will be updated every five years by an appropriately qualified heritage consultant.

5.3 Future Development

In terms of future development and subdivision, the Report makes a series of recommendations, namely:

- Future subdivision should follow the original subdivision of the area as closely as possible;
- Subdivision should be consistent with the R5 density coding or higher as approved by the City;
- Future subdivision should ensure the conservation of Fairholme, Old Fairholme, the circular layout of the entrance driveway, the service court and existing gardens on one lot;
- Welbourne House, planted areas in front of the house and the masonry and stone fences on the Market Street boundary should be retained;
- Future development should enhance and complement the existing streetscape and setting of the 'Fairholme Group' including mature street trees, footpath and a grass verge retention; and
- The significance of the site should be protected in the event of future subdivision through guidelines attached to the appropriate statutory planning mechanisms.

These recommendations from the Conservation Plan have been adopted in the preparation of this Structure Plan.

5.4 Heritage Guidelines

The proposed subdivision to create Lots 3, 4, 5 and 6 is based on the recommendations of the 2009 Conservation Plan and follows the original subdivision of the land as closely as possible. Future development on Lot 2, containing the significant Fairholme and Old Fairholme, should follow the recommendations of the Conservation Plan (2009). Future development on the proposed Lots 3, 4, 5 and 6 should follow the guidelines contained within the Heritage Guidelines for Development (July 2008).

The Heritage Guidelines for Development Report (Refer to Appendix 1) includes "Design and Development Guidelines" specific to each of Lots 3-6 (Figures 2-5). These Detailed Area Plans (DAPs) and associated Guidelines detail the location of existing buildings and trees of heritage significance to be retained. Notional building envelopes are specified to indicate future development potential as well as permitted access arrangements and location of parking (carports and garages). Any future development including the planting of additional vegetation is required to complement the existing heritage buildings and trees on site. Building guidelines specify compliance with the City of Swan Local Planning Policy – Guildford Conservation Precinct (November 2006).

The guidelines summarise the recommendations of the Conservation Plan (2009) for each lot. In addition, the conservation of Welbourne House, located on Lot 4, should comply with the recommendations of the Conservation Plan (2009).

5.5 Archaeological Significance

The 2009 Conservation Plan identified a number of areas of the Fairholme Group site to be of archaeological significance. These areas include the sites of former buildings and sites of former activities no longer present on the site. Detailed requirements are included in the Heritage Guidelines however; generally any contract for new works on

proposed Lots 2, 3, 4 and 5 should include an archaeological watching brief. This requires that in the event of any remnants of former structures or other historic material is unearthed in the process of works, the works stop for a period of time to allow an archaeologist to inspect the findings and determine how to proceed.

5.6 Aboriginal Heritage Significance

A *Report of and Archaeological Investigation for Aboriginal Sites* was prepared by Gary Quartermaine in January 2007. The archaeological survey was undertaken to investigate Aboriginal sites for Lot 228 Market Street, Guildford. It was conducted to locate archaeological sites within the designated alignment corridors in order comply with the provisions of the Western Australian *Aboriginal Heritage Act*, 1972.

The Archaeological survey involved an investigation of previous research in the area, a sample field survey of the designated survey area and the location of any Archaeological sites. The research indicated that there were no registered archaeological sites within the designated project area. As a result of the field investigation, no newly discovered archaeological sites were located within the project area.

Further to the above, a *Report on an Ethnographic Survey*, was prepared by R and E O'Connor Pty Ltd in February 2007 (Survey conducted December 2006). The purpose of the ethnographic survey of the subject site was to determine if any Aboriginal heritage sites would be affected by proposed works and if so to consult with relevant Aboriginal people in this regard and to prepare a report suitable for submission to the Aboriginal Cultural Material Committee in support of an application pursuant to Section 18 of the Western Australian *Aboriginal Heritage Act*, 1972 in respect of the project should one be necessary.

One Aboriginal Site, namely the Swan River Aboriginal Site, Number 3536, has been recorded close to the Project Area. This is a mythological site, listed on the Permanent Register.

Four sub-groups of the Region Six – SNC group of native title holders, the Ballaruk Group, the Independent Aboriginal Environmental Group, the Bibulman Group and the Jacobs Clan were consulted in regard to the proposed development of the Project Area and the Swan River Aboriginal Site. All groups have given unconditional approval for the proposed development, on the grounds that it will not disturb any known Aboriginal Sites.

The report concluded that in light of the above and subject to the approval of the Department of Indigenous Affairs, the proposed development should proceed.

6.0 Physical Description

The purpose of this section is to provide a physical description of the site.

6.1 Topography and Slopes

All of the land is undulating. The land generally descends in a westerly direction towards Swan River foreshore. The fall from the Market Street frontage to the foreshore boundary is approximately four (4) metres.

Beyond the western boundary elevations are predominantly flat – associated with the Swan River floodplain.

6.2 Vegetation

The Conservation Plan describes that the 'Fairholme' site would have been previously located within the context of the original garden. Physical improvements to the site carried out in 1982 have resulted in the loss of various elements of the garden.

The site is now characterised by:

- A row of frame trees running along the north-western boundary to the Swan River foreshore; and
- Various Jacaranda, flooded gum and citrus trees; and various rose beds associated with the original Welbourne House.

The Conservation Plan recommends that the remaining 'key' elements of the garden (being the rose gardens and circular driveway) remain as part of any future landscaping works.

6.3 Hydrology

No stream environments exist on the Lot. Groundwater is anticipated to be of a good quality.

The western boundary of the land relates to the Swan River Floodplain and Floodway (as mapped by the Water and Rivers Commission).

7.0 Environmental Considerations

This section briefly discusses environmental considerations relating to the subject site.

7.1 ANEF Noise Contours

It is noted that a significant part of the Guildford Townsite is affected by the 20+ ANEF contours associated with the Perth International Airport. Investigations by Greg Rowe and Associates show that Lot 228 is located outside of the 20 ANEF noise contour. No noise attenuation features or limitation on development is therefore required.

7.2 Floodplain Management

The subject land is located adjacent to the Swan River. For the most part, land within the floodplain was excised from the parent title in the 1950s.

The Department of Water advise that there are no constraints relating to the development of the subject land.

7.3 Rail-line Noise and Vibration

The Department of Planning and Infrastructure (Transport) does not stipulate any limitations on development within close proximity to the Midland-Perth rail-line.

7.4 Effluent Disposal/Wastewater

Lot 228 is connected to a reticulated sewer system. The Water Corporation's viewer map indicates that existing sewer reticulation traverses the south-western boundary of the site. This sewer reticulation may be utilised to service the site under a gravity fed system; however, easements for the servicing of Lots 2, 3 and 4 will need to be provided.

Preliminary advice from the City of Swan has indicated it is acceptable for the drainage network for the Site be directed into the Swan River. Further refinement of the Drainage Plan, including technical specifications and filtration systems will be developed following liaison with the Swan River Trust, Department of Environment, WaterCorp and other relevant government authorities responsible for the management of the Swan River Foreshore.

The site may be drained by utilising existing drainage infrastructure, which discharges to the Swan River. Drainage designs will need to be developed through liaison with appropriate authorities, namely the City of Swan, Department of Water, Department of Environment and Conservation, Swan River Trust, Department of Indigenous Affairs and other relevant government authorities. It is expected the requirement for the drainage plan will be enforced as a condition of the Structure Plan Approval and will be presented to the City in finer detail in due course.

8.0 Structure Plan – Description

8.1 Design Philosophy

The submitted Structure Plan seeks to facilitate the sympathetic subdivision of the subject site. The Structure Plan proposes a total of six (6) lots ranging in area from 1,440m² to 5,997m². The two (2) largest lots (being 4,899m² and 5,997m²) will comprise 'Fairholme' and associated buildings, and 'Welbourne House' respectively.

The proposal has been designed using the following criteria:

- Maximising distance from 'Fairholme';
- Ensuring the majority of development will occur to the rear of 'Fairholme' ensuring the significance of the building is not diminished;
- Ensuring that significant gardens associated with 'Welbourne' and 'Fairholme' are retained on their respective lots; and
- Ensuring that larger lots are provided to allow for substantial homes to be developed.

The land use assigned to proposed Lot 1 is "Institutional Building" in accordance with the existing use of the site. The permitted use has been annotated on the Structure Plan and reflects the existing non-conforming use rights approved under TPS 9.

It is considered that the submitted design is consistent with the Guildford Conservation Policy.

8.2 Land Use

Although the subject site is not zoned 'Residential' under the City of Swan Local Planning Scheme No 17 (LPS 17), for the purposes of determining land use permissibility the 'Residential' component of the LPS 17 Zoning Table (Table 4.3) shall apply to the Structure Plan Area.

The 'Residential' component of Table 4.3 is included in Appendix 4.

8.3 Road Network

Proposed lots 3 and 4 maintain frontage to Market Street with proposed lots 5 and 6 being designed in a "battle-axe" configuration with reciprocal Rights of Carriageway proposed for all 4 lots (Lots 3-6). The Heritage Guidelines for development stipulate the location of garages and/or carports on these proposed Lots.

For the rear lots vehicles will manoeuvre on site (i.e. not within the ROC), while the front lots will permit sufficient manoeuvring space as the ROC is proposed to be 6m wide.

Lots 1 and 2 maintain their existing access arrangements.

8.4 Development Standards

Development on the site should be consistent with the Heritage Guidelines for Development (July 2008) as well as the City of Swan Local Planning Policy – Guildford Conservation Precinct (November 2006). It is considered that the Guidelines provide a comprehensive set of standards for the sympathetic development of new dwellings within Guildford.

Future development on Lot 2, containing the significant Fairholme and Old Fairholme, should follow the recommendations of the Conservation Plan (2009).

Future development on the proposed Lots 3, 4, 5 and 6 should follow the guidelines on the drawings contained within the Heritage Report. The guidelines summarise the recommendations of the Conservation Plan (2009) for each lot. In addition, the conservation of Welbourne House, located on Lot 4, should comply with the recommendations of the Conservation Plan (2009).

8.5 Public Open Space

The south-western portion of the subject site has been reserved 'Parks and Recreation' under the Metropolitan Region Scheme and is adjacent to extensive 'Parks and Recreation' land already along the Swan River.

The role of the Reserve adjacent to the proposed development will play an intrinsic role in the provision of local and regional open space within the locality. The Reserve essentially forms a continuation of the Fish Market Reserve to the north in which regional open space facilities currently exist, these include barbeque and parking facilities.

Further, the Reserve maintains a high standard of accessibility for local pedestrians as the proposed road, as depicted on the plan, essentially forms a connection between the proposed lots, the Reserve and Market Street, which was previously unavailable.

With regard to the above, the portion of 'Parks and Recreation' reserved land excised from the subject site exceeds the 10% requirement and complies with WAPC requirements.

8.6 Staging

The Disability Services Commission has no immediate plans to redevelop the site. Staging options may include:

- Retention of the site 'as is' for an indefinite period of time;
- Partial redevelopment (generally the north of Lot 2) whilst retaining the current use on the remainder of the land;
- Full redevelopment by the Commission; or
- Disposal – redevelopment by others.

8.7 Site Works

This Structure Plan does not propose any modifications to the natural ground levels at the Site. It is anticipated that any proposed changes to the levels at the Site by the future or current owners of the proposed lots will be addressed at the development stage.

8.8 Existing Structures

The Structure Plan depicts the proposal in its final form. All structures and buildings on proposed Lots 3, 5 and 6 are to be removed in accordance the Structure Plan. The buildings proposed to be demolished have no heritage significance. It is noted that a Development Application for the demolition will be required prior to their demolition.

9.0 Justification and Summary

The proposed Structure Plan is considered justified for the following reasons:

- The proposal seeks to re-establish 'Fairholme' and 'Welbourne' as residential dwellings consistent with their former use;
- The proposed density is consistent with the West Guildford Precinct;
- Future development will be consistent with the Guildford Conservation Precinct Design Guidelines; and
- The size and shape of the proposed lots are consistent with the surrounding residential area.

APPENDIX I

HERITAGE GUIDELINES FOR DEVELOPMENT

STRUCTURE PLAN » LOT 228 MARKET STREET » GUILDFORD » 18 NOVEMBER 2009 » GRA REF 4409 » 4409_09NOV01R_GC (FINAL).DOCX

DESIGN AND DEVELOPMENT GUIDELINES

FAIRHOLME GROUP

Lot 228 Market Street
Guildford

March 2010



HERITAGE AND CONSERVATION PROFESSIONALS

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This document should be read with:

Structure Plan Lot 228 Market Road
City of Swan Local Planning Policy
Fairholme Group Conservation Plan (2009)

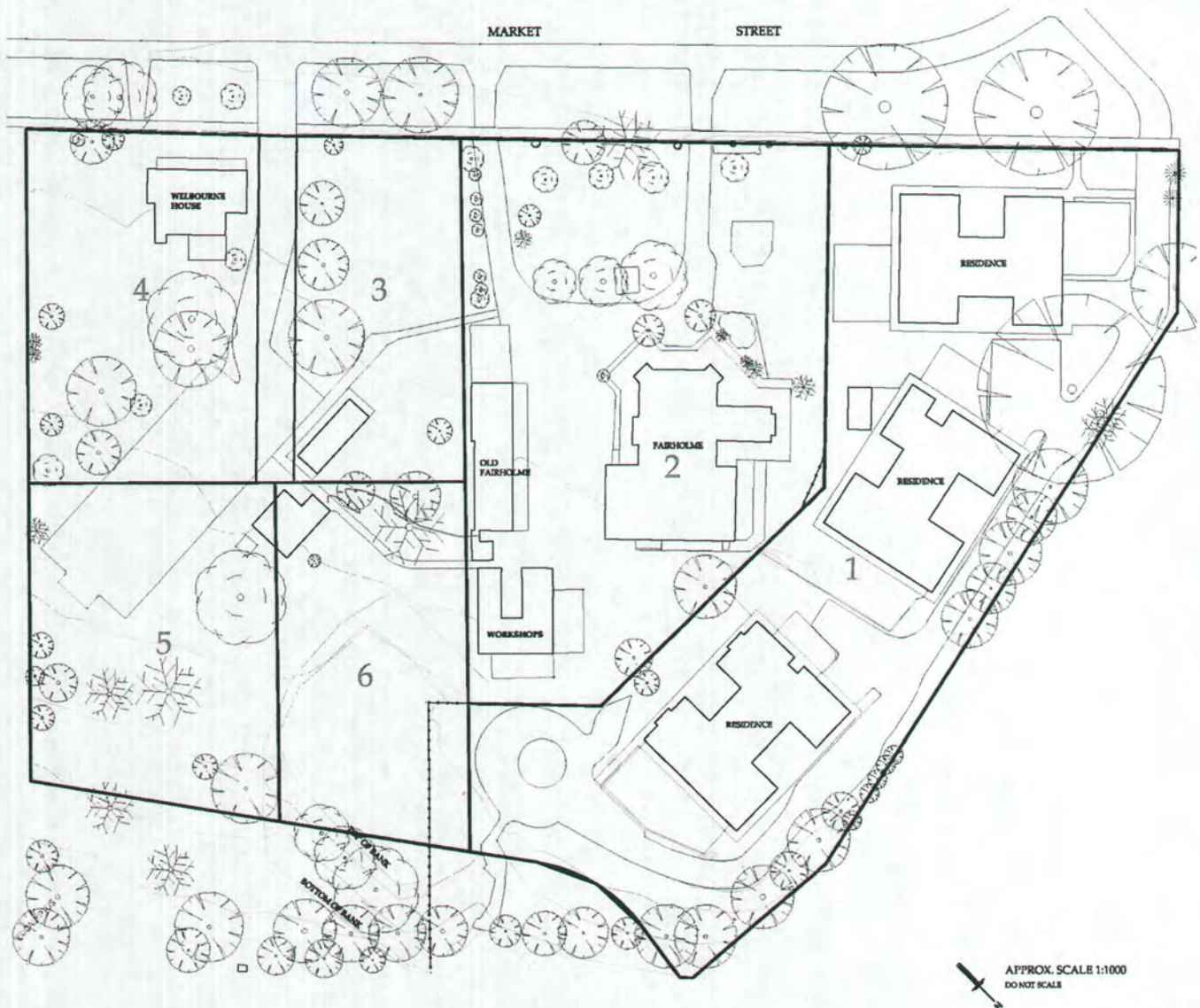
Greg Rowe and Assoc.
Guildford Conservation Precinct (2006)
Heritage and Conservation Professionals

DESIGN AND DEVELOPMENT GUIDELINES

Fairholme Group – Lot 228 Market Street, Guildford

INTRODUCTION

Lot 228 comprises Lots 1, 2, 3, 4, 5 and 6.



BACKGROUND

Fairholme Group is included on the Heritage Council of WA's Register of Heritage Places. Therefore, all development (including demolition, alterations or additions), conservation works or landscape changes shall be referred to the Heritage Council for advice prior to a planning determination being made by the City of Swan.

The guidelines provide policies for Conservation and Development for the proposed lots 1 to 6 of Guildford Town Lot 228 on which the Fairholme Group is located.

OBJECTIVES

- Existing significant buildings, site elements and areas on the Fairholme site shall be retained and conserved.
- New development; including buildings, outbuildings and other structures; shall be visually compatible with the historic pattern of development on the Fairholme site in particular and the Guildford townsite generally.
- Landscape development including plant selection, landscape layout and hard landscaping shall be visually compatible with the existing traditional significant elements of gardens on the Fairholme site and the historic pattern of gardens in Guildford generally.

DESIGN AND DEVELOPMENT GUIDELINES LOT 1

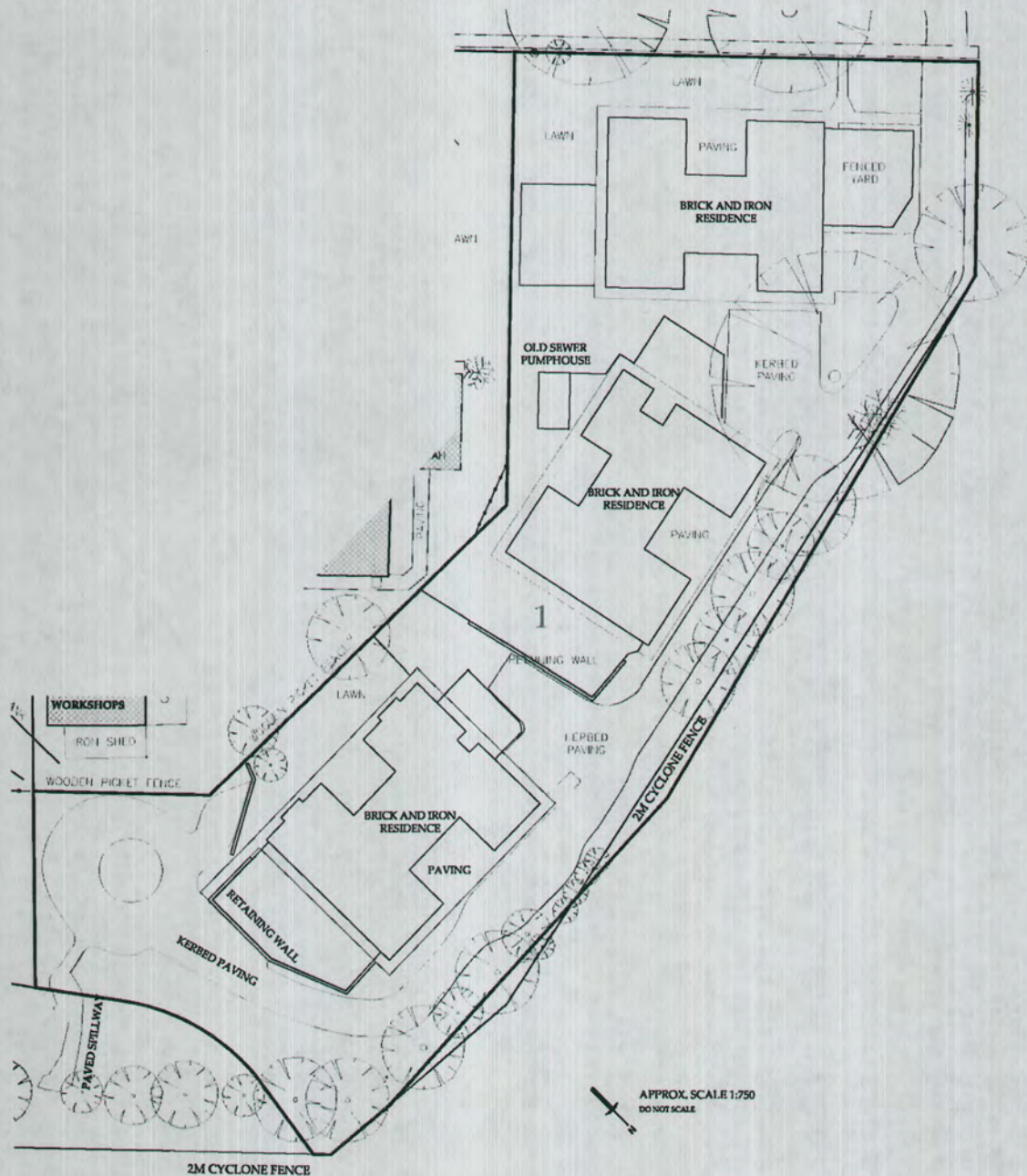
Fairholme Group – Lot 228 Market Street, Guildford

CONSERVATION

There are no significant buildings, structures, landscape features or archaeological zones on Lot 1.

DEVELOPMENT

Development shall comply with the City of Swan's Local Planning Policy, Guildford Conservation Precinct (2006), and all other Acceptable Development provisions of the R-Codes of WA and provisions of City of Swan Local Planning Scheme.



REDEVELOPMENT OF LOT 1

Lot 1 shall not undergo any redevelopment without an amendment to the subject Structure Plan being endorsed by the Western Australian Planning Commission. Minor additions/alterations to the existing buildings are unlikely to require an amendment to the subject Structure Plan; however these shall be determined by the City of Swan upon receipt of a development application for Lot 1.

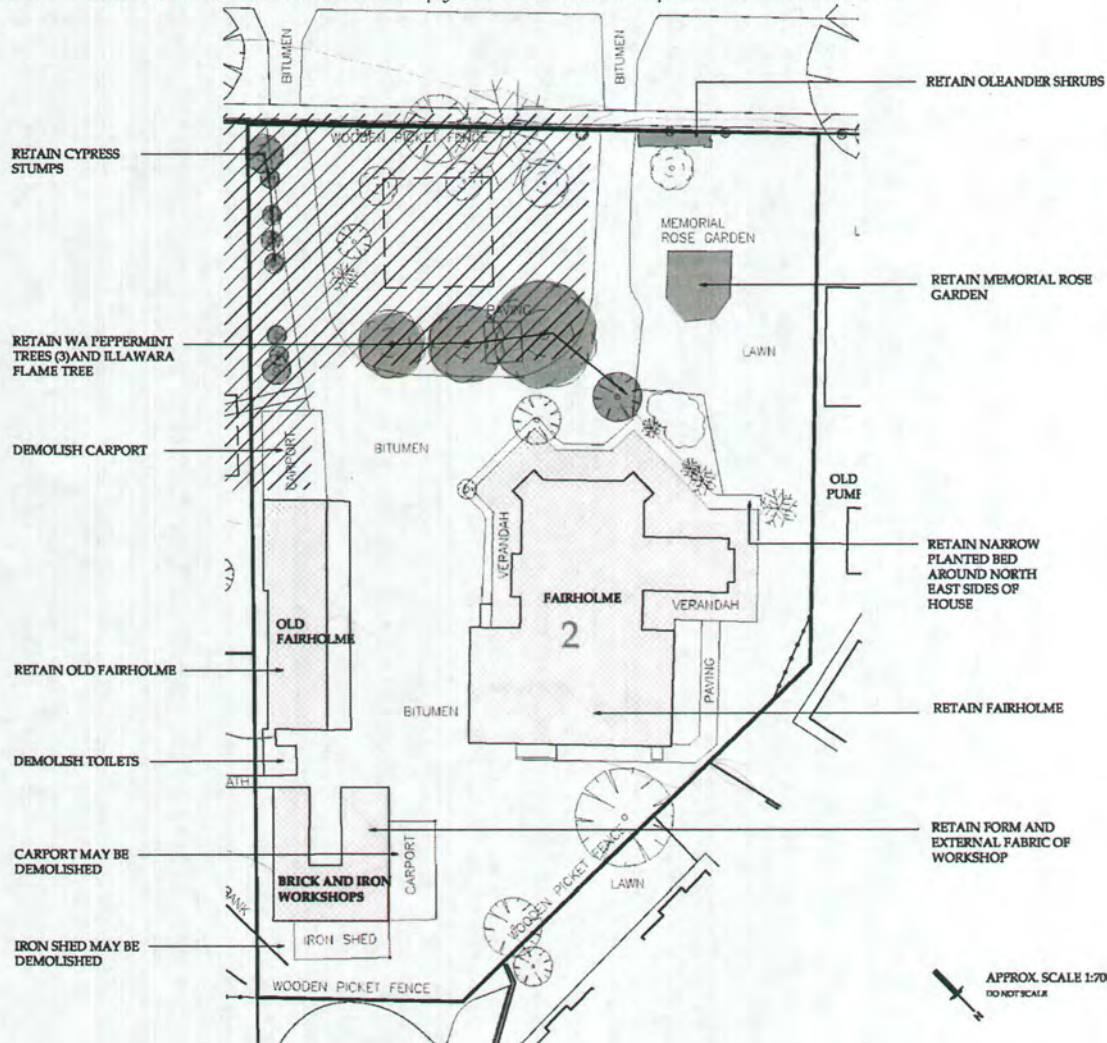
NEW BUILDINGS (See Building Guidelines for Lot 228)

LANDSCAPE (See Landscape Guidelines for Lot 228)

DESIGN AND DEVELOPMENT GUIDELINES LOT 2

Fairholme Group – Lot 228 Market Street, Guildford

CONSERVATION *Conservation works shall comply with the Fairholme Group Conservation Plan (2009).*



SIGNIFICANT BUILDINGS AND STRUCTURES

- Fairholme and Old Fairholme shall be retained and conserved as recommended in the Conservation Plan. They shall be protected during any works to the site or buildings to prevent damage to significant fabric.
- The external form and fabric of the workshops should be retained. The building may be altered.

SIGNIFICANT TREES AND LANDSCAPE FEATURES

- Identified significant trees and landscape features shall be retained.
- Where possible retain other mature trees for their aesthetics value.
- For significant trees (or other trees to be retained), retain an area approximately the same as the canopy around the base for protection. Do not fill, excavate or compact the soil in this area.

ARCHAEOLOGICAL MONITORING

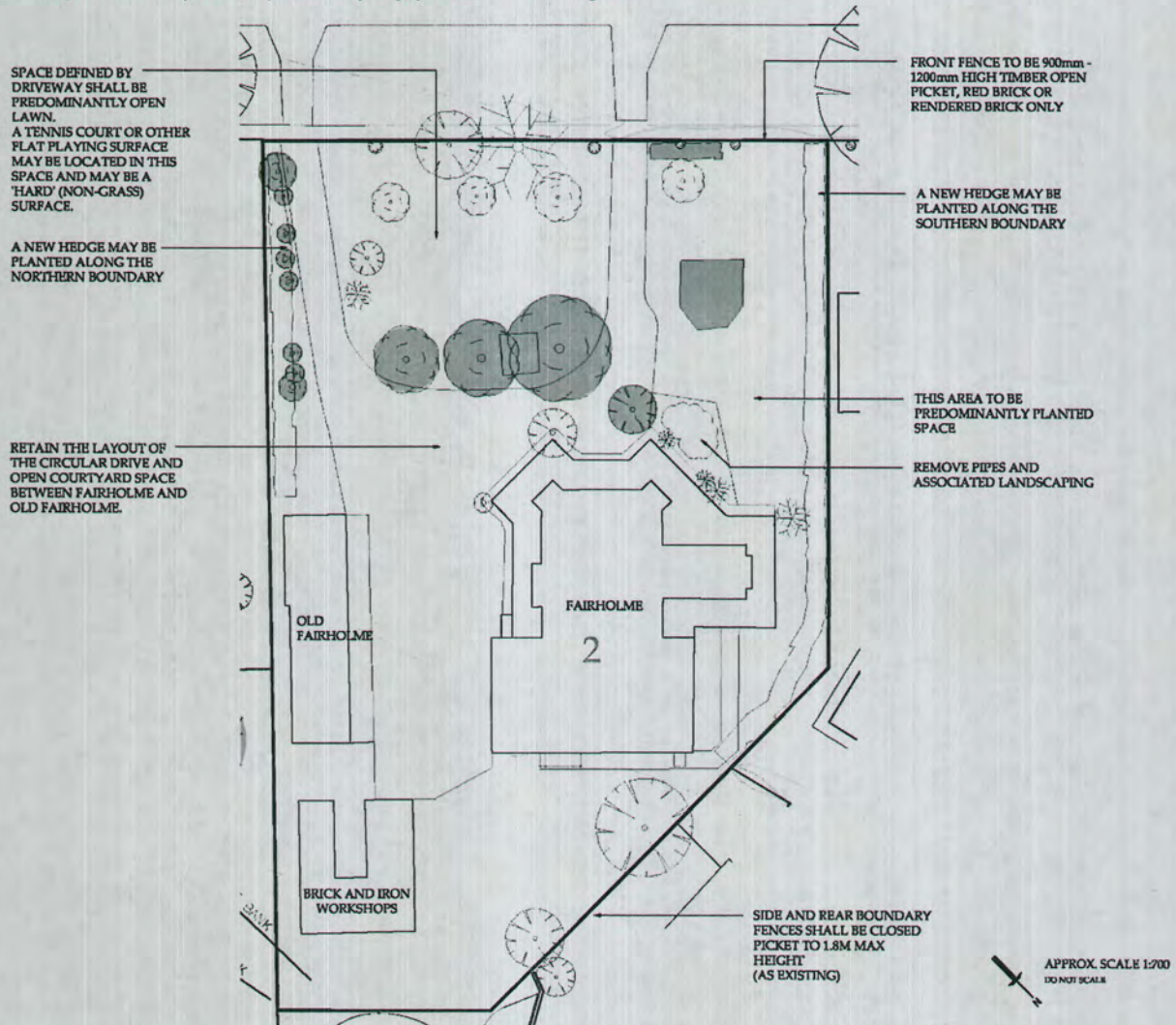
- An archaeological watching brief is required for development within the zone of potential archaeological significance.
- An archaeologist must monitor all development works within the archaeological zone.
- If archaeological artifacts or remnants of earlier structures are found, work must stop for an archaeologist to inspect, to advise and to record the find.

DESIGN AND DEVELOPMENT GUIDELINES LOT 2

Fairholme Group – Lot 228 Market Street, Guildford

DEVELOPMENT

Development shall comply with the City of Swan's Local Planning Policy, Guildford Conservation Precinct (2006) and all other Acceptable Development provisions of the R-Codes of WA and provisions of City of Swan Local Planning Scheme.



NEW BUILDINGS (See Building Guidelines for Lot 228)

- Old Fairholme shall not be extended.
- Additions to Fairholme shall be restricted to the southern side and not visible from Market Street.
- Alterations to the workshops shall retain external brickwork and roof form. The building may be extended on the eastern and southern side.

SITE WORKS

Any dewatering activities relating to construction of underground structures (i.e. basements; cellars; footings; underground tanks and sewerage) shall be setback a safe distance from the existing heritage listed buildings and root systems of identified trees of heritage significance. Dewatering of areas adjacent to buildings may destabilize the established ecology of the fragile heritage fabric (i.e. cause cracks and movement in brick work and footings due to sudden loss or transference of moisture).

LANDSCAPE (See Landscape Guidelines for Lot 228)

ARBORICULTURAL REPORT

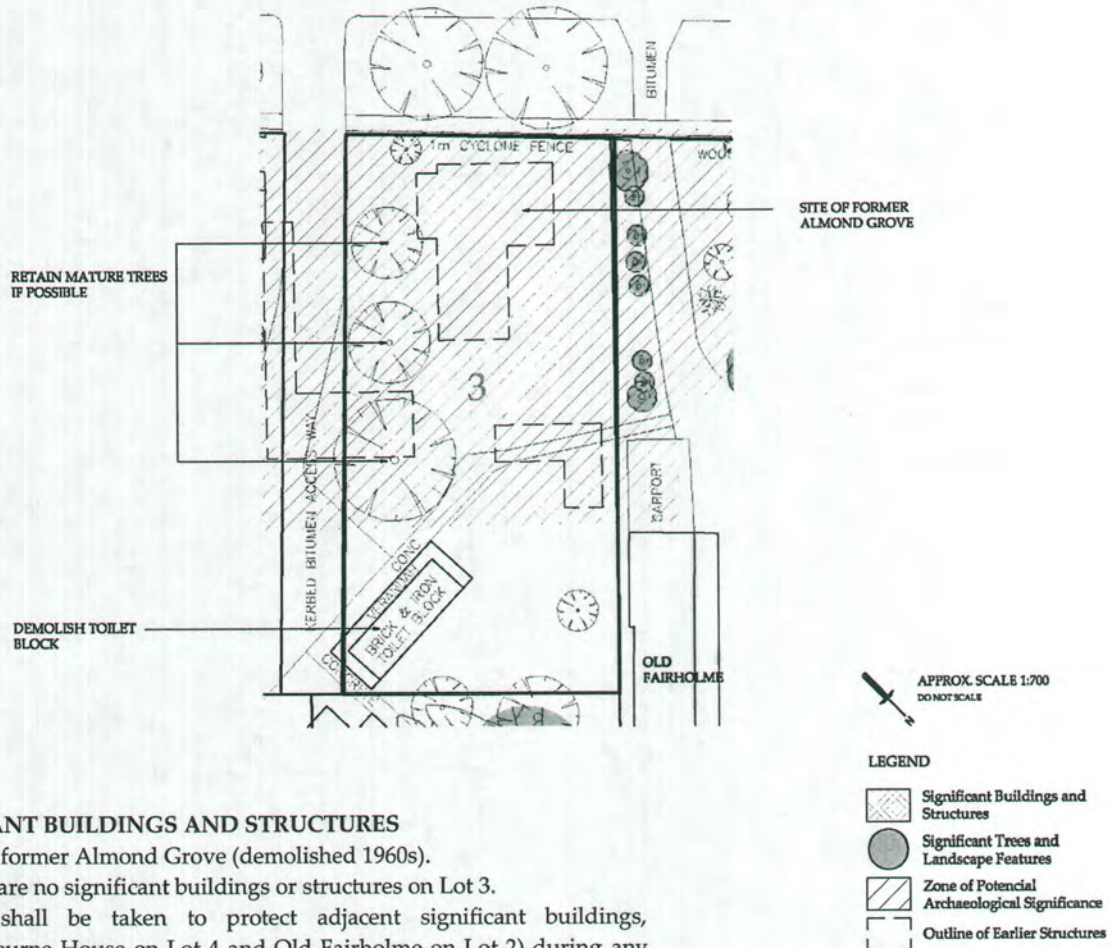
A detailed arboricultural report must accompany any development application. The report shall include, but not limited to:

- Preparatory measures, maintenance and care of existing significant trees (pruning, watering, etc);
- Protection of trees and root systems during construction;
- Recommended protective curtilage or area to retain around base of significant trees;
- Recommendation for appropriate footings to minimize disturbance to tree root systems when building within close proximity to existing significant trees.

DESIGN AND DEVELOPMENT GUIDELINES LOT 3

Fairholme Group – Lot 228 Market Street, Guildford

CONSERVATION Conservation works shall comply with the Fairholme Group Conservation Plan (2009).



SIGNIFICANT BUILDINGS AND STRUCTURES

- Site of former Almond Grove (demolished 1960s).
- There are no significant buildings or structures on Lot 3.
- Care shall be taken to protect adjacent significant buildings, (Welbourne House on Lot 4 and Old Fairholme on Lot 2) during any site or building works to prevent damage to significant fabric.

SIGNIFICANT TREES AND LANDSCAPE FEATURES

- Identified significant trees and landscape features shall be retained.
- Where possible retain other mature trees for their aesthetics value.
- For significant trees (or other trees to be retained), retain an area approximately the same as the canopy around the base for protection. Do not fill, excavate or compact the soil in this area.

ARCHAEOLOGICAL MONITORING

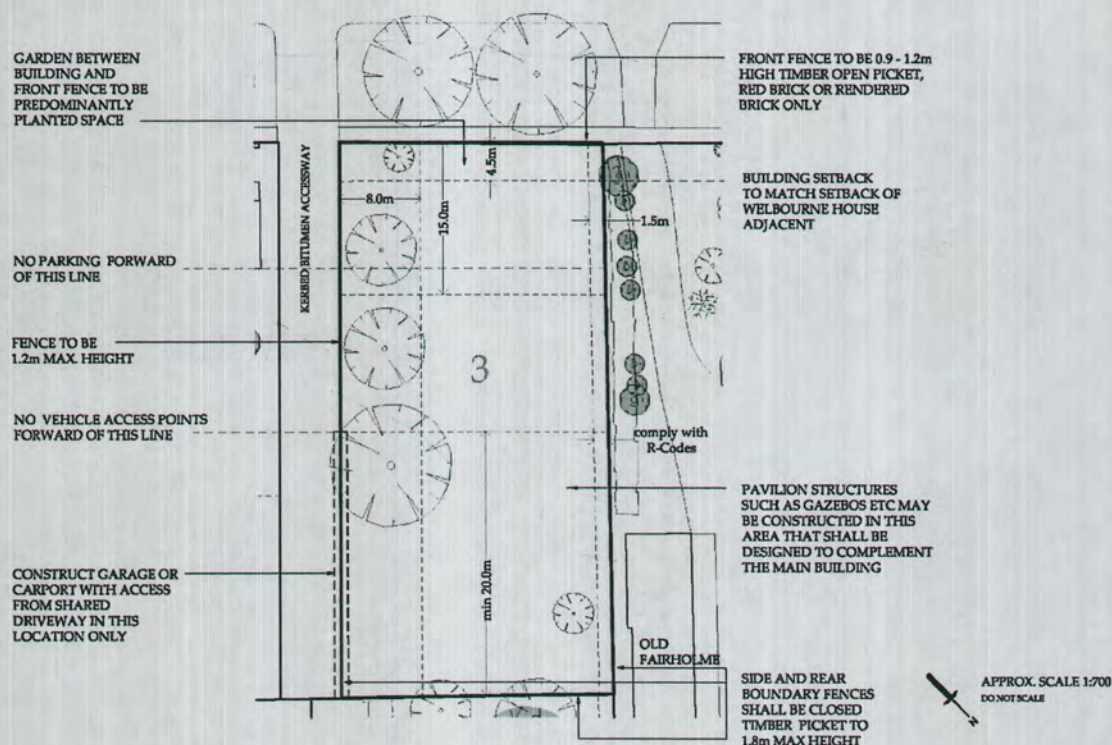
- An archaeological watching brief is required for development within the zone of potential archaeological significance.
- An archaeologist must monitor all development works within the archaeological zone.
- If archaeological artifacts or remnants of earlier structures are found, work must stop for an archaeologist to inspect, to advise and to record the find.

DESIGN AND DEVELOPMENT GUIDELINES LOT 3

Fairholme Group – Lot 228 Market Street, Guildford

DEVELOPMENT

Development shall comply with the City of Swan's Local Planning Policy, Guildford Conservation Precinct (2006) and all other Acceptable Development provisions of the R-Codes of WA and provisions of City of Swan Local Planning Scheme.



NEW BUILDINGS (See Building Guidelines for Lot 228)

The front of the new building on Lot 3 shall be single storey.

SETBACKS (Setbacks are measured to the eaves line of new development)

Nil setback on any boundary is not permitted.

Setbacks from lot boundaries for development on Lot 3			
North Boundary (Market Street)	West Boundary	East Boundary	South Boundary (Lot 6; Swan River)
4.50m* single storey; 15.00m two storey development must be located to the rear	8.00m single and two storey development	1.50m single storey and two storey development must comply with the R-Codes	20.00m** single and two storey development

*development must align with Welbourne House on Lot 4

** not including garages or outbuildings

SITE WORKS

Any dewatering activities relating to construction of underground structures (i.e. basements; cellars; footings; underground tanks and sewerage) shall be setback a safe distance from the existing heritage listed buildings and root systems of identified trees of heritage significance. Dewatering of areas adjacent to buildings may destabilize the established ecology of the fragile heritage fabric (i.e. cause cracks and movement in brick work and footings due to sudden loss or transference of moisture).

LANDSCAPE (See Landscape Guidelines for Lot 228)

ARBORICULTURAL REPORT

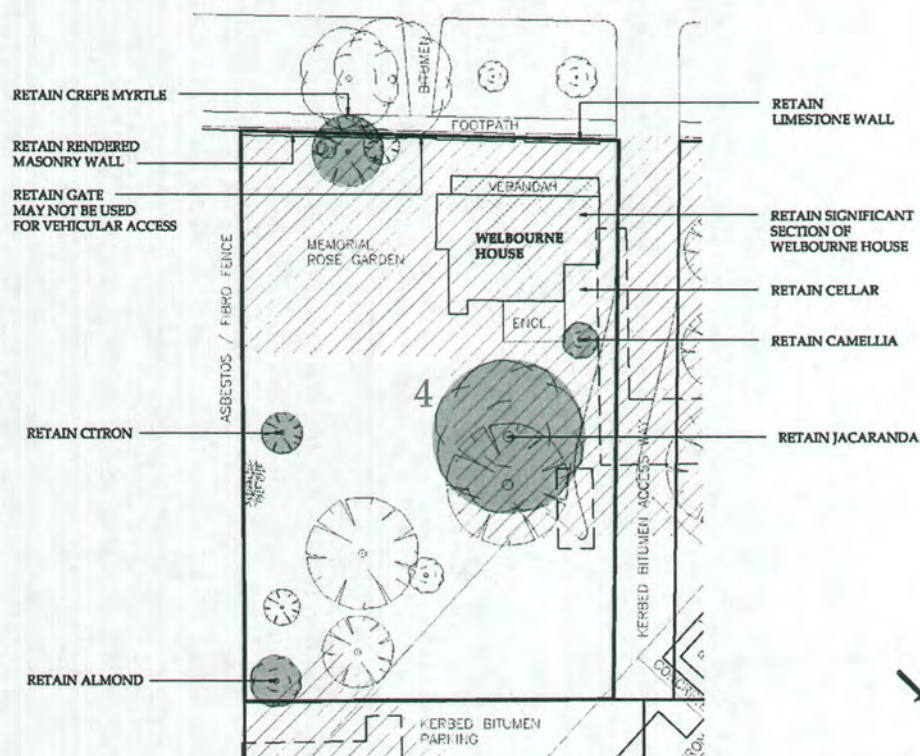
A detailed arboricultural report must accompany any development application. The report shall include, but not limited to:

- Preparatory measures, maintenance and care of existing significant trees (pruning, watering, etc);
- Protection of trees and root systems during construction;
- Recommended protective curtilage or area to retain around base of significant trees;
- Recommendation for appropriate footings to minimize disturbance to tree root systems when building within close proximity to existing significant trees.

DESIGN AND DEVELOPMENT GUIDELINES LOT 4

Fairholme Group – Lot 228 Market Street, Guildford

CONSERVATION Conservation works shall comply with the Fairholme Group Conservation Plan (2009).



SIGNIFICANT BUILDINGS AND STRUCTURES

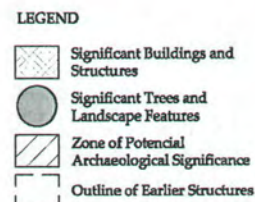
- Welbourne House shall be retained and conserved as recommended in the Conservation Plan. It shall be protected during any works to the site or buildings to prevent damage to significant fabric.

SIGNIFICANT TREES AND LANDSCAPE FEATURES

- Identified significant trees and landscape features shall be retained.
- Where possible retain other mature trees for their aesthetics value.
- For significant trees (or other trees to be retained), retain an area approximately the same as the canopy around the base for protection. Do not fill, excavate or compact the soil in this area.

ARCHAEOLOGICAL MONITORING

- An archaeological watching brief is required for development within the zone of potential archaeological significance.
- An archaeologist must monitor all development works within the archaeological zone.
- If archaeological artifacts or remnants of earlier structures are found, work must stop for an archaeologist to inspect, to advise and to record the find.

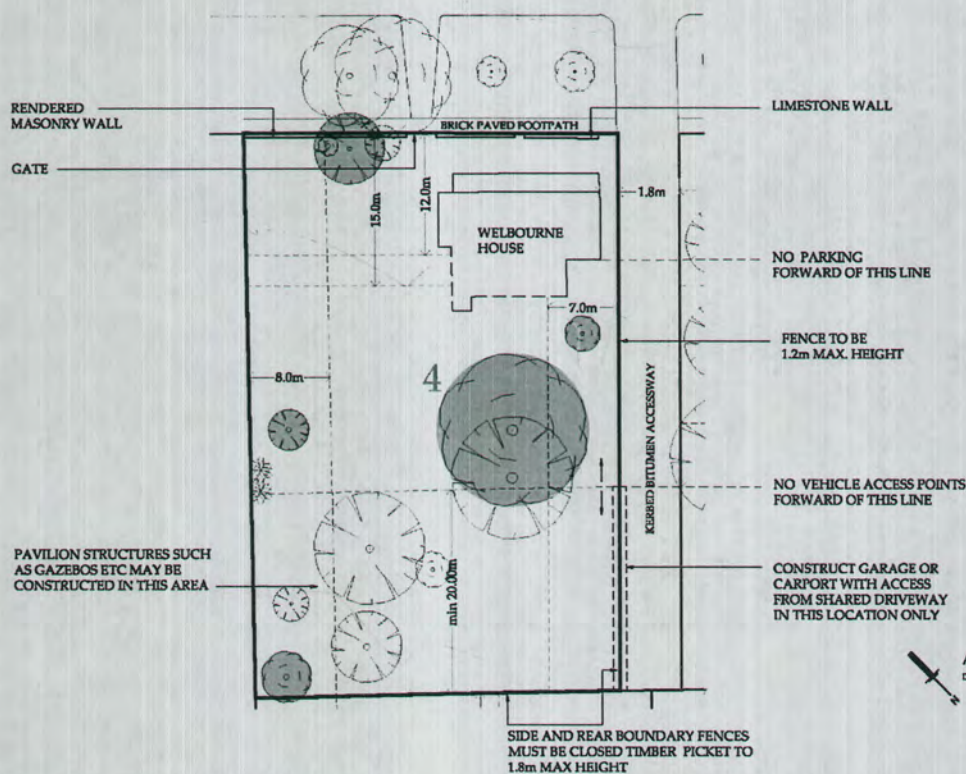


DESIGN AND DEVELOPMENT GUIDELINES LOT 4

Fairholme Group – Lot 228 Market Street, Guildford

DEVELOPMENT

Development shall comply with the City of Swan's Local Planning Policy, Guildford Conservation Precinct (2006) and all other Acceptable Development provisions of the R-Codes of WA and provisions of City of Swan Local Planning Scheme.



NEW BUILDINGS (See Building Guidelines for Lot 228)

Additions to Welbourne House shall be compatible with the existing building in scale and form and shall have a single storey link.

SETBACKS (Setbacks are measured to the eaves line of new development)

Nil setback on any boundary is not permitted.

Setbacks from lot boundaries for development on Lot 4			
North Boundary (Market Street)	West Boundary	East Boundary	South Boundary (Lot 5; Swan River)
12.00m for new single storey addition or link 15.00m two storey development	8.00m single and two storey development	7.00m* single and two storey development	20.00m** single and two storey development

* development is restricted by to the requirement to retain significant trees
** not including garages or outbuildings

SITE WORKS

Any dewatering activities relating to construction of underground structures (i.e. basements; cellars; footings; underground tanks and sewerage) shall be setback a safe distance from the existing heritage listed buildings and root systems of identified trees of heritage significance. Dewatering of areas adjacent to buildings may destabilize the established ecology of the fragile heritage fabric (i.e. cause cracks and movement in brick work and footings due to sudden loss or transference of moisture).

LANDSCAPE (See Landscape Guidelines for Lot 228)

ARBORICULTURAL REPORT

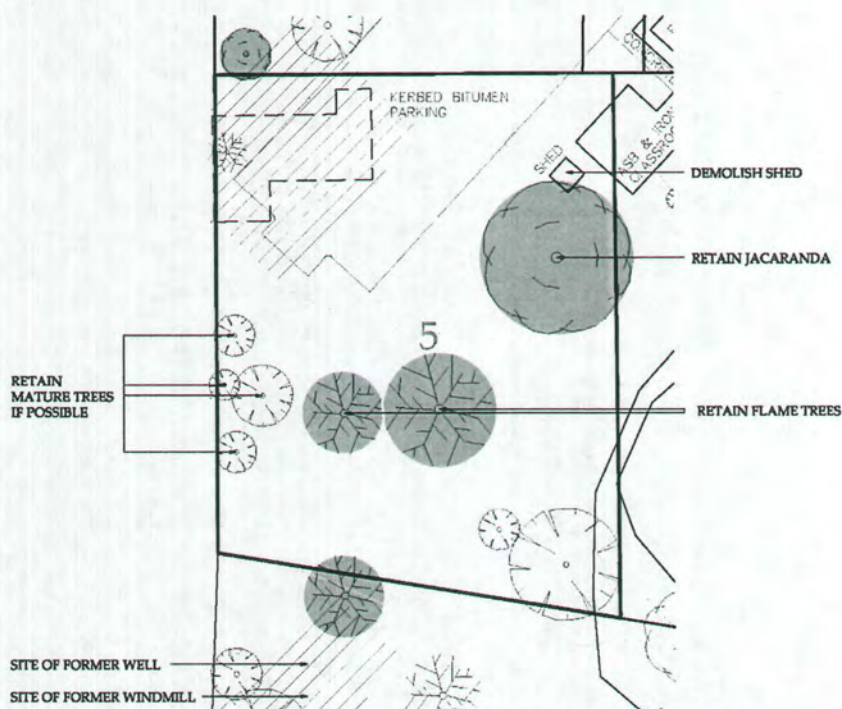
A detailed arboricultural report must accompany any development application. The report shall include, but not limited to:

- Preparatory measures, maintenance and care of existing significant trees (pruning, watering, etc);
- Protection of trees and root systems during construction;
- Recommended protective curtilage or area to retain around base of significant trees;
- Recommendation for appropriate footings to minimize disturbance to tree root systems when building within close proximity to existing significant trees.

DESIGN AND DEVELOPMENT GUIDELINES LOT 5





Fairholme Group – Lot 228 Market Street, Guildford

CONSERVATION *Conservation works shall comply with the Fairholme Group Conservation Plan (2009).*



APPROX. SCALE 1:700
DO NOT SCALE

LEGEND

-  Significant Buildings and Structures
-  Significant Trees and Landscape Features
-  Zone of Potential Archaeological Significance
-  Outline of Earlier Structures

SIGNIFICANT BUILDINGS AND STRUCTURES

- There are not significant buildings or structures on Lot 5.
- Care shall be taken to protect adjacent significant buildings, (Welbourne House on Lot 4) during any works to the site or buildings to prevent damage to significant fabric.

SIGNIFICANT TREES AND LANDSCAPE FEATURES

- Identified significant trees and landscape features shall be retained.
- Where possible retain other mature trees for their aesthetics value.
- For significant trees (or other trees to be retained), retain an area approximately the same as the canopy around the base for protection. Do not fill, excavate or compact the soil in this area.

ARCHAEOLOGICAL MONITORING

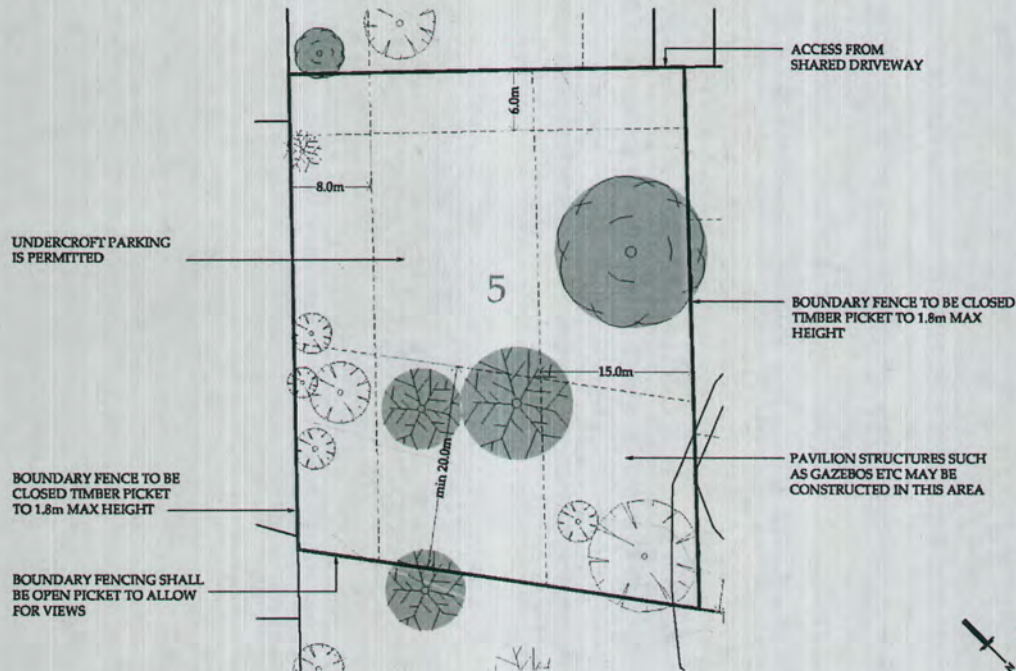
- An archaeological watching brief is required for development within the zone of potential archaeological significance.
- An archaeologist must monitor all development works within the archaeological zone.
- If archaeological artifacts or remnants of earlier structures are found, work must stop for an archaeologist to inspect, to advise and to record the find.

DESIGN AND DEVELOPMENT GUIDELINES LOT 5

Fairholme Group – Lot 228 Market Street, Guildford

DEVELOPMENT

Development shall comply with the City of Swan's Local Planning Policy, Guildford Conservation Precinct (2006) and all other Acceptable Development provisions of the R-Codes of WA and provisions of City of Swan Local Planning Scheme.



NEW BUILDINGS (See Building Guidelines for Lot 228)

- A new dwelling on Lot 5 shall be designed to address Market Street.
- Garage or carport shall be located behind the building line and designed to ensure that the dwelling is visually dominant.

SETBACKS (Setbacks are measured to the eaves line of new development)

Nil setback on any boundary is not permitted.

Setbacks from lot boundaries for development on Lot 5			
North Boundary (Lot 4; Market Street)	West Boundary	East Boundary	South Boundary (Swan River)
6.00m single and two storey development	8.00m single and two storey development	15.00m* single and two storey development	20.00m** single and two storey development

* development is restricted by to the requirement to retain significant trees
** including garages but not outbuildings

SITE WORKS

Any dewatering activities relating to construction of underground structures (i.e. basements; cellars; footings; underground tanks and sewerage) shall be setback a safe distance from the existing heritage listed buildings and root systems of identified trees of heritage significance. Dewatering of areas adjacent to buildings may destabilize the established ecology of the fragile heritage fabric (i.e. cause cracks and movement in brick work and footings due to sudden loss or transference of moisture).

LANDSCAPE (See Landscape Guidelines for Lot 228)

Fencing along the rear boundary shall be visually permeable with a minimum gap between pickets of 100mm and a maximum height of 1.8 m. The colours and materials of fence pickets shall ensure it recedes into the surrounding landscape. Dark green or black are the City of Swan's preferred colours.

ARBORICULTURAL REPORT

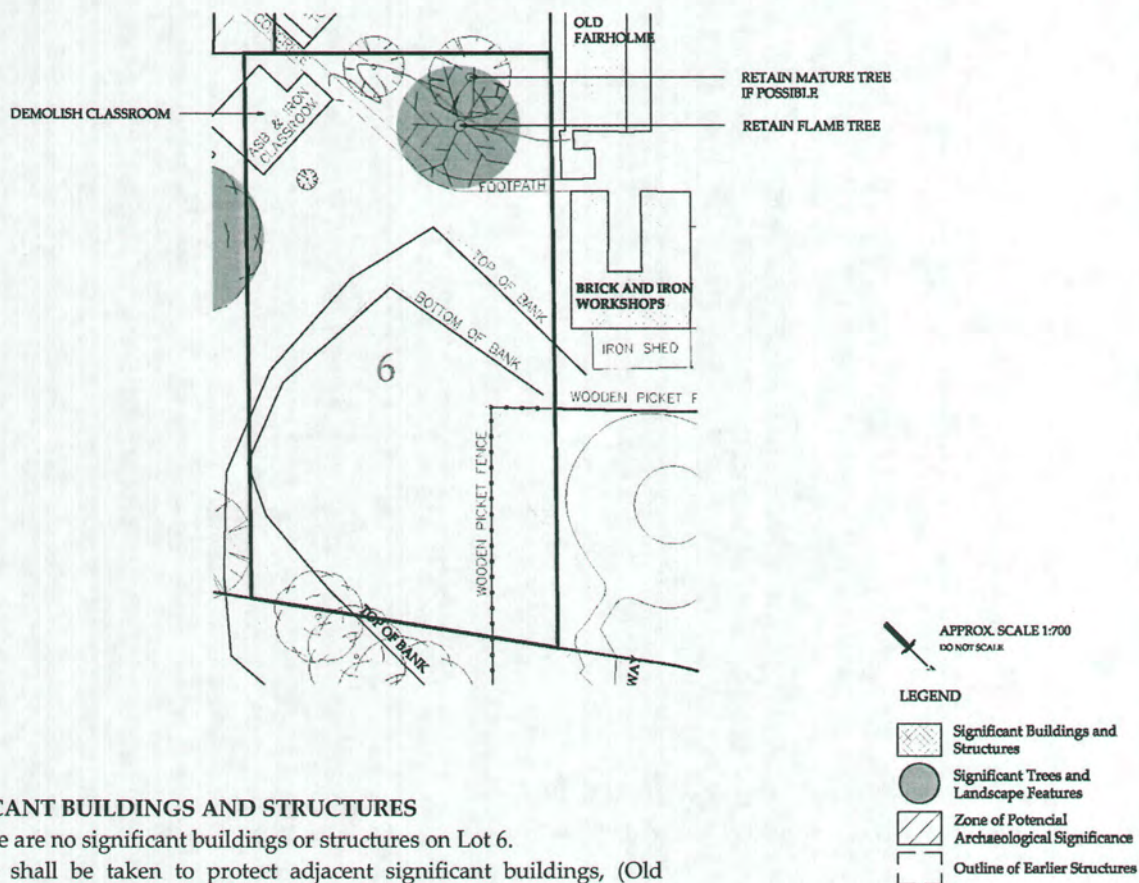
A detailed arboricultural report must accompany any development application. The report shall include, but not limited to:

- Preparatory measures, maintenance and care of existing significant trees (pruning, watering, etc);
- Protection of trees and root systems during construction;
- Recommended protective curtilage or area to retain around base of significant trees;
- Recommendation for appropriate footings to minimize disturbance to tree root systems when building within close proximity to existing significant trees.

DESIGN AND DEVELOPMENT GUIDELINES LOT 6

Fairholme Group – Lot 228 Market Street, Guildford

CONSERVATION *(Conservation works shall comply with the Fairholme Group Conservation Plan (2009)).*



SIGNIFICANT BUILDINGS AND STRUCTURES

- There are no significant buildings or structures on Lot 6.
- Care shall be taken to protect adjacent significant buildings, (Old Fairholme on Lot 2) during any site or building works to prevent damage to significant fabric.

SIGNIFICANT TREES AND LANDSCAPE FEATURES

- Identified significant trees and landscape features shall be retained.
- Where possible retain other mature trees for their aesthetics value.
- For significant trees (or other trees to be retained), retain an area approximately the same as the canopy around the base for protection. Do not fill, excavate or compact the soil in this area.

ARCHAEOLOGICAL MONITORING

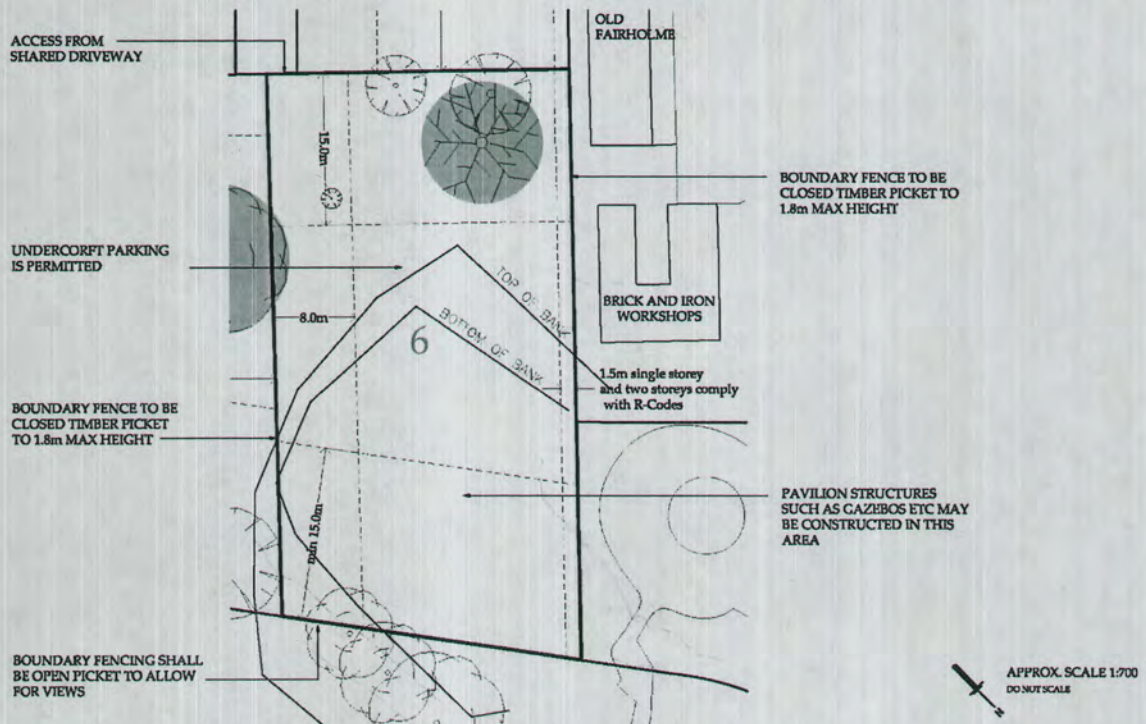
- There are no zones of potential archaeological significance on Lot 6.

DESIGN AND DEVELOPMENT GUIDELINES LOT 6

Fairholme Group – Lot 228 Market Street, Guildford

DEVELOPMENT

Development shall comply with the City of Swan's Local Planning Policy, Guildford Conservation Precinct (2006) and all other Acceptable Development provisions of the R-Codes of WA and provisions of City of Swan Local Planning Scheme.



NEW BUILDINGS (See Building Guidelines for Lot 228)

- A new dwelling on Lot 6 shall be designed to address Market Street.
- Garage or carport shall be located behind the building line and designed to ensure that the dwelling is visually dominant.

SETBACKS (Setbacks are measured to the eaves line of new development)

Nil setback on any boundary is not permitted.

Setbacks from lot boundaries for development on Lot 6			
North Boundary (Lot 3; Market Street)	West Boundary	East Boundary	South Boundary (Swan River)
15.00m* single and two storey development	8.00m single and two storey development	1.50m single storey and two storey development must comply with the R-Codes	15.00m** single and two storey development

* development is restricted by to the requirement to retain significant trees
** including garages but not outbuildings

SITE WORKS

Any dewatering activities relating to construction of underground structures (i.e. basements; cellars; footings; underground tanks and sewerage) shall be setback a safe distance from the existing heritage listed buildings and root systems of identified trees of heritage significance. Dewatering of areas adjacent to buildings may destabilize the established ecology of the fragile heritage fabric (i.e. cause cracks and movement in brick work and footings due to sudden loss or transference of moisture).

LANDSCAPE (See Landscape Guidelines for Lot 228)

Fencing along the rear boundary shall be visually permeable with a minimum gap between pickets of 100mm and a maximum height of 1.8 m. The colours and materials of fence pickets shall ensure it recedes into the surrounding landscape. Dark green or black are the City of Swan's preferred colours.

ARBORICULTURAL REPORT

A detailed arboricultural report must accompany any development application. The report shall include, but not limited to:

- Preparatory measures, maintenance and care of existing significant trees (pruning, watering, etc);
- Protection of trees and root systems during construction;
- Recommended protective curtilage or area to retain around base of significant trees;
- Recommendation for appropriate footings to minimize disturbance to tree root systems when building within close proximity to existing significant trees.

CONSERVATION AND PROTECTION OF EXISTING BUILDINGS OF CULTURAL HERITAGE SIGNIFICANCE

Existing buildings of cultural heritage significance to be protected and conserved are identified on the plans.

Generally:

- Any development (including demolition, alterations or additions) or conservation works shall be referred to the Heritage Council for advice prior to a planning determination being made by the City of Swan.
- Existing significant buildings shall be conserved, adapted or extended as recommended in the 'Fairholme Group Conservation Plan' 2009, prepared by Heritage and Conservation Professionals.
- Any proposal for development of a significant building shall include a schedule of proposed conservation works.
- Additions to, or adaptation of, significant buildings shall comply with the requirements of the City of Swan, Local Planning Policy Guildford Conservation Precinct, adopted 2006 and subsequent Council adopted policies.

Specifically:

Welbourne House

- The significant sections of Welbourne House, comprising the masonry sections of the building, front verandah and cellar, shall be retained.
- Timber framed, fibrous cement clad additions and the patio enclosure may be demolished.
- The internal plan of the significant section of the building may only be adapted as recommended in the Conservation Plan.
- Welbourne House may be extended. The extension should take the form of a pavilion structure linked to the significant building. The pavilion addition may be of one or two storeys. The link shall be of one storey only. The addition shall not visually overwhelm the significant building.

Old Fairholme

- The significant sections of Old Fairholme shall be retained.
- The garage and store on the south, and carport on the northern side should be demolished.
- Minor alterations such as internal door openings may be made in the building.
- Old Fairholme shall not be extended.

Fairholme

- The significant sections of Fairholme shall be retained.
- The service areas and toilets on the southern and south-eastern sides of the building may be adapted. A second storey addition may be added to this portion of the building but this should be contained within the roof line of the existing building.
- Fairholme may be extended on the southern side provided the addition is modest, is not visible from Market Street and does not visually overwhelm the original building.

Workshops

- The form and external face brickwork of the Workshops building shall be retained.
- External brick walls may be adapted and new window and door openings are permitted.
- The interior of the building may be remodeled. No existing internal fabric is required to be kept.
- The building may be extended on the western side.
- The height of the building shall not be increased because this will block views of Fairholme from the river.

NEW BUILDINGS

- The objective for new buildings is to ensure that new development; including buildings, outbuildings and other structures; is visually compatible with the historic pattern of development on the Fairholme site in particular and the Guildford townsite.
- New buildings shall comply with the requirements of the City of Swan, Local Planning Policy Guildford Conservation Precinct, adopted 2006 and any subsequent Council approved policies.
- New buildings shall respect the existing heritage context and respond to the existing character, scale, form, siting, materials and colours.
- New buildings should not be copies of existing significant buildings, but should complement them in terms of form and proportion. Contemporary designs are appropriate and are encouraged.
- All applications for development shall be accompanied by a Schedule of Materials, Finishes and Colours.
- The following Schedules summarise the requirements of the Local Planning Policy as they apply to this site.

Table 1. Schedule of Minimum Requirements

Element	Approved Materials
Wall height	Minimum height from ground to wall plate is 3.00m
Roof pitch	Minimum roof pitch is 27° Maximum roof pitch is 35°
Eaves overhang	Minimum eaves overhang for new buildings is 300mm
Plan form	New buildings shall be of rectangular plan form with the dominant building on each Lot oriented towards Market Street. (The front door facing Market Street)
Articulation	New buildings shall be articulated in a way that complements, but does not copy, the existing significant buildings. Porches, verandahs, or other means of giving emphasis to the entrance to the building, are encouraged.

Table 2. Schedule of Acceptable Materials

Element	Approved Materials
Walls	Face brick in red/orange colour range with rolled or struck cream coloured mortar joints; rendered masonry or framed construction clad with timber weatherboards or Colobond.
Roof	Roofs shall be Marseilles profile red clay terracotta tiles; Galvabond; Zinalume or Colorbond in Manor Red, Shale Grey or Dune.
Window and door frames, sashes and doors	Timber, clear or painted finish
Joinery	Framing to verandahs etc shall be timber

GARAGES, CARPORTS AND OUTBUILDINGS

- The objective for garages, carports and outbuildings is to ensure that these structures are not visually dominant on the site.
- The design of garages, carports and outbuildings should complement the dominant building on the Lot. The Schedule of Minimum Requirements may be varied; however the Schedule of Acceptable Materials applies.

References

- Heritage and Conservation Professionals, 'Fairholme Group Conservation Plan', prepared for Landcorp on behalf of the Disability Services Commission, April 2009.
- City of Swan, Local Planning Policy Guildford Conservation Precinct, Adopted 2006.
- City of Swan, Town Planning Scheme No.17, Gazetted February 2008.
- Western Australian Planning Commission, Residential Design CODES of Western Australia, April 2008.

CONSERVATION AND PROTECTION OF EXISTING PLANTS OF CULTURAL HERITAGE SIGNIFICANCE

Existing trees and shrubs of cultural heritage significance to be protected and conserved are identified on the plans. The retention of other trees and shrubs is encouraged.

Generally:

- Any landscape changes shall be referred to the Heritage Council for advice prior to a planning determination being made by the City of Swan.
- There shall be no new works that would adversely affect the health, structural soundness, safe useful lifespan or overall aesthetic quality of the identified trees and shrubs.

Specifically:

- There shall be no major removal or pruning of above-ground growth unless this is recommended for the health, safety and appearance of the plant by a qualified arboriculturist with experience in the management of culturally significant plants.
- There shall be no excavation, filling greater than 100mm, compaction, construction work or totally impervious paving within the projected canopy area (the extent of spread of the above-ground growth including leaves) of the plant unless it is verified by a qualified arboriculturist with experience in the management of culturally significant plants that any such proposed work will not adversely affect the plant.

NEW PLANTING

- The plant selection objective is to ensure that new development including landscape is visually compatible with the historic planting patterns of the Guildford townsite.
- Trees including large tree-like shrubs which will form the predominant pattern of planting visible from public viewpoints are listed. The use of smaller shrubs and herbaceous plants that comply with the plant selection objective is also encouraged.
- New planting of trees shall be of the species listed below, unless it can be demonstrated that alternative proposed planting meets the plant selection objective described above.

Table 1. Schedule of Approved Species

Common Name	Botanical Name
American Ash	Fraxinus americana
Bangalow Palm	Archontopheonix cunninghamiana
Bottlebrush	Callistemon viminalis
Canary Island Date Palm	Phoenix canariensis
Coral Flame	Erythrina x
Cotton Palm	Washingtonia filifera
Crepe Myrtle	Lagerstroemia indica
Cypress	Cupressus macrocarpa
English Oak	Quercus robur
Fruit Trees	Prunus, Citrus, Apple, Loquat, Mulberry, Olive
Illawarra Flame	Brachychiton acerifolius
Jacaranda	Jacaranda mimosifolia
Judas Tree	Cercis siliquastrum
Kurrajong	Brachychiton populneus
Magnolia	Magnolia grandiflora
Oriental Plane	Platanus orientalis
Pencil Pine	Cupressus sempervirens (NOT recent gold form)
Pepper Tree	Schinus areira
Peppermint	Agonis flexuosa
Pittosporum	Pittosporum undulatum
Rottnest Island Pine	Callitris preissi
Senegal Date Palm	Phoenix reclinata
Skyduster	Washingtonia robusta
Sugar Gum	Eucalyptus cladocalyx (NB dwarf form acceptable)

LANDSCAPE LAYOUT

- The landscape layout objective is to ensure that new development including landscape is visually compatible with the historic patterns of residential development the Guildford townsite.
- In open spaces between house walls, Market Street and the accessway the area of planting shall be greater than area of paving or other non-planted treatment.
- The verge of Market Street shall be mown grass, which may be irrigated or unirrigated. Inconspicuous structural reinforcement under the grass surface may be installed.

HARD LANDSCAPE

- The hard landscape objective is to ensure that new development including landscape is visually compatible with the historic patterns of residential development the Guildford townsite.
- New hard landscape shall be of the form, materials and finishes listed below, unless it can be demonstrated that alternative proposals meets the hard landscape objective described above.
- Walls visible from public viewpoints shall be of red-earth coloured, clay brick or random rubble, natural granite or laterite stone.
- Fence panels shall be vertical picket, open or closed, and may be natural, oiled or paint finish
- Fence plinths and piers shall be of red earth coloured, clay brick or random rubble, natural granite or laterite stone.
- Accessway and publicly visible driveway paving shall be bitumen seal with granite (black) or laterite (red) topping or red-earth coloured unit pavers or compacted laterite gravel.

References

- Heritage and Conservation Professionals, 'Fairholme Group Conservation Plan', prepared for Landcorp on behalf of the Disability Services Commission, April 2009.
- Lingard, L. and Napier, K. 'Guildford Gardens Study 1829 – 1930's' National Trust of Australia (WA) Perth WA c.1991, Appendix I in, 'Fairholme Group Conservation Plan', April 2009.
- Viska, J. *A Guide to Conserving and Interpreting Gardens in Western Australia*, West Australian Branch of the Garden History Society Perth WA, 2007.

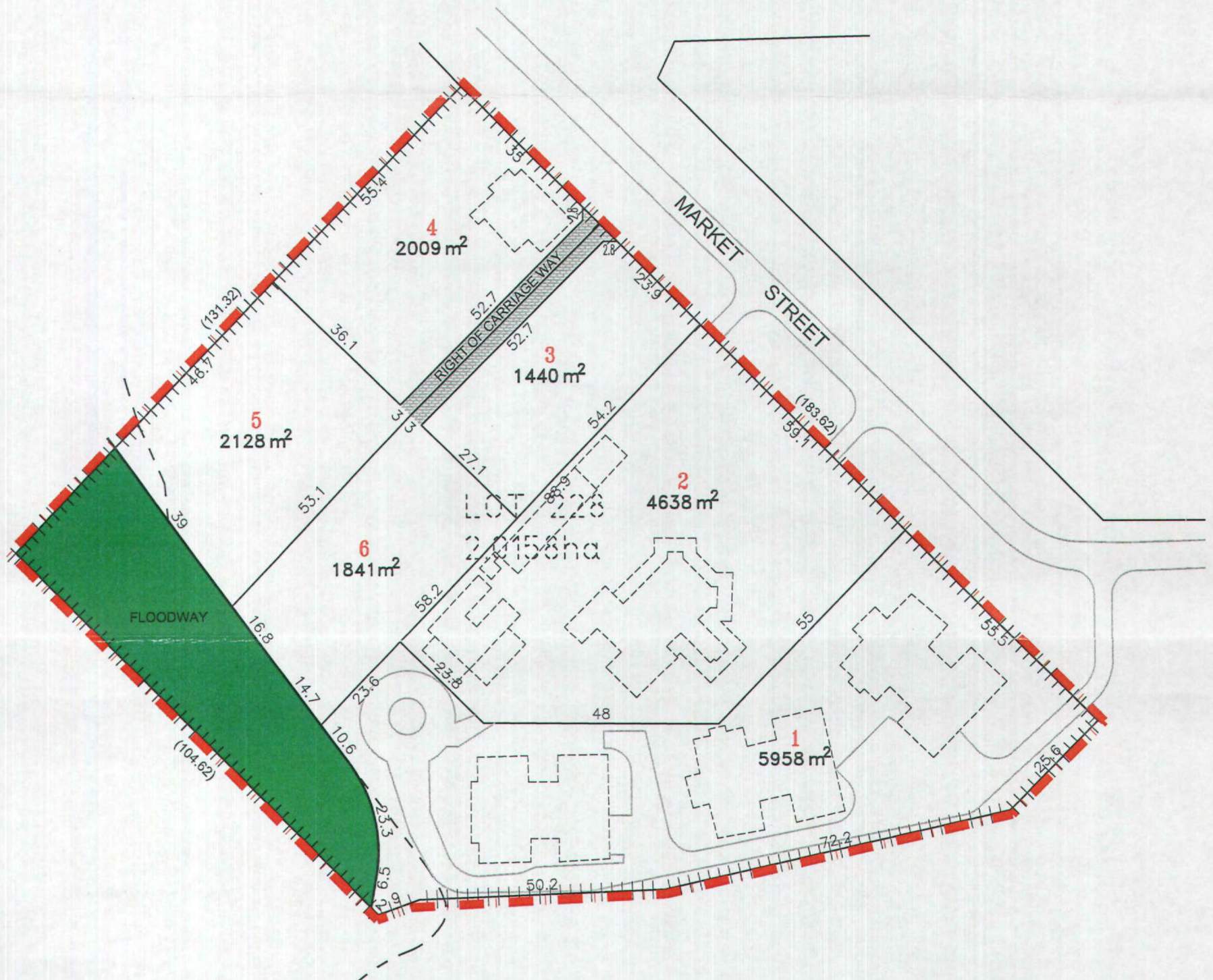
APPENDIX 2

PHOTOGRAPHS OF THE SUBJECT SITE

STRUCTURE PLAN » LOT 228 MARKET STREET » GUILDFORD » 18 NOVEMBER 2009 » GRA REF 4409 » 4409_09NOV01R_GC (FINAL).DOCX

APPENDIX 3 STRUCTURE PLAN

STRUCTURE PLAN » LOT 228 MARKET STREET » GUILDFORD » 18 NOVEMBER 2009 » GRA REF 4409 » 4409_09NOV01R_GC (FINAL).DOCX



NOTES:

1. THE PERMITTED USE FOR LOT 1 IS "INSTITUTIONAL BUILDING" (IN ACCORDANCE WITH THE EXISTING "NON-CONFORMING USE" RIGHTS GRANTED UNDER TPS 9).
2. LOT 1 SHALL NOT UNDERGO ANY REDEVELOPMENT WITHOUT AN AMENDMENT TO THE SUBJECT STRUCTURE PLAN BEING ENDORSED BY THE WESTERN AUSTRALIAN PLANNING COMMISSION. MINOR ADDITIONS / ALTERATIONS TO THE EXISTING BUILDINGS ARE UNLIKELY TO REQUIRE AN AMENDMENT TO THE SUBJECT STRUCTURE PLAN; HOWEVER THIS SHALL BE DETERMINED BY THE CITY OF SWAN UPON RECEIPT OF A DEVELOPMENT APPLICATION FOR LOT 1.

3. THE PARKS AND RECREATION RESERVE SHALL BE VESTED TO THE DEPARTMENT OF PLANNING FREE OF COST IN ACCORDANCE WITH CLAUSE 152 OF THE PLANNING AND DEVELOPMENT ACT 2005, VIA THE SUBDIVISION PROCESS.

4. LAND USE PERMISSIBILITY FOR THE STRUCTURE PLAN AREA SHALL BE DEALT WITH AS IF THE SUBJECT LAND WERE ZONED 'RESIDENTIAL' UNDER THE CITY OF SWAN LPS 17. THE 'RESIDENTIAL' ZONE COMPONENT OF TABLE 4.3 - ZONING TABLE OF LSP 17 SHALL BE APPLIED TO THE STRUCTURE PLAN AREA. (PLEASE REFER TO APPENDIX 4 OF THE STRUCTURE PLAN REPORT).

5. THE DESIGN GUIDELINES (APPENDIX 1 OF THIS STRUCTURE PLAN) FOR EACH INDIVIDUAL LOT SHALL DETERMINE MINIMUM SETBACK REQUIREMENTS FOR ANY FUTURE DEVELOPMENT WITHIN THE STRUCTURE PLAN AREA. THE SETBACK PROVISIONS OF THE RESIDENTIAL DESIGN CODES OF WESTERN AUSTRALIA DO NOT APPLY TO THE STRUCTURE PLAN AREA.

6. ANY FUTURE DEVELOPMENT OR SUBDIVISION APPLICATIONS WITHIN THE STRUCTURE PLAN AREA WILL REQUIRE REFERRAL TO THE HERITAGE COUNCIL OF WESTERN AUSTRALIA FOR COMMENT.

LEGEND

- SUBJECT SITE
- RIGHT OF CARRIAGEWAY
- 'PARKS AND RECREATION' RESERVE
- EXISTING BUILDINGS
- RESIDENTIAL DENSITY CODE ("R5")

date	17 November 09	job no.	4409
scale	1:1000@A3	e-ref	100901
designer	G Casey	drawn	O Lekoko
client			
email	gcasey@perthcity.com.au	web	perthcity.com.au
tel	(08) 9221 1111	fax	(08) 9221 1111

title	structure plan
address	lot 228 market street, guildford
email	gcasey@perthcity.com.au
tel	(08) 9221 1111
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APPENDIX 4

EXTRACT FROM LAND USE TABLE 'RESIDENTIAL' ZONE

STRUCTURE PLAN » LOT 228 MARKET STREET » GUILDFORD » 18 NOVEMBER 2009 » GRA REF 4409 » 4409_09NOV01R_GC (FINAL).DOCX

Industry – General	X
Industry – Light	X
Industry – Mining	X
Industry – Noxious	X
Industry – Rural	X
Industry – Service	X
Lunch Bar	X
Marine Filling Station	X
Market	X
Medical Centre	X
Motel	X
Motor Vehicle Repair	X
Motor Vehicle Wash	X
Motor Vehicle Boat or Caravan Sales	X
Multiple Dwelling	D
Night Club	X
Office	X
Place of Assembly	X
Place of Worship	D
Radio & TV Installation Private	P
Reception Centre	X
Recreation – Private	X
Recreation - Public	D
Residential Building	A
Restaurant	X
Restricted Premises	X
Roadhouse	X
Rural Pursuit	X
Service Station	X
Shop	X
Showroom	X
Single Bedroom Dwelling	D
Single House	P
Storage	X
Tavern	X
Telecommunications Infrastructure	X
Tourist Facilities	X
Trade Display	X
Transport Depot	X
Vehicle Wrecking	X
Veterinary Centre	X
Warehouse	X
Winery	X