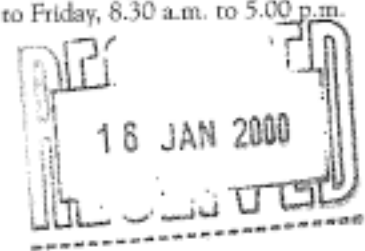




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All correspondence to be addressed to Chief Executive Officer,
P.O. Box 9, Nedlands 6909. Office hours: Monday to Friday, 8.30 a.m. to 5.00 p.m.

Enquiries Max Hipkins
Our Reference MH:MH:TPN/103
Your Reference



13 January, 2000

Mr Tom Perrigo
Chief Executive Officer
The National Trust of Australia (WA)
4 Havelock Street
WEST PERTH WA 6005

Dear Tom

SUNSET HOSPITAL REDEVELOPMENT

Thank you for your submission received 27 October 1999, which has been placed before Councillors.

At its Ordinary meeting of 14 December 1999 Council considered a report from Administration, which is included for you information. It was resolved that Council:

- (a) *advises the State Government it endorses in principle the redevelopment of the Sunset Hospital site, subject to the following qualifications/comments:*
- i) *Boundaries of the site are to be determined with and agreed by Council. The river foreshore may be included provided it is open to the public at all times, without charge;*
 - ii) *Council would agree to assign the Tawarri lease so that it may be incorporated within the site, subject to suitable negotiations and the heritage value of the original dome construction is acknowledged;*
 - iii) *If the foreshore is included within the site, the previously existing hot pool should be resurrected;*
 - iv) *A detailed feature survey and site analysis should be undertaken, to assist in the siting of new buildings and retention of bushland and mature trees on the site. Council would like to see various development options evaluated;*

- v) *Before the decision is taken to remove any buildings on site, the City of Nedlands, Heritage Council and National Trust should be consulted. Heritage bodies should be involved in the planning and ongoing maintenance of the site. All heritage buildings to remain on the site are to be restored in accordance with the Burra Charter. In principle there is no objection to relocation of timber framed buildings, although adaptive reuse should be in the context of preserving heritage values;*
- vi) *An assessment should be made of the most appropriate types of aged accommodation for the site, so that this may be provided according to need and not to maximise profit;*
- vii) *Irrespective of the extent of accommodation and other uses, tourism/residential interaction will have to be carefully handled;*
- viii) *Council has concerns about subdivision for private accommodation, particularly adjoining the river where any development should be restricted to single storey and prevented from undertaking earthworks which would disturb the escarpment; consideration should be given to establishing building envelopes and covenants for all new buildings.*
- ix) *Buildings A, P and E on the plan of August 1999 be set aside for Council community use are to be fully restored to Council plans and specifications;*
- x) *Council will not support subdivision or building at the eastern end of the site, currently reserved for Parks & Recreation, or along the face of the escarpment;*
- xi) *One percent of the total project cost is to be allocated for public artworks on the site;*
- xii) *Council Town Planning Controls are to apply to all new buildings;*
- xiv) *Council Building Controls are to apply to the whole site;*
- v) *All accommodation, aged or otherwise, and commercial use of the site is to be rateable.*
- xv) *The whole project is to be self-funding, at no cost to Council;*
- xvi) *Council requests more discussion with regard vesting and management of the site and representation on the various management bodies proposed. One option that should be investigated is joint vesting of the site with the City of Nedlands*

and the National Trust, with a Housing Trust providing non-profit accommodation for the elderly;

xvii) There is to be full public consultation in planning and development of the site.

- b) requests a detailed response from the Government addressing all of the points raised in a) above;*
- c) lodges a submission with the WA Planning Commission, incorporating the points described in a) above, when the site is advertised for rezoning in the Metropolitan Region Scheme (MRS); and*
- d) requests the Government to open the site to the public during daylight hours while the MRS amendment is being processed*