



# Sunset Heritage Precinct Management Plan

as part of the *Sunset Transformation Strategy*



September 2014

## DOCUMENT APPROVAL

The **Sunset Heritage Precinct Management Plan** was endorsed by the Sunset Transformation Committee at its meeting on 20 August 2014:

Signed for and on behalf of the Sunset Transformation Committee by:



Bill Sullivan (Chairperson)  
Acting Deputy Director General  
Building Management and Works, Department of Finance

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# PART A – OVERVIEW

## 1. PURPOSE OF THE MANAGEMENT PLAN

The Sunset Heritage Precinct Management Plan enables transformation works at “A” Class Reserve 1667 (“Sunset Reserve”) to be regarded as “permitted development” in accordance with Clause 16 (3) (e) of the Metropolitan Region Scheme Text, and thereby commenced or carried out without the written approval of the Western Australian Planning Commission in accordance with Clause 16 (1a) of the Scheme.

The transformation works to be undertaken at the Sunset Reserve broadly include:

- Demolition of intrusive elements and structures;
- Excavation required to upgrade service infrastructure;
- Landscaping to open areas including provision for lighting, new paving, community equipment, modified fencing and car parking;
- Future conservation works to heritage buildings; and
- Allowing adaptive reuse of the heritage buildings to complement the vision for the Sunset Heritage Precinct.

## 2. PROJECT VISION

The vision for the project is to transform the Sunset Heritage Precinct over time into a unique State Government-owned asset for arts, cultural and community use, which has a high level of heritage conservation, public access, amenity and engagement with the river.

## 3. LOCATION

The Sunset Reserve sits on the edge of the Dalkeith Peninsula on the Swan River and was originally established between 1904 and 1906 as an Old Men’s Home (see Figure 1). As outlined in the *Sunset Interpretation Strategy*<sup>1</sup> the Sunset Reserve features a combination of constructed landscape elements and remnant native bushland along the escarpment. The landscape is very utilitarian with a predominance of bitumen and lawn. There are a number of buildings on the site with varying levels of significance. Those that are of most significance predominantly pre date 1930, and are typically single storey Federation Arts and Craft style buildings. The former ward buildings are arranged in cloisters surrounding grassed or sealed quadrangles. Other single storey buildings that provided patient facilities and staff residential quarters surround the former ward buildings. A two-storey building dating from 1927 is located at the eastern end of the site. The area surrounding the Sunset Reserve has developed to become one of Australia’s premier residential neighbourhoods, with large homes of very high value.

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<sup>1</sup> Prepared by TPG as part of the *Sunset Transformation Strategy Report*, 2013



Figure 1      Sunset Reserve Location Plan



## 4. BACKGROUND

On 1 October 2013, the Government approved the Sunset Transformation Strategy Concept and the printing of the Sunset Reserve Transformation Bill 2013 to provide for reserve and planning changes to expedite the transformation of the former Sunset hospital site into an arts, cultural and community asset, and for related purposes.

The Sunset Reserve Transformation Act 2014 received Royal Assent on 22 April 2014 and facilitates implementation of the Sunset Transformation Strategy through statutory land and planning amendments.

## 5. STATUTORY PROVISIONS

### 5.1. “A” Class Reserve 1667 (Sunset Reserve)

The purpose of the Sunset Reserve is “Sunset Heritage Precinct for arts, cultural, community and ancillary commercial uses”. Future uses of the Sunset Reserve must comply with this purpose.

### 5.2. State Heritage

The Sunset Reserve is permanent entry No 3374 on the State Register of Heritage Places. The existing Sunset Hospital – Conservation Management Plan<sup>2</sup> has informed the development of the Sunset Transformation Strategy. Implementation of the Sunset Transformation Strategy will be in accordance with the Sunset Heritage Precinct Management Plan, heritage requirements and through ongoing consultation with the State Heritage Office and support of the Heritage Council of Western Australia.

### 5.3. Metropolitan Region Scheme

The Sunset Reserve is reserved for *Parks and Recreation* in the Metropolitan Region Scheme (See Appendix 3 – MRS Map). The Sunset Heritage Precinct Management Plan has been prepared in accordance with clause 16 (1a) (a) and (3) (e) of the Metropolitan Region Scheme Text which states:

*16 (1a) Development on reserved land owned by or vested in a public authority may be commenced or carried out without the written approval of the Commission if the development is –*

*(a) permitted development that does not involve the clearing of regionally significant bushland in a Bush Forever area*

*16 (3) “permitted development” means –*

*(e) works on land reserved for Parks and Recreation where the works are in accordance with a management plan endorsed by the Commission*

### 5.4. Funding

The Department of Finance has established a Sunset Special Purpose Account in accordance with s.16 of the Sunset Reserve Transformation Act 2014 which is to be credited inter alia with:

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<sup>2</sup> Prepared by Palassis Architects in 2003

- the proceeds of the disposal of Lot 302;
- moneys received or recovered in respect of the lease or other use of any part of Sunset Reserve;
- any amount appropriated by Parliament to, or otherwise lawfully received for, the account; and
- moneys held in the account are to be applied in payment of costs and expenses incurred in the conservation and management of Sunset Reserve.

## 6. OWNERSHIP

The Sunset Reserve is Crown owned and set aside as an “A” Class reserve under management control of the Minister for Works, with power to lease for any term (see Appendix 1 – Land Title and Management Order). The Sunset Reserve is managed by the Department of Finance on a day-to-day basis. This arrangement will continue over the short to medium term, however, the management of Sunset can change in the event that a suitable alternative management arrangement is determined in the future and endorsed by the Government. The area of the reserve is 7.9693 hectares (See Appendix 2 – Lot 303 in DP 49483).

The Department of Finance has engaged property managers for the Sunset Reserve, covered in more detail in Part C.

## 7. SUNSET TRANSFORMATION STRATEGY

The Sunset Transformation Strategy<sup>3</sup> describes how the former hospital site will be developed into a significant State Government-owned arts, cultural and community asset. It was prepared during 2013 – 14 and received Government approval on 1 October 2013.

The Sunset Transformation Strategy will be implemented as follows:

### 7.1. Laying the Foundations (One to Two Years)

In the next one to two years, the Department of Finance will implement the Phase One Works Program to commence transformation of Sunset into an arts, cultural and community asset. This will include, as outlined in Figure 2:

- demolition of minor, non-heritage buildings and walkways; and the removal of asbestos from the site;
- preservation of the heritage buildings to a secure and sustainable state i.e. wind and water tight;
- provide new sewerage, water and electricity service infrastructure into the site; and
- landscape works to the Padbury View and eastern part of the site to include playground, barbeque and picnic area.

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<sup>3</sup> The *Sunset Transformation Strategy Report* was prepared by lead consultant, HASSELL, and specialist sub-consultants during 2013



Figure 2 Laying the Foundations (One to Two Years)



Source: *Sunset Transformation Strategy Report*, HASSELL, 2013

## 7.2. Long-Term Vision (10 To 15 Years)

The long-term vision for Sunset is to achieve its transformation to a fully restored and landscaped site for active community enjoyment in accordance with the Sunset Heritage Precinct Management Plan. This will include, as outlined in Figure 3:

- fully restored and tenanted buildings that enable financial sustainability;
- improved and upgraded access through the site;
- provision of new and improved car parking;
- new landscape works including an amphitheatre and new walkways; and
- alteration to existing fences as required with a view to removal of unnecessary barriers once the place is fully connected, activated and secure.

## 8. CONSULTATION

Consultation with the Department of the State Heritage Office, Heritage Council of Western Australia, Department of Planning, City of Nedlands and Swan River Trust informed the Sunset Transformation Strategy. Further consultation and feedback assisted with the development of this Management Plan. A public information session was held on 31 October 2013 at the Sunset Reserve to announce the Sunset Transformation Strategy. At the information session the Director General, Department of Finance introduced the Sunset Transformation Strategy and the Office of the Government Architect presented the details of the Strategy followed by a question and answer session.

## 9. SUNSET TRANSFORMATION COMMITTEE

The Sunset Transformation Committee has been established to oversee implementation of the Sunset Transformation Strategy including the delivery of the Phase One Works Program and associated documentation, leading towards the ongoing sustainable operation of the Sunset Heritage Precinct. The Committee is chaired by the Department of Finance and has senior representatives from the following agencies:

- Department of the Premier and Cabinet;
- Department of the State Heritage Office
- Department of Planning
- Project Director, Department of Finance, Building Management and Works

The Sunset Transformation Committee will be supported by the Department of Finance, Building Management and Works. The Office of the Government Architect is regularly briefed on the progress of the project. As the Phase One Works Program nears completion, the terms of reference and membership of the committee can be reviewed and modified as appropriate.

## 10. TENANCY MANAGEMENT STRATEGY

A Tenancy Management Strategy will be prepared for approval by the Sunset Transformation Committee to enable the Department of Finance to:

- strategically plan for the timely release of space to secure tenants that can contribute to building conservation, sustainability and the transformation of the Sunset Reserve; and
- assess and determine various tenancy proposals at the Sunset Reserve against an agreed set of criteria that lead to achievement of the project vision.



Figure 3 Long Term Vision (10 to 15 Years)



Source: *Sunset Transformation Strategy Report*, HASSELL, 2013



## PART B – MANAGEMENT PLAN

The Sunset Heritage Precinct Management Plan (Management Plan) guides future planning and development of the site, in accordance with the Sunset Transformation Strategy.

The Management Plan considers the heritage context for the whole site and identifies the range of works that will be implemented over the short and longer term across the site. This work principally includes maintenance and conservation to the heritage fabric, upgrade of sub surface service infrastructure and landscaping to achieve the long term vision for the place.

Figure 4 Sunset Reserve – Site Plan



# 1. HERITAGE CONSERVATION

## 1.1. Statement of Significance<sup>4</sup>

*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.*

## 1.2. Definitions

The ICOMOS Burra Charter<sup>5</sup> is the international guiding document for the conservation of significant heritage places. The following definitions as defined in the Burra Charter are relevant to his management plan:

- *Conservation means all the processes of looking after a place so as to retain its cultural significance.*
- *Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.*
- *Preservation means maintaining a place in its existing state and retarding deterioration.*
- *Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.*
- *Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.*
- *Adaptation means changing a place to suit the existing use or a proposed use.*

<sup>4</sup> Heritage Council Register of Heritage Places – Permanent Entry: Sunset Hospital 02/09/1997

<sup>5</sup> The Burra Charter 2013 – <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

### 1.3. Conservation Principles

The following conservation principles for the Sunset Reserve are outlined in the *Sunset Conservation Works Schedule*<sup>6</sup> and are based on the Burra Charter.

#### Generally

The conservation works relate to existing significant fabric to be retained and conserved to allow the ongoing survival of heritage buildings. The approach adopted for conservation work is 'as much as necessary, as little as possible' and this will form the basis of all works suggested.

#### Reuse

The first priority when undertaking any repairs should be to reuse as much of the existing fabric as possible. Preservation of the authentic fabric should take precedence over cosmetic considerations. This principle recognises that some of the original fabric will appear different from that expected and available today. It also recognises that the age of the original fabric should remain obvious and that it is not the intent to return the fabric to 'as new' appearance. For example, it is preferable to reuse loose and partly worn roof sheets rather than replace with a modern equivalent such as pre-finished steel.

#### Like for Like

As a general principle, maintenance works should be carried out on the basis that any material items that need to be replaced should be done so on the basis of replacing like for like. If an item is so degraded that it must be replaced, the new item should preferably match that which it replaces in material, style, pattern, finish, colour etc. In some instances it may be appropriate to use an item firstly salvaged from another site, or secondly, specially made to match. Where a matching item is not available either new or from salvage, then a reasonable facsimile in current production may be acceptable. A new part should be discernible from close inspection as such and no attempt made to artificially age it. This principle should be applied to all levels ranging from whole components such as doors, down to individual fixings. For example, where new window panes are to be installed they should replicate the glass that was there originally and matches the adjoining panes. Or, where external render or fibre cement requires repair or replacement it should match the original in texture, colour and function.

#### Avoid Needless Loss

Where only one part of a component is broken, consideration should be given to repairing that part rather than replacing the whole component. If possible, the part should be left in place and repairs should be carried out without removal or damage to the unbroken part. This principle may result in only partial dismantling of components during repairs. In particular, sound parts should not be broken to remove them unnecessarily from components. For example, removing concrete verandah walkways could cause damage to the buildings and adversely affect access. For that reason they should remain in situ.

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<sup>6</sup> Prepared by TPG as part of the *Sunset Transformation Strategy Report*, 2013



## Techniques

During conservation (including maintenance) works, first preference should be given to use of techniques previously used on the component concerned. Second preference is to use techniques used elsewhere on the site, and third preference is to use techniques recognised as current practice of the time. Alternative modern techniques should only be used where the original methods used are shown to be ineffective and where such techniques will not change the character of the component. Specific direction should be sought from a conservation professional where non-traditional techniques are the only method of preventing unacceptable loss of original fabric. For example, roof sheets which have been nailed may be screwed if nailing is ineffective.

## Resist Embellishment

Repair works should not introduce materials and components that were not part of the original fabric of the place. If a part that has to be replaced was of plain, simple design, do not replace with a decorative version of the part. Respect the utilitarian nature of the place. For example do not introduce brass fittings where they did not exist, or paint roof sheets that were never painted.

## Not Perfect

Repairs should recognise that the place may not have been perfect in either its original, most significant or recent state. Worn fabric should be allowed to show the patina of time. Repairs should not attempt to put the fabric into a condition that it was never in or present it in 'as new' condition. A part not built 'straight' originally should not be made 'straight' to meet current standards.

## 1.4. Interpretation Opportunities

As outlined in the *Sunset Interpretation Strategy*<sup>7</sup>, the interpretation of the Sunset Reserve can be achieved through a set of relevant themes to capture the key characteristics of the site. Some key themes to be explored include:

- a) The Mt Eliza Depot and the Old Men's Home in context of the social history of Western Australia
- b) Key personalities who resided and worked in the hospital
- c) The built heritage on the Site and stages of development
- d) The natural heritage of the Site and the dendrology
- e) Landmark qualities and relationship to the river

Other opportunities which the site allows but don't directly relate to a specific theme include:

- Sculpture Play – artistic installations for stimulating play areas for children
- Online rebirth – the use of social media and websites to provide information
- 'Movies at Sunset' – Sunset was the third location in Perth that showed 'talkies'
- Social Space – encourage active use and use of grounds
- Walking Tours - encourage site exploration
- Picturing the Past – photo display and installations
- Interpretive Events – mix of events to encourage activation
- 'Drop In' information point – prior to interpretative infrastructure being formed

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<sup>7</sup> Prepared by TPG as part of the *Sunset Transformation Strategy Report*, 2013

A plan outlining the interpretative opportunities for the site is shown in Figure 5. These opportunities will inform and be continuously considered and defined as the project evolves in future years.

### **1.5. Heritage Agreements**

Heritage Agreements will be prepared for separate tenancy arrangements within buildings and the grounds (where appropriate), and define the scope of heritage and other work to be undertaken as a condition to lease space over an agreed period of time.

Figure 5 Interpretation Plan



Source: *Sunset Interpretation Strategy* prepared TPG as part of the *Sunset Transformation Strategy Report*, 2013

## **2. BUILDING WORKS**

### **2.1. Levels of Significance**

The levels of significance of the heritage buildings are shown in Figure 6.

### **2.2. Asbestos Removal**

It is not unusual for asbestos to be present in older Government buildings and the Sunset Reserve is no exception.

An audit and register of Asbestos Containing Material (ACM) was undertaken for the Sunset Reserve in November 2012. An asbestos management plan has been prepared by the property managers to guide maintenance and future works on the site.

ACM is prevalent throughout the site. Together with being recorded in the asbestos management plan, specific ACM is also tagged in situ where visible for reference. ACM that was friable or high risk has previously been removed. Asbestos remaining has limited accessibility, or is sealed and deemed of low risk.

It is proposed to remove ACM from the buildings as part of the first phase of works, to enable future building adaptations and restoration to proceed unimpeded. Existing ACM will be removed prior to, and as part of, the demolition work to be undertaken across the site. This process will form part of the demolition tender in accordance with Australian codes of practice and standards, to be managed by the property managers.

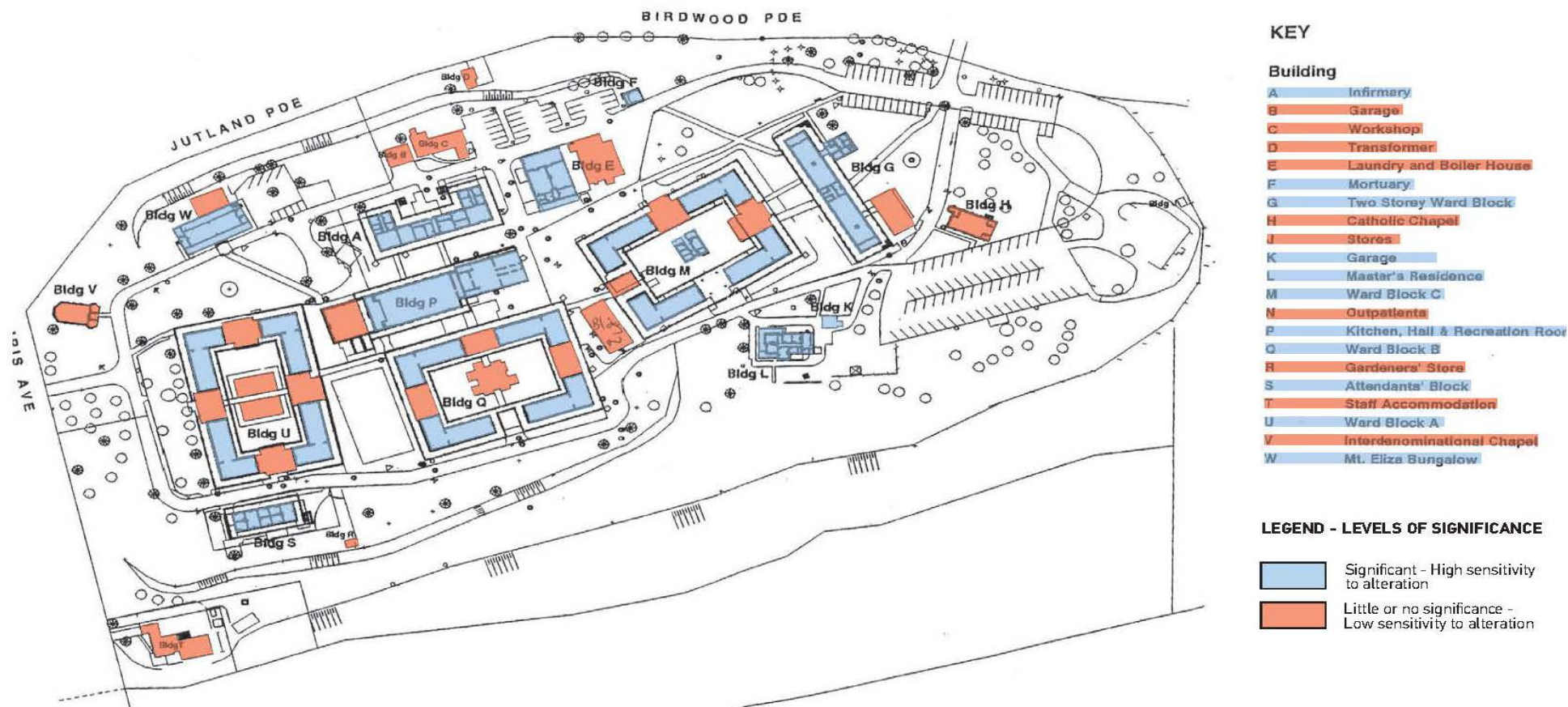
It is likely that ACM exists in sub surface infrastructure which is not readily identifiable. The risk of exposing ACM in underground pipe work will be made clear in tenders for excavation work across the site, particularly in relation to replacement of internal service connections to buildings.

It is likely that some sub surface infrastructure with ACM will remain in situ. There is no need, strategy or intent to remove all redundant underground infrastructure from the site, unless there is good reason to do so.



**Figure 6** Levels of Significance

The plan below generally illustrates those structures on the site which make a contribution to the overall heritage value of the site as recognised by the Heritage Council of Western Australia. This has been informed by the Hocking Studio Conservation Management Plan (1995) and Palassis Architects Conservation Plan (2004).



Source: *Sunset Conservation Works Schedule* prepared by TPG as part of the *Sunset Transformation Strategy Report*, 2013

### 2.3. Demolition Strategy

Insignificant structures including various undercover walkways and non-heritage buildings, add-on extensions and verandah in-fills that are considered to be either intrusive or have no utility will be removed (see Figure 7 for examples). This will improve site permeability, legibility by enhanced reading of heritage buildings and lessen the overall maintenance burden of the site.

Infill connections within the quadrangle buildings may ultimately be removed to reveal the original intent of the site as drawn by the Principal Architect, Hillson Beasley, in 1906 (see Figure 8), or adaptively reused through contemporary design to contribute to greater building utilisation and efficiency along heritage principles. This also applies to the separate non heritage buildings located in the internal spaces of the quadrangle buildings. Decisions and timing for these will be dependent on procurement outcomes undertaken in accordance with the Tenancy Management Strategy.

Figure 9 broadly outlines the demolition proposed for the site including buildings with little or no significance that may be extensively modified or removed over time complementing the long term vision for the site. All demolition works will be referred to the Department of the State Heritage Office for approval.

Figure 7 Examples of Proposed Demolition





Figure 8 Claremont Old Men's Home – Birds Eye View – 1906

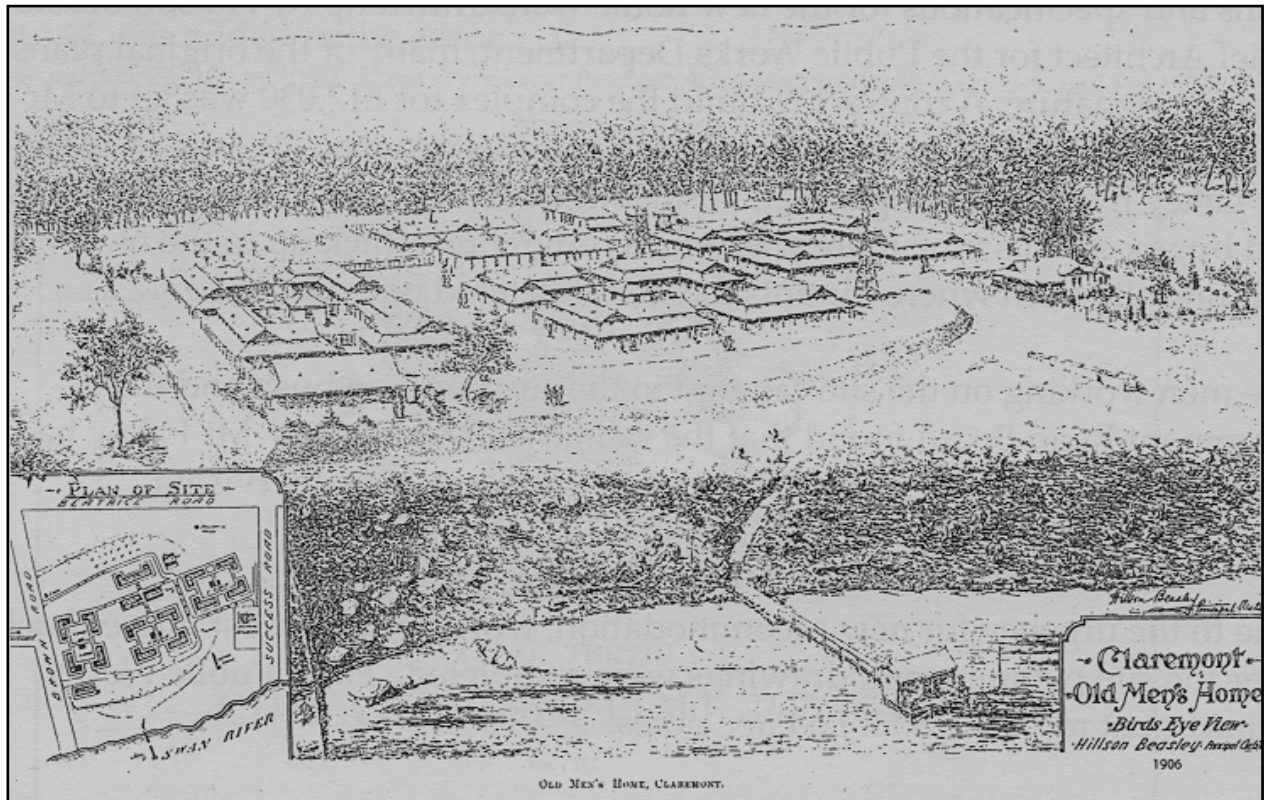
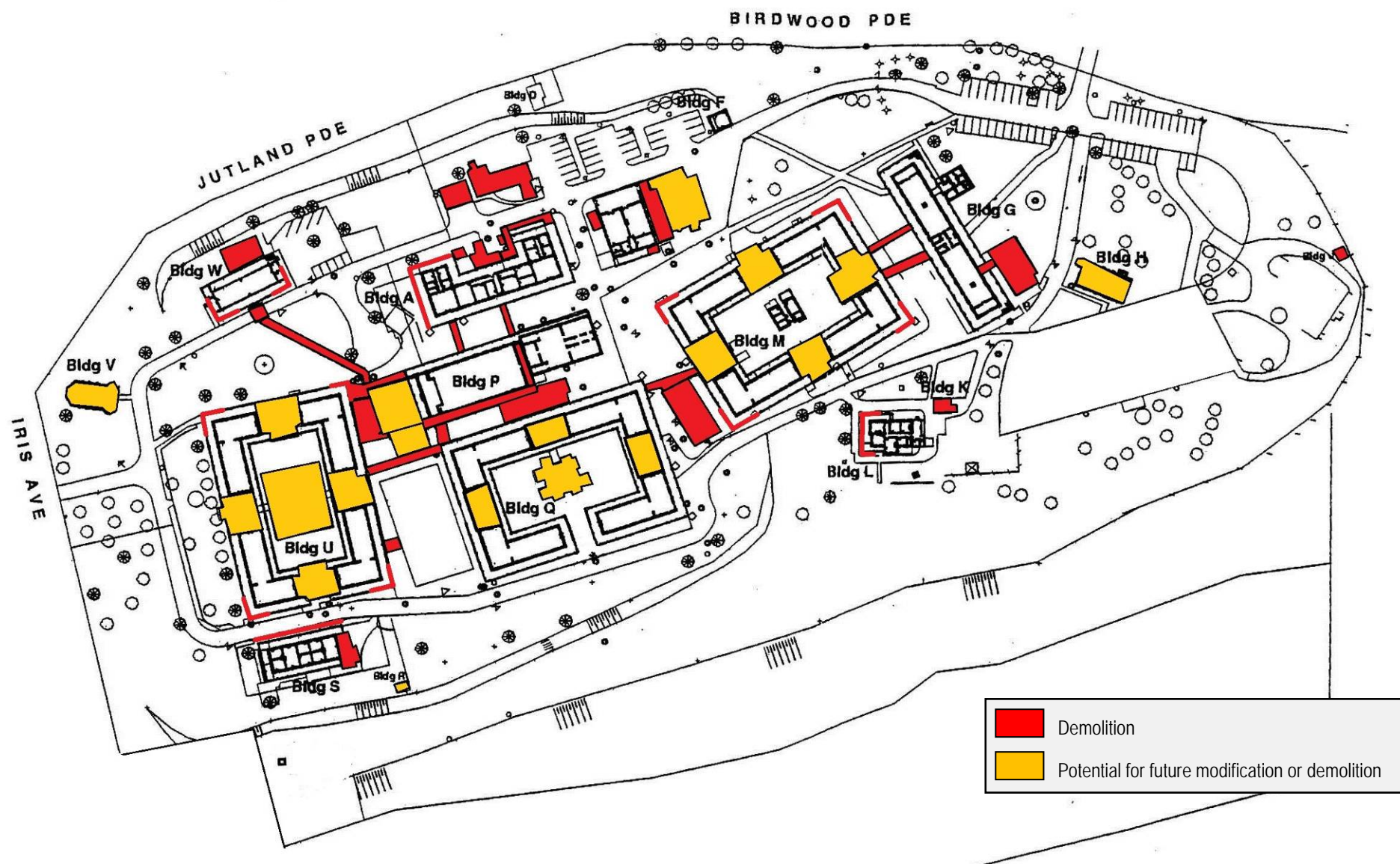


Figure 9 Proposed Demolition



## 2.4. Preservation Works

All heritage and some non-heritage buildings will be retained for future adaptive reuse for arts, culture, community and ancillary commercial purposes. For example, the workshop building while having no heritage significance, does have 'industrial' appeal and utility for a range of potential uses and will be retained.

It is imperative that the buildings are not allowed to fall into further disrepair. As such, works should be carried out to arrest decay where it occurs and remove defective or inappropriate repairs that could lead to decay.

Initial preservation works will be undertaken to bring the buildings to a secure and sustainable state. These will include works over the next two years to avoid further deterioration of fabric such as repairs, replacement and repainting to roofs, downpipes and guttering (where appropriate), removal of asbestos and repainting of timber facia where necessary. The extent of work will vary from building to building.

The preservation work will be specified and undertaken in accordance with the heritage principles outlined in Section 1.3.

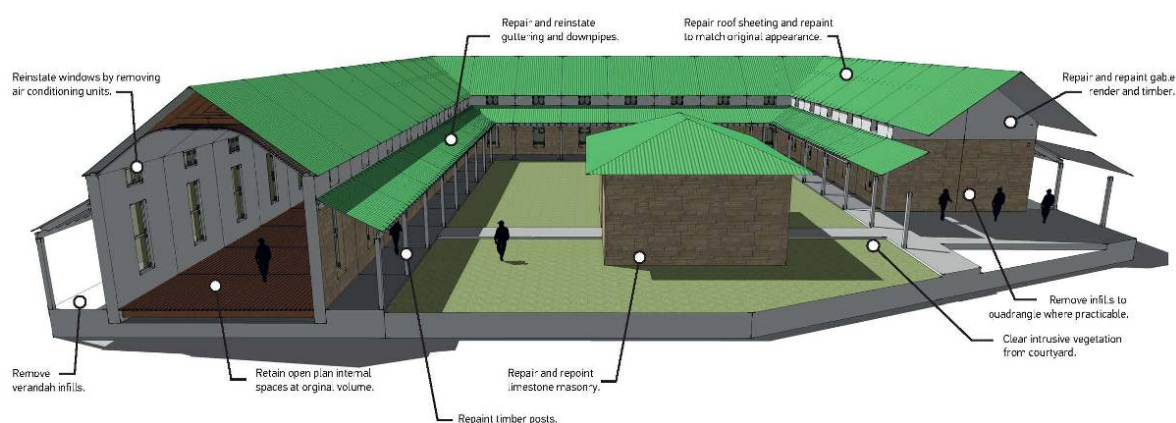
## 2.5. Conservation Works and Adaptive Reuse

Future tenants will be required to enter into heritage agreements as part of their lease. This will set out the necessary level of conservation work to be undertaken as part of their adaptive reuse over an agreed period of time.

All tenancies will be considered in accordance with the Tenancy Management Strategy, which will establish criteria for selecting appropriate tenants for agreed uses that do not impact negatively on the established heritage value of the buildings and vision for the Sunset Reserve. The active lease of space will not be pursued until the Phase One Works Program is completed.

**Figure 10 Main areas of Conservation Work**

This cross sectional diagram generally illustrates the main areas of conservation work proposed to the buildings within the Sunset site.



Source: *Sunset Conservation Works Schedule* prepared by TPG as part of the *Sunset Transformation Strategy Report*, 2013

## **2.6. New Structures**

There is no proposal or requirement for new buildings on the site, now or in the foreseeable future. However this does not preclude new structures being developed in the longer term. This particularly relates to the three quadrangle buildings where the replacement of intrusive infill that connects each building, as well as their internal courtyard space, might be contemplated in the future.

Any new buildings will require approval from Heritage Council of Western Australia in accordance with the heritage principles established in this management plan.

In the event that any new structure is required to support site infrastructure, such as a new transformer building, or pump house, this also will be referred to the Heritage Council of Western Australia for endorsement before implementing.

### 3. ENVIRONMENTAL CONSERVATION

The conservation and reuse of heritage buildings is an inherently sustainable process, based on the levels of embodied energy invested in their construction and built fabric. The Sunset Heritage Precinct will become a sustainable heritage adaptation and community asset. Opportunities will be explored on an ongoing basis for the use of sustainable energy sources including solar power and potential thermal heating (historically hot artesian water was available for site usage); water recycling; water sensitive design; introduction of permeable paving to minimise water runoff, and use of water tolerant indigenous vegetation.

A comprehensive vegetation survey of the site was undertaken in 2000 (see Figure 11). Over time a number of trees have died, and this plan is no longer fully conclusive. However, it remains relevant insofar as all trees remaining can be rated in terms of significance. It is important to note that only eight trees, comprising Morton Bay and Port Jackson fig trees and Norfolk pine trees, (some of which are subject to disease) are considered significant.

Overall the vegetation provides a parkland setting for the Sunset Heritage Precinct and this situation will be enhanced over time. The natural landscape of the wooded embankment is an important attribute of the site but largely degraded, with a variety of exotic and intrusive plant species such as bamboo taking over. The Sunset Hospital – Conservation Management Plan outlines the poor condition of the vegetation on the wooded embankment, and notes that sensitive and intelligent design should be explored to enable public access to Sunset from the foreshore reserve. This could include revealing elements of the landscape that have overgrown since the closure of the hospital, i.e. the ‘Sunset Sign’ on the wooded embankment and views of the Swan River from the manicured parkland. Figure 12 illustrates the different landscape areas of the Sunset Reserve.

The existing remnant vegetation is an important part of the wildlife corridor between Kings Park and the sea, and therefore it is important that the native species are conserved and enhanced where possible. It is proposed to remediate the parkland and manage the trees to optimise vistas across the river, as well as providing walk trails throughout the site with connections between the Sunset Heritage Precinct and foreshore reserve.



Figure 11 Vegetation Survey



BLACKWELL &amp; ASSOCIATES PTY LTD

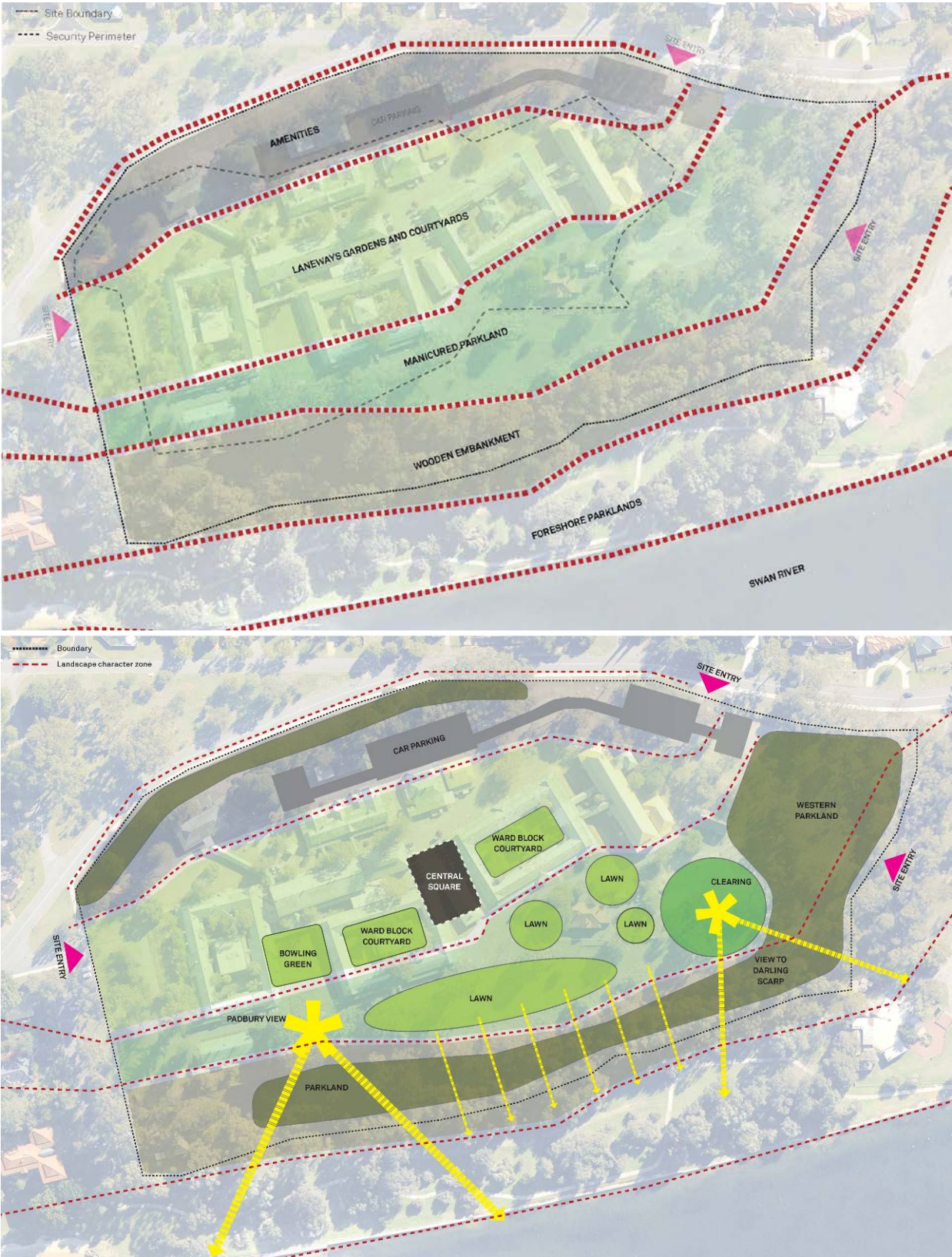
550 Stirling Hwy, Peppermint Grove, WA 6011 Ph 9383 4411 fax 9383 4477  
 Landscape Architects  
 Urban Designers  
 Site Planners

## SUNSET HERITAGE REDEVELOPMENT PROJECT VEGETATION SURVEY





Figure 12      Landscape Opportunities



Source: *Sunset Transformation Strategy Report*, HASSELL, 2013

## 4. LANDSCAPE WORKS

### 4.1. The Starting Point

As a starting point the landscape intent within the Sunset Transformation Strategy is identified in the Laying the Foundation concept and includes:

- Public toilets within part of Building G.
- Arts related playground equipment with BBQ and picnic space within the eastern side of the site (Figure 13).
- An upgraded Padbury View with lighting (Figure 14).
- Reinstatement of stairs below Padbury view connecting to foreshore reserve.
- An overall clean-up of landscape which could include removal of intrusive vegetation (i.e. bamboo), pruning to enhance engagement with the river and revealing of the 'Sunset Sign'.
- Improved entry and directional signage.
- Consideration of pop-up facilities to support community access and possible minor event opportunities.
- Consider heritage interpretation elements.
- Re-establish public pathways.

At this stage, the existing paved access ways and internal security fence will remain in situ. There will be limited use of existing buildings, and controlled access through the site. However, the landscape improvements will provide a place with ready access for the community to visit and for families to enjoy. It will demonstrate the potential that the Sunset Heritage Precinct has to offer.

**Figure 13**      **Eastern Parkland**



Source: *Sunset Transformation Strategy Report*, HASSELL, 2013



**Figure 14**      **Upgraded Padbury View**



Source: *Sunset Transformation Strategy Report*, HASSELL, 2013

## 4.2. The Transitional Phase

The landscape will evolve on an ongoing basis as funds become available to improve and enhance the visitor experience.

During the transitional phase, the re-alignment of the internal security fence will be reviewed in line with the status of tenancies for buildings and use of the grounds. Over time the whole site will be opened to the public. This will require ongoing review of the internal fence and can include consideration of a separate fencing strategy to secure individual buildings that are not yet ready for occupancy pending a sustainable proposal. Spaces between buildings will need to be made safe to allow for public access.

The retention and management of the external boundary fence may also change over time, however there may be benefit in retaining this fence and closing access into the Sunset Heritage Precinct at some point each evening. During the transitional phase, a place making strategy will be implemented as part of the Tenancy Management Strategy.



### 4.3. The Destination

The future intent is to implement a range of works, identified as the Long Term Vision, concept that provides for the Sunset Heritage Precinct to become a destination point of interest for the community and visitors to Perth. The destination can in part be achieved through the following landscape works, to achieve optimal activation and community enjoyment:

- Amphitheatre (Figure 15);
- High quality pedestrian walkways throughout the site (Figure 16);
- Improved access between the site and foreshore reserve;
- Enhanced central square with connections to the restored heritage buildings;
- Additional car parking space; and
- Improved lighting and security throughout the site.

Work will involve minor excavations, service extensions and hard landscaping elements. This work will be prioritised depending on the opportunities that present best at the time including ongoing opportunities for heritage interpretation across the site.

**Figure 15**      **Amphitheatre**



Source: *Sunset Transformation Strategy Report*, HASSELL, 2013

**Figure 16**      **Pedestrian Walkway**



Source: *Sunset Transformation Strategy Report*, HASSELL, 2013



#### 4.4. Access

One of the key objectives of the Sunset Transformation Strategy is to provide and encourage ongoing public access and enjoyment of the Sunset Heritage Precinct. This will be achieved by opening up the site, and upgrading the landscape for community use. A range of attractions will be put in place over time. Public access to heritage buildings is important, and will be defined by the Tenancy Management Strategy.

It is likely that initial access to the site will be locally driven until site attraction leads to the creation of an active destination. Initial access will be pedestrian, bicycle or vehicular. In the longer term, public transport may become more actively used with the possibility of increased frequency through greater patronage. There is also the potential for river access in the future. A jetty, while part of the original site (Figure 17), has long since gone and could be reinstated, either physically or interpretively. The cost of construction is deemed prohibitive for serious consideration as part of formal planning, however, it is included on the long term vision concept.

Figure 17      Sunset Jetty 1920s



## 5. INFRASTRUCTURE WORKS

### 5.1. Services

Preliminary assessment of the Sunset Reserve determined that the service infrastructure is old and generally in very poor condition. In the initial stage it is proposed to fully review existing power, gas, water, sewerage, drainage and ICT services and provide where appropriate new service connections into the site. These will be located at a central point to enable further connections throughout the site, as necessary. Some buildings and spaces will be serviced upfront to support potential community use and activation, once the first phase of works is completed.

The preliminary scope of initial service upgrades into the site is shown in Figure 18.

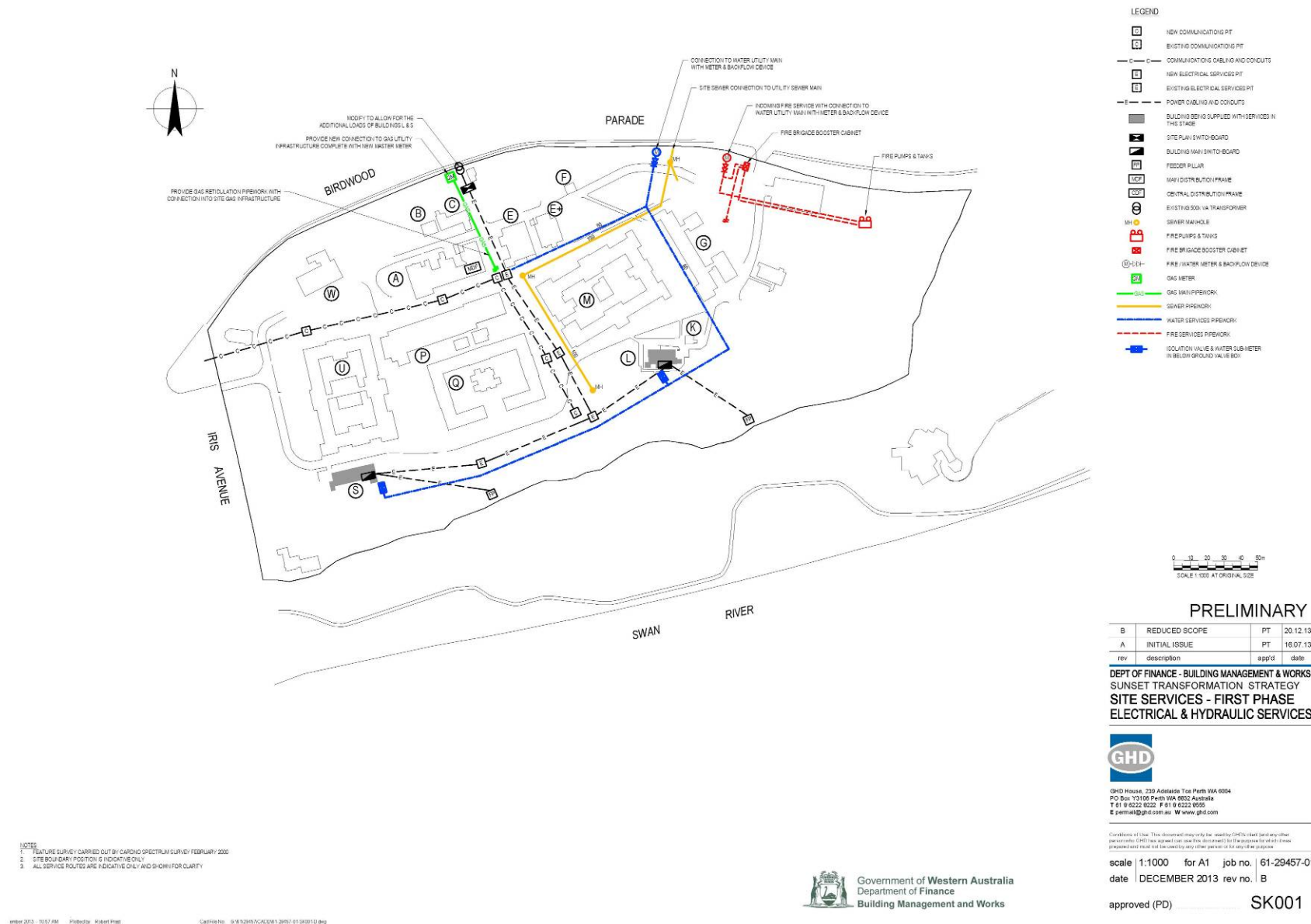
The upgrade of services will result in excavation throughout the site as new infrastructure is installed. This will occur for the initial upgrade work, and at various times thereafter as the project evolves and buildings are activated. The ground surface will be reinstated to an acceptable safety standard once services are installed.

The old and redundant service connections will remain in the ground, unless there is good reason for these to be removed, during this stage of work.

Not all buildings will be connected to all services. A different strategy applies for various buildings that require different services. For example, some buildings do not require sewerage or water connection and most will not require gas. All buildings will require upgraded power for outlets, lighting and security. All buildings will be separately metered over time as tenants lease space.

The timing for connection of services to buildings will be defined by the take up of space within the buildings and grounds in accordance with the Tenancy Management Strategy. Some of the service connections to individual buildings will be a tenant responsibility.

Figure 18 Preliminary Scope of Initial Service Infrastructure Upgrades



## 5.2. Traffic

Traffic engineers advised that the existing road capacity and traffic intersections are capable of handling traffic increases arising from activation of the Sunset Heritage Precinct. However, the impact of traffic on the local area will be reviewed as the site is transformed over time.

Access to the Sunset Heritage Precinct is also possible from the foreshore reserve, thereby diluting the impact of traffic on local streets. Car parking is available near the site on the foreshore reserve.

## 5.3. Car Parking

The *Review of Existing Services Infrastructure Report*<sup>8</sup> outlines the following points regarding future peak parking demands at the Sunset Reserve:

- The likely peak parking demand is calculated based on the proposed use of net floor areas, as per requirements set by the City of Nedlands Town Planning Scheme. Based on the current proposed tenancy for each building (arts, cultural & community uses), a total of 233 car bays are required to meet the likely peak parking demand for the fully implemented Sunset Transformation Strategy.
- The City of Nedlands Town Planning Scheme's requirement for public open space state that 1.5 car bays are required for every 100m<sup>2</sup> of open space. Approximately 6,200m<sup>2</sup> will be accessible public open space and 93 car parking bays required to meet the parking demand.
- Opportunities for shared parking between tenants and the public will be explored to maximise the amount of car bays available to the public.
- The table below outlines the potential for additional car bays to be provided over time as the site is transformed. There is adequate on site car bays to support the transformation of the Sunset Heritage Precinct. Peak parking demands will be reviewed as the Sunset Reserve is activated over time.

**Table 1 Car Parking Capacity**

Stage		No of Car Bays
Existing		130
First phase of works	Formal	155
	Informal	129
	<b>Total</b>	<b>284</b>
Long term vision	Formal	257
	Informal	65
	<b>Total</b>	<b>322</b>

## 6. ONGOING ACTIVITY SCHEDULE

An ongoing activity schedule recording all work undertaken to transform the Sunset Reserve in accordance with this Sunset Heritage Precinct Management Plan will be maintained by the Department of Finance, as outlined in Appendix 4.

<sup>8</sup> Prepared by GHD as part of the *Sunset Transformation Strategy Report*, 2013



## PART C - PROPERTY MANAGEMENT

The Sunset Heritage Precinct is under management control of the Minister for Works with power to lease. The site is managed by the Department of Finance on a day-to-day basis through recurrent maintenance funding. This arrangement will continue for the short to medium term, however if appropriate, management of the site could be transitioned to a more suitable organisation or structure in the future.

The property manager engaged by the Department of Finance to manage the Government multi tenanted office accommodation portfolio also manage the Sunset Reserve. The role of the property manager includes:

- provision of an onsite (live-in) caretaker who provides security patrols, garden and lawn maintenance, building supervision and access into the site.
- coordination of breakdown repairs and associated building maintenance;
- coordination of tenancy requests and management of current tenants at Sunset;
- management of the annual maintenance budget; and
- reporting to Building Management and Works on management and maintenance issues.

### 1. GROUND MAINTENANCE

The existing maintenance allocation of \$235,000 for 2013-14 is managed by the property manager. It is anticipated that this will be sufficient while the initial works program is undertaken over the next two years. Some additional recurrent funding will be required once the site is open to the public.

Opportunities to negotiate arrangements for the City of Nedlands to maintain the landscape areas of the Sunset Reserve for the Department of Finance can be considered.

### 2. TENANCIES

There are several existing short term tenancy arrangements in place with both public and private entities, for the use of building space for office and storage purposes at the Sunset Reserve.

Existing tenants will be informed of any works that may affect their lease area. As the Phase One Works Program is undertaken, it is expected there may be disruptions across the site from time-to-time due to potential power outages, temporary cessation of water supply and sewerage services, noise, vibration, dust and changes to access arrangements. Best endeavours will be made wherever possible to minimise the level of disruption to tenants.

A Tenancy Management Strategy will guide future tenancy arrangement for space within the Sunset Heritage Precinct and this will include a review of existing arrangements. Future tenancies will be required to contribute to ground maintenance and property management costs as part of lease outgoings. Fencing and security arrangements will be reviewed as the site is activated through buildings and grounds leases over time.

### 3. LAND ADMINISTRATION (LAND MANAGEMENT) REGULATIONS 2006

New regulations to support the management of the Sunset Reserve will not be required.


The *Land Administration (Land Management) Regulations 2006* can be applied to control a range of management issues at Sunset including access, car parking, vehicle usage, visiting pets etc.

For this to occur the Sunset Reserve will need to be added to the list of properties in Schedule 1 of the Regulations that have similar characteristics to Sunset, for example heritage significance, public use and site management concerns. These include the Sport and Recreation facilities at Ern Halliday, Point Peron and Woodman Point.

The Minister for Finance and each controlling body may appoint people or classes of people, to be authorised persons for the purposes of these regulations, which includes local government rangers.

The Department for Finance will liaise with the Department of Lands on this matter prior to the site being open to the public.

# APPENDIX 1: LAND TITLE AND MANAGEMENT ORDER


 WESTERN AUSTRALIA	REGISTER NUMBER <b>303/DP49483</b> DUPLICATE EDITION N/A DATE DUPLICATE ISSUED N/A
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**RECORD OF QUALIFIED CERTIFICATE**  
**OF**  
**CROWN LAND TITLE**  
 UNDER THE TRANSFER OF LAND ACT 1893  
 AND THE LAND ADMINISTRATION ACT 1997

VOLUME  
**LR3164**  
 FOLIO  
**176**

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

  
 REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 303 ON DEPOSITED PLAN 49483

**STATUS ORDER AND PRIMARY INTEREST HOLDER:**  
(FIRST SCHEDULE)

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** MINISTER FOR WORKS OF CARE OF DEPARTMENT OF FINANCE (BUILDING MANAGEMENT AND WORKS), LOCKED BAG 44, CLOISTERS SQUARE, PERTH  
(XE M646191 ) REGISTERED 22 MAY 2014

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

1.	M646495	CLASS A RESERVE 1667 FOR THE PURPOSE OF SUNSET HERITAGE PRECINCT FOR ARTS, CULTURAL, COMMUNITY AND ANCILLARY COMMERCIAL PURPOSES REGISTERED 22.5.2014.
	M646191	MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. WITH POWER TO LEASE FOR ANY TERM. REGISTERED 22.5.2014.
2.	L377994	CAVEAT BY LEAPING JOEY PTY LTD AS TO PORTION ONLY. LODGED 19.7.2010.
3.	M041033	CAVEAT BY AUSTRALIAN CHILDREN'S TRUST PTY LTD AS TO PORTION ONLY. LODGED 6.9.2012.

Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
 (2) Lot as described in the land description may be a lot or location.  
 (3) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
 The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND 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: DP49483.

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE  
QUALIFIED

REGISTER NUMBER: 303/DP49483

VOLUME/FOLIO: LR3164-176

PAGE 2

PREVIOUS TITLE: LR3121-734.  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AREA: CITY OF NEDLANDS.  
RESPONSIBLE AGENCY: DEPARTMENT OF TREASURY AND FINANCE (SDHW).

NOTE 1: L648918 CORRESPONDENCE FILE 02940-1976-09RO

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**Landgate**  
[www.landgate.wa.gov.au](http://www.landgate.wa.gov.au)



#### INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1 should be used with appropriate headings. The boxed sections should only contain the words "See Annexure".
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the person signing this document and their witnesses.

#### NOTES

1. RESERVE DESCRIPTION  
Reserve number and details to be stated. The Volume and Folio numbers to be stated.
2. MANAGEMENT BODY  
State the full name and address of management body.
3. CONDITIONS  
Detail the conditions specified by the Minister to be observed by the management body in its care control and management of the Reserve.
4. ATTESTATION  
This document is to be executed by the Minister for Lands or a person to whom the power to grant a management order under section 46 of the Land Administration Act 1997 has been duly delegated under section 9(1) of the Act (if applicable).

EXAMINED

M646191 XE

22 May 2014 13:19:11 Perth



#### MANAGEMENT ORDER (XE)

LODGED BY Department of Lands

ADDRESS DoL - Metro - Box 98C

PHONE No.  
FAX No.

REFERENCE No. Claire Devereux Ph 08 6552 2181 Fax 08 6552 4417

ISSUING BOX No.

PREPARED BY Department of Lands

ADDRESS DoL - Metro - Box 98C

PHONE No.  
FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO  
OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED  
HEREWITH

1. Dup M.O Received Items
2. Oracle Nos. (2)
3. \_\_\_\_\_
4. \_\_\_\_\_ Receiving Clerk
5. \_\_\_\_\_
6. \_\_\_\_\_ JP

141176-003



Registered pursuant to the provisions of the TRANSFER OF  
LAND ACT 1893 as amended on the day and time shown  
above and particulars entered in the Register



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Landgate  
www.landgate.wa.gov.au

ORIGINAL

FORM LAA-1023

SECTION 46

WESTERN AUSTRALIA  
LAND ADMINISTRATION ACT 1997 as amended  
TRANSFER OF LAND ACT 1893 as amended

**MANAGEMENT ORDER (XE)**

**RESERVE DESCRIPTION (NOTE 1)**

1657

**EXTENT**

Whole

**VOLUME**

~~6600~~  
3164

**FOLIO**

~~660~~  
176



**MANAGEMENT BODY (NOTE 2)**

Minister for Works Care of Department of Finance (Building Management and Works),  
Locked Bag 44, Cloisters Square, Perth WA 6850.

**CONDITIONS (NOTE 3)**

- i) To be utilised for the designated purpose of "Sunset Heritage Precinct for arts, cultural, community and ancillary commercial Purposes" accordingly.
- ii) Power to Lease (or sub lease or licence) for the designated purpose is granted for the whole or any portions thereof for any term from the date of the lease.

THE MINISTER FOR LANDS (IN THE NAME OF AND ON BEHALF OF THE STATE OF WESTERN AUSTRALIA) ORDERS THAT THE CARE, CONTROL AND MANAGEMENT OF THE ABOVE RESERVE BE PLACED WITH THE MANAGEMENT BODY DESCRIBED ABOVE FOR THE PURPOSE FOR WHICH THE LAND COMPRISING THE RESERVE IS RESERVED UNDER SECTION 41 OF THE LAND ADMINISTRATION ACT 1997, AND FOR PURPOSES ANCILLARY OR BENEFICIAL TO THAT PURPOSE SUBJECT TO THE CONDITIONS ABOVE

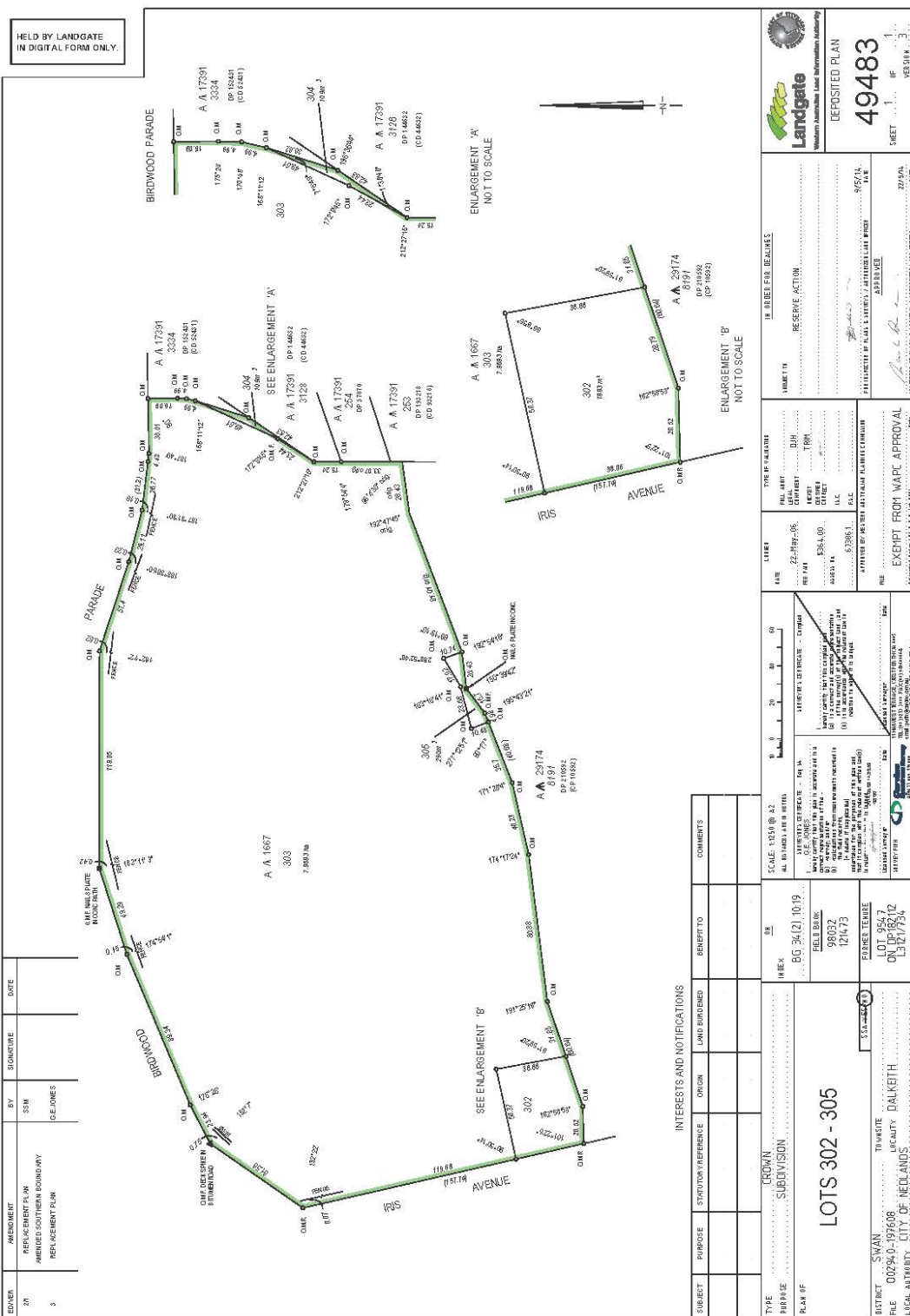
Dated this 22 day of May in the year 2014

**ATTESTATION (NOTE 4)**

Name: Taimie Eidvalal  
A/Senior State Land Officer - Metropolitan South and Peel  
Team: Metropolitan and Peel  
Department of Lands

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## APPENDIX 3: METROPOLITAN REGION SCHEME – SUNSET RESERVE

To be provided by Department of Planning



## APPENDIX 4: ONGOING ACTIVITY SCHEDULE

## SUNSET HERITAGE PRECINCT MANAGEMENT PLAN

### ONGOING ACTIVITY SCHEDULE

[illegible]

