



**Woodside Care Precinct
Redesign**
Heritage Impact Assessment
Development Application

Prepared for Kerry Hill Architects

On behalf of Hall & Prior

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Griffiths Architects





Griffiths Architects

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Cover: Artist Impression of the north east view of Woodside from Dalgety Street. Kerry Hill Architects 2022

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Introduction

This Heritage Impact Assessment (HIA) was prepared to evaluate the impact of a proposal for new aged care development at the former *Woodside Hospital* site in East Fremantle on an expanded site, to accompany the lodgement of the development application. Since the development was first explored in 2019, two additional properties located to the south were acquired, 26 Dalgety Street and 29 Fortescue Street and are included in the development proposal.

Woodside Hospital is a registered place and appears on the Register in item 4 description of place as Part of Lot 115 on Plan 3286, being the whole of the land comprised in Certificate of Title Volume 1111 Folio 19. The protection of the Heritage Act 2018 is afforded to *Woodside Hospital*.

The newly acquired land at 26 Dalgety and 29 Fortescue streets are both included in the Town of East Fremantle's heritage scheme list as category B heritage places.

The development application drawings are the culmination of engagements with the Heritage Council of Western Australia and its advice, State Design Review Panel and its guidance, and the Town of East Fremantle. Input from all of these bodies has assisted in shaping the development application scheme, and this combined with fabric and structural investigations has resulted in a more detailed knowledge of the place and an improved heritage outcome.

This HIA was prepared to evaluate the potential impact on the State Heritage values associated with the place that are reflected in the Statement of significance. The assessment assesses impacts, both positive and negative, assess the level of the impacts and whether or not there is a requirement to mitigate the impacts, and draws a conclusion on the acceptability of the development in terms of these impacts.

Further, the HIS examines the development impact on local heritage values for 26 Dalgety and 29 Fortescue streets.

Development Approach

Woodside Hospital has had an extensive history of change initially as a substantial residence constructed in 3 stages in a rural setting and then to its growth into delivering health care from 1928 and specifically as a maternity hospital from 1952 when the last substantial changes were made.

The development approach for the Woodside Care Precinct is to enhance the landmark qualities of the Moore's house in the context of its historic setting; as a former rural holding, later private hospital, maternity hospital and its evolution into aged care.

The landmark qualities of the Federation Free Classical style house will be enhanced by presenting the place in a generous and appropriate landscaped setting, reminiscent of its past rural context and opening up views of the site from Dalgety Street, from the north west, west and south west.



The new buildings are located to the north, east and south of the Woodside house with substantial buffers between the new buildings and the Woodside House. A view corridor from Fortescue Street will provide a view toward the former cloakroom and east elevations of the Woodside verandahs. The Dalgety Street materials palette and architecture has taken its cues from the maternity wing which is to be demolished to make way for part of the new development. New buildings take a contemporary approach in their architectural expression allowing the sequence of development to be clear.

26 Dalgety Street is a single story Inter-War bungalow with the main part of the house remaining largely intact . It contributes to the historic streetscape and the main part of the house is to be retained and conserved as part of the development and will play a role in ancillary services, potentially NDIS accommodation.

29 Fortescue Street is from the same period and also contributes to the streetscape, and will also play a role in ancillary services, potentially NDIS accommodation.

In the course of 2020 and 2021, and at the request of the Heritage Council the following studies were completed

- Woodside Interpretation Strategy, Griffiths Architects November 2020
- Woodside Conservation Works Schedule, Griffiths Architects November 2020
- Woodside Materials Testing, Colgan Industries, July 2020

Other investigations have been completed by structural and service consultants and some preliminary work completed on the more detailed impacts of adaptation. This work was paused while a reconsideration of the scheme took place with the two additional lots being drawn into the overall plan.



Impacts

In relation to *Woodside Hospital*, the development application proposal drawing set indicates a scheme that does not significantly impact on the stated heritage values, and many of the impacts are on non-original fabric.

The development application approach requires demolition of the 1950/60's hospital wings located to the east and south of the Moore's house, Woodside, which will be mitigated by a substantial conservation outcome for Woodside. Conflicts with the recommendations of the conservation plan are discussed in the text of this report.

In relation to 26 Dalgety and 29 Fortescue streets, places of local heritage value, both original portions of the buildings will be retained, conserved and adapted, which result in positive benefits both to that property and the overall outcome. Given the degree of intactness of the houses, the heritage impact will be minor in the context of the overall development approach and will return some social benefit, both during construction and as part of the overall design outcome.

Assessment Conclusion

In this assessment, the proposals are measured against the values expressed in the Statement of Significance. This assessment concludes that there are no significant impacts on heritage values. The proposed use is compatible with a long history of providing healthcare at the place. Removal of the hospital wings and 1950/60s additions will be mitigated by a significant conservation outcome on the Woodside House, Ballroom and its cloakroom, and will be acknowledged through integrated interpretation in the development. An interpretation strategy has been completed. The Woodside Care Precinct development will provide a new life and focus for the place which will assist in sustaining its cultural heritage values.

The impacts on the local heritage places is also assessed with positive impacts on 26 Dalgety Street, and 29 Fortescue Street, with retention of original portions and principal rooms of the buildings and demolition of later extensions.



Location

The HIA covers the work to the building on 18 Dalgety Street Lot 250 on Deposited Plan 56055, CT 2660/938, together with 26 Dalgety Street Lot 114 on Plan 3286, CT 1572/757 and 29 Fortescue Street Lot 116 on plan 3286, CT1825/295.



Figure 01 Location plan of Woodside Hospital (shown in red) and 26 Dalgety and 29 Fortescue Street (shown in blue).

Heritage Listings

Woodside Hospital

State Register of Heritage Places (Heritage Place no 792) Permanent 06 February 1998

Town of East Fremantle Municipal Inventory – 27 April 1999

26 Dalgety Street (Heritage Place 19131)

Town of East Fremantle Municipal Inventory August 2006 Category B and Scheme List November 2015

29 Fortescue Street (Heritage Place 19230)

Town of East Fremantle Municipal Inventory August 2006 Category B and Scheme List November 2015



Background

The following historic background is taken from the Heritage Council of Western Australia's Assessment Documentation for *Woodside Hospital (fmr)*, with some additional points made where more detailed investigations have revealed more information.

Woodside Hospital, a two-storey brick building with a brick (sic) single-storey wing to the east, was constructed in 1896-7 as a private residence for William Dalgety Moore.¹ The residence was extended in 1904 to add a ballroom and cloakroom. A single-storey brick addition to the east wing was built in 1966, and today this contains the bulk of the hospital's nursing facilities. The administrative and staffing facilities are located in the western end of the original building. On the approximately one-hectare site are also a gardener's shed and a single-storey brick laundry building, probably built in the 1920s. Mature trees and well cultivated gardens surround the buildings. At the left of the main driveway entrance is an expanse of levelled grass adjacent to a group of olive trees.

William Dalgety Moore was born in 1835 at Oakover in the Swan Valley into one of the most well-regarded families in the colony. His father, Samuel, was a respected landowner and successful businessman in Fremantle. However, when Samuel died in 1849 his financial circumstances were poor, and his Fremantle business was wound up. The following year young William began working in the Surveyor General's Office. He left four years later to work in the Irwin River district, where he worked on stations and also participated in long exploration trips.

Moore returned to Perth in 1862 and started a merchant business in Henry Street, Fremantle. Aside from this enterprise, he also had interests in timber businesses in the south-west, pearling concerns and two general stores in the north, as well as the Phoenix Flour Mill and the Osbourne Hotel in Claremont. Moore served for three years as an elected member of the Legislative Council (1870-73) and returned as a nominee member in 1890 in the new Responsible Government. In the meantime, he was elected as the first chairman of the Fremantle Chamber of Commerce (1885). He also held positions on the local board of directors of the AMP Society, on the board of advice of Dalgety and Co. and was a director of the Western Australian Bank.

In June 1878, Moore began to purchase land in what is now East Fremantle and his holdings became known as the 'Woodside Estate'. By March 1885, his estate stretched south to Marmion Street, north to Fremantle Road (Canning Highway), east to Petra Street and west to the lot boundary, west of Allen Street. In total, Moore's property comprised approximately 55 hectares.

Possibly in an attempt to recapture his rural childhood, Moore planted the land extensively with vines as his father had done at Oakover. In addition, there were also orchards, a farmyard, gardens, stables, cottages and pigsties. Moore must have spent a considerable amount on the property, for in 1890 he wrote to his wife complaining that 'Woodside was crippling him financially and making him ill with worry'.

¹ Investigations completed as part of the assessment of the structure of the place, revealed that the house was completed in two stages before the ballroom was built.



However, circumstances must have improved by 1896 as architect O. N. Nicholson called tenders for 'erecting the first section of a large brick and stone two storey residence for W. D. Moore, at his garden Woodside'.² This section of the building was completed the following year when Moore and his family moved into Woodside, and it is interesting to note that Moore called himself a vigneron for his personal listing in the Postal Directory of that year. The ballroom and cloak rooms were added in 1904 by builder F. W. Box, to plans drawn up by architect F. W. Burwell.

Prior to the move, the family had lived in Cliff Street, Fremantle. It is popularly stated that Moore's eighteen children were born at Woodside, creating a link between its current use as a maternity hospital. However, this myth has no basis in fact as Moore's first wife, Susanna, died in 1876 after mothering twelve children, and his second wife, Annie, bore six children in the decade following their marriage in 1879. Family life at Woodside would therefore have revolved around the entertainment of a large family of young adults.

W. D. Moore died at Woodside in 1910, after several years of ill health. Annie remained there until 1923 although she did not pass away until the 1940s. The property remained in the Moore family until 1926, although much of the large estate had been subdivided and sold from 1912. The streets in the subdivision were named after Moore family associations and the sale of blocks continued until the 1930s. A flyer for the sale of these properties was fulsome in its praise of the estate:

Buy a home-site in this estate which is situated only 1 1/2 miles from Fremantle Railway Station, wharf and Town Hall, whose prolific soil is producing luscious fruits succulent vegetables, splendid lawns and glorious flower, shrubs and trees and whose bracing air can give you and yours health and happiness - business cares and worries left in town.

In 1924, the property was used as a hospital for the first time, under the direction of Rose Carlton and the name Woodside Hospital was applied in the 1925 listing of the Post Office Directories. Doctor Edwin Charles East purchased the block containing Woodside Hospital in December 1926, the same year that siblings and nursing sisters Florence and Irene Kiernan took over the management of the place. It is not known whether they leased the premises from Dr East or were employed by him to run the hospital. The sisters continued to run the hospital until 1942, when one of them left, and two years later Sister Leggate joined the remaining Kiernan sister as joint manager of the hospital. The type of service offered during these years is not recorded but it is assumed that it was a general hospital. The hospital ceased operating in 1945 or 1946 and the building was modified into a group of six or seven flats.

The land on which Woodside Hospital stands was further subdivided (to its present size) and in 1948, miner Bertolo Miorada purchased the block. The property changed hands again the following year when it was bought by the Crippled Children's Seaside Home Society. Several sources state that the property proved unsatisfactory for the purposes of this group, but the reasons for this claim are unstated. The society retained ownership of the property until 1951 when it was purchased by the state government for £17,000. The function of the building during these years (1949-1951) is uncertain, though it is probable that it remained as flats until its refurbishment as a hospital commenced.

² Site investigations revealed that the first stage of the house was built of brick and stone, which the original conservation plan research case some doubt over, asserting that it was all brick.



The Government converted the building to a public maternity hospital, prompted by a petition signed by 8,009 Fremantle residents calling for improved maternity facilities in the city. The closure of four hospitals in the recent past had placed added pressure on those few remaining, and many women had to resort to the King Edward Memorial Hospital in Subiaco, which was unsatisfactory due its distance from Fremantle and the lack of choice of doctors. The rapid expansion of industries and accompanying growth in population in the district is the most likely explanation for the increased demand for maternity services, together with the Australia-wide baby boom which followed World War II.

Woodside Hospital was re-opened on 23 October 1953 by the State Minister for Health, Mr Nulsen, with 26 maternity beds. The cost of the refurbishment was reported to be £77,000 and the management aimed to be as innovative as possible in providing maternity services:

The rooms are coloured in pastel tones of soft blues, greens and pinks. Each room has a crib-stand and babies will be with their mothers for several hours a day. This is a new practice in maternity hospitals. Matron Leggate said that it would help mothers to nurse their babies themselves.

In 1966, the east wing was extended to contain wards, theatres and nursing facilities. The addition released much of space within the original building for administrative functions. In the same year Matron Leggate retired. The Health Department remained responsible for the hospital until 1985 when it came under the control of the Fremantle Hospital. At about the same time, *Woodside Hospital* took on the extra responsibilities of minor gynaecological surgery when Devonleigh Hospital closed. In 1989 *Woodside Hospital* was the only Government Hospital in the metropolitan area to give access to home-birth midwives, a service it introduced in 1979.

In the past decade, there have been several moves to reduce the services of *Woodside Hospital*, or to close it completely. In all of these cases, the community spoke out in defence of its retention, most notably in 1990 and 1995. It appears that *Woodside Hospital* is felt to be in part 'owned' by the community and has a special place beyond its health function. This feeling extends to the staff who generally stay at the hospital for long periods of service. However, cost cutting measures in July 1991 meant that patients accepted at the hospital were restricted to those living within its catchment area.

Woodside Hospital has been innovative in establishing birthing practices that are now considered commonplace and has been enthusiastic in responding to community needs. The Hospital staff have also been receptive of new technology and a birthing chair designed on the premises provoked interest from other hospitals. In 1997, the hospital continues to aim at providing a broad range of women's health services in response to community requests.

For instance, the hospital acts as a resource for home birthing and ante-natal treatment as well as providing services and support for new mothers and babies. These programmes are a response to the demands for hospitals to take on more community responsibilities. In 1997, 66 medical practitioners are accredited to practise at Woodside and these include obstetricians, gynaecologists, anaesthetist, paediatricians and general practitioners.



Events Post-assessment

In 2003, the Department of Health reviewed all obstetrics facilities in WA and recommended the closure of Woodside. The hospital closed in 2006, but Health administration staff stayed on until 2015, when Woodside Hospital finally closed its doors.

On the 1916 sewer plans, a small house is indicated near the front boundary of 29 Fortescue Street, but this is not the house that is currently on the lot. The same plan indicates that 26 Dalgety Street was vacant at that time. (SROWA_series634_cons4156_item2132). The earliest aerial photography for the area is 1947, and both houses are in place at that time. No further research has been prepared for these places.

Statement of Significance

Below is the Statement of Significance quoted from the Heritage Council of Western Australia's Register Entry for *Woodside Hospital*.

Woodside Hospital, originally an imposing Federation Free Classical style single and two-storey brick and rendered town house, now converted into a maternity hospital, has cultural heritage significance for the following reasons:

the place is important as a leading maternity hospital serving the Fremantle and District community;

the place, as the main Moore family residence, is important for its association with the Moore family in general, and W. D. Moore in particular. Moore is well known as the founder of the retailers, W.D Moore & Co, and its later derivations, Dalgety's and Moore's, for his business associations in banking and insurance, and his political, pastoral and rural accomplishments in Fremantle, the North-West and throughout the State;

Moore's estate was subdivided to form a sizeable portion of the municipality of East Fremantle and the street names have associations with the Moore family;

the place is important for its associations, as a rural holding and home near the commercial centre of nearby Fremantle;

the location, distinctive size, design and presence of the place is highly valued by the community as a prominent former residence in the East Fremantle municipality; and,

the building has well crafted, high quality components assembled in a conservative manner.

Below is the Statement of Significance from the Heritage Council of Western Australia's Entry for 26 Dalgety Street.

26 Dalgety Street is a single storey house constructed in rendered brick with a tiled roof. It is significant for the following reasons.



it has historic and aesthetic value for its contribution to Woodside's high concentration of middle class mainly Federation period houses and associated buildings. The place contributes to the local community's sense of place;

the place has considerable heritage value for its intrinsic aesthetic value as an Inter-War Bungalow. The place retains a moderate to high degree of authenticity and a high degree of integrity;

the place has considerable aesthetic value as an Inter-War Bungalow. It retains most of the characteristic features of a dwelling of the type and period; and,

it has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of W. D. Moore's Woodside Estate from 1912.

Additions to the rear and outbuildings have no significance.

Below is the Statement of Significance from the Heritage Council of Western Australia's Entry for 29 Fortescue Street.

29 Fortescue Street, a single storey house constructed in brick and rendered brick with a corrugated iron roof is significant for the following reasons

it has historic and aesthetic value for its contribution to Woodside's high concentration of predominantly Federation period houses and associated buildings. The place contributes to the local community's sense of place;

the place has considerable heritage value for its intrinsic aesthetic value as a Federation Bungalow. The place retains a moderate to high degree of authenticity and a high degree of integrity;

it has considerable aesthetic value as a Federation Bungalow. It retains most of the characteristic features of a dwelling of the type and period;

it has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of W. D. Moore's Woodside Estate from 1912; and

it has some social value. It is associated with a significant area of middle class Federation and Inter-War period development, which contributes to the community's sense of place.

Additions to the rear and attic, together with the outbuildings have no significance.

Conservation Plan

State Heritage Values



Woodside Hospital (fmr) Conservation Plan prepared by Hocking Heritage Studio in 2015, provides guidance on the levels of significance of the place. It assesses the significance of the Woodside House (1902) and Ballroom (1904) as being Zones of Considerable Significance and rates the elements of the House and Ballroom as either of significant or intrusive.

The Wards and Delivery Wing (1952, 1962, 1966), Kitchen (1952), Laundry (1952, 1963) Store (1963), Covered Walkways (1952, 1956) Shed, Service Road Workshop (c. 1960s) and Car parks are noted as Zones of Some Significance.

Prior to the sale of *Woodside Hospital*, the Heritage Council's Development Committee provided some practical guidance with respect to the future development and care of the place, understanding that significant change would be part of the future of the place to sustain it and accepting that the maternity hospital buildings might be removed. HCWA was not opposed to this proposition, providing there would be a substantial heritage outcome for the house and its setting.

The preparation of the development application scheme for *Woodside Hospital* was cognisant of the registration, conservation plan and the preliminary advice provided in their presale review and acknowledges that there is a conflict between the Conservation Plan recommendations and the Development Committee's advice. The Heritage Council has been supportive of the approach contained in this development application.

The Conservation Plan was reviewed as part of the planning and design process and a number of collaborative interactions took place with the Heritage Council, State Design Review Panel and the Town of East Fremantle, all of whom were supportive of the approach taken and the conservation outcomes.

The development application proposal is generally in accord with the policies and recommendation of the Conservation Plan with the following exceptions:

The Conservation Plan recommends the retention of the maternity wing though it is accepted that this can be removed on condition of a good heritage outcome for the house and setting.

Policy 6.7 of the Conservation Plan deals with the removal of the paint finish and reinstatement of tuckpointing and render bands to evidence. Prior to decisions being made on these matters, paint and render removal trials were conducted in a number of locations to test the proposition.

Paint removal demonstrated that there was no entrapped moisture behind the finish, but it did indicate that paint removal would result in all tuck pointing being removed with it. Reinstatement of the tuck pointing would result in an all-new finish rather than conserving the original one.

Similarly, render removal was trialled. The render was removed, and no moisture was trapped behind it. However, it was found that the underlying brickwork was keyed to by chipping to give a binding property of the render. Again, reinstating the tuck pointing would result in an all-new finish rather than conserving the original one.



The current white finish has been a part of the building's presentation since its use as a hospital for the predominant portion of the place's history. It plays a role in the place's identity and the community's visual recognition of the building. It is recommended that plastic paints are removed, and the white finish reinstated with a breathable silicate paint.

The Conservation Plan lists the concrete floor to the ground floor verandah as having no significance and recommends replacement with a timber verandah deck. Further study of the physical and documentary evidence during the course of design and planning revealed that the granolithic verandah is original. It is proposed to retain, repair and conserve the granolithic verandah and reinstate the concrete bullnose fillet detail to the edge.

The listing of the enclosed verandah room to the east is noted as an element of some significance, possibly for the associations it has with the maternity hospital. The development application indicates infill will be removed as it detracts from the intent of the ground floor verandah and removing it will allow the re-establishment of the verandah arches in this location and the former access door to the ballroom.

Similarly, the 'Escape stair to colonnade' is listed as being of Some Significance. The recommendation is that it is an intrusive late addition to the building which limits the full functionality of the verandahs at both ground and first floor level and is obscuring the important north west corner of the building. It is also non-complaint and in very poor condition Removal will return the verandahs to their original grandeur and open up the view toward the internal façade.

Investigations in the ceiling space of the former ballroom have provided sufficient evidence to conserve the ballroom and its curved ceiling, together with the cloakroom to the north. A window from this cloak roof was removed and relocated to the south of the building and several of the windows to the ballroom were re-arranged to suit the maternity hospital plan. Two of these will be relocated back to their original positions.

Local Heritage Policy

Town of East Fremantle Local Planning Scheme No.3 clause 7.5 VARIATIONS TO SCHEME PROVISIONS FOR A HERITAGE PLACE OR HERITAGE AREA states:

Where desirable to —

- (a) facilitate the conservation of a heritage place entered in the Register of Places under the Heritage of Western Australia Act 1990 or listed in the Heritage List under clause 7.1.1; or
- (b) enhance or preserve heritage values in a heritage area designated under clause 7.2.1.

As the works mainly affect the rear additions and the internal works to the original portion of the house are only minor changes. These works would comply with these policies.



The Local Planning Policy Residential Design Guidelines – 3.7.15 Woodside and Richmond, provides guidance on future development of the area however they are based on the house remaining in typical residential use.

3.7.15.1 Statement of Desired Future Character

The desired future character of Woodside and Richmond is the maintenance of its predominantly single storey Federation and Interwar period buildings, cohabiting with more recent infill buildings and additions in a leafy streetscape.

3.7.15.4 Building Design Requirements

3.7.15.4.1 Building Height, Form, Scale and Bulk

3.7.15.4.1.1 Statement

Dwellings that contribute positively to the character and significance of the Woodside and Richmond Precincts are generally of similar form, bulk and scale. The prevailing building typology is modest single storey residences facing the street. This is such a strong characteristic that single storey, and compatible two storey development, should be the maximum building envelope. Lot sizes and setbacks are also consistent throughout both Precincts. In any new development, the form, bulk and scale will need to be demonstrably compatible with the existing and surrounding residences

The new laundry and drying court is a modest side addition set back from the front façade and is sympathetic in both form and scale and will not negatively detract from the overall character of the place.



Proposals

Woodside House

A. Existing Conditions



Photo 02 North elevation of Woodside House note intrusive framing of the staircase to the far right, ground floor verandah.



Photo 03 North elevation of Woodside House and former ballroom, cloakroom/ hospital wing conversion.



Photo 04 West elevation of Woodside House from west carpark. The servants quarters and kitchen to the right were built as a separate phase.



Photo 05 West elevation of Woodside House. The stair is a later addition and a balustrade to the bay window was removed. The balcony to the bay window will be reinstated.



Photo 06 West elevation of Woodside House and kitchen block. The kitchen block will be removed. The arched window was originally located in the cloakroom.



Photo 07 Cellar discovered under former kitchen, to south west of Woodside house.



Photo 08 First floor verandah looking east. The malthoid flooring was a later addition. The condensers will be removed.

Building

This section is drawn from the heritage assessment with amendments in **bold**.

The current site of *Woodside Hospital* is about one hectare, with frontage to Dalgety Street on the west and Fortescue Street on the east. The two-storey portion of the residence is in the centre of the square holding, with 1,000 sqm residential blocks to the north and south, and opposite in the fronting streets. The building is about 200 metres from the Canning Highway alignment, the intervening residences screening *Woodside Hospital* visually from that position. As the imposing building faces north, it was no doubt intended to address Canning Road. Some



important trees remain in the grounds including mature olives, most likely to have originated from Moore's plantings.

The original building included the two-storey structure, **with a two-storey addition comprising the kitchen and servants' quarters, and the extension to the east to achieve the ballroom**, with the present north-south wing along the eastern side added much later. This later wing presently contains the majority of the nursing facilities, the administration and staff facilities being confined to the western end of the original building. Another later addition is evident along the southern edge of the west block, with its upper level accessed from the upper floor of the balustraded arcade but approached down a short flight of steps. The present approach to the building is from the west - an elevation almost certainly never intended as the main approach.

The rendered modelling of the brick facade remains intact, with cast iron balustrading on the upper floor and granolithic topped concrete verandah at **ground level and timber with malthoid to the first floor**. Some of the cast iron is marked 'Bloggs and Bloggs'. The entire masonry surface of the original structures has been painted off-white, including the extensive tuck-pointed brickwork. The timber framed joinery is generally intact, with arch headed double hung windows, most still with sills just above floor level. The entrance step is paved with encaustic tesserae, although some have been replaced. The entrance door is arch headed and contains coloured leadlight glazing.

Internally, a short passage leads to a full two-storey height gallery containing a clear finished timber stair said to be imported from England. The upper level south lit gallery has a short return of precast balustrade marking an arched arcade leading to the rooms of the west front. A large arch leads to the living rooms along the northern front, and the timber stair balustrade lines a return landing to rooms along the eastern front of the upper floor. Fireplaces, cornices, plaster detail, ventilators, skirtings, architraves, joinery remain, or sufficient fabric remains to provide a clear indication of the sophistication of the finishes incorporated into the structure.

On the ground floor, an arch headed opening heralds the passage through the east extension, which ultimately leads to the nursing accommodation wing along the east front which has not been included in the present assessment.

Plans for the original structure were not located preventing further interpretation of the original usage of the rooms.

The predominant theme of the two-storey section of *Woodside Hospital* is formed by the visually substantial brick verandahs with prominent flattened arches on both levels along the north front, returned along the east and west front for several bays. The rendered detail is typical of the Federation Free Classical style for the period in Western Australia. The building is among the



most imposing large residences built at the time in Western Australia, the style being more common on civic buildings.

During the course of investigation work an underground cellar with bricked up windows was discovered under the former servant's quarters & kitchen area to the south west of the building.

B. Demolition

Site

- Hospital Wards, Theatre and Birth Suite located to the east of the site (1952, 1962, 1966).
- Laundry Block to the south.
- Former Kitchen (1952) to the south.
- Workshops, carports.
- Parking surfaces kerbs and the like.
- Trees as outlined in the landscape plan with a number of transplants to occur.

Woodside House and Ballroom Building

Generally:

- Removal of carpets, floor tiles, fittings, fixtures, suspended ceilings, and services.
- Hazardous material.

Ground Floor

- Timber framed stairs to north-east of verandah. (1966)
- Partitions and stud framed walls formerly used to divide spaces. (1966)
- Store and water closet to the north of the Ballroom (fmr). (1966)
- Removal of dropped ceiling to former nursery/ballroom for reinstatement of curved ceiling guided by evidence.
- High level window to former west facing office at Ground Floor. (1966)
- Steps to south, back door. (1966)
- Bathroom fitout to former bathroom (original servery). (1966)
- Airconditioning units.
- Ramp to east of verandah.
- Glazed former reception pass-through windows to entry hall.
- Former bricked in original doorways and openings
- Remove late addition floor tiles to north, central portion of verandah.
- South east brick and rendered verandah infill room. (1966)

First Floor

- Removal of partitions and stud framed walls formerly used to divide spaces. (1966)



- Removal of enclosure to arched openings at former upper north corridor including Kitchen fitout and cupboards in this space. (1966)
- Airconditioning units.
- Brickwork to north wall of west room for new access door onto first floor verandah. (1896)
- Bathroom fitout and stud walls to former servants' quarters at the south of the building. (1966)
- 'Autumn blend' roof tiles for replacement with terracotta Marseilles tiles.

C. Construction

Context

- Aged care wings located to the north, east and south of the site with a buffer between the Woodside and a view through the east wing toward the east part of the house.
- The buildings are designed to visually relate to the brick and 'white' painted brick of the removed hospital wings and the 'white' painted brick of the House and Ballroom.
- The new buildings include the new major service cores containing the lifts and stairs.

Building-Woodside House

- The ground floor to be used as a series of lounge areas, private dining and a small café. The former ballroom to be used as a hall for activities and linked to a kitchen.
- The first floor to contain four rooms with ensuite bathrooms, and lounge areas.
- New fireplaces in locations where fireplaces were previously located and then removed in the past (south west former kitchen, north east front room ground and first floor, south east room at first floor.
- New floor over the existing former servants' quarters floor at first floor level to align with the remainder of the first floor level.

D. Conservation

- Reinstatement of the original floor plan is proposed and where new openings are made, ample wall nibs are to be retained to allow the space to be read as distinct rooms.
- Re-roofing, including replacement of roof tiles with plain terracotta Marseilles tiles according to evidence and conservation of timber bird boards. This will include reinstating details that were removed or simplified in the past including:
 - Decorative crested ridge caps;
 - Finials;
 - Rainwater goods to historic detail, Ogee gutters, timber scotias & timber fascias;
 - The detail of rainwater goods to the perimeter of the first floor verandah deck was removed in the past and will be reinstated according to documentary evidence.
- Reinstatement of curved ceiling to former ballroom according to evidence remaining in ceiling space.



- Where original doors and windows have been relocated, to salvage and reinstate them in the original location.
- Replacement of asbestos lined gables according to evidence discovered upon removal. Roughcast render expected.
- Retain and conserve existing granolithic ground floor verandah.
 - Remove late addition floor tiles to north of verandah.
 - Protect & conserve significant tiles at entrance ingo.
 - Reinstall concrete fillet detail to verandah edge to evidence.
- Reinstatement of west facing balcony to first floor, above ground floor bay window according to documentary evidence.
- Restoration of blocked fireplaces according to the evidence of original fireplaces within the building
- Original cornices, architraves and skirting boards to be retained and reinstated to evidence where previously removed.

26 Dalgety Street.

A. Existing Conditions



Photo 09 View of 26 Dalgety Street from the opposite side of the street. Much of the building is obscured by planting.



Photo 10 View of the front door to 26 Dalgety Street with brick arch portico entrance and stained glass.



Photo 11 The original south wall to the house has been rendered.



Photo 12 The original north wall to the house has been rendered.



Photo 13 East elevation of 26 Dalgety. A rear extension was constructed c.1980. Due to the high level of design it is likely architect designed rather than builder designed.



Photo 14 North elevation of 26 Dalgety. The rear addition is constructed of brick with timber framed windows.



Photo 15 View of the rear addition looking towards the kitchen.



Photo 16 View of Bedroom 1 with bay window with lead light glazing in a diamond pattern and motif lead light fanlights.



Photo 17 View of Bedroom 2 with lead light glazing in a diamond pattern and motif leadlight fanlights bay window to the front and arched lead light window to the north. Stained timber battens on the ceiling show signs of sagging.



Photo 18 View from Bedroom 2 looking into the living room with brick fire place.



Photo 19 View of the kitchen with original oven still in place to the left of the modern oven.



Photo 20 View of the original rear wall of the building showing flue for a copper still in place.

Building

This section is drawn from the heritage assessment with amendments in **bold**.

Inter-War Bungalow **with** Arts & Crafts Influences.

No 26 Dalgety Street is a single storey house constructed in brick and rendered brick with a hipped and gable tiled roof. It is a fine expression of the Inter-War Bungalow style. The front elevation is symmetrically planned with a half -timbered gable at the centre of a skillion-roofed verandah. The verandah is supported on paired timber posts set over battered piers. A timber balustrade spans between piers. There is a central door and hopper light flanked by sidelights and casement windows.

The place retains its basic form and details. There are additions to the rear of the house **built in c.1980 based on Landgate aerial photography**. The place is consistent with the building pattern in the Precinct. The place plays an important role in the pattern of development of a middle-class suburb.

B. Demolition

- The rear extension Including the bathroom/ laundry toilet, east living room and study
- Rear landscape including pool, and timber and corrugated sheds.
- Partial demolition of southern end of rear original wall.
- Demolition of pantry and kitchen walls.



- Demolition of wall between bedroom and north living room.
- Demolition of internal walls to south bathroom, bedroom 1 and bedroom 3.
- Removing doorways between north bedroom and living room and north living room to kitchen.

C. Construction

- New laundry and drying court to the north of the building.
- New kitchen, living area and patio to the rear of the building.
- New bathroom in location of ex. Pantry was with new opening on western wall to new bedroom.
- Two new bedrooms and 1 ensuite bathroom where bedroom 1 and north living room were located.
- New ensuite bathrooms between bedrooms 2 and 3.
- Doorway between the foyer and new living room kitchen area.
- New ramps at northwest corner and south of building
- New carparking at rear of property.
- Fill in fireplace to living room.

D. Conservation

- Repair of cracking to ceiling and ceiling battens that are sagging.

29 Fortescue Street.

A. Existing Conditions

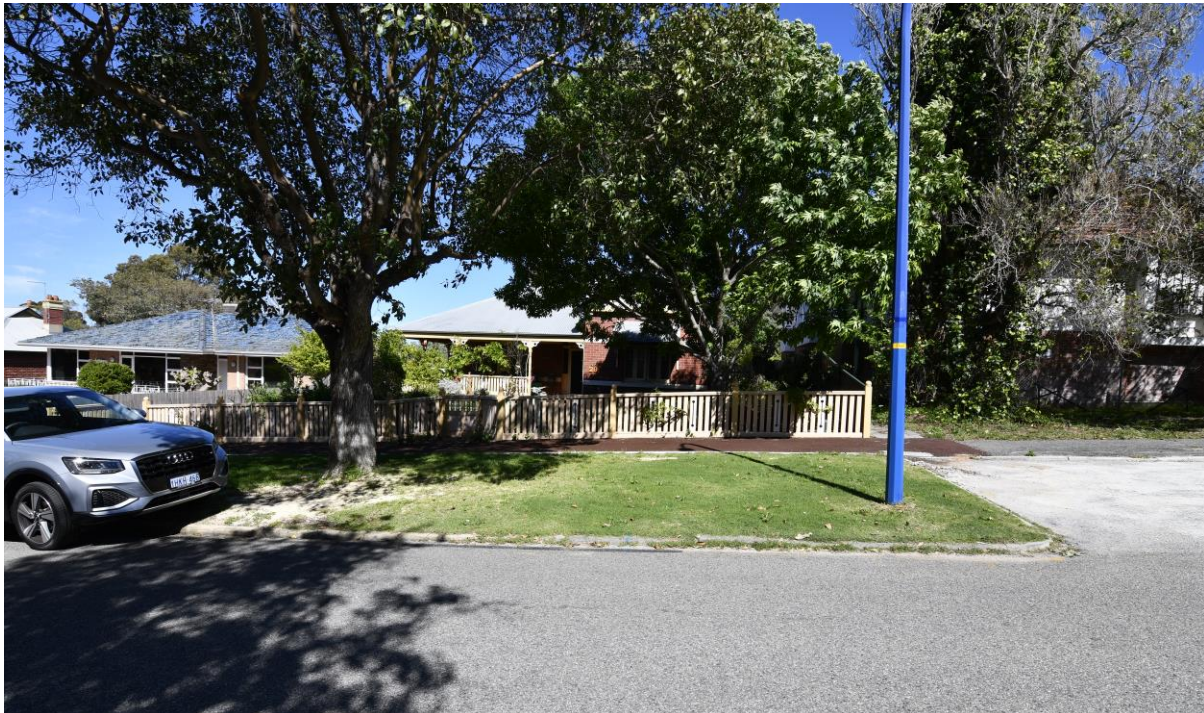


Photo 21 View of 29 Fortescue street from across the road with 1950's Woodside Hospital wards to the right.



Photo 22 View of the front façade of the house with 1950's Woodside hospital wards to the right.



Photo 23 View of the front east bedroom.



Photo 24 View of the living room, fire place has later addition mantle.



Photo 25 View of the original rear wall of the building with c.1970's constructed arch opening with imitation detailing.



Photo 26 Rear 1970's kitchen extension has been renovated in recent years.



Photo 27 View of the 1990's attic extension, staircase is non-compliant with today's standards.



Photo 28 Original outhouse has been irrevocably modified to modern standards.



Photo 29 Latter addition timber shed with central glazing and corrugated iron roof.



Building

This section is drawn from the heritage assessment with amendments in **bold**.

Inter-War Bungalow **with** Federation Influences. Irrevocably

No 29 Fortescue Street is a single storey house constructed in brick and rendered brick with a hipped and gable corrugated iron roof. It is a fine expression of the Federation Bungalow style. The front elevation is asymmetrically planned with a half-timbered gabled thrust bay and a part width hip roofed verandah. The verandah is supported on timber posts with brackets. There is a vertical timber balustrade between the posts. The gabled bay has a set of casement windows under a sun hood. There is a central door and hopper light flanked by a set of casement windows. The sills are rendered and there is a rendered string course. The roofscape features a pair of render capped chimneys. The place retains its form and details. **There are additions to the rear. Based on Landgate maps the rear kitchen addition was constructed in the mid 1970's and the upper floor attic extension was constructed in the early 1990's.** The place is consistent with the building pattern in the Precinct. The place plays an important role in the pattern of development of a middle-class suburb.

B. Demolition

- The rear extension including the kitchen, dining, pantry, bathroom, laundry, stairs and loft level.
- Rear landscaping including pool, outhouse and timber shed.
- Demolition of the entry door for new compliant sized entry door.
- Demolition of internal doors for compliant sized doors.
- Demolition of fireplace in bedroom 3.
- Removal of hallway walls of bedrooms 2 and 3.
- Removal of wall between bathroom and closet.
- Demolition of opening with glazed fanlight in hallway to allow for compliant opening.

C. Construction

- New laundry and drying court to the south of the building.
- New kitchen, living area and patio to the rear of the building.
- New carparking at rear of property.
- Living room converted to bedroom with ensuite to east side of room.
- New doorway from bedroom one to refurbished bathroom.
- New south wall to bedroom 3 to align with rest of hallway.
- New bathroom in closet space with opening to bedroom 2.
- New wall to bedroom 3 to align with rest of hallway. New bedroom and ensuite.



D. Conservation

- Repair tuck pointing to lower portion of bedroom 1 external east wall

Impact and Mitigation

In this assessment, the proposals have been measured against the heritage values outlined in the Statement of Significance.

Woodside Hospital

Heritage Values	Potential Impact Analysis-Discussion	Heritage Impact Statement-Degree and Intensity of Impacts
The place is important as a leading maternity hospital serving the Fremantle and District community;	<p>The role of Woodside as place that delivers health care services will be sustained through the proposed future use of the development by continuing to deliver health care services in the form of aged care.</p> <p>There will be some impact on this value by the removal of the Hospital Wards, Theatre and Birth Suite located to the east of the site (1952, 1962, 1966) , Laundry Block to the south and Former Kitchen (1952) to the south.</p>	Some Impact. The removal of the former hospital wings will be mitigated by interpretation of the former maternity services which will be integrated within the development and will form a core component of the story of the place.
The place, as the main Moore family residence, is important for its association with the Moore family in general, and W. D. Moore in particular. Moore is well known as the founder of the retailers, W.D Moore & Co, and its later derivations, Dalgety's and Moore's, for his business associations in banking and insurance, and his political, pastoral and rural accomplishments in Fremantle, the North-West and throughout the State;	Moore's significant role in the development of the state will be understood through the conservation of the Woodside house as a physical expression of the Moore family, and through further interpretation at the site.	Neutral to positive impact.
Moore's estate was subdivided to form a sizeable portion of the municipality of East Fremantle and the street names have associations with the Moore family;	The story of the estate remains embedded in street names and the name of Woodside itself and will be part of the interpretation at the place.	Neutral impact.
The place is important for its associations, as a rural holding	The story of the estate will form part of the interpretation of the place.	Some impact.



and home near the commercial centre of nearby Fremantle;	Landscaping is intended to evoke the character of a rural setting which will enhance this value. Landscaping is to be informal and reminiscent of the place's former use as a productive farm and pleasure gardens. It will include vegetable gardens, fruit trees, play areas, and reflective spaces.	
The location, distinctive size, design and presence of the place is highly valued by the community as a prominent former residence in the East Fremantle municipality; and,	<p>The conservation and adaptation of the place and its presentation in a generous setting, maintenance of view to it and encouraging public access are all elements that contribute to sustaining and enhancing this value.</p> <p>The new development to the east and south is set behind the line of visibility of the Woodside House from Dalgety Street, maintaining the visibility of the House on approach from Dalgety Street.</p>	Positive impact.
The building has well crafted, high quality components assembled in a conservative manner.	<p>There will be some impact on this value.</p> <p>The legibility of the distinction between the former servant's quarters and main house will be obscured by raising the first-floor level to the servant's quarters</p>	<p>Some impact. The removal of original fabric will be mitigated by the removal of intrusive additions and reinstatement of the original floorplan configuration so that Woodside will be made to read more like a house than an institution.</p> <p>The reinstatement of the original floorplan to the house will allow the former grandeur of the spaces within the house to be understood and allow the original function of the rooms to be legible.</p> <p>The sensitive adaptation of the former nursery/ballroom for a communal entertainment use will see the former recreational use of the space revived.</p> <p>Restoration of the ballroom ceiling and conservation of the building fabric, overall spaces and finer joinery components will ensure that the essential qualities of Woodside are sustained and enhanced.</p>



26 Dalgety Street

Heritage Values	Potential Impact Analysis-Discussion	Heritage Impact Statement-Degree and Intensity of Impacts
<p>it has historic and aesthetic value for its contribution to Woodside's high concentration of middle class mainly Federation period houses and associated buildings. The place contributes to the local community's sense of place</p>	<p>The front façade of the building will remain largely intact with the sides of the verandah altered to allow access. The building will still positively contribute to the streetscape and will not affect the community's sense of place. The new gate to the drying court at the north side of the building is set back from the front façade.</p>	<p>The removal of later extensions is a positive impact. No impact. The new entrance to the drying court at the north side of the house follows an existing pattern of side gates in the streetscape.</p>
<p>the place has considerable heritage value for its intrinsic aesthetic value as an Inter-War Bungalow. The place retains a moderate to high degree of authenticity and a high degree of integrity</p>	<p>The areas of demolition are the rear 1980's addition and rear sections of the original house which have previously been compromised by the rear addition and late alternations to the bathroom. All internal walls of the original portion of the house will be modified.</p>	<p>Moderate impact. The removal of original internal fabric will be mitigated by the retention the overall front façade which contributes to the streetscape is an acceptable compromise. Retention of original glazing and where possible</p>
<p>the place has considerable aesthetic value as an Inter-War Bungalow. It retains most of the characteristic features of a dwelling of the type and period</p>	<p>The front façade of the building will remain largely intact with only minor alterations to the north and south sides of the verandah to provide access. Low impact. The internal arrangement of rooms will be lost to allow for accessible rooms and bathroom arrangements. Original windows will be retained, where possible. The removal of the later set back garage will not have an impact on the streetscape.</p>	<p>Externally some impact. The aesthetic streetscape values will not be detrimentally affected by the minor changes and the overall retention of the front façade is a positive outcome. Moderate impact. The removal of original internal fabric will be mitigated by the retention the overall front façade which contributes to the streetscape is an acceptable compromise. Retention of original glazing and where possible. The ramps to the north and south of the building have a capacity to impact the overall aesthetic value of the place. The detailed design will need to take these sensitivities into account</p>
<p>it has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of W. D. Moore's Woodside Estate from 1912</p>	<p>This is a historic value and will not be impacted.</p>	<p>No impact.</p>



29 Fortescue Street

Heritage Values	Potential Impact Analysis-Discussion	Heritage Impact Statement-Degree and Intensity of Impacts
it has historic and aesthetic value for its contribution to Woodside's high concentration of predominantly Federation period houses and associated buildings. The place contributes to the local community's sense of place	The front façade of the building will remain largely intact and will still positively contribute to the streetscape and will not affect the community's sense of place. The laundry and drying court extension sits in the position of the current garage. The roofscape will be altered slightly with the removal of the attic.	The removal of later extensions is a positive impact. Some impact. The design of the laundry room/drying court is set back from the front façade of the house. The changes to the roofscape will not detrimentally impact the streetscape. Overall the minor changes to the front presentation of the building will have little impact and the building will still positively contribute to the streetscape.
the place has considerable heritage value for its intrinsic aesthetic value as a Federation Bungalow. The place retains a moderate to high degree of authenticity and a high degree of integrity	The areas of demolition are the rear 1970's rear addition which was later refurbished and 1990's loft addition. The rear sections of the original house have previously been compromised by the rear additions.	Some impact. The removal of some original fabric will be mitigated by the retention of original internal finishes, where possible.
it has considerable aesthetic value as a Federation Bungalow. It retains most of the characteristic features of a dwelling of the type and period	The front bedroom and living room are being retained for the most part. The new entrance to the ensuite bathroom in bedroom 1 and the division of the living room (now bedroom) to allow the inclusion on an ensuite bathroom are minor changes. Minor alterations to the remaining existing rooms of which the bathroom/closet have previously been modified.	Some impact. The removal of some original fabric will be mitigated by the retention of the front façade. Original internal finishes will be retained, where possible. The rear extension will replace a previously later extension. No impact.
it has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of W. D. Moore's Woodside Estate from 1912	This is a historic value and will not be impacted.	No impact.
it has some social value. It is associated with a significant area of middle class Federation and Inter-War period development, which contributes to the community's sense of place	This is a social value and will not be affected.	No impact.



Enhancement of Significance

The opening up of views toward the house from the north-west, west and south-west together with achieving a substantial conservation outcome on the house are keys to enhancing the significance of the place. The elements that give the place its stylistic significance will be conserved and better revealed by an approach to the landscape that will allow the west elevation to be framed and views from the Dalgety Street approach to be enhanced.

Conclusion

The changes proposed in the development application are cognisant of the Statement of Significance heritage values. The loss of significant fabric of the hospital wing additions are mitigated by a focus on a substantial conservation outcome on the earliest fabric of the house and ballroom, together with the use of an architectural language that reflects some of the qualities of the maternity hospital that is to be removed.

The former cloakroom adjoining the north of the ballroom that was proposed to be demolished, will now be retained and conserved, following advice from the Heritage Council to this effect. The negative impact of the loss of the original fabric will be offset by improving the presentation of the space and will be mitigated by interpretation of the space and its connection to the former ballroom.

The new building elements are compatible in scale and visually sympathetic in terms of scale, bulk, mass and materials palette.

This assessment concludes that there are no significant negative impacts on the heritage values of the place and that changes made to the scheme during the engagement stages with HCWA, SDRP and ToEF have reduced potential impacts.

The new work will be readily distinguishable from original fabric and importantly, the work will see the most important parts of the place retained, conserved and revealed. All intrusive elements will be removed, and the fabric made good. Overall, the works give the place a new healthcare and community focus to ensure that the important cultural values of the place are maintained.

The impacts of the alterations to 29 Fortescue are mitigated by the minimal intervention of the front main rooms and minimal alterations to the remaining rear rooms. The front presentation of the building will still retain its positive impact to the streetscape. The changes made to original fabric are required to provide compliant access and function such as accessible ensuites. The new works will be readily distinguishable from original fabric and sympathetic in bulk, form and scale.



The impacts of the alterations to 26 Dalgety Street are mitigated by the retention of the streetscape values of the building's presentation to the street. The changes made to original fabric are required to provide compliant access and functions required such as accessible ensuites. The new works will be readily distinguishable from original fabric and sympathetic in bulk, form and scale.

References

Heritage Council of Western Australia, *Register of Heritage Places - Assessment Documentation, Woodside Hospital*.

State Heritage Office, *Register of Heritage Places - Permanent Entry, Woodside Hospital*.

Kerry Hill Architects et al, Development Application Drawings

End of Heritage Impact Assessment