DEPARTMENT OF PLANNING, LANDS AND HERITAGE
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Job No. 25140



Woodside Care Precinct

Heritage Impact Statement (Addendum)

Pepared for Kerry Hill Architects

On behalf of Hall & Prior

June 2026

Griffiths Architects

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Griffiths Architects

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Cover: Artist Impression looking east at the new link south of the Ballroom. Kerry Hill Architects 2026

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Introduction

The Western Australian Planning Commission granted a development approval for the Woodside Care Precinct development on 14 December 2023, subject to the conditions specified in the Notice of Determination.

Following completion of the design development process, revisions to the approved scheme were requested, requiring an amendment to the Development Application.

This appendix to the HIA has been prepared to evaluate the heritage impact of the proposed revisions that relate to the State-registered *Woodside Hospital* building. The changes have been presented to Heritage officers from DPLH and no concerns were raised at the meeting.

This addendum updates the original Heritage Impact Statement (HIS) submitted in 2023, and assesses the impacts of the revised proposal against the heritage significance of the place.

The 2023 HIS can be found in Appendix C.

Heritage Listings

Woodside Hospital has been assessed by the Heritage Council and was included in the State Register in 1998 (Heritage Place no 792).

Background

Woodside Hospital in East Fremantle, Western Australia, originally began life as a large private residence built in 1896–97 for pastoralist and businessman William Dalgety Moore. The two-storey brick house, later expanded with a ballroom (1904) and various outbuildings, sat within a large estate known as the "Woodside Estate," which Moore developed from the late 1870s. Moore, born into a prominent Swan Valley family at Oakover, built a significant career in commerce, politics, and banking, before investing heavily in land, agriculture, and business ventures across the colony. The estate itself was extensively cultivated with vines, orchards, and gardens. Moore lived there from 1897 until his death in 1910, after which the property remained in his family for a period while portions of the estate were gradually subdivided.

After being subdivided in the early 20th century, the property transitioned from private residence to healthcare use. It first operated as a hospital in 1924, formally becoming Woodside Hospital shortly after, and was managed by various medical practitioners and nursing sisters through the interwar and wartime periods. The hospital provided general care until around 1945–46, after which it was converted into flats for a short time. In 1951 the State Government purchased the site, responding to strong community demand for improved maternity services in the Fremantle area, especially after hospital closures and increased post-war birth rates. Following refurbishment, Woodside reopened in 1953 as a public maternity hospital, introducing modern and patient-focused practices such as keeping mothers and babies together for extended periods.

The hospital expanded further in 1966 with a new east wing containing wards, theatres, and nursing facilities, while the original building was increasingly used for administration. Over time, Woodside became known for innovative maternity care, including support for home births and new birthing technologies, and developed a strong relationship with the local community and medical staff. Despite periodic threats of closure and restructuring from the 1990s onward, it remained in operation until a statewide review of obstetric services recommended its closure. Woodside Hospital officially ceased clinical operations in 2006, with administrative functions continuing until 2015, marking the end of its long evolution from private estate to community maternity hospital.

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.

Approved Scope

A) 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.

B) 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 (southwest former kitchen, northeast front room ground and first floor, southeast 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.

C) 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.
  - Reinstate 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.

Revised Scope

GROUND

1. Salon to move from the new lower ground wellness building into the southwest room in the heritage building (former kitchen area). Salon to include 2 x hair cutting stations, 2 x hair washing stations, 1 x mobile hood.
2. Updated layout to G12 to add UAT, servery and doorway on south wall to link.
3. Remove 2x existing arched timber double-hung sash windows to the south of the former ballroom, including sills & brickwork below to form new door openings. Install new steel-framed doors.
4. Retain the two central arched openings to the ballroom and install doors within the openings, in lieu of the previously approved removal.
5. Upon removal of existing high-level window (intrusive) in the ground level lounge, G6, modify opening in existing stone wall to form a new full-height arched opening for a steel-framed fixed glazed window
6. Infill arch to northwest wall of main Staircase Hall at ground level.
7. New stud framed dividing wall in former cloakroom to create new bar.
8. Form new full-height arched openings in east wall of G11, former servants quarters for new fixed glazed steel framed arched windows.

FIRST

9. Increased width of new link.
10. New window to suite 3, in place of approved door.
11. Create new opening in existing wall for new window to south lounge F5 on First Floor. Window to match proportions, height and width of existing window to north in F4.
12. Remove the west wall at the end of the first-floor hallway and construct new wall slightly offset toward the west in its place for revised entry to Suite 3.
13. Remove the existing archway connecting the main house hallway to the rear former servants' quarters (Suite 4). Infill with brickwork to suit the new entry configuration to Suite 4.
14. Change new double leaf doors to single leaf for entry to Suites 1 & 2.
15. New kitchenettes to all suites.
16. Removal of wall nibs in Suite 2 previously approved for retention as part of the former room wall demolition, to accommodate the new kitchenette in F8

SITE

17. Reduction of setback to east ballroom façade from 2865mm to 1750mm. A reduction of 1115mm.

Impacts and Mitigation

This section outlines the impacts that the revised scope has to assess the possible impacts on the heritage significance:

No	Revised Scope Item	Heritage Impact	Impact Mitigation
1	Relocation of salon to Heritage Building.	The space will be changed from the approved 'office' to 'salon' and does not involve any further modification to the fabric. No additional heritage impact.	No mitigation required.
2	Updated layout to G12 to add UAT, server and doorway on south wall to link.	The revised layout represents a reconfiguration of the previously approved arrangement within a space that has undergone alteration over time. There is no loss of, or adverse impact on, significant fabric. The proposed door in the south wall utilises an existing opening that was previously approved for infill; however, this connection will now be retained.	No mitigation measures are required. The new door will be designed as a contemporary element to ensure it is distinguishable from the historic fabric.
3 & 4	Removal of the two outer arched windows on the west and east sides of the ballroom's south façade, including the associated brickwork and rendered sills beneath each opening to facilitate the installation of new glazed steel-framed doors. The two central arched openings are to be retained.	The ballroom's south façade currently comprises four arched openings. Originally, the façade contained three arched openings; however, the two central windows were later relocated from other areas of the ballroom during its conversion to a nursery, requiring new openings to be formed. The outer two windows remain in their original positions and are original fabric, as evidenced by their decorative moulded rendered sills and decorative timber architraves internally, compared with the plain brick splayed sills of the central windows. The conversion of the two central arched windows into doors has a low heritage impact, as these openings have already been modified and are being retained with	Overall, the proposal retains the rhythm of the existing arched openings, and the overall composition of the façade remains legible. To mitigate the loss of original fabric, it is recommended that the arched timber-framed sash windows be carefully removed and retained in storage. A photographic record of their existing arrangement should also be prepared and included in the archive record of the place. Interpretation of this element of the ballroom configuration would further support understanding of the building's evolution and associated changes.

		suitably designed contemporary glazed doors. The removal of the original outer windows and formation of new door openings to match the central openings results in the loss of original fabric and a slight reduction in the authenticity of the façade.	
5	Upon removal of existing high-level window (intrusive) in the ground level lounge, G6, modify opening in existing stone wall to form a new full-height arched opening for a steel-framed fixed glazed window	The window is a later insertion, previously approved for removal and identified as 'intrusive' in the CMP. The revised proposal converts the opening to an arched form and removes the stone below sill level to match the size of the other full-height arched sash windows in the room. The new window will be a steel-framed window, consistent with other new glazed windows and doors to the building, with the steel frame clearly distinguishing the new work as a point of difference from the original timber fabric. Detailing to the new opening will be kept minimal, avoiding decorative elements present in the existing window such as architraves, beading, and the like, thereby reinforcing a clear and legible distinction between new and original fabric.	Mitigation works are not required. The proposed work partially utilises an existing opening and, while proportionally consistent with the other windows, is visually and materially distinct from the original fabric, thereby avoiding confusion with the historic fabric.
6	Infill arch to northwest wall of main Staircase Hall at ground level.	The arch is an original feature of the earliest phase of the building. It is currently infilled with studwork and a door. The proposal is to brick up the arch, which will result in an impact on the legibility of the building's original circulation and spatial arrangement.	The existing arch will be retained without alteration, and the proposed block infill can be slightly recessed to ensure the original arch profile remains legible from both sides.
7	New stud dividing wall in former cloakroom to create new bar.	New stud walls are considered to have minimal impact as they are lightweight partitions that are reversible and require limited intervention to the existing building fabric.	No mitigation required.

8	Form new full-height arched openings in east wall of G11, former servants quarters for new fixed glazed steel framed arched windows.	The wall was originally an external elevation containing two windows and a door with an external set of steps. This elevation formed a simpler part of the building, reflecting its original function as the rear of the servants' quarters. The openings were later infilled when the wall was internalised during its adaptation to a maternity hospital and the former external space became a kitchen with storage rooms against the wall. The proposal is to introduce two full-height arched windows in the locations of the former openings, albeit in a different format and scale. The wall has been considerably altered and has not expressed its original composition as an external elevation for the majority of its existence.	The introduction of new arched windows has the potential to create some ambiguity in the interpretation of spatial hierarchy, as these are grander in character and visually relate to the ballroom openings. However, the subject wall has undergone substantial alteration over time, including the loss and infilling of its original openings, and no longer clearly expresses its original architectural composition or external elevation hierarchy. The proposed steel windows are consistent with the wider design approach for new interventions to the building and contribute to a coherent architectural language within the current phase of development while remaining distinguishable from historic fabric. Interpretation is recommended as part of the overall conservation approach, to communicate the original domestic nature of the space and to assist in understanding the building's evolutionary development.
9	Increased width of link	No additional heritage impact.	No mitigation required.
10	New window to suite 3 in place of door.	A new opening has been approved for this location; the current proposal seeks to replace the approved door with a window. As both the original approval and the revised proposal involve replacement fabric, there is no additional heritage impact.	No mitigation required.
11	New window to first floor south lounge, adjacent to reinstated fireplace.	Minor loss of original fabric- (brickwork).	The new opening is located above the ballroom roofline and has low external visibility. To reduce potential impacts, it should be detailed so that, on close inspection, it is clearly identifiable as a new intervention, and carefully

			aligned within the existing brick coursing. The opening matches the size and proportion of the original opening on the northern portion of the façade, helping to maintain overall visual balance. This approach preserves the legibility of the original fabric and its sequence of change, while accommodating the new use of the space and remaining reversible.
12 & 13	Remove the west wall at the end of the first-floor hallway and construct new wall slightly offset toward the west in its place for revised entry to Suite 3. Remove the existing archway connecting the main house hallway to the rear former servants' quarters (Suite 4). Infill with brickwork to suit the new entry configuration to Suite.	Loss of early brick wall and expression of original arch to former servants' quarters.	To reduce the impact of the wall removal, an overhead beam will be retained to preserve an understanding of the former wall location. The loss of the arch and the associated spatial hierarchy could be mitigated through a photographic record of the element, along with interpretive material expressing the hierarchy of spaces within the building.
14	Change new double leaf doors to single leaf for entry to Suites 1 & 2.	Size of previously approved openings now reduced.	No mitigation required. Doors can be detailed to be understood as new fabric.
15	New kitchenettes to all suites.	The kitchenettes are reversible service items and do not impede the ability to understand proportions of the rooms. As such, the proposed kitchenettes are consistent with ongoing adaptive reuse of the building and are considered to have a neutral impact on its heritage values.	No mitigation required.
16	Removal of some wall nibs in Suite 2 previously approved for retention as part of the former dividing wall demolition, to accommodate the new kitchenette in F8	The removal of portions of the retained wall nibs enables a more coherent and functional layout to accommodate the new kitchenette.	The impact is considered small; however, an overhead beam will be retained, which will assist in maintaining the legibility of the former arrangement of separate rooms. The proposed changes will be appropriately documented, and an archival record will be prepared.
17	Reduction of setback to east ballroom façade from	The adjustment of the east setback will have a neutral	The proposed amendment does not alter the overall conservation outcome for the

	2865mm to 1750mm. A reduction of 1115mm.	impact on the heritage building.	place, and the presentation of the principal façades remain unaffected. In the past, the eastern façade was substantially removed in adaptation work to accommodate the adjoining hospital wing. This elevation will comprise predominantly reconstructed fabric. While the setback has been reduced, it remains sufficient to ensure that the heritage building continues to be legible as a distinct element from the broader development.

Photographs



Photo 01 **(No 11).** New window proposed to first floor wall, above the adjoinging the ballroom roof.



Photo 02 **(No 5).** Modify ex rectangular window to match adjacent arched opening and new steel framed window..



Photo 03 **(No 3 & 4).** Conversion of all arched openings on south façade to doors. The two outer openings are original, while the inner openings are later relocations.



Photo 04 **(No 6).** Infill of arch to northwest wall of main Staircase Hall at ground level. The existing arch will be retained without alteration, and the proposed block infill can be slightly recessed to ensure the original arch profile remains legible from both sides.



Photo 05 **(No 13)**. Remove the existing archway connecting the main house hallway to the rear former servants' quarters. Infill to suit the new entry configuration to Suite. The floor level in this area was previously approved to be raised with a new suspended floor to match the main house.

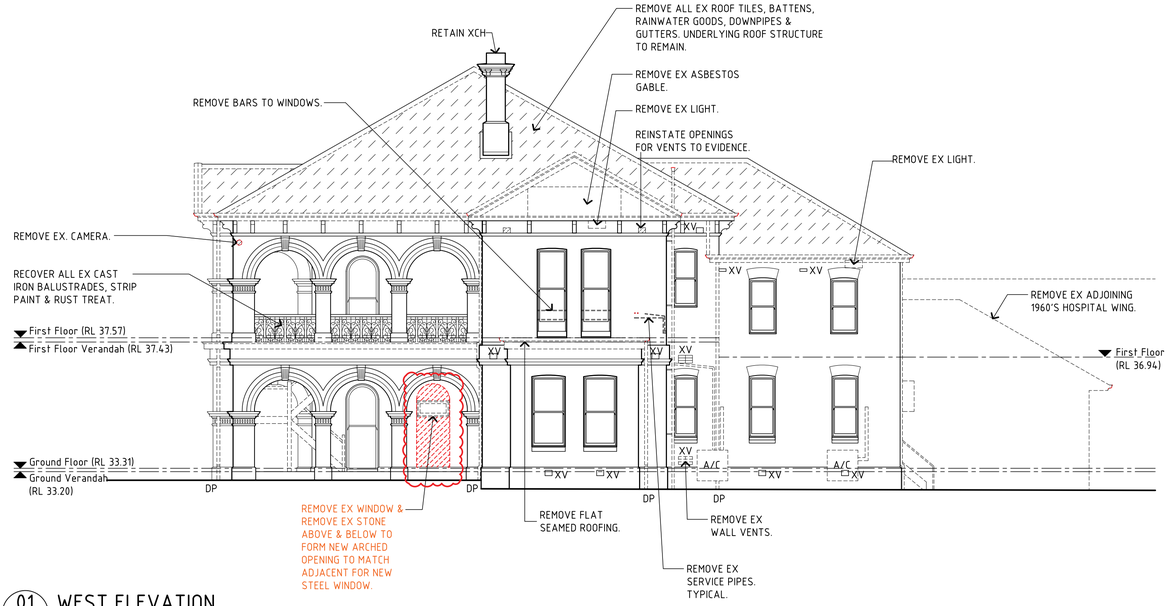
Conclusion

This HIS addendum considers proposed revisions to the approved adaptation works, including their impact on *Woodside Hospital* and its heritage significance. The proposed works comprise minor amendments to the previously approved adaptation works, reflecting changes that have arisen during the design development process.

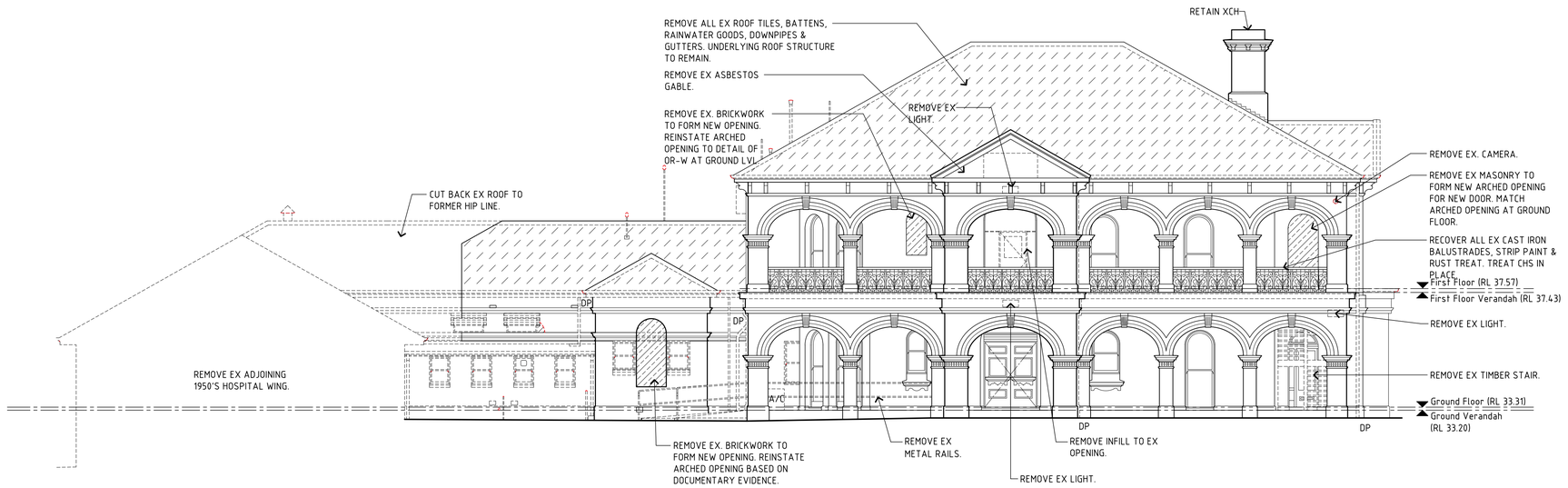
The wider design approach for new interventions at the place is for new fabric to be steel-framed with minimal detailing, providing a contrast to the more ornate existing timber detailing. This establishes a coherent architectural language that reinforces unity within the current phase of development while remaining clearly distinguishable from the historic fabric

On balance, the proposed works are considered acceptable within the context of the building's overall significance and adaptation works, and where necessary, impacts can largely be mitigated.

Appendix A – DA Amended Drawings (Griffiths Architects)



01 WEST ELEVATION
HA2.01 1:100



02 NORTH ELEVATION
HA2.01 1:100

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
CH	CHIMNEY
FP	FIRE PLACE
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING
(R)	REMOVE

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

REMOVE EX BRICKWORK.

REMOVE EX ROOF TILES & BATTENS.

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
P4	ISSUED FOR REVISED DA. REVISIONS CLOUDED RED.	03-06-2026
P3	ISSUED FOR 100% DD	12-12-2025
P2	ISSUED FOR 80% DD	17-10-2025
P1	ISSUED FOR 60% DD	12-09-2025

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS. CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

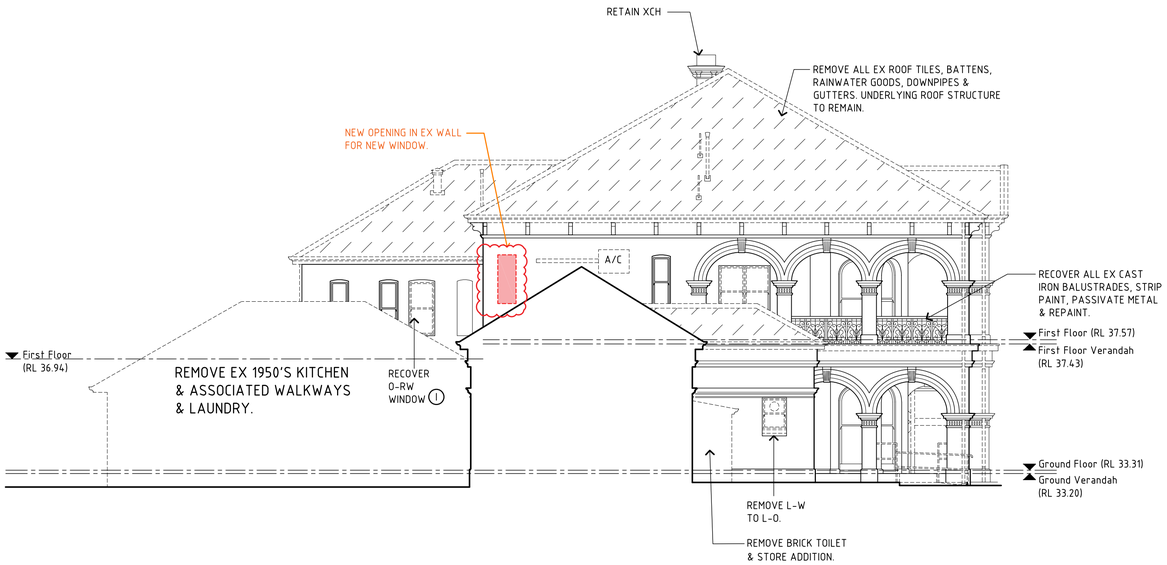
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WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
DEMOLITION ELEVATIONS SHEET 1

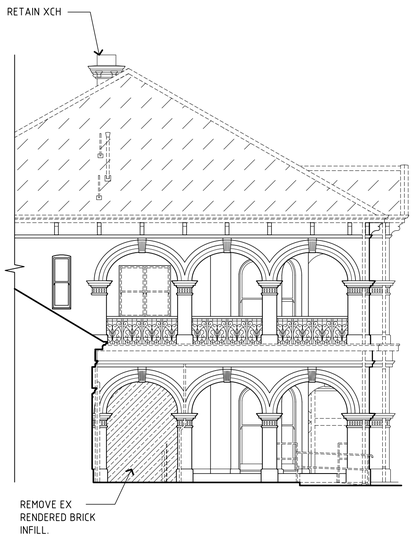
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PROJ No. 25140		FILE No. FILE NO	

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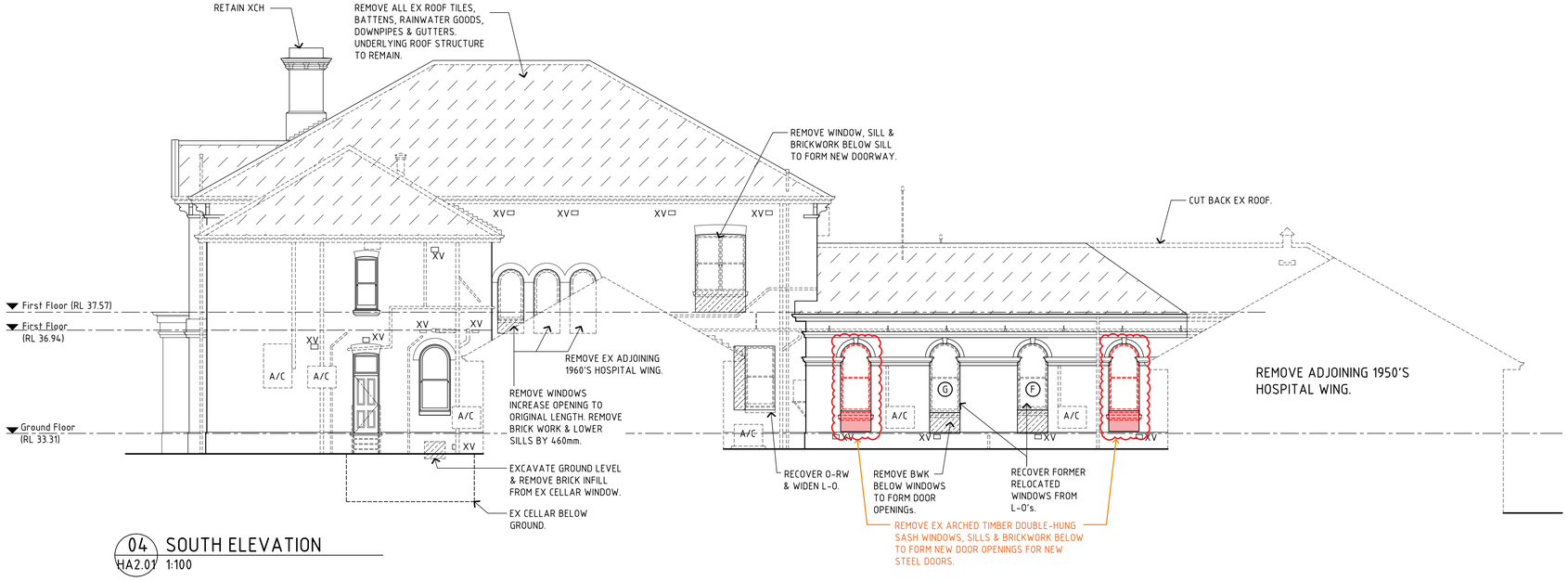
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PLOT DATE: 3 June 2026



03 EAST ELEVATION
HA2.01 1:100



05 EAST ELEVATION
HA2.01 1:100



04 SOUTH ELEVATION
HA2.01 1:100

LEGEND

EX.X	EXISTING
A/C	AIR CONDITIONER
CH	CHIMNEY
FP	FIRE PLACE
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING
(R)	REMOVE

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

REMOVE EX BRICKWORK.

REMOVE EX ROOF TILES & BATTENS.

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
P4	ISSUED FOR REVISED DA. REVISIONS CLOUDED RED.	03-06-2026
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P2	ISSUED FOR 80% DD	17-10-2025
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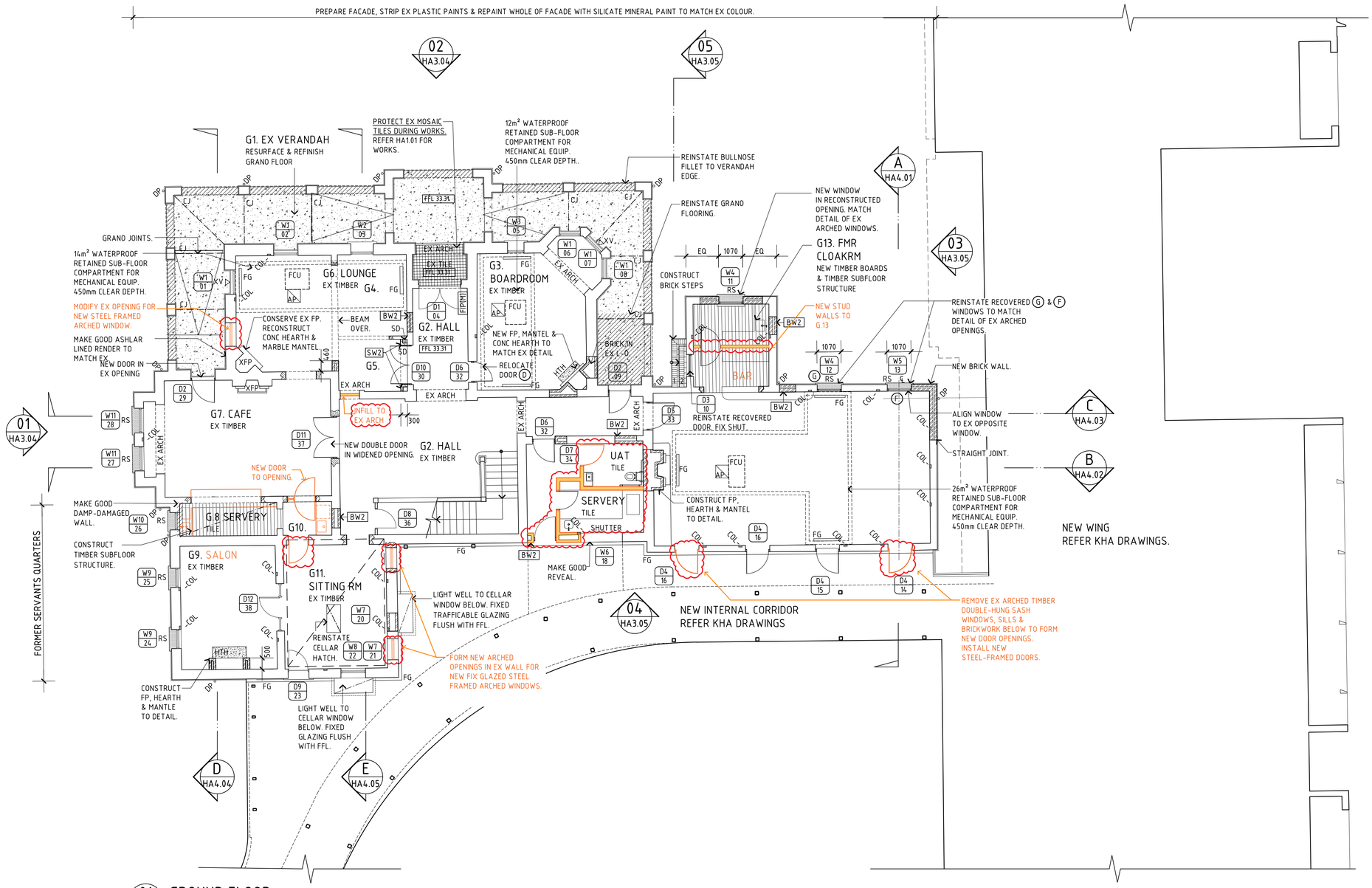
WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
DEMOLITION ELEVATIONS SHEET 2

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APPROVED GA		SIGNATURE	
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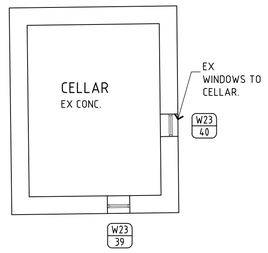
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FILE NAME: GA-AR-DWG-HA205-DEMOLITION ELEVATIONS SHEET
PLOT DATE: 3 June 2026

PREPARE FACADE, STRIP EX PLASTIC PAINTS & REPAINT WHOLE OF FACADE WITH SILICATE MINERAL PAINT TO MATCH EX COLOUR.



01 GROUND FLOOR
SCALE 1:100



02 CELLAR BELOW G11
SCALE 1:100

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
CBD	CUPBOARD
DB	DISTRIBUTION BOARD
FP	FIRE PLACE
HR	HANDRAIL
HTH	CONCRETE HEARTH
V	VENT- REINSTATE VENTS TO EVIDENCE
RS	RENDERED SILL- REINSTATE DETAIL ACCORDING TO MATCH EX TO BUILDING.
FG	TRAFFICABLE ALUMINUM FLOOR GRILLE TO MECHANICAL ENGINEERS SPECIFICATION. MATT BLACK POWDER COATED FINISH. NEW FLOOR PENETRATION NEATLY CUT IN EX. TIMBER FLOOR BOARDS.
A/P	TIMBER ACCESS PANEL FLUSH WITH FLOOR LEVEL. FINISH TO MATCH TIMBER FLOOR BOARDS. BRASS FLUSH PULL HANDLE & HINGES FOR OPERATION. NEW FLOOR PENETRATION NEATLY CUT IN TIMBER FLOOR BOARDS.

18mm CFC TO WET AREAS ON JOISTS.

CONCRETE

WALL TYPES

BRICKWORK

STUDWORK

LIMESTONE

BW1 110 SINGLE LEAF BRICK

BW2 BRICK UP EX. OPENINGS TO MATCH EX ADJACENT FINISH & DETAIL.

SW1 STUDWORK. 95mm INSULATION. IMPACTCHEK LINING.

SW2 STUDWORK. PLASTERBOARD LINING.

FIRE SERVICES

(REFER FIRE SERVICES DRAWINGS FOR FURTHER DETAIL)

FIP(M) MIMIC FIRE INDICATOR PANEL

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
P5	CHANGES FROM DA CLOUDED RED	03-06-2026
P4	CHANGES FROM DA CLOUDED RED	25-05-2026
P3	ISSUED FOR 100% DD	12-12-2025
P2	ISSUED FOR 80% DD	17-10-2025
P1	ISSUED FOR 60% DD	12-09-2025

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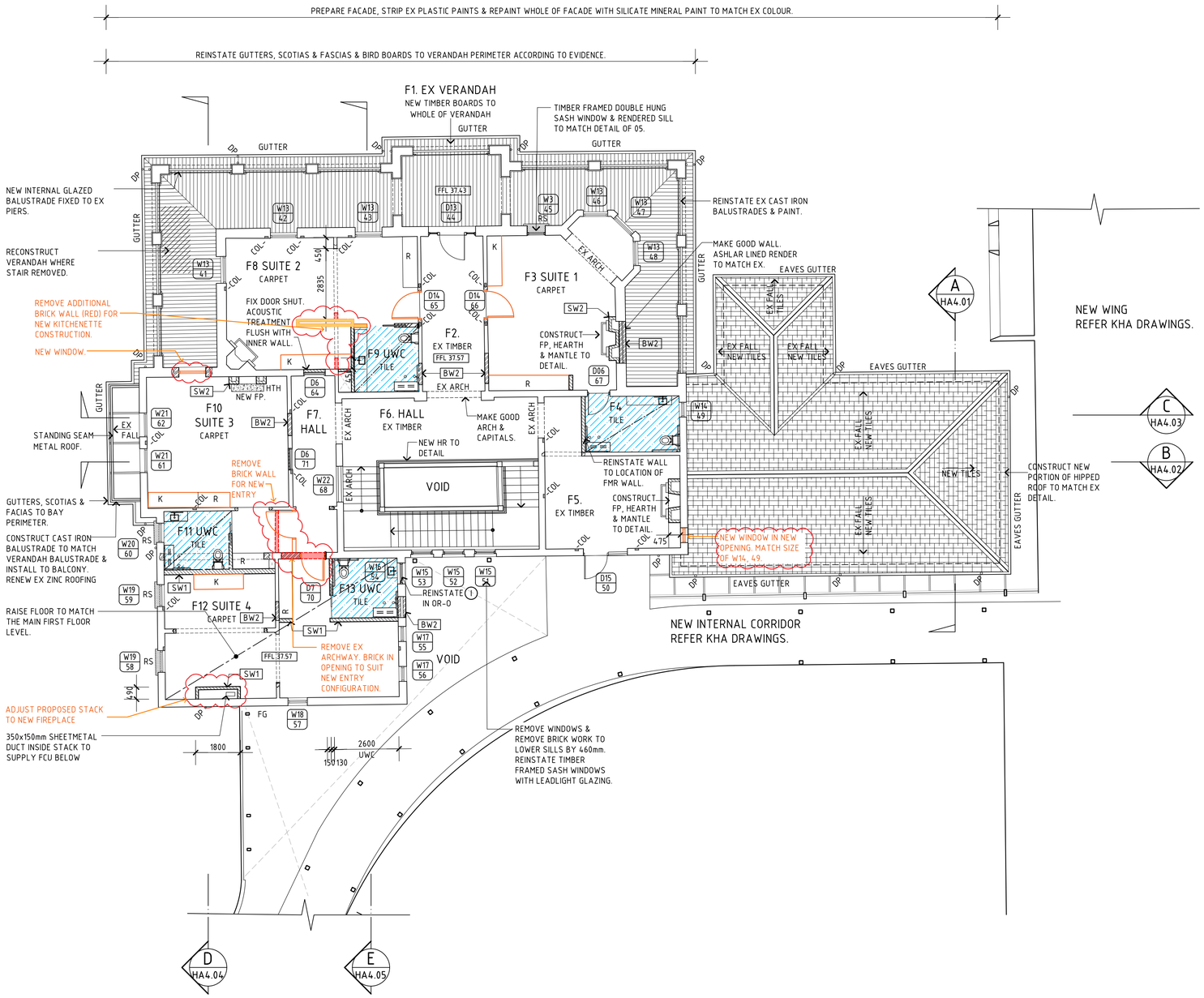
WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ADAPTATION & CONSERVATION WORKS
PROPOSED GROUND FLOOR PLAN

DRAWN MH		DESIGNED GA	REDUCTION 0 1m 2.5m
CHECKED PG		PRINCIPAL	
APPROVED GA		SIGNATURE	
SCALE 1:100 (A1)		DATE SEPT 2025	DRAWING No. HA3.01 P5
PROJ No. 25140		FILE No. FILE NO	

NORTH

THIS IS A CADD DRAWING DO NOT AMEND MANUALLY

FILE NAME: GA-AR-DWG-HA301-PROPOSED PLANS GROUND.dwg
PLOT DATE: 3 June 2026



01 – PROPOSED FIRST FLOOR
SCALE 1:100 @ A1

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
CBD	CUPBOARD
DB	DISTRIBUTION BOARD
FP	FIRE PLACE
HR	HANDRAIL
HTH	CONCRETE HEARTH
K	KITCHENETTE
R	ROBE
V	VENT- REINSTATE VENTS TO EVIDENCE
RS	RENDERED SILL- REINSTATE DETAIL ACCORDING TO MATCH E BUILDING.
FG	TRAFFICABLE ALUMINUM FLOOR GRILLE TO MECHANICAL ENGINEERS SPECIFICATION. MATT BLACK POWDER COATED FI NEW FLOOR PENETRATION NEATLY CUT IN EX. TIMBER FLOOR BOARDS.
A/P	TIMBER ACCESS PANEL FLUSH WITH FLOOR LEVEL. FINISH TO MATCH TIMBER FLOOR BOARDS. BRASS FLUSH PULL HANDLE HINGES FOR OPERATION. NEW FLOOR PENETRATION NEATLY C IN TIMBER FLOOR BOARDS.

18mm CFC TO WET AREAS ON JOISTS.

CONCRETE

COL-EQ EARTHQUAKE COLUMN TO STRUCTURAL ENGINEER'S DETAI SPECIFICATION. MAKE GOOD WALL TO MATCH ADJACENT WALL FINISHES.

WALL TYPES

BRICKWORK

STUDWORK

LIMESTONE

BW1 110 SINGLE LEAF BRICK

BW2 BRICK UP EX. OPENINGS TO MATCH EX ADJACENT FINISH & DE

SW1 STUDWORK. 95mm INSULATION. IMPACTCHEK LINING.

SW2 STUDWORK. PLASTERBOARD LINING.

FIRE SERVICES

(REFER FIRE SERVICES DRAWINGS FOR FURTHER DETAIL)

FIP(MI) MIMIC FIRE INDICATOR PANEL

PRELIMINARY NOT FOR CONSTRUCTI

REV	DESCRIPTION	DATE
P6	CHANGES FROM DA CLOUDED RED	08-06
P5	CHANGES FROM DA CLOUDED RED	03-06
P4	CHANGES FROM DA CLOUDED RED	25-15-
P3	ISSUED FOR 100% DD	12-12-
P2	ISSUED FOR 80% DD	17-10-
P1	ISSUED FOR 60% DD	12-09-

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WOODSIDE HEALTH CARE PRECINCT

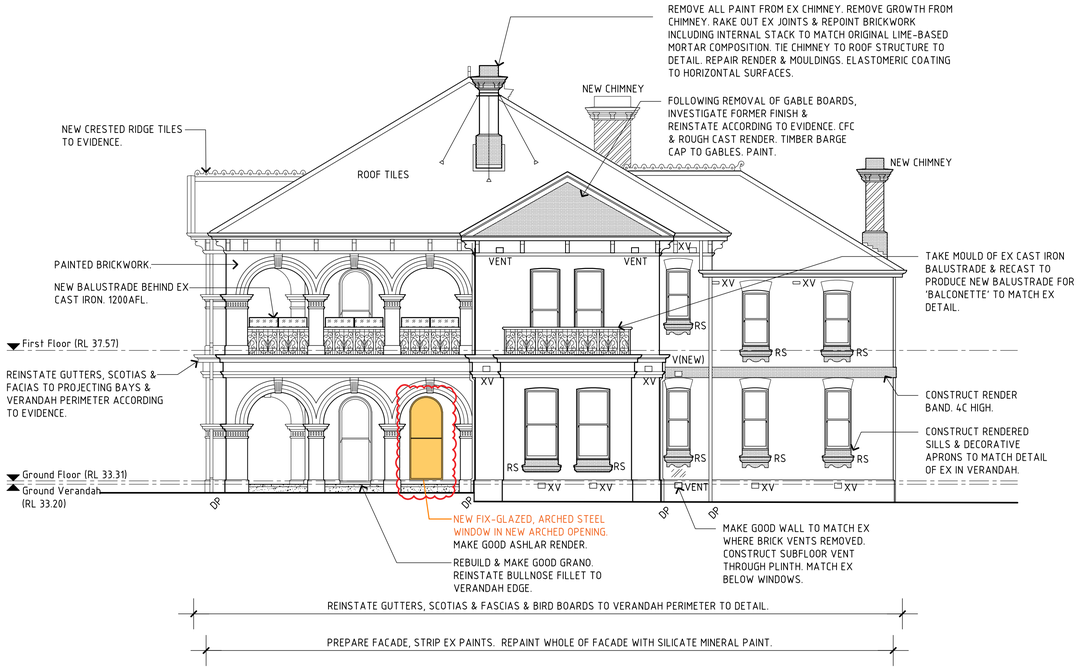
18 DALGETY STREET, EAST FREMANTLE
ADAPTATION & CONSERVATION WORKS
PROPOSED FIRST FLOOR PLAN

DRAWN MH		DESIGNED GA	REDUCTION 0 1m 2.5m
CHECKED BP		PRINCIPAL	
APPROVED GA		SIGNATURE	
SCALE 1:100 (A1)		DATE SEPT 2025	DRAWING No. HA3.0
PROJ No. 2514.0		FILE No. FILE NO	

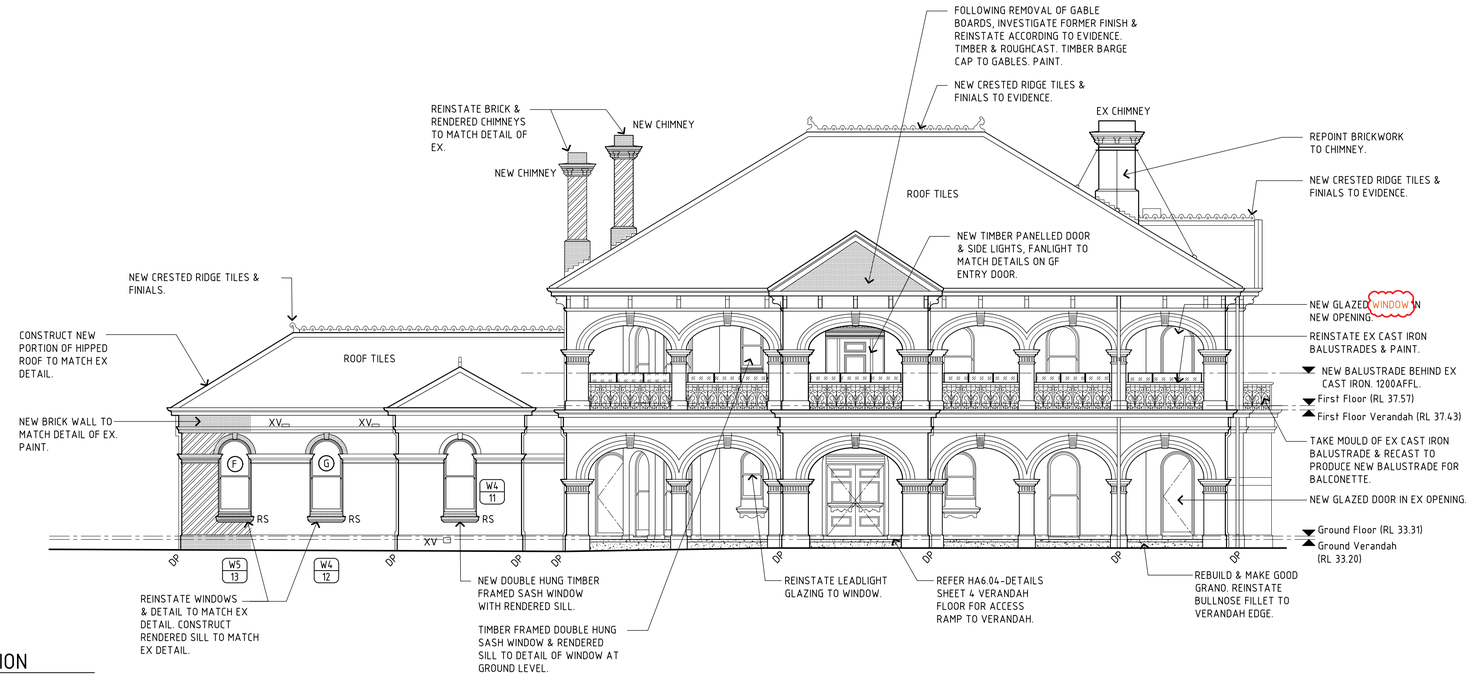
THIS IS A CADD DRAWING. DO NOT AMEND MANUALLY

FILE NAME: GA-AR-DWG-HA302-PROPOSED PLANS
PLOT DATE: 8 June 2026

NORTH



01 WEST ELEVATION
HA3.01 –



02 NORTH ELEVATION
HA3.01 –

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
DP	DOWNPIPE
CBD	CUPBOARD
FP	FIRE PLACE
V	VENT– REINSTATE VENTS WHERE MISSING
RS	RENDERED SILL– REINSTATE DETAIL ACCORDING TO EVIDENCE.
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING
WP	WASTE PIPE

RENDERWORK & PAINT

REINSTATE GRANO FLOORING, RESURFACE & REFINISH.

GLAZING

BRICKWORK

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
P4	CHANGES FROM DA CLOUDED RED	03-06-2026
P3	ISSUED FOR 100% DD	12-12-2025
P2	ISSUED FOR 80% DD	17-10-2025
P1	ISSUED FOR 60% DD	12-09-2025

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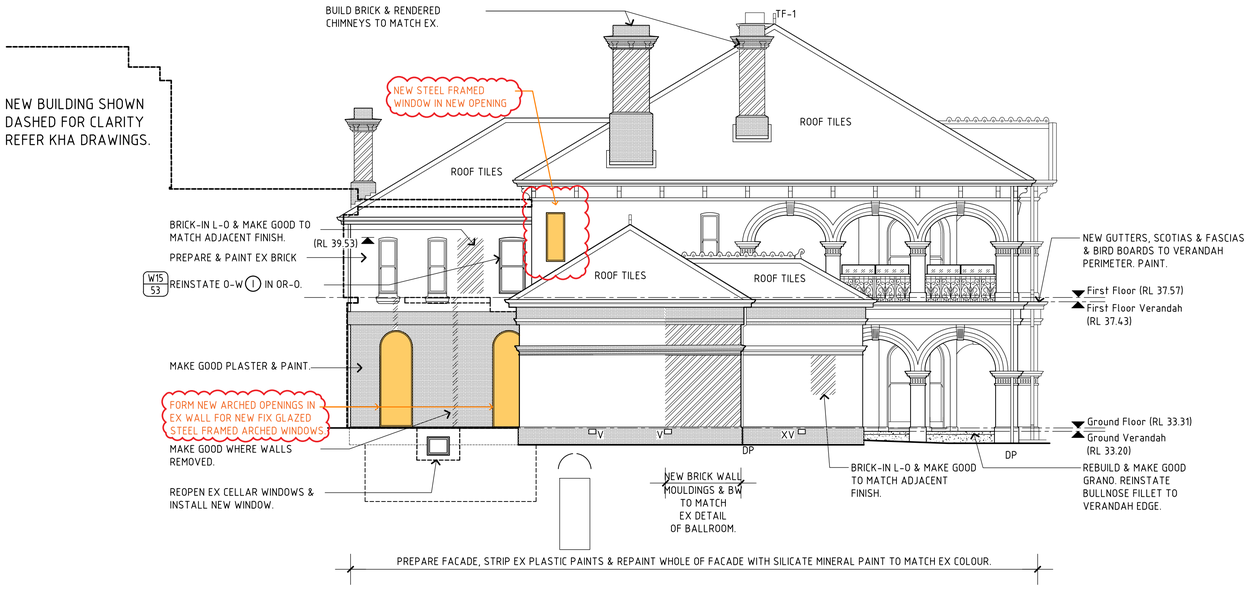
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Telephone 08 9381 1666
mail@griffithsarchitects.com.au
ABN 28 678 339 743
Griffiths Architects

WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
PROPOSED ELEVATIONS SHEET 1

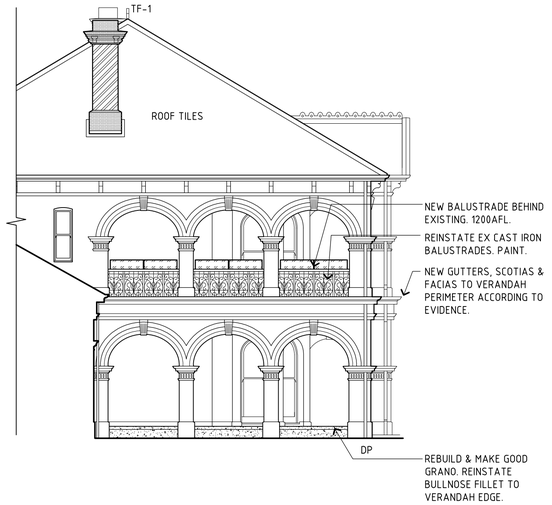
DRAWN MH		DESIGNED GA	REDUCTION 0 1m 2.5m
CHECKED PG		PRINCIPAL SIGNATURE	
APPROVED GA			
SCALE 1:100 (A1)		DATE SEPT 2025	DRAWING No. HA3.04 P3
PROJ No. 25140		FILE No. FILE NO	

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

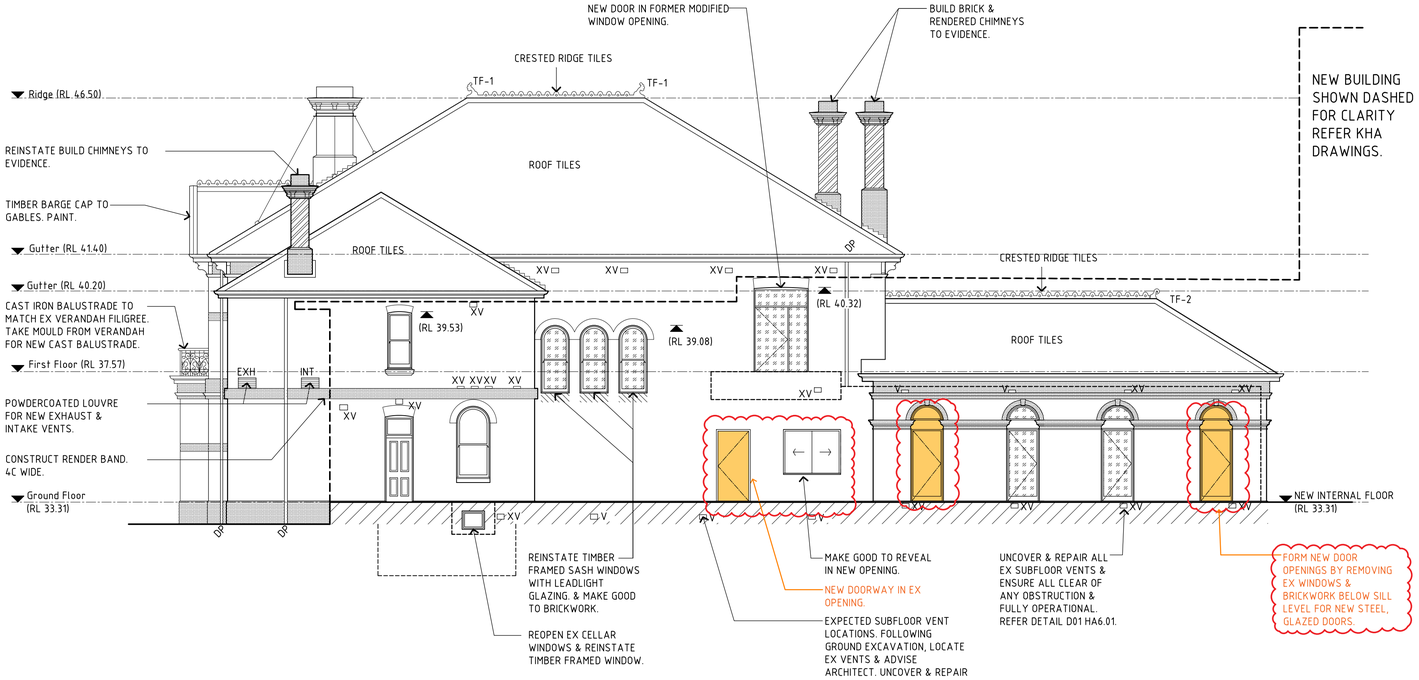
FILE NAME: GA-AR-DWG-HA304-PROPOSED ELEVATIONS SHEET
PLOT DATE: 3 June 2026



03 EAST ELEVATION
A3.01 1:100



05 EAST ELEVATION
A3.01 (NOTE: ELEVATION AT COLONNADE FACE)



04 SOUTH ELEVATION
A3.01 1:100

NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS TO MATCH EX..

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
DP	DOWNPIPE
CBD	CUPBOARD
FP	FIRE PLACE
V	VENT- REINSTATE VENTS WHERE MISSING
RS	RENDERED SILL- REINSTATE DETAIL ACCORDING TO EVIDENCE.
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING
WP	WASTE PIPE

RENDERWORK & PAINT

REINSTATE GRANO FLOORING, RESURFACE & REFINISH.

GLAZING

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
P5	CHANGES FROM DA CLOUDED RED	03-06-2026
P4	CHANGES FROM DA CLOUDED RED	25-15-2026
P3	ISSUED FOR 100% DD	12-12-2025
P2	ISSUED FOR 80% DD	17-10-2025
P1	ISSUED FOR 60% DD	12-09-2025

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WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
PROPOSED ELEVATIONS SHEET 2

DRAWN MH		DESIGNED NAME	REDUCTION 0 1m 2.5m
CHECKED PG		PRINCIPAL SIGNATURE	
APPROVED GA			
SCALE 1:100 (A1)		DATE SEPT 2025	DRAWING No. HA3.05 P5
PROJ No. 25140		FILE No. FILE NO	

THIS IS A CADD DRAWING DO NOT AMEND MANUALLY

FILE NAME: GA-AR-DWG-HA305-PROPOSED ELEVATIONS SHEET
PLOT DATE: 3 June 2026









Appendix B - Development Approval Drawings (Griffiths Architects 2020).

WOODSIDE CARE PRECINCT

CONSERVATION, ALTERATIONS & ADDITIONS

18 Dalgety Street, East Fremantle

DRAWING SCHEDULE

ARCHITECTURAL

HA0.00 COVER PAGE
HA0.01 SITE SURVEY- EXISTING
HA1.01 EXISTING GROUND FLOOR PLAN
HA1.02 EXISTING FIRST FLOOR PLAN
HA1.03 EXISTING ROOF PLAN
HA1.04 EXISTING ELEVATIONS SHEET 1
HA1.05 EXISTING ELEVATIONS SHEET 2

HA2.01 DEMOLITION GROUND FLOOR PLAN
HA2.02 DEMOLITION FIRST FLOOR PLAN
HA2.03 DEMOLITION ROOF PLAN
HA2.04 DEMOLITION ELEVATIONS SHEET 1
HA2.05 DEMOLITION ELEVATIONS SHEET 2

HA3.01 PROPOSED GROUND FLOOR PLAN
HA3.02 PROPOSED FIRST FLOOR PLAN
HA3.03 PROPOSED ROOF PLAN
HA3.04 PROPOSED ELEVATIONS SHEET 1
HA3.05 PROPOSED ELEVATIONS SHEET 2

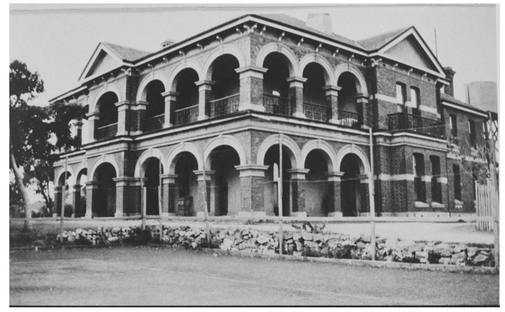
HA4.01 SECTIONS SHEET 1
HA4.02 SECTIONS SHEET 2



NORTH VIEW FROM CANNING ROAD 1908, *J DOWSON, OLD FREMANTLE.*



NORTH EAST VIEW c1910.



NORTH WEST VIEW 1929, *SLWA 001581PD.*

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WOODSIDE HEALTH CARE PRECINCT

CONSERVATION & ALTERATION WORKS

DEVELOPMENT APPLICATION SEPT 2020

SINGLE STOREY
BRICK & TILE HOUSE FL:31.12

Gutter RL:33.48

Gutter

Gutter RL:34.35

SINGLE STOREY
BRICK & TILE HOUSE FL:31.15

Gutter RL:33.62

Gutter

Gutter RL:33.46

Bitumen Footpath

9000
DECK SPIKE
RL 30.260m

9012
DECK SPIKE
RL 30.577m

SINGLE STOREY
BRICK & TILE
BUILDING

Grass

Bitumen
Carpark

SINGLE STOREY
BRICK & TILE BUILDING
FL 33.26

FL:33.26

9001
DECK SPIKE
RL 32.735m

DOUBLE STOREY
BRICK & TILE BUILDING

FL:37.42

FL:37.58

FL:33.15

FL:33.26

FL:33.29

DALGETY STREET

FORTESCUE STREET

9002
NAIL IN KERB
RL 30.535m

9005
DECK SPIKE
RL 32.214m

FL:33.25

Ramp

SINGLE STOREY
BRICK & TILE
BUILDING

FL:33.21

SINGLE STOREY
BRICK & TILE BUILDING

9010
DECK SPIKE
RL 30.496m

Gutter RL:33.68

Gutter

Gutter RL:33.60

SINGLE STOREY
BRICK & TILE HOUSE FL 30.14

Gutter RL:34.09

Gutter

Gutter RL:34.10

SINGLE STOREY
BRICK & IRON HOUSE
FL:30.38

NORTH

GENERAL NOTES

- ALL WORK NEW UNLESS NOTED OTHERWISE.
- MAKE GOOD TO AREAS AFFECTED BY WORKS ON COMPLETION.

LEGEND

EX EXISTING

PRELIMINARY.
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
p1	ISSUED FOR CONCEPT DESIGN	19-11-2019

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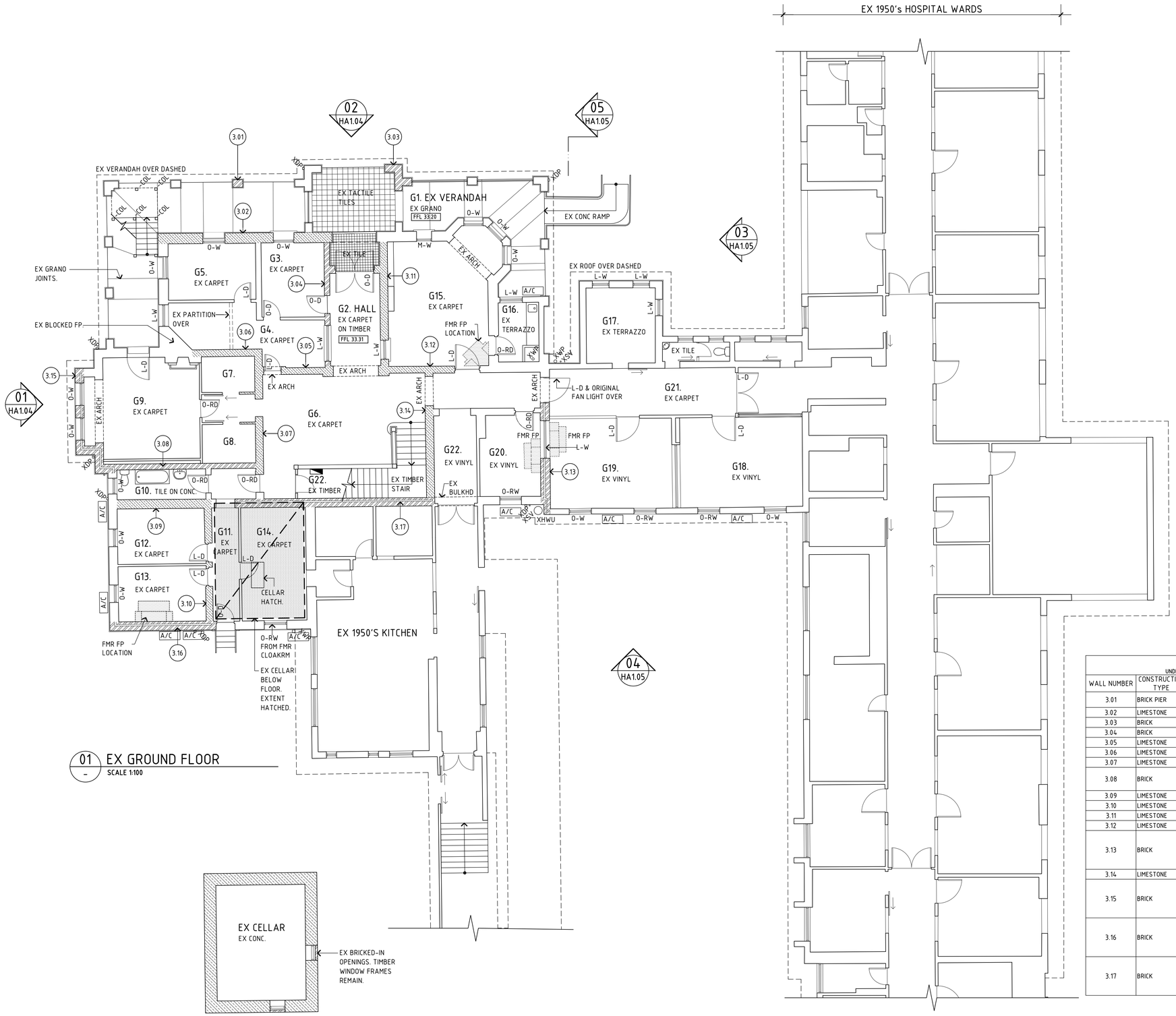
WOODSIDE HEALTH CARE PRECINCT

18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
EXISTING SITE PLAN

DRAWN MH		DESIGNED GA	REDUCTION 0 1m 2.5m
CHECKED BP		PRINCIPAL SIGNATURE	
APPROVED GA			
SCALE 1:200 (A1)		DATE SEPT 2020	DRAWING No. HA0.01 C
PROJ No. 19170		FILE No. FILE NO	

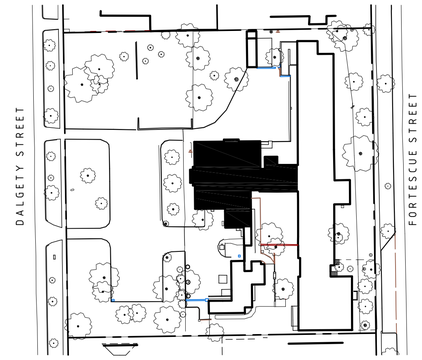
THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

FILE NAME: GA-AR-DWG-HA001-EXISTING SITE PLAN.dwg
PLOT DATE: 25 May 2022



01 EX GROUND FLOOR
SCALE 1:100

02 EX CELLAR BELOW G11/G14
SCALE 1:100



LOCATION PLAN

NORTH

GENERAL NOTES

1. EXISTING PLANS PROVIDED FOR LOCATION PURPOSES ONLY. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

LEGEND

EX, X	EXISTING
DP	DOWNPIPE
A/C	AIR CONDITIONING UNIT
FP	FIREPLACE
WP	WASTE PIPE
SV	STACK VENT

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

BRICK

LIMESTONE

WALL INVESTIGATIONS

UNDERTAKEN BY COLGAN INDUSTRIES PTY LTD JUNE 2020

WALL NUMBER	CONSTRUCTION TYPE	OVERALL THICKNESS	RENDERED	CAVITY	CONDITION
3.01	BRICK PIER	480 x 370mm	ALL SIDES	NO	DRUMMY RENDER
3.02	LIMESTONE	500mm	BOTH SIDES	NOT AT VENT	GOOD
3.03	BRICK	370mm	ALL SIDES	NO	GOOD
3.04	BRICK	260mm	BOTH SIDES	NO	GOOD
3.05	LIMESTONE	325mm	BOTH SIDES	NO	GOOD
3.06	LIMESTONE	340mm	BOTH SIDES	NO	GOOD
3.07	LIMESTONE	370mm	BOTH SIDES	NO	GOOD
3.08	BRICK	245mm	SOUTH SIDE	NO	MAKE GOOD FROM SERVICES
3.09	LIMESTONE	440mm	BOTH SIDES	NO	GOOD
3.10	LIMESTONE	340mm	BOTH SIDES	NO	GOOD
3.11	LIMESTONE	370mm	BOTH SIDES	NO	GOOD
3.12	LIMESTONE	340mm	BOTH SIDES	NO	GOOD
3.13	BRICK	460mm	BOTH SIDES	230 EXTERNAL BRICK, 80 CAVITY, 110 INTERNAL BRICK.	
3.14	LIMESTONE	380mm	BOTH SIDES	NO	
3.15	BRICK	430mm	INTERNAL	230 EXTERNAL BRICK, 80 CAVITY, 110 INTERNAL BRICK.	GOOD
3.16	BRICK	430mm	INTERNAL	230 EXTERNAL BRICK, 80 CAVITY, 110 INTERNAL BRICK.	GOOD
3.17	BRICK	430mm	BOTH SIDES	230 EXTERNAL BRICK, 80 CAVITY, 110 INTERNAL BRICK.	GOOD

NORTH

PRELIMINARY.
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
A	ISSUED FOR SCHEMATIC DESIGN REPORT	15-07-2020

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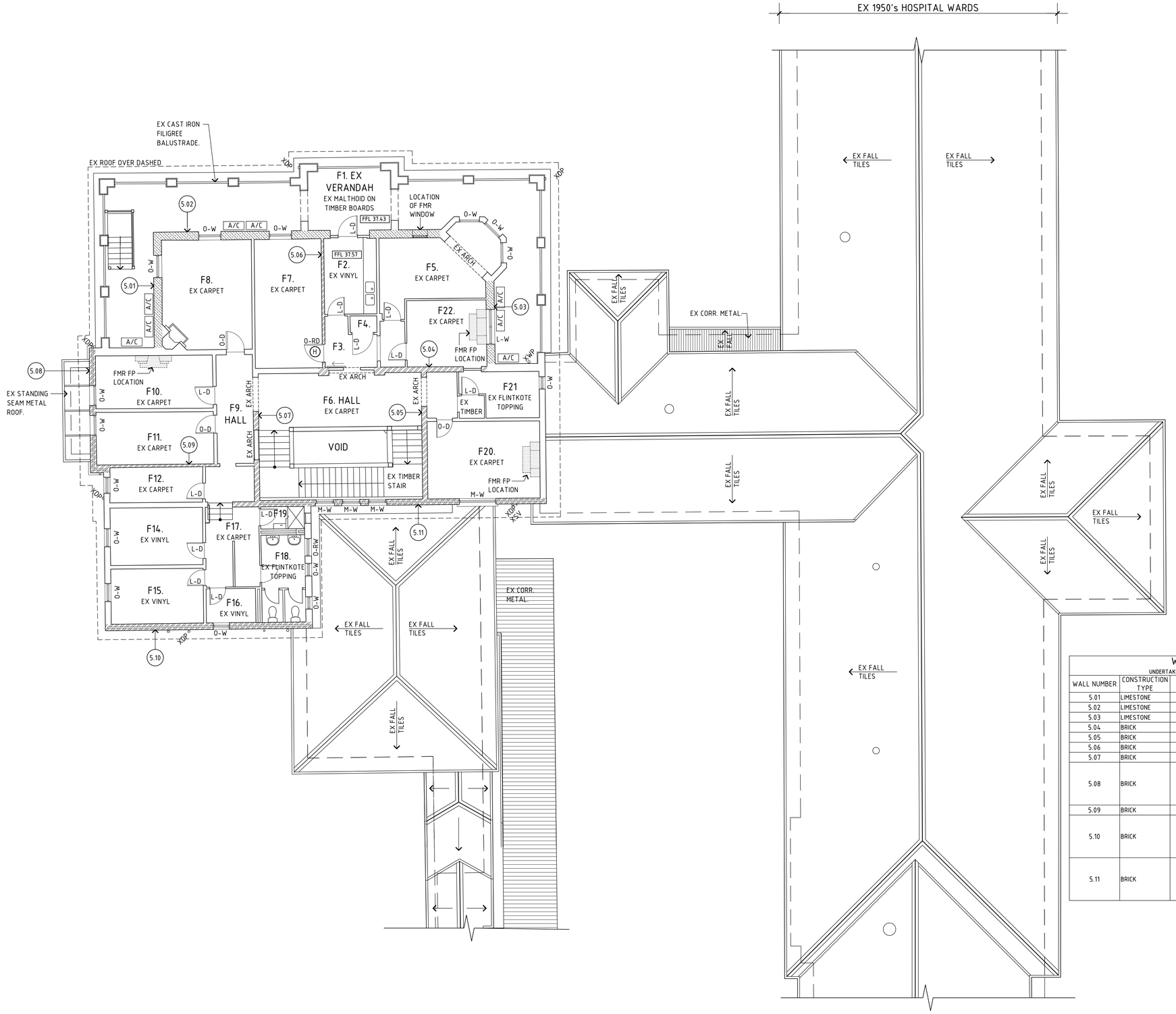
WOODSIDE HEALTH CARE PRECINCT

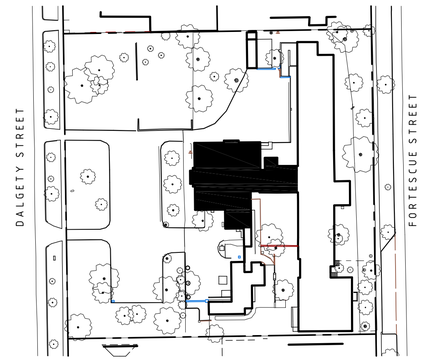
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
EXISTING GROUND FLOOR PLAN & INVESTIGATIONS

DRAWN MH		DESIGNED NAME	REDUCTION 0 1m 2.5m
CHECKED INITS		PRINCIPAL SIGNATURE	
APPROVED INITS			
SCALE 1:100 (A1)		DATE DATE	DRAWING No. HA1.01 C
PROJ No. 19170		FILE No. FILE NO	

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

FILE NAME: GA-AR-DWG-HA101-EXISTING GROUND FLOOR PLAN.dwg
PLOT DATE: 25 May 2022





LOCATION PLAN

NORTH

GENERAL NOTES

1. EXISTING PLANS PROVIDED FOR LOCATION PURPOSES ONLY. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

LEGEND

EX, X	EXISTING
DP	DOWNPIPE
A/C	AIR CONDITIONING UNIT
FP	FIREPLACE
WP	WASTE PIPE
SV	STACK VENT

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

BRICK

LIMESTONE

WALL INVESTIGATIONS

UNDERTAKEN BY COLGAN INDUSTRIES PTY LTD JUNE 2020

WALL NUMBER	CONSTRUCTION TYPE	OVERALL THICKNESS	RENDERED	CAVITY	CONDITION
5.01	LIMESTONE	400mm	BOTH SIDES	NO	
5.02	LIMESTONE	400mm	BOTH SIDES	NO	
5.03	LIMESTONE	400mm	BOTH SIDES	NO	
5.04	BRICK	260mm	BOTH SIDES	NO	
5.05	BRICK	260mm	BOTH SIDES	NO	
5.06	BRICK	130mm	BOTH SIDES	NO	
5.07	BRICK	260mm	BOTH SIDES	NO	
5.08	BRICK	300mm	BOTH SIDES	110 BRICK, 55 CAVITY, 110 BRICK, 15mm INTERNAL PLASTER	
5.09	BRICK	130mm	BOTH SIDES	NO	
5.10	BRICK	300mm	INTERNAL	110 BRICK, 65 CAVITY, 110 BRICK, 15mm INTERNAL PLASTER	
5.11	BRICK	300mm	INTERNAL	110 BRICK, 65 CAVITY, 110 BRICK, 15mm INTERNAL PLASTER	

03 EX FIRST FLOOR

SCALE 1:100

NORTH

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
A	ISSUED FOR SCHEMATIC DESIGN REPORT	15-07-2020

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS. CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

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ABN 91 277 671 706

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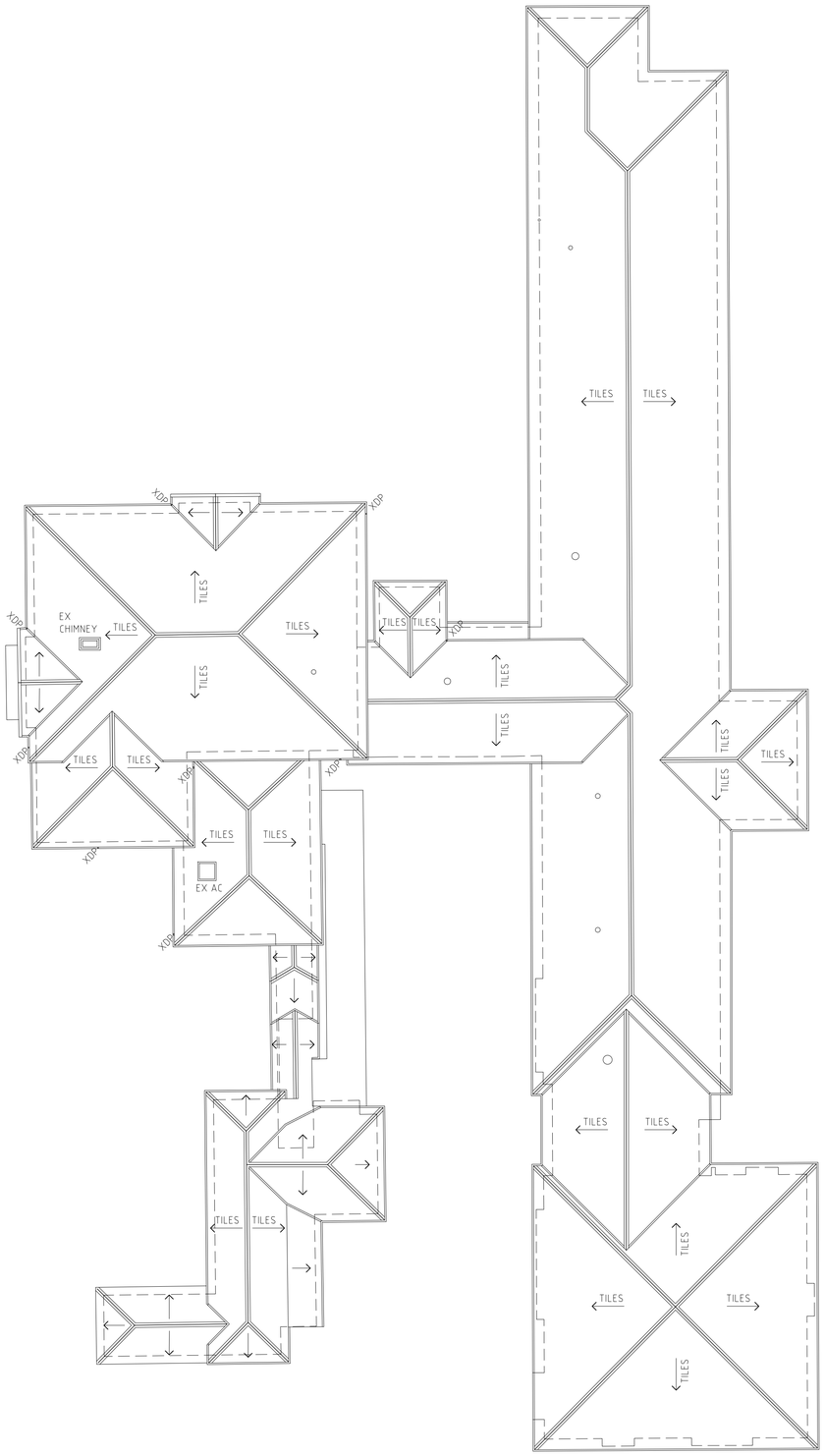
WOODSIDE HEALTH CARE PRECINCT

18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
EXISTING FIRST FLOOR PLAN & INVESTIGATIONS

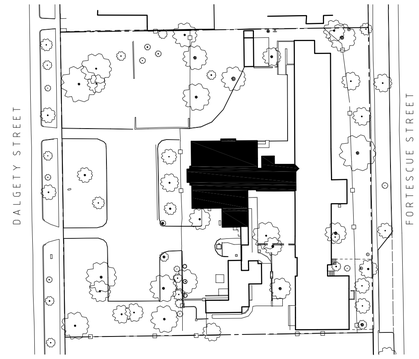
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PROJ No. 19170		FILE No. FILE NO	

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

FILE NAME: GA-AR-DWG-HA102-EXISTING FIRST FLOOR PLAN.dwg
PLOT DATE: 25 May 2022



01 ROOF PLAN
SCALE 1:200



LOCATION PLAN

NORTH

GENERAL NOTES

1. EXISTING PLANS PROVIDED FOR LOCATION PURPOSES ONLY. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

PRELIMINARY.
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
P1	ISSUED FOR CONCEPT DESIGN	19-11-2019

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mail@griffithsarchitects.com.au
ABN 91 277 671 706

Griffiths Architects

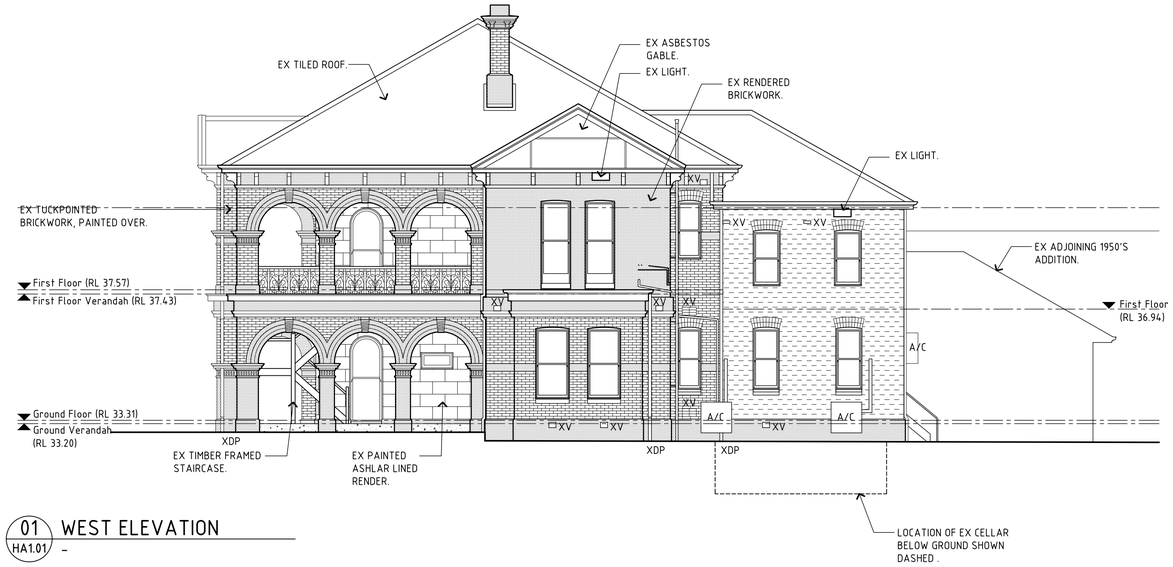
WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
EXISTING ROOF PLAN

DRAWN: MH		DESIGNED: GA	REDUCTION: 0 2m 5m
CHECKED: BP		PRINCIPAL: SIGNATURE	
APPROVED: GA			
SCALE: 1:200 (A1)		DATE: SEPT 2020	DRAWING No.: HA1.03 C
PROJ No.: 19170		FILE No.: FILE NO	

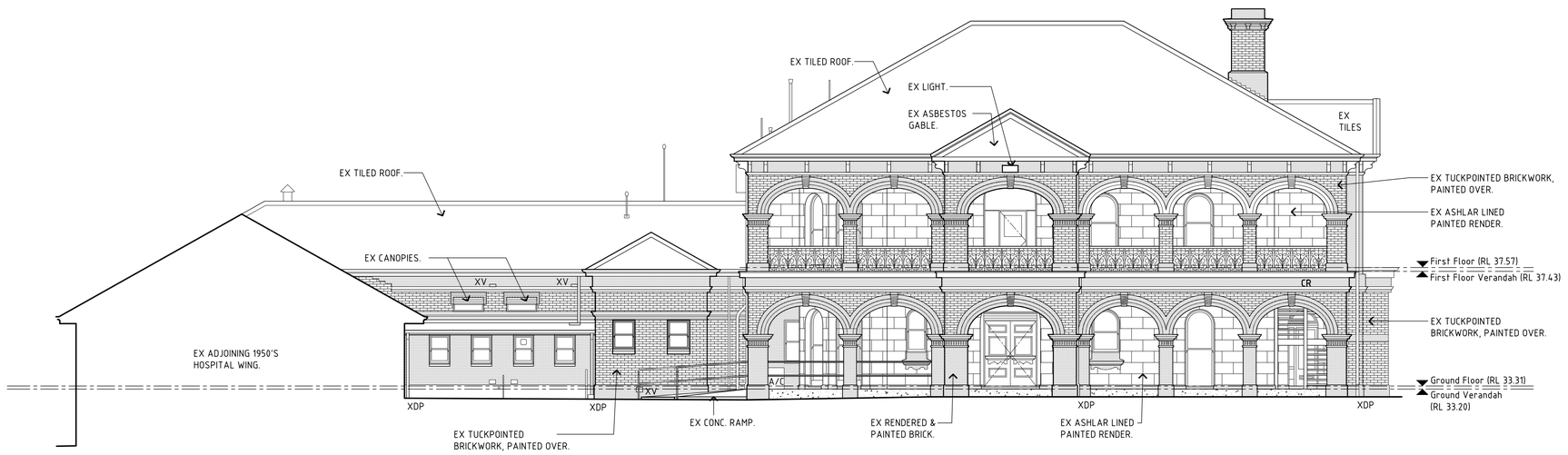
NORTH

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

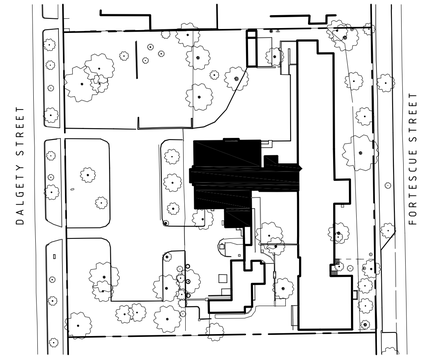
FILE NAME: GA-AR-DWG-HA103-EXISTING ROOF PLANS.dwg
PLOT DATE: 25 May 2022



01 HA1.01 WEST ELEVATION
–



02 HA1.01 NORTH ELEVATION
–



LOCATION PLAN

NORTH

GENERAL NOTES

1. EXISTING DRAWINGS PROVIDED FOR LOCATION PURPOSES ONLY. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.

LEGEND

EX	EXISTING
XV	EXISTING VENT
CR	CRACK

- EX PAINTED ASHLAR LINED RENDER
- EX PAINTED RENDER.
- EX TUCKPOINTED BRICK, PAINTED OVER.
- EX PAINTED GRANOLITHIC
- EX BRICK, PAINTED OVER.

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
A	ISSUED FOR SCHEMATIC DESIGN REPORT	15-07-2020
P1	ISSUED FOR CONCEPT DESIGN	19-11-2019

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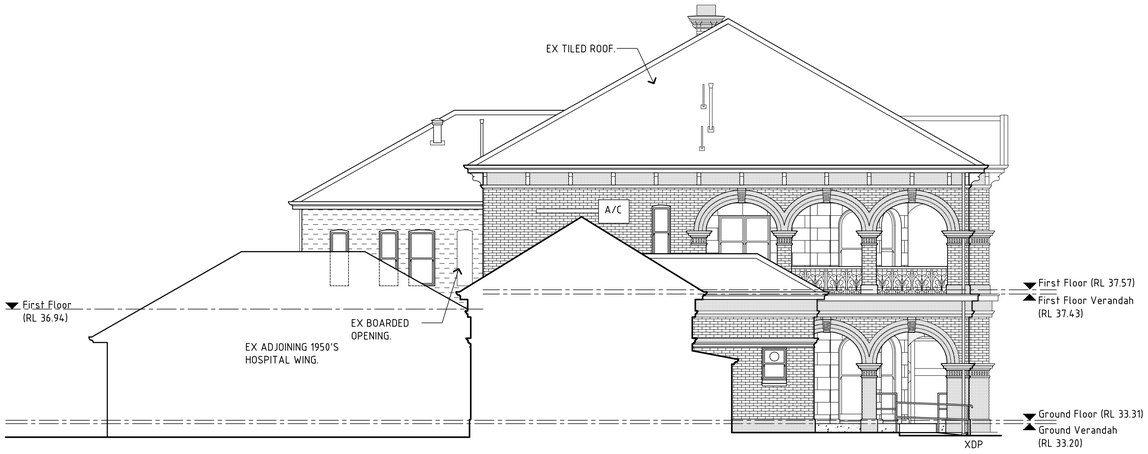
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WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
EXISTING ELEVATIONS SHEET 1

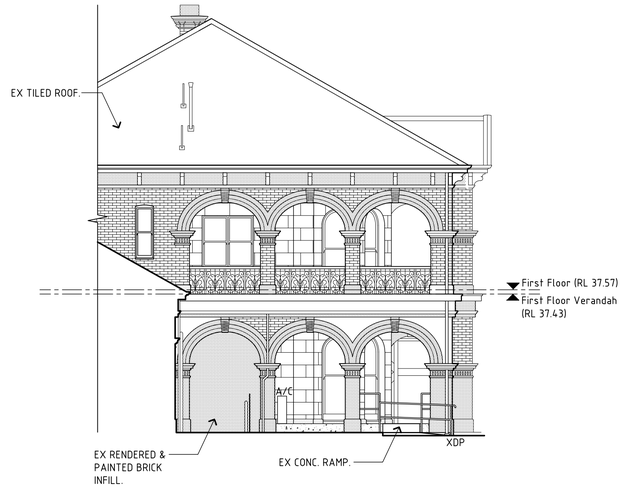
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PROJ No.: 19170		FILE No.: FILE NO	

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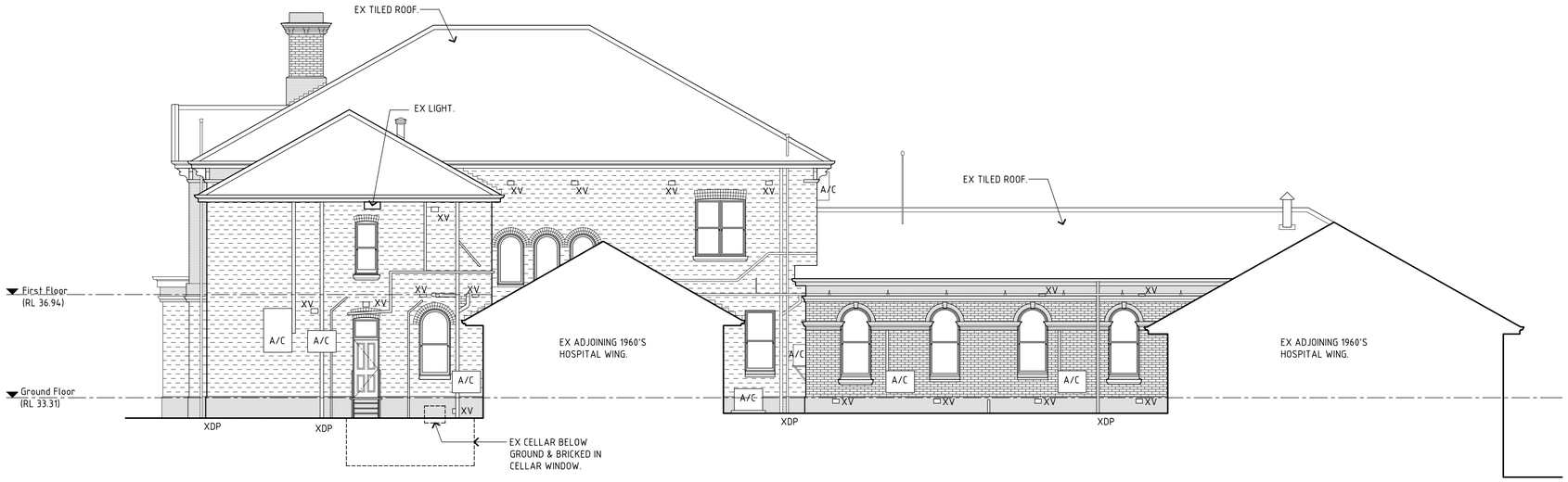
FILE NAME: GA-AR-DWG-HA104-EXISTING ELEVATIONS SHEET 1.dwg
PLOT DATE: 25 May 2022



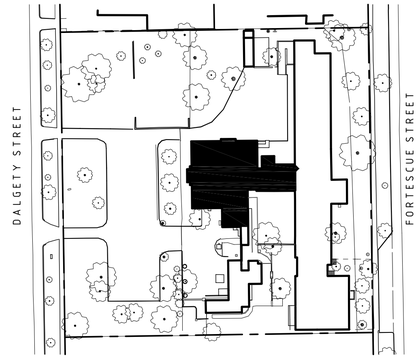
03 EAST ELEVATION
HA1.01 –



05 EAST ELEVATION
HA1.01 (NOTE: ELEVATION AT COLONNADE FACE)



04 SOUTH ELEVATION
HA1.01 –



LOCATION PLAN

NORTH

GENERAL NOTES

1. EXISTING DRAWINGS PROVIDED FOR LOCATION PURPOSES ONLY. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.

LEGEND

EX EXISTING
XV EXISTING VENT

- EX PAINTED ASHLAR LINED RENDER
- EX PAINTED RENDER.
- EX TUCKPOINTED BRICK, PAINTED OVER.
- EX PAINTED GRANOLITHIC
- EX BRICK, PAINTED OVER.

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
A	ISSUED FOR SCHEMATIC DESIGN REPORT	15-17-2020
P1	ISSUED FOR CONCEPT DESIGN	19-11-2019

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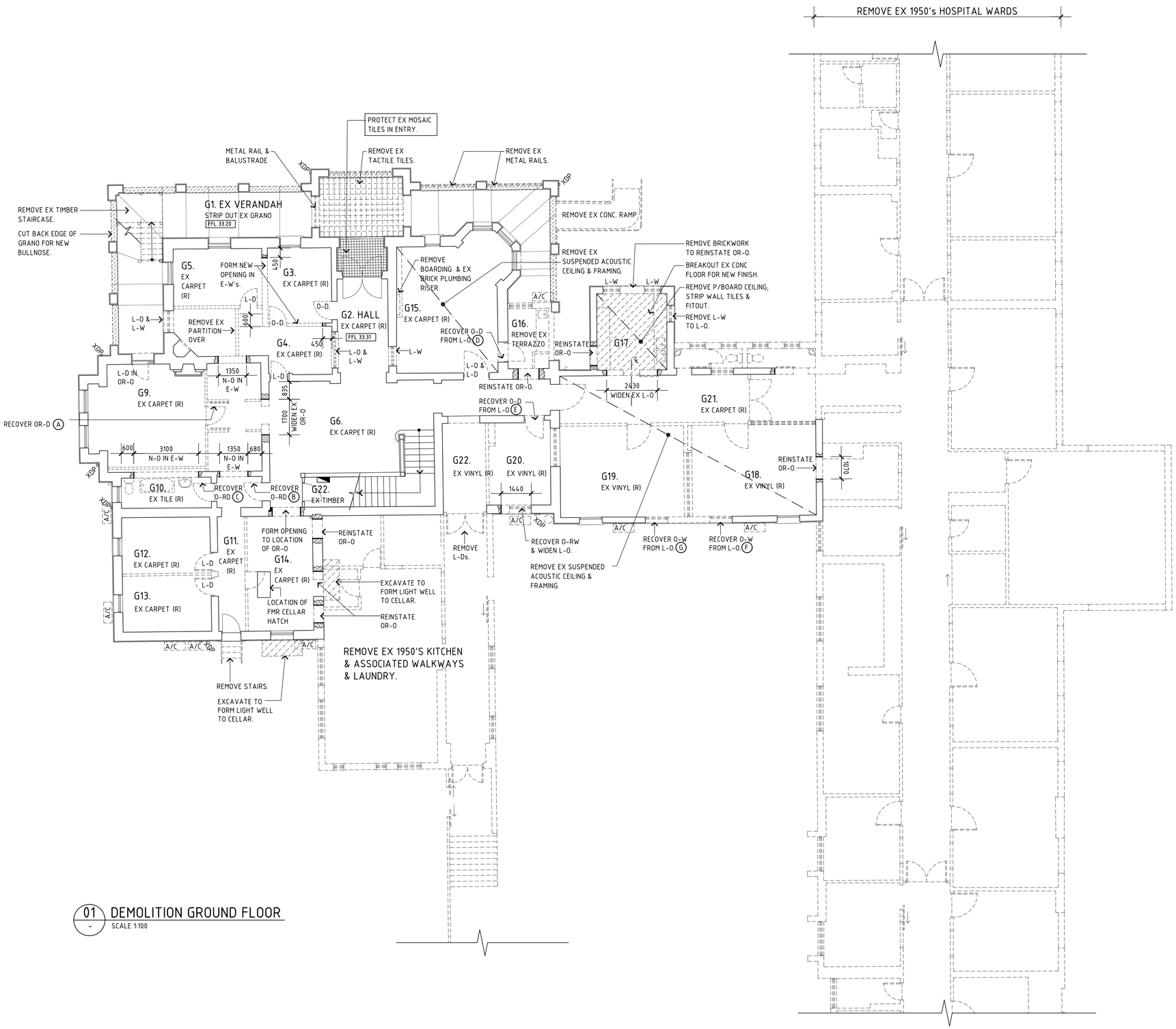
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WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
EXISTING ELEVATIONS SHEET 2

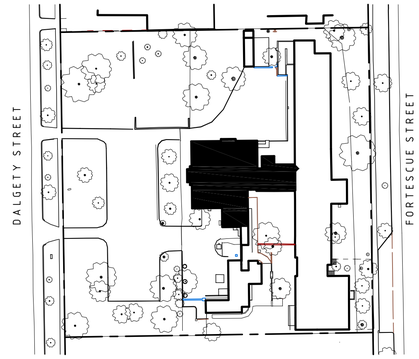
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PROJ No.: 19170		FILE No.: FILE NO	

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FILE NAME: GA-AR-DWG-HA105-EXISTING ELEVATIONS SHEET 2.dwg
PLOT DATE: 25 May 2022



01 - DEMOLITION GROUND FLOOR
SCALE 1:100



LOCATION PLAN

NORTH

DEMOLITION NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. ALL ITEMS SHOWN DASHED TO BE REMOVED UNLESS NOTED OTHERWISE.
3. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS.
4. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
5. STRIP ALL REDUNDANT SERVICES.
6. REMOVE ALL EX FLOOR COVERINGS TO REVEAL FLOORBOARDS.
7. REMOVE TIMBER BOARDS TO VERANDAH.
8. REMOVE ALL RAINWATER GOODS, DOWNPIPES, GUTTERS & THE LIKE.
9. REMOVE ALL EX ROOF TILES & BATTENS.

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
FP	FIRE PLACE
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING
(R)	REMOVE

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

REMOVE EX BRICKWORK.

REMOVE EX ROOF TILES.

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
D	ISSUED FOR DA	16-10-2020
C	DRAFT FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
A	ISSUED FOR SCHEMATIC DESIGN REPORT	15-07-2020
p3	INITIAL ISSUE FOR INFORMATION	03-12-2019
p2	ISSUED FOR CONCEPT DESIGN	19-11-2019
p1	ISSUED FOR INFORMATION	24-10-2019

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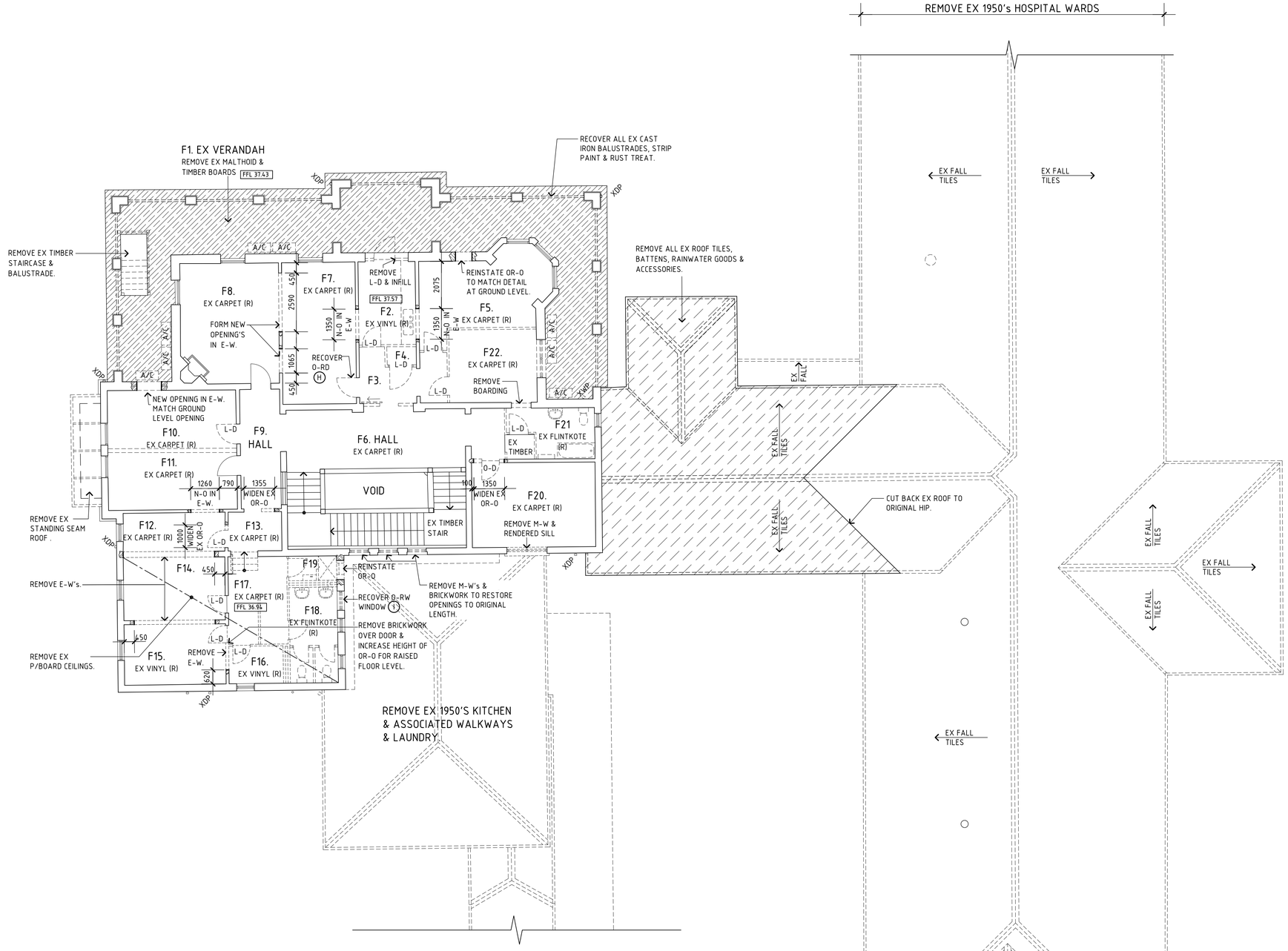
WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
DEMOLITION GROUND FLOOR PLAN

DRAWN: MH		DESIGNED: GA	REDUCTION: 0 1m 2.5m
CHECKED: BP		PRINCIPAL: SIGNATURE	
APPROVED: GA			
SCALE: 1:100 (A1)		DATE: SEPT 2020	DRAWING No.: HA2.01 D
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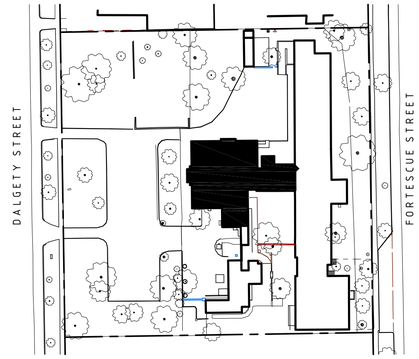
NORTH

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FILE NAME: GA-AR-DWG-HA201-DEMOLITION PLANS GROUND.dwg
PLOT DATE: 25 May 2022



01 DEMOLITION FIRST FLOOR
SCALE 1:100



LOCATION PLAN

NORTH

DEMOLITION NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. ALL ITEMS SHOWN DASHED TO BE REMOVED UNLESS NOTED OTHERWISE.
3. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS.
4. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
5. STRIP ALL REDUNDANT SERVICES.
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7. REMOVE TIMBER BOARDS TO VERANDAH.
8. REMOVE ALL RAINWATER GOODS, DOWNPIPES, GUTTERS & THE LIKE.
9. REMOVE ALL EX ROOF TILES & BATTENS.

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
FP	FIRE PLACE
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING
(R)	REMOVE

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

REMOVE EX BRICKWORK.

REMOVE EX ROOF TILES.

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
A	ISSUED FOR SCHEMATIC DESIGN REPORT	15-07-2020
p3	INITIAL ISSUE FOR INFORMATION	03-12-2019
p2	ISSUED FOR CONCEPT DESIGN	19-11-2019
p1	ISSUED FOR INFORMATION	24-10-2019

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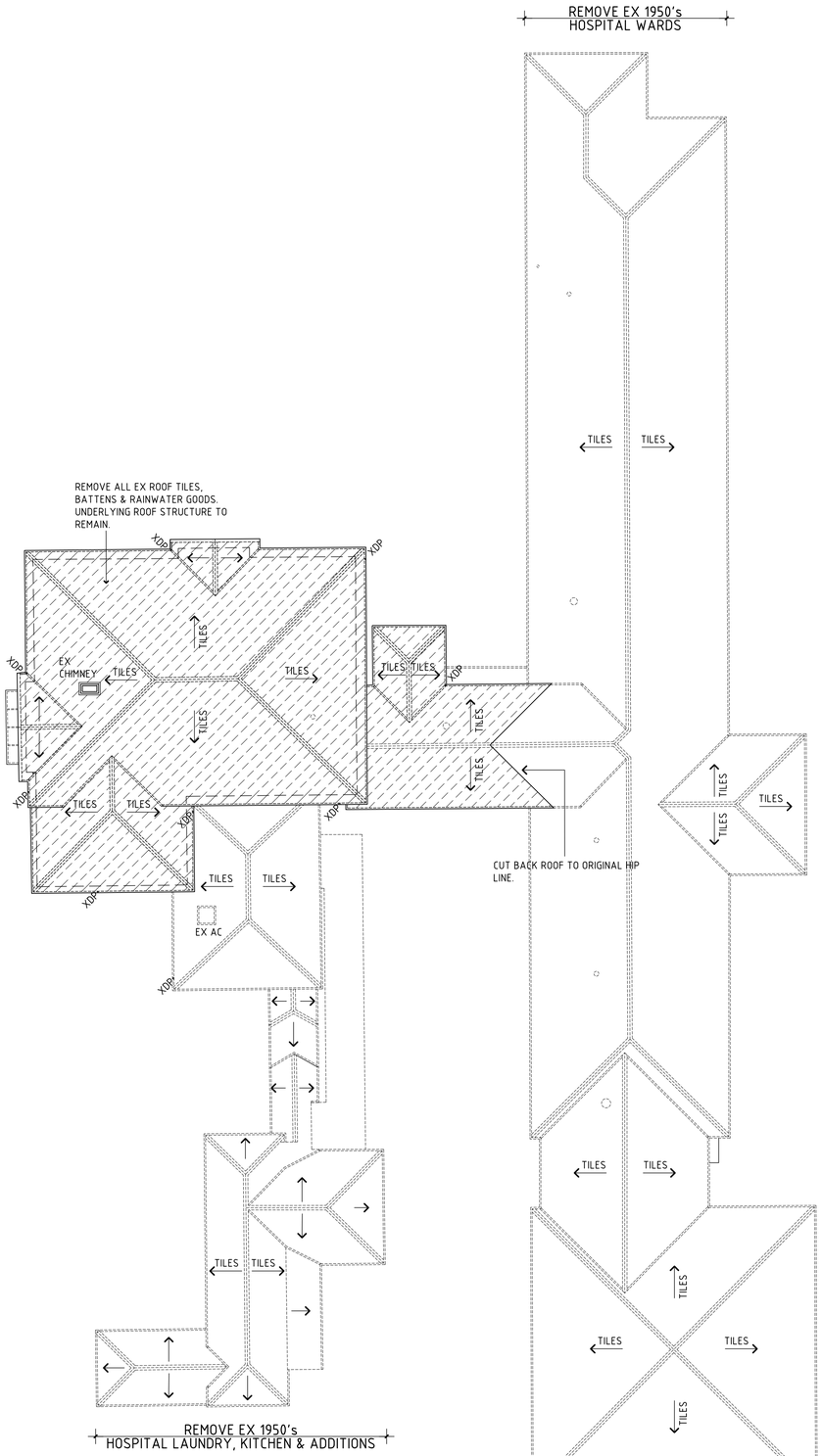
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WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
DEMOLITION FIRST FLOOR PLAN

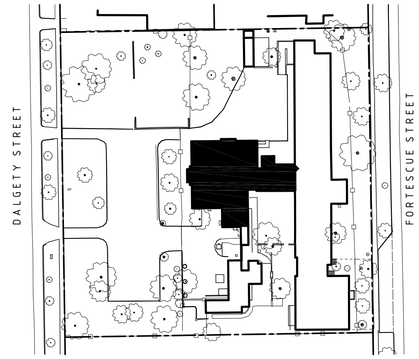
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PROJ No.: 19170		FILE No.: FILE NO	

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FILE NAME: GA-AR-DWG-HA202-DEMOLITION PLANS FIRST.dwg
PLOT DATE: 25 May 2022



01 ROOF PLAN
SCALE 1:200



LOCATION PLAN

NORTH

DEMOLITION NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. ALL ITEMS SHOWN DASHED TO BE REMOVED UNLESS NOTED OTHERWISE.
3. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS.
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LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
FP	FIRE PLACE
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING
(R)	REMOVE

REMOVE EX BRICKWORK.

REMOVE EX ROOF TILES.

PRELIMINARY.
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
P1	ISSUED FOR CONCEPT DESIGN	19-11-2019

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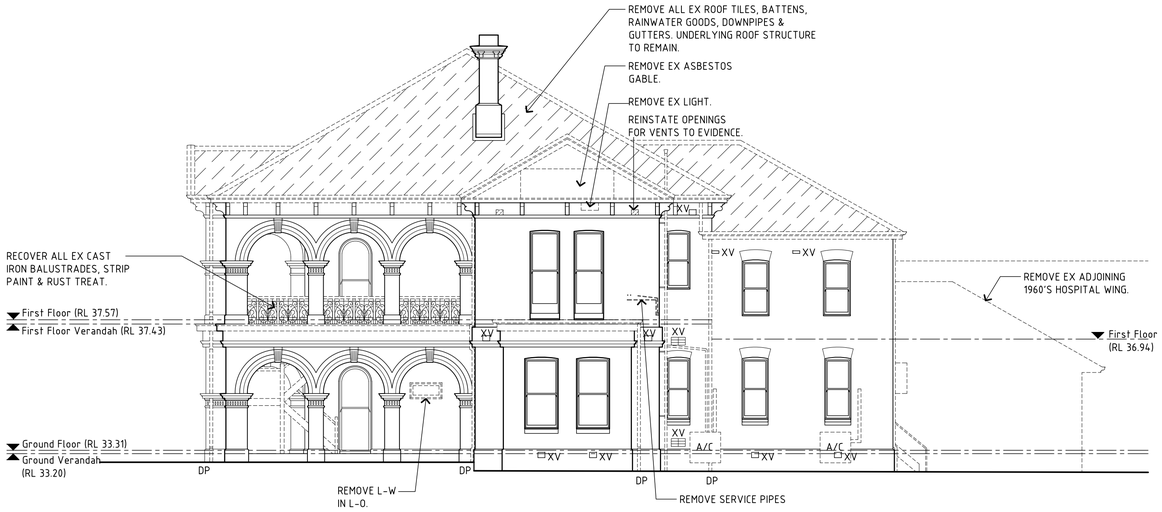
WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
DEMOLITION ROOF PLAN

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SCALE: 1:200 (A1)		DATE: SEPT 2020	DRAWING No.: HA2.03 C
PROJ No.: 19170		FILE No.: FILE NO	

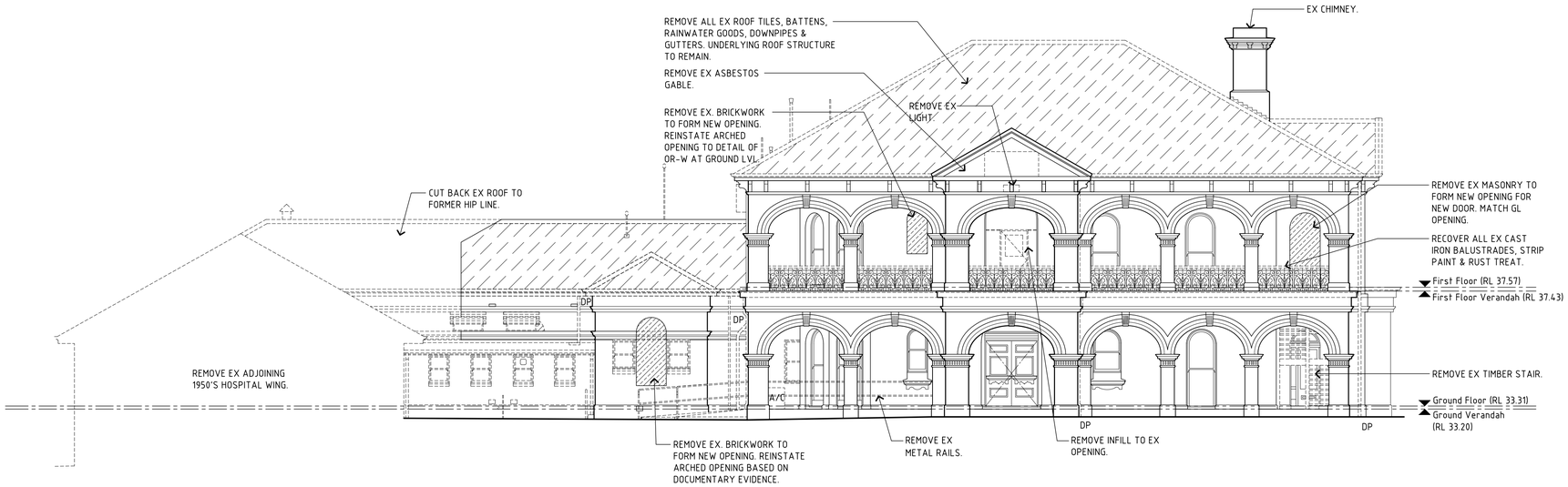
NORTH

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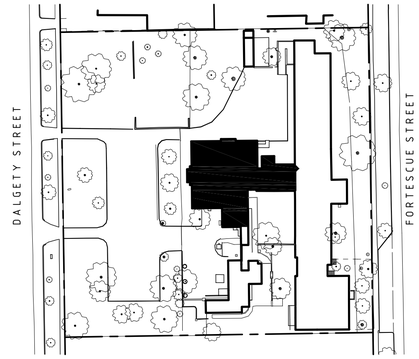
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PLOT DATE: 25 May 2022



01 WEST ELEVATION
1:100 (A1)



02 NORTH ELEVATION
1:100 (A1)



LOCATION PLAN

NORTH

DEMOLITION NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
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LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
FP	FIRE PLACE
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

REMOVE EX BRICKWORK.

REMOVE EX ROOF TILES.

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
p1	ISSUED FOR INFORMATION	24-10-2019

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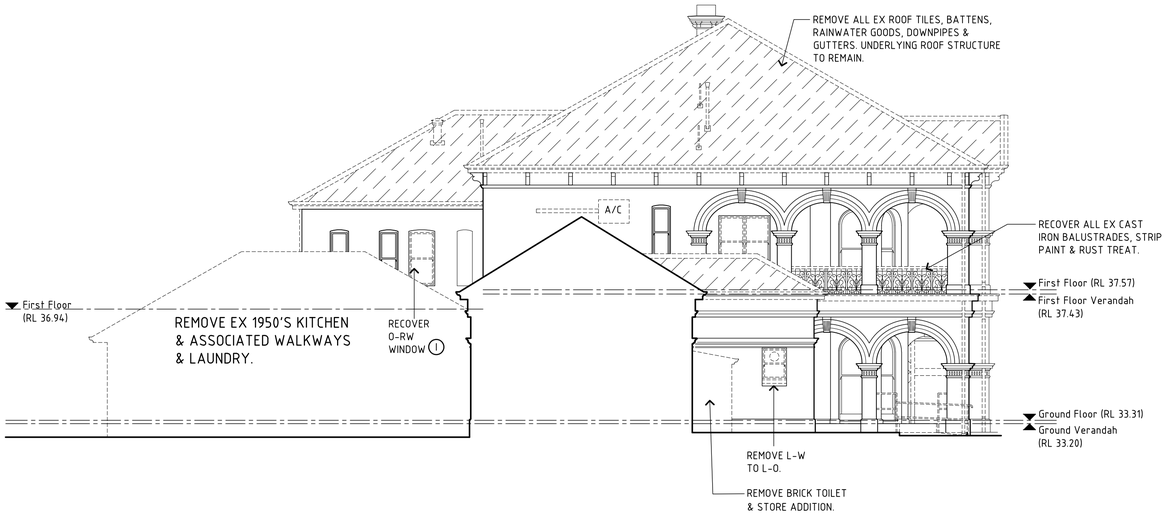
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WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
DEMOLITION ELEVATIONS SHEET 1

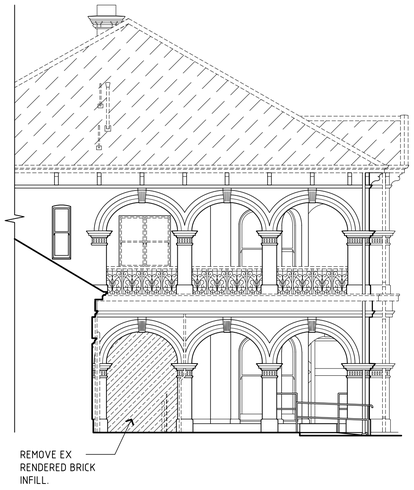
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PROJ No.: 19170		FILE No.: FILE NO	

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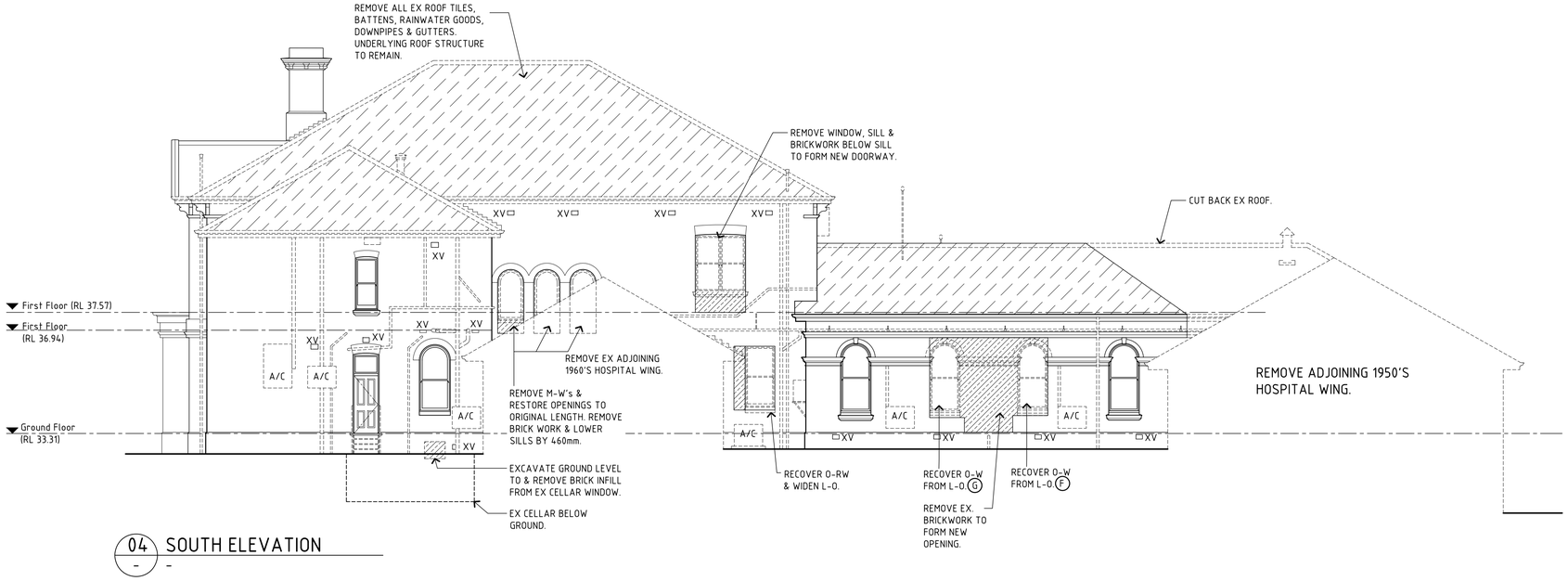
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PLOT DATE: 25 May 2022



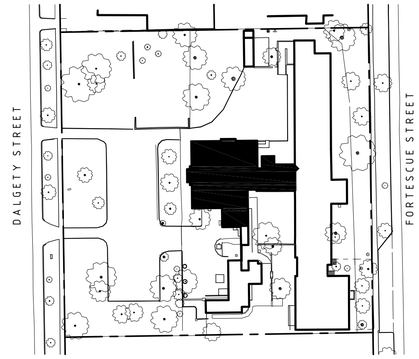
03 EAST ELEVATION
- -



05 EAST ELEVATION
- -



04 SOUTH ELEVATION
- -



LOCATION PLAN NORTH

DEMOLITION NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. ALL ITEMS SHOWN DASHED TO BE REMOVED UNLESS NOTED OTHERWISE.
3. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS.
4. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
5. STRIP ALL REDUNDANT SERVICES.
6. REMOVE ALL EX FLOOR COVERINGS TO FLOORBOARDS.
7. REMOVE TIMBER BOARDS TO VERANDAH.
8. REMOVE ALL RAINWATER GOODS, DOWNPIPES, GUTTERS & THE LIKE.
9. REMOVE ALL EX ROOF TILES & BATTENS.

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
FP	FIRE PLACE
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

REMOVE EX BRICKWORK.

REMOVE EX ROOF TILES.

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
p1	ISSUED FOR INFORMATION	24-10-2019

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS. CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

Unit 1/315 Rokeby Road Subiaco
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Facsimile 08 9381 1566
mail@griffithsarchitects.com.au
ABN 91 277 671 706

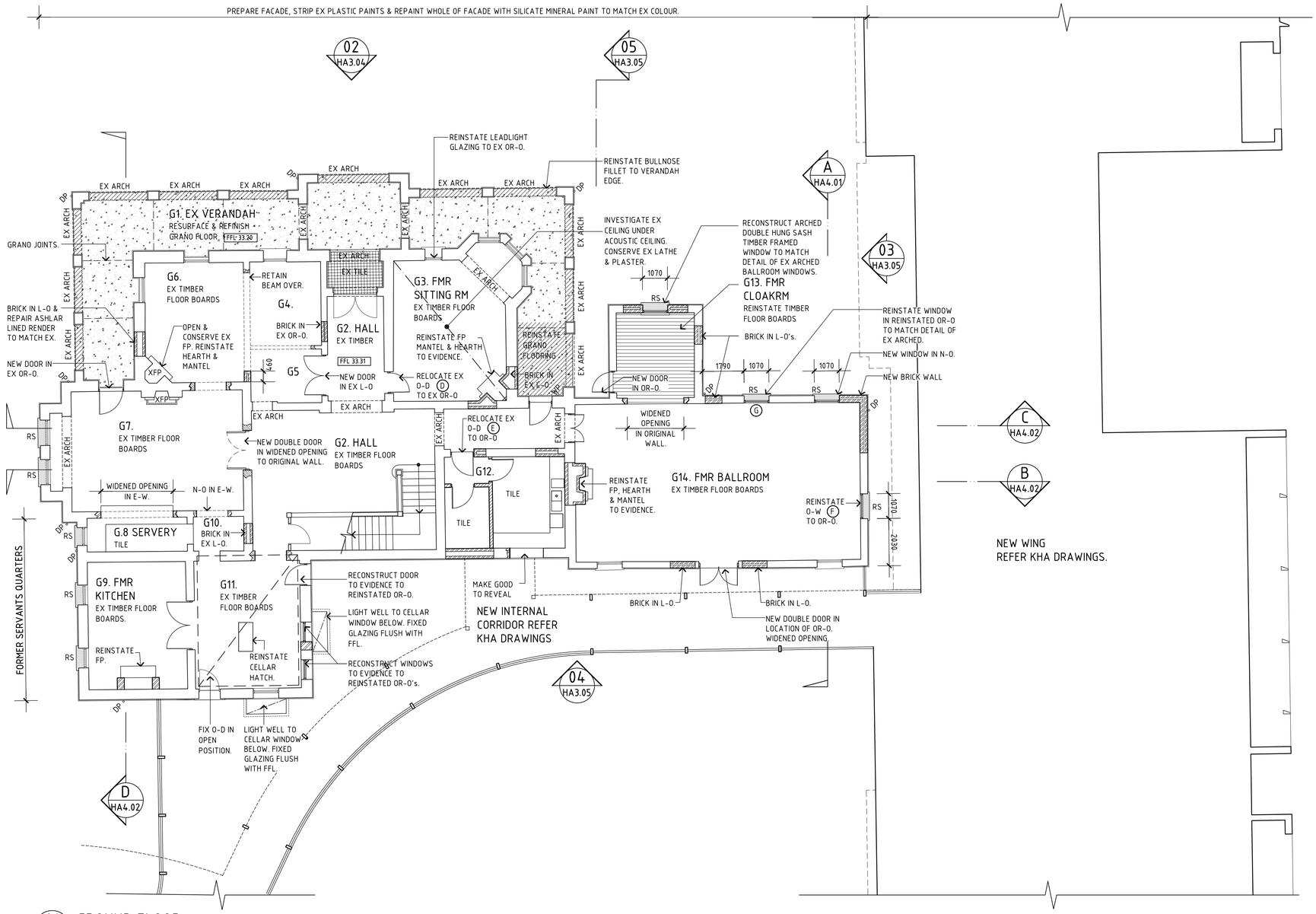
Griffiths Architects

WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
DEMOLITION ELEVATIONS SHEET 2

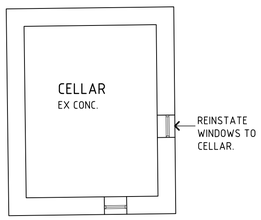
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APPROVED: GA			
SCALE: 1:100 (A1)		DATE: SEPT 2020	DRAWING No.: HA2.05 C
PROJ No.: 19170		FILE No.: FILE NO	

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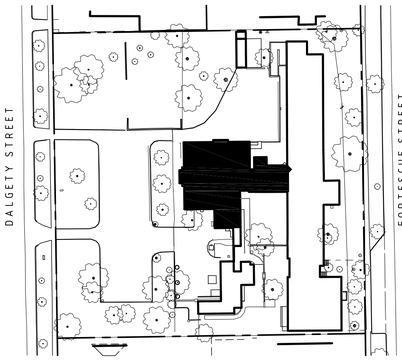
FILE NAME: GA-AR-DWG-HA205-DEMOLITION ELEVATIONS SHEET
PLOT DATE: 25 May 2022



01 GROUND FLOOR
SCALE 1:100



02 CELLAR BELOW G11
SCALE 1:100



LOCATION PLAN

GENERAL NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS.
3. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
4. ALL TIMBER FLOORS TO BE SANDED & REFINISHED.
5. MAKE GOOD TO REVEALS OF ALL NEW OPENINGS.
6. REPLACE ALL ROOF TILES WITH TERRACOTTA MARSEILLES & CRESTED RIDGE TILES TO MATCH DOCUMENTARY EVIDENCE.
7. REPAIR & REPAINT ALL TIMBER JOINERY.

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
CBD	CUPBOARD
FP	FIRE PLACE
V	VENT- REINSTATE VENTS TO EVIDENCE
RS	RENDERED SILL- REINSTATE DETAIL ACCORDING TO EVIDENCE.
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING
WP	WASTE PIPE

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

ROOF TILES: MARSEILLES TERRACOTTA

RENDERWORK

REINSTATE GRANO FLOORING, RESURFACE & REFINISH.

WALL TYPES

BRICKWORK.

STUD WALL

LIMESTONE

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
D	ISSUED FOR DA	16-10-2020
C	DRAFT ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
A	ISSUED FOR SCHEMATIC DESIGN REPORT	15-17-2020
p3	INITIAL ISSUE FOR INFORMATION	03-12-2019
p2	ISSUED FOR CONCEPT DESIGN	19-11-2019
p1	ISSUED FOR INFORMATION	24-10-2019

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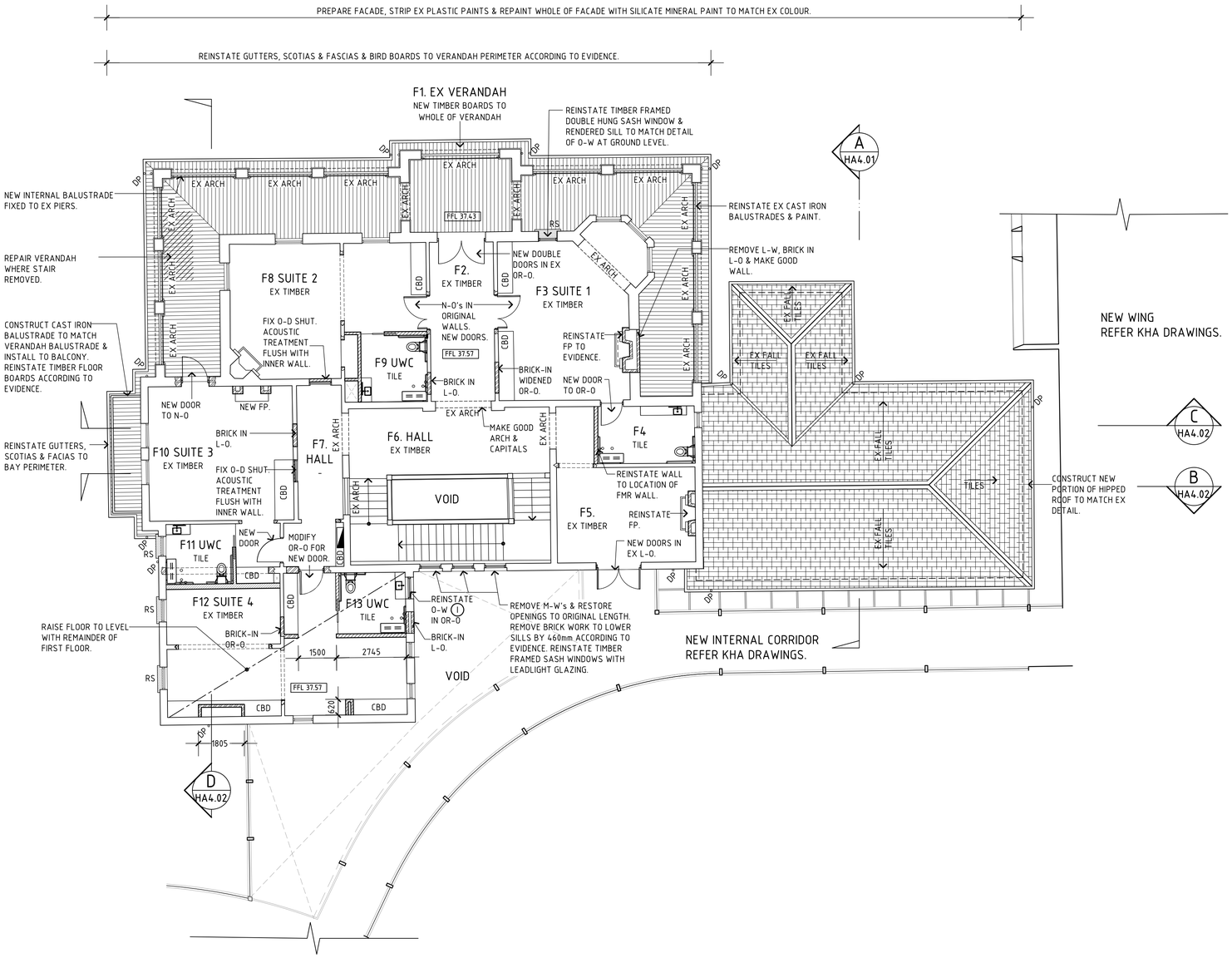
WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
PROPOSED GROUND FLOOR PLAN

DRAWN MH		DESIGNED GA	REDUCTION 0 1m 2.5m
CHECKED PG		PRINCIPAL	
APPROVED GA		SIGNATURE	
SCALE 1:100 (A1)		DATE SEPT 2020	DRAWING No. HA3.01 D
PROJ No. 19170		FILE No. FILE NO	

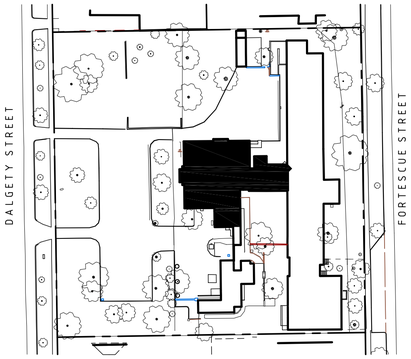
NORTH

THIS IS A CADD DRAWING DO NOT AMEND MANUALLY.

FILE NAME: GA-AR-DWG-HA301-PROPOSED PLANS GROUND.dwg
PLOT DATE: 25 May 2022



01 PROPOSED FIRST FLOOR
SCALE 1:100



LOCATION PLAN

NORTH

GENERAL NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS.
3. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
4. ALL TIMBER FLOORS TO BE SANDED & REFINISHED.
5. MAKE GOOD TO REVEALS OF ALL NEW OPENINGS.
6. REPLACE ALL ROOF TILES WITH TERRACOTTA MARSEILLES & CRESTED RIDGE TILES TO MATCH DOCUMENTARY EVIDENCE.
7. REPAIR & REPAINT ALL TIMBER JOINERY.

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
CBD	CUPBOARD
FP	FIRE PLACE
V	VENT- REINSTATE VENTS TO EVIDENCE
RS	RENDERED SILL- REINSTATE DETAIL ACCORDING TO EVIDENCE.
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

ROOF TILES: MARSEILLES TERRACOTTA

RENDERWORK

REINSTATE GRANO FLOORING, RESURFACE & REFINISH.

WALL TYPES

BRICKWORK.

STUD WALL

LIMESTONE

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
A	ISSUED FOR SCHEMATIC DESIGN REPORT	15-17-2020
p3	INITIAL ISSUE FOR INFORMATION	03-12-2019
p2	ISSUED FOR CONCEPT DESIGN	19-11-2019
p1	ISSUED FOR INFORMATION	24-10-2019

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ABN 91 277 671 706

Griffiths Architects

WOODSIDE HEALTH CARE PRECINCT

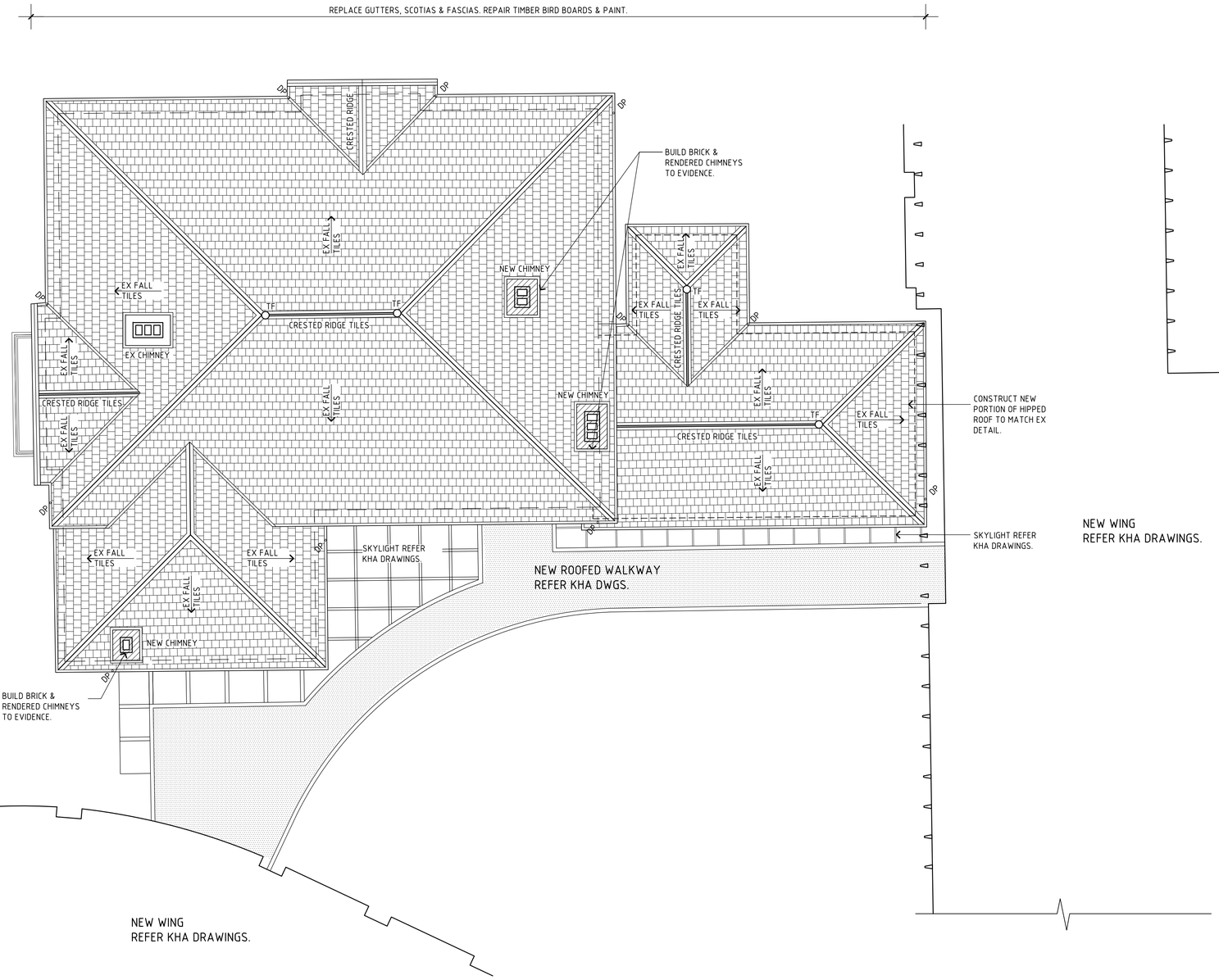
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
PROPOSED FIRST FLOOR PLAN

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CHECKED: BP		PRINCIPAL: SIGNATURE	
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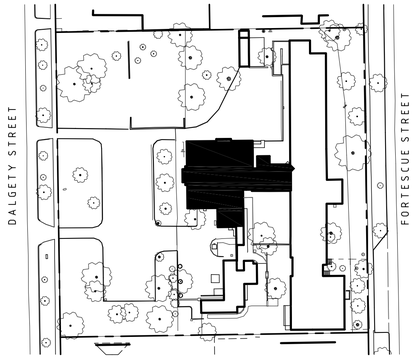
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FILE NAME: GA-AR-DWG-HA302-PROPOSED PLANS FIRST.dwg
PLOT DATE: 25 May 2022



01 PROPOSED ROOF PLAN
SCALE 1:100



LOCATION PLAN

NORTH

GENERAL NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS.
3. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
4. ALL TIMBER FLOORS TO BE SANDED & REFINISHED.
5. MAKE GOOD TO REVEALS OF ALL NEW OPENINGS.
6. REPLACE ALL ROOF TILES WITH TERRACOTTA MARSEILLES & CRESTED RIDGE TILES TO MATCH DOCUMENTARY EVIDENCE.
7. REPAIR & REPAINT ALL TIMBER JOINERY.

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
CBD	CUPBOARD
FP	FIRE PLACE
TF	TERRACOTTA FINIAL
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

ROOF TILES: MARSEILLES TERRACOTTA

WALL TYPES

BRICKWORK.

LIMESTONE

STUD WALL

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
A	ISSUED FOR SCHEMATIC DESIGN REPORT	15-07-2020
p3	INITIAL ISSUE FOR INFORMATION	03-12-2019
p2	ISSUED FOR CONCEPT DESIGN	19-11-2019
p1	ISSUED FOR INFORMATION	24-10-2019

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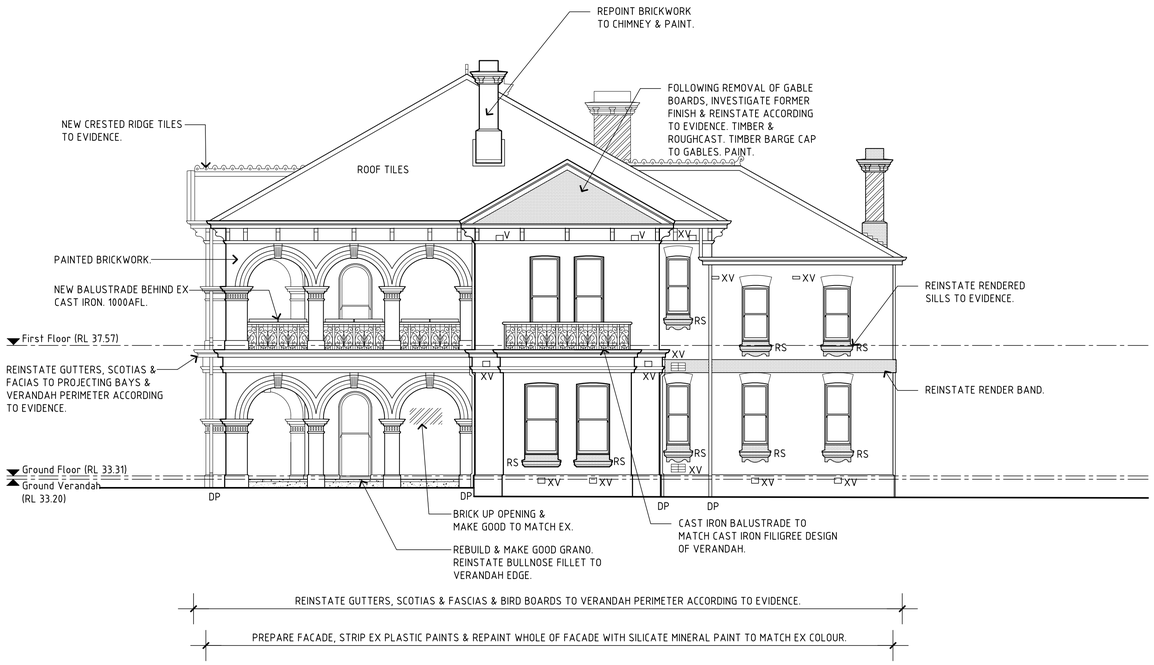
WOODSIDE HEALTH CARE PRECINCT

18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
PROPOSED ROOF PLAN

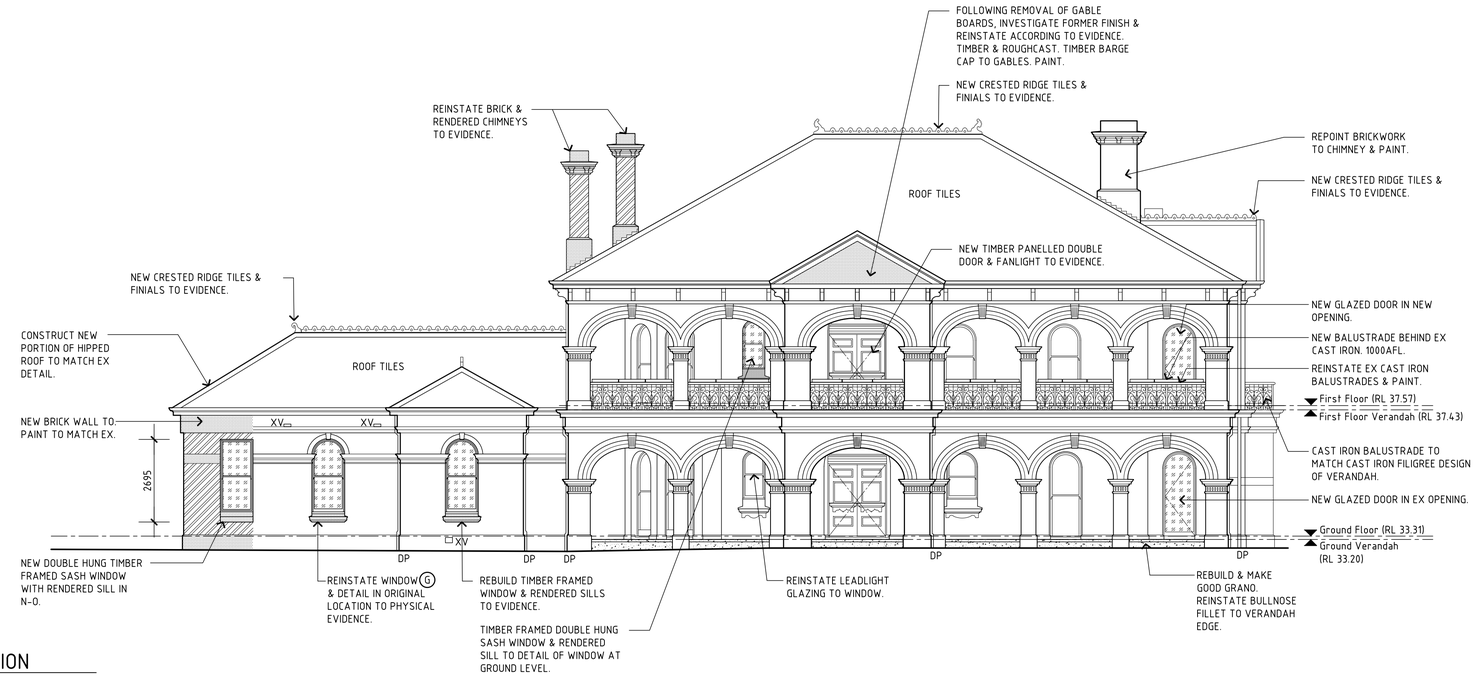
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APPROVED: GA			
SCALE: 1:100 (A1)		DATE: DATE	DRAWING No.: HA3.03 C
PROJ No.: 19170		FILE No.: SEPT 2020	

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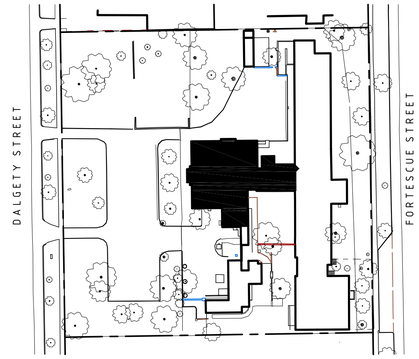
FILE NAME: GA-AR-DWG-HA303-PROPOSED ROOF PLAN.dwg



01 WEST ELEVATION
HA3.01 –



02 NORTH ELEVATION
HA3.01 –



LOCATION PLAN

NORTH

GENERAL NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS.
3. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
4. ALL TIMBER FLOORS TO BE SANDED & REFINISHED.
5. MAKE GOOD TO REVEALS OF ALL NEW OPENINGS.
6. REPLACE ALL ROOF TILES WITH TERRACOTTA MARSEILLES & CRESTED RIDGE TILES TO MATCH DOCUMENTARY EVIDENCE.
7. REPAIR & REPAINT ALL TIMBER JOINERY.

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
CBD	CUPBOARD
FP	FIRE PLACE
V	VENT- REINSTATE VENTS TO EVIDENCE
RS	RENDERED SILL- REINSTATE DETAIL ACCORDING TO EVIDENCE.
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

RENDERWORK

NEW WINDOW

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
P1	ISSUED FOR CONCEPT DESIGN	19-11-2019

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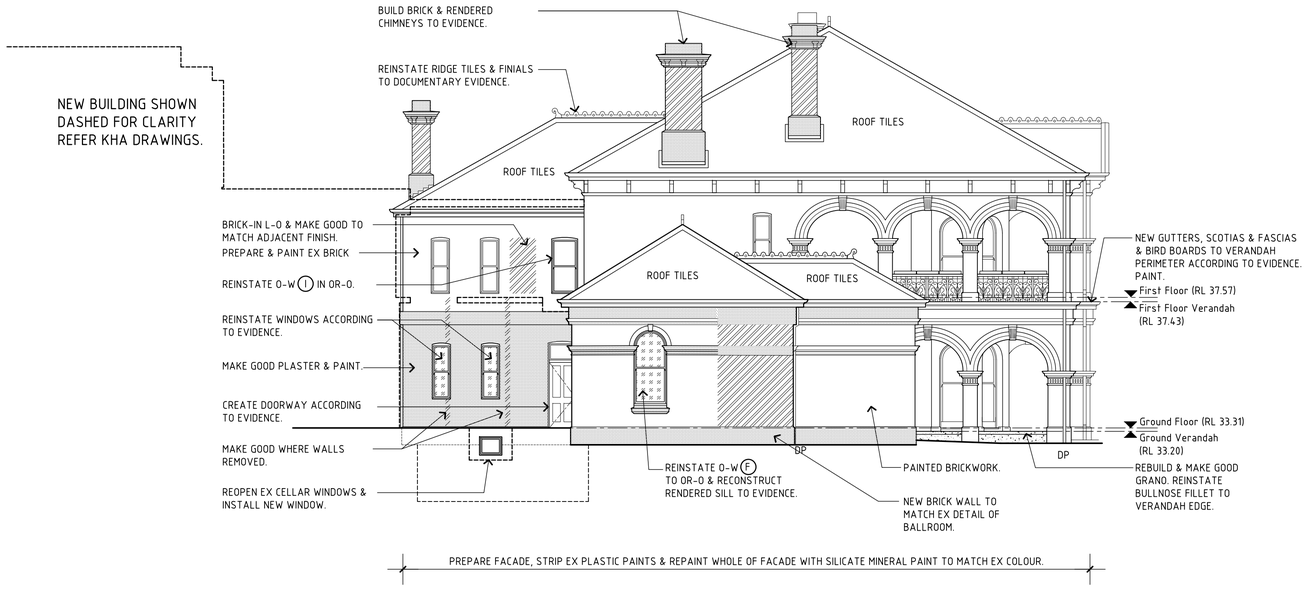
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ABN 91 277 671 706
Griffiths Architects

WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
PROPOSED ELEVATIONS SHEET 1

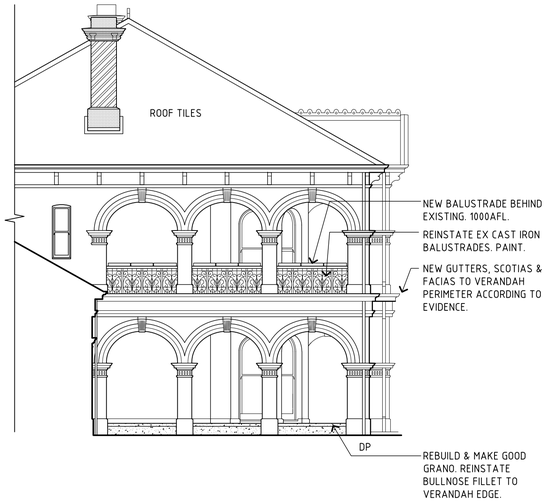
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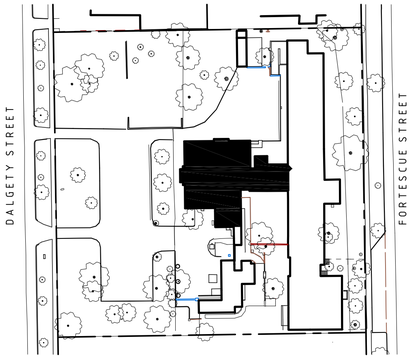
FILE NAME: GA-AR-DWG-HA304-PROPOSED ELEVATIONS SHEET
PLOT DATE: 25 May 2022



03 A3.01 EAST ELEVATION
-



05 A3.01 EAST ELEVATION
(NOTE: ELEVATION AT COLONNADE FACE)



LOCATION PLAN NORTH

GENERAL NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS.
3. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
4. ALL TIMBER FLOORS TO BE SANDED & REFINISHED.
5. MAKE GOOD TO REVEALS OF ALL NEW OPENINGS.
6. REPLACE ALL ROOF TILES WITH TERRACOTTA MARSEILLES & CRESTED RIDGE TILES TO MATCH DOCUMENTARY EVIDENCE.
7. REPAIR & REPAINT ALL TIMBER JOINERY.

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
CBD	CUPBOARD
FP	FIRE PLACE
V	VENT- REINSTATE VENTS TO EVIDENCE
RS	RENDERED SILL- REINSTATE DETAIL ACCORDING TO EVIDENCE.
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

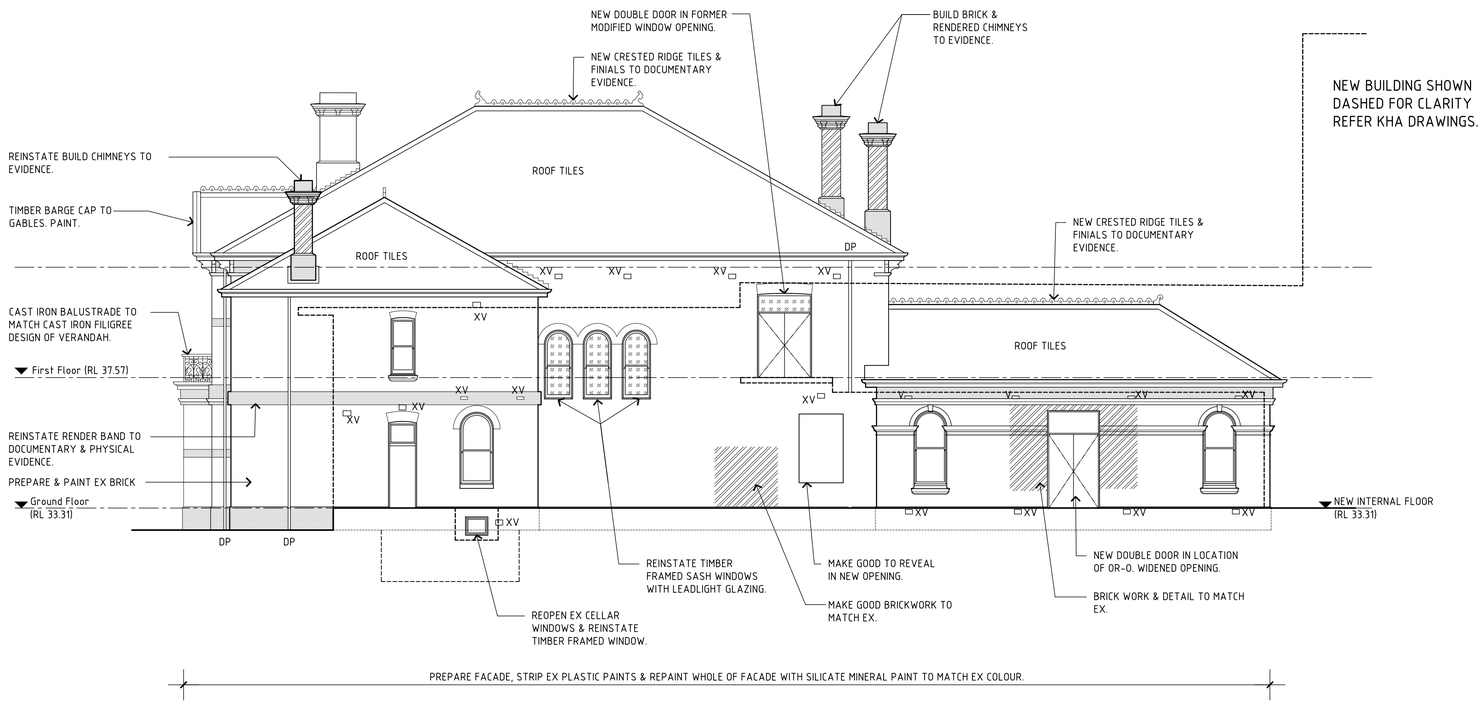
WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

RENDERWORK & PAINT

NEW WINDOW

BRICKWORK & PAINT



04 A3.01 SOUTH ELEVATION
-

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
P1	ISSUED FOR CONCEPT DESIGN	19-11-2019

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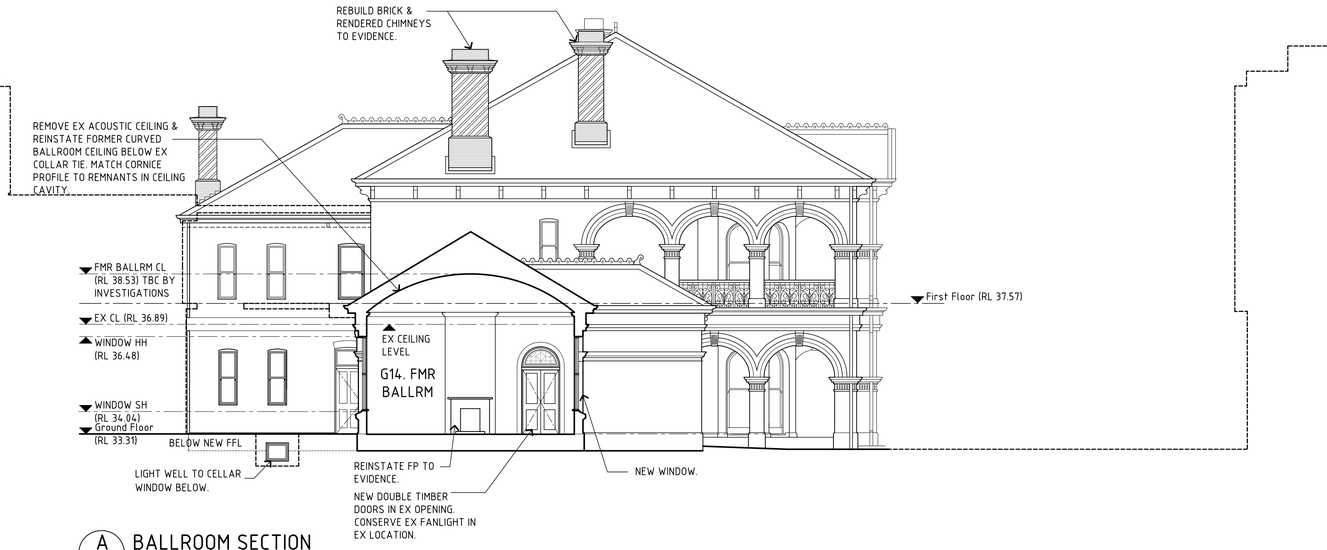
WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
PROPOSED ELEVATIONS SHEET 2

DRAWN: MH		DESIGNED: NAME	REDUCTION: 0 1m 2.5m
CHECKED: PG		PRINCIPAL: SIGNATURE	
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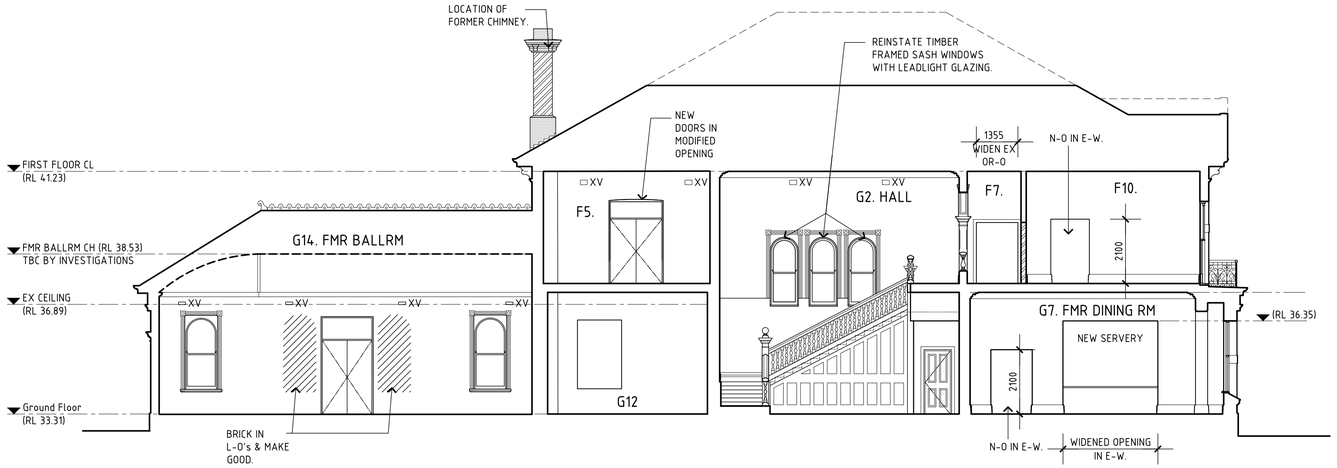
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FILE NAME: GA-AR-DWG-HA305-PROPOSED ELEVATIONS SHEET
PLOT DATE: 25 May 2022

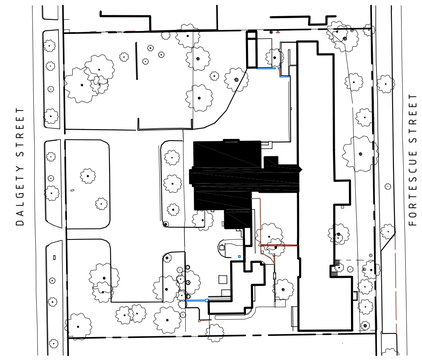
NEW BUILDING SHOWN
DASHED FOR CLARITY
REFER KHA DRAWINGS.



A HA3.02 BALLROOM SECTION
–



B HA3.02 SECTION
–



LOCATION PLAN NORTH

GENERAL NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS.
3. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
4. ALL TIMBER FLOORS TO BE SANDED & REFINISHED.
5. MAKE GOOD TO REVEALS OF ALL NEW OPENINGS.
6. REPLACE ALL ROOF TILES WITH TERRACOTTA MARSEILLES & CRESTED RIDGE TILES TO MATCH DOCUMENTARY EVIDENCE.
7. REPAIR & REPAINT ALL TIMBER JOINERY.
8. PAINT ALL WALLS, CEILINGS & JOINERY.

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
CBD	CUPBOARD
FP	FIRE PLACE
V	VENT- REINSTATE VENTS TO EVIDENCE
RS	RENDERED SILL- REINSTATE DETAIL ACCORDING TO EVIDENCE.
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

RENDERWORK & PAINT

NEW WINDOW

BRICKWORK & PAINT

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	29-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
P1	ISSUED FOR CONCEPT DESIGN	19-11-2019

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS. CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

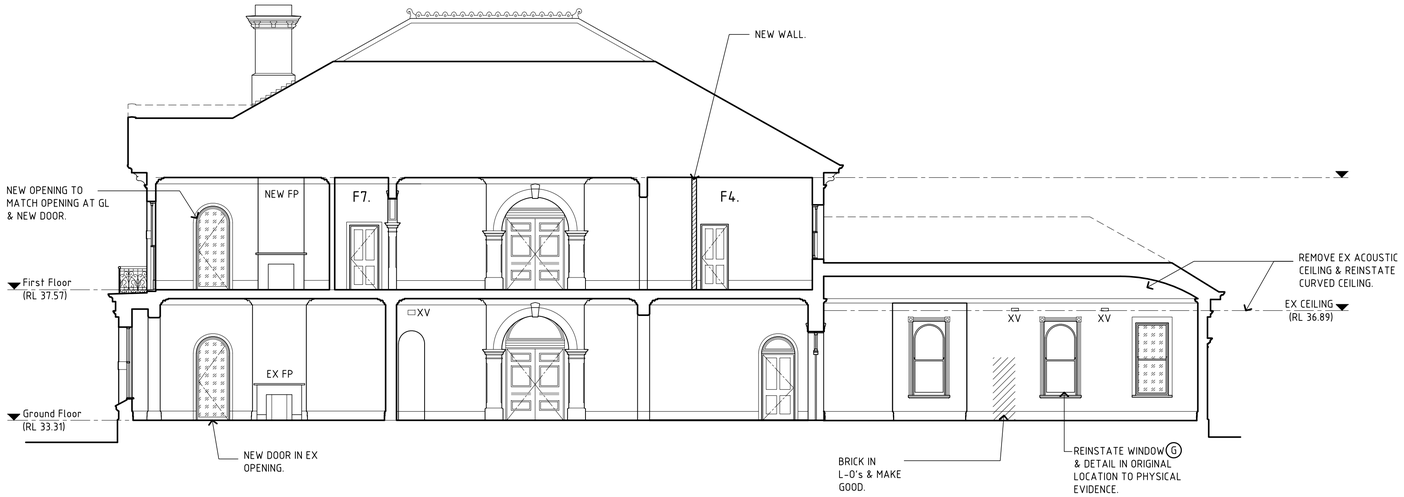
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WOODSIDE HEALTH CARE PRECINCT
18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
PROPOSED SECTION SHEET 1

DRAWN MH		DESIGNED NAME	REDUCTION 0 1m 2.5m
CHECKED PG		PRINCIPAL	
APPROVED GA		SIGNATURE	
SCALE 1:100 (A1)		DATE SEPT 2020	DRAWING No. HA4.01
PROJ No. 19170		FILE No. FILE NO	

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

FILE NAME: GA-AR-DWG-HA01-SECTIONS 1.dwg
PLOT DATE: 25 May 2022



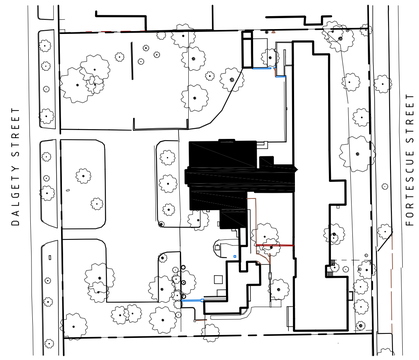
C / HA3.02 BALLROOM SECTION

-



D / HA3.02 SECTION

-



LOCATION PLAN

NORTH

GENERAL NOTES

1. ALL WORK NEW UNLESS OTHERWISE NOTED.
2. MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION WORKS.
3. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
4. ALL TIMBER FLOORS TO BE SANDED & REFINISHED.
5. MAKE GOOD TO REVEALS OF ALL NEW OPENINGS.
6. REPLACE ALL ROOF TILES WITH TERRACOTTA MARSEILLES & CRESTED RIDGE TILES TO MATCH DOCUMENTARY EVIDENCE.
7. REPAIR & REPAINT ALL TIMBER JOINERY.
8. PAINT ALL WALLS, CEILINGS & JOINERY.

LEGEND

EX,X	EXISTING
A/C	AIR CONDITIONER
CBD	CUPBOARD
FP	FIRE PLACE
V	VENT- REINSTATE VENTS TO EVIDENCE
RS	RENDERED SILL- REINSTATE DETAIL ACCORDING TO EVIDENCE.
E-W	EARLY WALL
OR-O	ORIGINAL OPENING
L-O	LATE OPENING
N-O	NEW OPENING

DOOR LEGEND

O-D	ORIGINAL DOOR
O-RD	ORIGINAL, RELOCATED DOOR
L-D	LATE DOOR

WINDOW LEGEND

O-W	ORIGINAL WINDOW
O-RW	ORIGINAL, RELOCATED WINDOW
L-W	LATE WINDOW
M-W	MODIFIED WINDOW

RENDERWORK & PAINT

NEW WINDOW

BRICKWORK & PAINT

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
C	ISSUED FOR DA	25-09-2020
B	DRAFT ISSUED FOR INFORMATION	02-09-2020
P1	ISSUED FOR CONCEPT DESIGN	19-11-2019

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WOODSIDE HEALTH CARE PRECINCT

18 DALGETY STREET, EAST FREMANTLE
ALTERATION & CONSERVATION WORKS
PROPOSED SECTION SHEET 2

DRAWN MH		DESIGNED NAME	REDUCTION 0 1m 2.5m
CHECKED PG		PRINCIPAL SIGNATURE	
APPROVED GA			
SCALE 1:100 (A1)		DATE SEPT 2020	DRAWING No. HA4.02
PROJ No. 19170		FILE No. FILE NO	

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FILE NAME: GA-AR-DWG-HA402-SECTIONS 2.dwg
PLOT DATE: 25 May 2022

Appendix C – Woodside Care Precinct Heritage Impact Statement (Griffiths Architects 2023)

Job No. 19170



Woodside Care Precinct

Heritage Impact Assessment

Development Application

Prepared for
Kerry Hill Architects

On behalf of Hall & Prior

September 2020

Griffiths Architects

Griffiths Architects

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Griffiths Architects

Griffiths Architects is a leading architectural firm in Perth, Australia. Griffiths Architects was born out of a practice of which Philip Griffiths was a co-director for over 20 years.

The company emerged from a desire to diversify the range of work covered by the practice, and to take a fresh approach to design.

The practice undertakes commissions in architecture, heritage, urban, interior design, interpretation and heritage assessments. Griffiths Architects provides professional advice on a range of issues related to these areas of our discipline.

The practice has won architectural, planning, and heritage awards for a wide range of projects located throughout the state.

Griffiths Architects has a great depth of experience across numerous project types and delivers innovative solutions that embrace environmental responsibility with elegant and simple solutions. The projects are the product of working closely with clients, carefully assessing their expectations, and delivering high quality results.

Cover: Artist Impression of the North East view of Woodside from Dalgety Street. Kerry Hill Architects 2020.

Revision History

Date of this revision: 16 September 2020

Document	Version	Author	Status	Date	Distribution
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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, for the lodgement of the development application.

State Registration applies to the land on which the buildings stand 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 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 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.

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 ballroom. 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.

Impacts

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.

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 is in preparation. The Woodside Care Precinct development will provide a new life and focus for the place which will assist in sustaining its cultural heritage values.

Location

The HIA covers the work to the building on part of Lot 115 on Plan 3286, being the whole of the land comprised in Certificate of Title Volume 1111 Folio 19.

Heritage Listings

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

Town of East Fremantle Municipal Inventory – 27 April 1999

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.

[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.

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'.

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.

[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.

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.

The Government converted the building to a public maternity hospital, prompted by a petition signed by 8,009 Fremantle residents calling for improved maternity facilitates 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 mid-wives, 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 abroad 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.

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.

Conservation Plan

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 that 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 that 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.

Proposals

A. Existing Conditions



Photo 01 North elevation of Woodside House note intrusive framing of the staircase to the far right, ground floor verandah.

D

Photo 02 North elevation of Woodside House and former ballroom, cloakroom/ hospital wing conversion.



Photo 03 West elevation of Woodside House from west carpark. The servants quarters and kitchen to the right were built as a separate phase.



Photo 04 West elevation of Woodside House. The stair is a later addtiion and a balustrade to the bay window was removed. The balcony to the bay window will be reinstated.



Photo 05 West elevation of Woodside House and kitchen block. The kitchen block will be removed. The arched window was originally located in the cloakroom.



Photo 06 Cellar discovered under former kitchen, to south west of Woodside house.



Photo 07 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.
  - Reinstate 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.

Impact and Mitigation

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

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;	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. 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.	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	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.

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 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 and home near the commercial centre of nearby Fremantle;	The story of the estate will form part of the interpretation of the place. 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.	Some impact.
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 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. 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.	Positive impact.
The building has well crafted, high quality components assembled in a conservative manner.	There will be some impact on this value. 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	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. 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.

The sensitive adaptation of the former nursery/ballroom for a communal entertainment use will see the former recreational use of the space revived.

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.

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.

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