



VICTORIA HOUSE
SHENTON PARK REHABILITATION HOSPITAL (FMR)
Lot 38, Montario Quarter, Shenton Park

Proposed Redevelopment

Job No. 19055

HERITAGE IMPACT STATEMENT

for

FJM PROPERTY

July 2019

FINAL DRAFT



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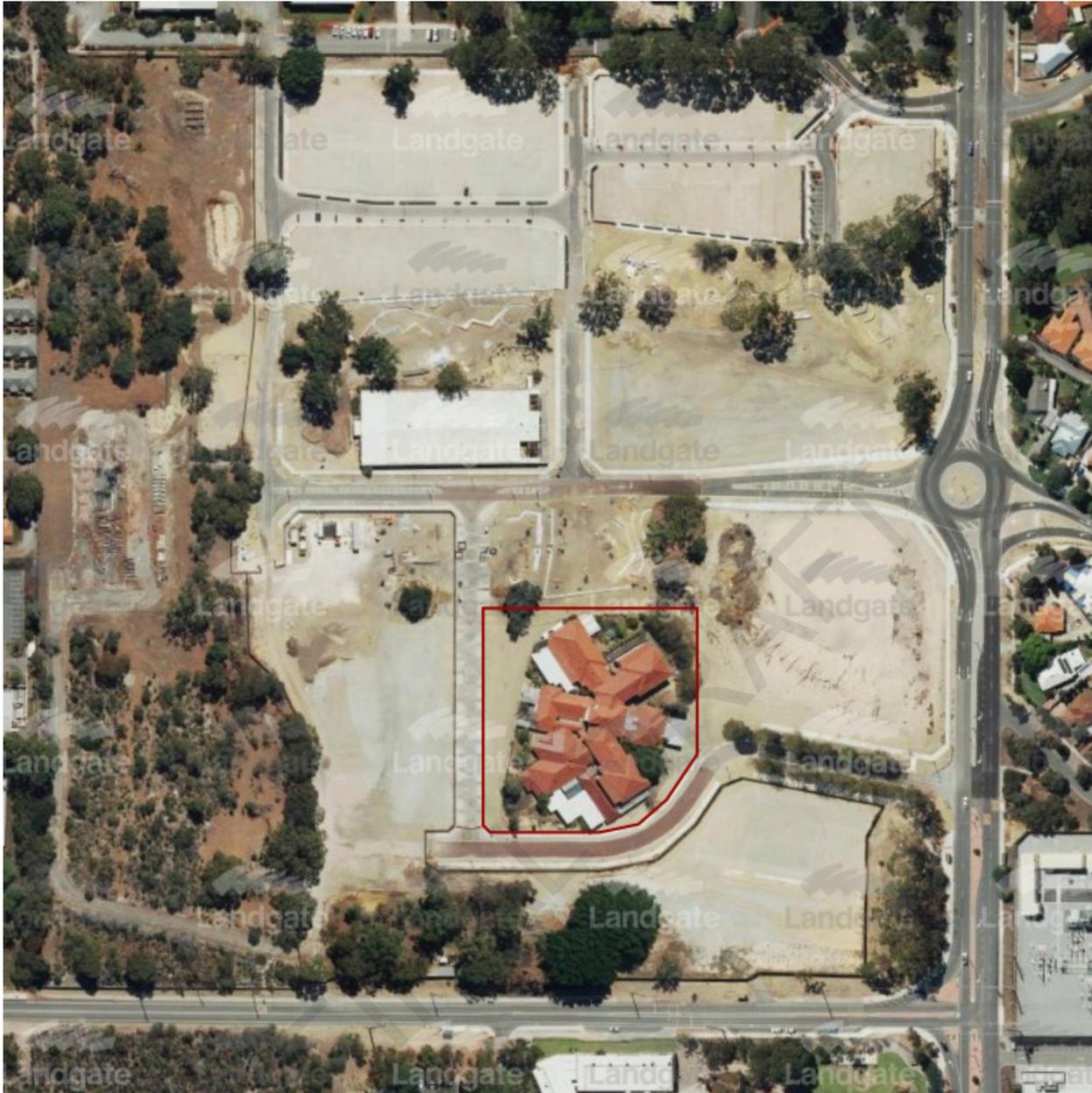


Fig.1. Recent aerial photograph showing Lot 38 (red outline) as it currently appears in context of the former Shenton Park Rehabilitation Hospital site, largely cleared of all hospital improvements.

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement (*HIS*) has been prepared by Palassis Architects, on behalf of Fini Group (the *Proponent*) to accompany a Development Application (*DA*) for alterations and additions relating to the proposed change of use to Victoria House, Lot 38 Montario Quarter, Shenton Park (the *Proposed Development*).

Victoria House (1938) is a two-storey brick and tile heritage building located on the remnant site of the former *Shenton Park Rehabilitation Hospital (SPRH)*. The 15ha former hospital site is being redeveloped by the State Government under LandCorp's custodianship. Development Lot 38, containing Victoria House, was recently purchased by the Proponent.

Shenton Park Rehabilitation Hospital (P2971) is entered on the State Register of Heritage Places (*RHP*) and is the subject of a Conservation Management Plan (*CMP*), Interpretation Plan and Heritage Agreement, facilitated through the State's government heritage property disposal process (*GHPDP*).

The Proposed Development involves changes to the registered place, necessitating referral to Heritage Council of Western Australia (*HCWA*) under the *Heritage of Western Australia Act 1990*.

This *HIS* sets out how the Proposed Development impacts the heritage significance of *SPRH* and makes recommendations for how these impacts may be managed to ensure protection of the heritage values of Victoria House.

1.2 SITE DETAILS

Victoria House occupies a newly created lot arising from recent subdivision of the former *SPRH* site. The street address is 4 Thorburn Way, Shenton Park (Lot 38 on Plan 413758).

The site is currently bound by Thorburn Way to the south, Goatcher Vista to the west, vacant land to the north (public open space) and vacant land to the east (Lot 37)¹.

Victoria House is positioned towards the centre of Lot 38 and occupies the majority of the lot.

Refer *Figure 1*.

1.3 METHODOLOGY

Palassis Architect has been retained by the Proponent to advise on the heritage impacts associated with the Proposed Development.

Preparation and finalisation of this *HIS* has involved:

- o inspection of the site and buildings in June 2019;
- o review of relevant heritage documentation; and
- o consultation and co-ordination with the Project Team as required.

The heritage impact assessment gives due regard to:

- o the conservation principals, processes and practices outlined in the Australia ICOMOS Burra Charter, 2013 (the *Burra Charter*);
- o the Heritage Council's State Register of Heritage Places Register Entry & Assessment Documentation (*RHP Entry*); and
- o the significance assessment and conservation policies contained in the June 2016² Conservation Management Plan for Shenton Park Rehabilitation Hospital (Draft, Rev.2, 14.09.17, Palassis Architects).

This *HIS* generally adopts the format referred to in the State Heritage Office's *Heritage Impact Statement – A Guide*, (November, 2012).

1 Lot 37 is the subject of a current DA for an 8-storey mixed use development incorporating 15 retail & commercial tenancies and 157 residential apartments.

2 Note: *CMP* was first issued June 2017, not June 2016 as shown on cover page.

2.0 HERITAGE CONSIDERATIONS

2.1 HERITAGE LISTINGS

2.1.1 STATUTORY HERITAGE LISTINGS

Type	Status	Date	Custodian
Heritage List	Adopted	18 Dec 2017	City of Nedlands
State Register	Permanent	12 Feb 2019	Heritage Council of WA

Victoria House is entered on the RHP as part of *Shenton Park Rehabilitation Hospital* (P2971).

The statutory heritage listing captures three key heritage elements, namely:

- o Victoria House (referred to in the listing as the 'Administration and Wards Block' or 'A-Block') – Lot 38;
- o former Paraplegic Block (or G-Block); and
- o Avenue of Queensland Box Trees

The registered area for SPRH encompasses land additional to Lot 38, as defined in the surveyed curtilage *Fig.2*.

The Proponent has no direct responsibility for the latter two heritage elements, which fall wholly outside of Lot 38.

2.1.2 OTHER HERITAGE LISTINGS & SURVEYS

SPRH has the following other non-statutory heritage listings:

Type	Status	Date	Grading/Management	Custodian
Municipal Inventory	Adopted	27 Apr 1999	Category C	City of Nedlands
Classification by National Trust	Classified	08 May 2000	-	National Trust of Australia (WA)

2.2 LAND USE, PLANNING & HERITAGE FRAMEWORK

2.2.1 STATUTORY FRAMEWORK

Lot 38 forms part of LandCorp's Montario Quarter land release, which is subject to an extensive suite of planning and heritage documents, developed to guide the subdivision and redevelopment of the former hospital site.

The statutory land use planning framework is provided by:

- o Improvement Plan No.43 (IP43)
- o Shenton Park Hospital Redevelopment Local Structure Plan
- o Montario Quarter Shenton Park Public Realm Design Guidelines
- o Multiple Dwelling and Mixed Use Design Guidelines for Montario Quarter
- o Shenton Park Improvement Scheme: Policy No.1 - Provision of Public Art
- o Shenton Park Improvement Scheme: Policy No.2 - Signage
- o Shenton Park Area B Design Guidelines

IP43 was gazetted 17 January 2017 and is now the operative planning scheme for the former hospital site. The Western Australian Planning Commission (*WAPC*) is the responsible authority for the assessment of development applications.

The statutory heritage framework is currently provided by the *Heritage of Western Australia Act (1990)* and State Planning Policy 3.5 Historic Heritage Conservation (SPP3.5), as captured under the *Planning and Development Act 2005*.

A new State *Heritage Act 2018* is due to come into effect in mid-2019. As the new development referral process remains consistent with existing legislation it is understood that no adjustment to the DA process is necessary.

2.2.2 NON-STATUTORY FRAMEWORK

Other heritage polices and guidelines of specific relevance to Victoria House, prepared on LandCorp's behalf, are:

- o 'Shenton Park Rehabilitation Hospital Conservation Management Plan' (June 2016, Draft, Rev.2, 14.09.17)
- o 'Shenton Park Rehabilitation Hospital Interpretation Plan' (Sept 2016, Draft, Rev.0, 12.10.17, Palassis Architects)

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
25-Jul-2019	208-5-1

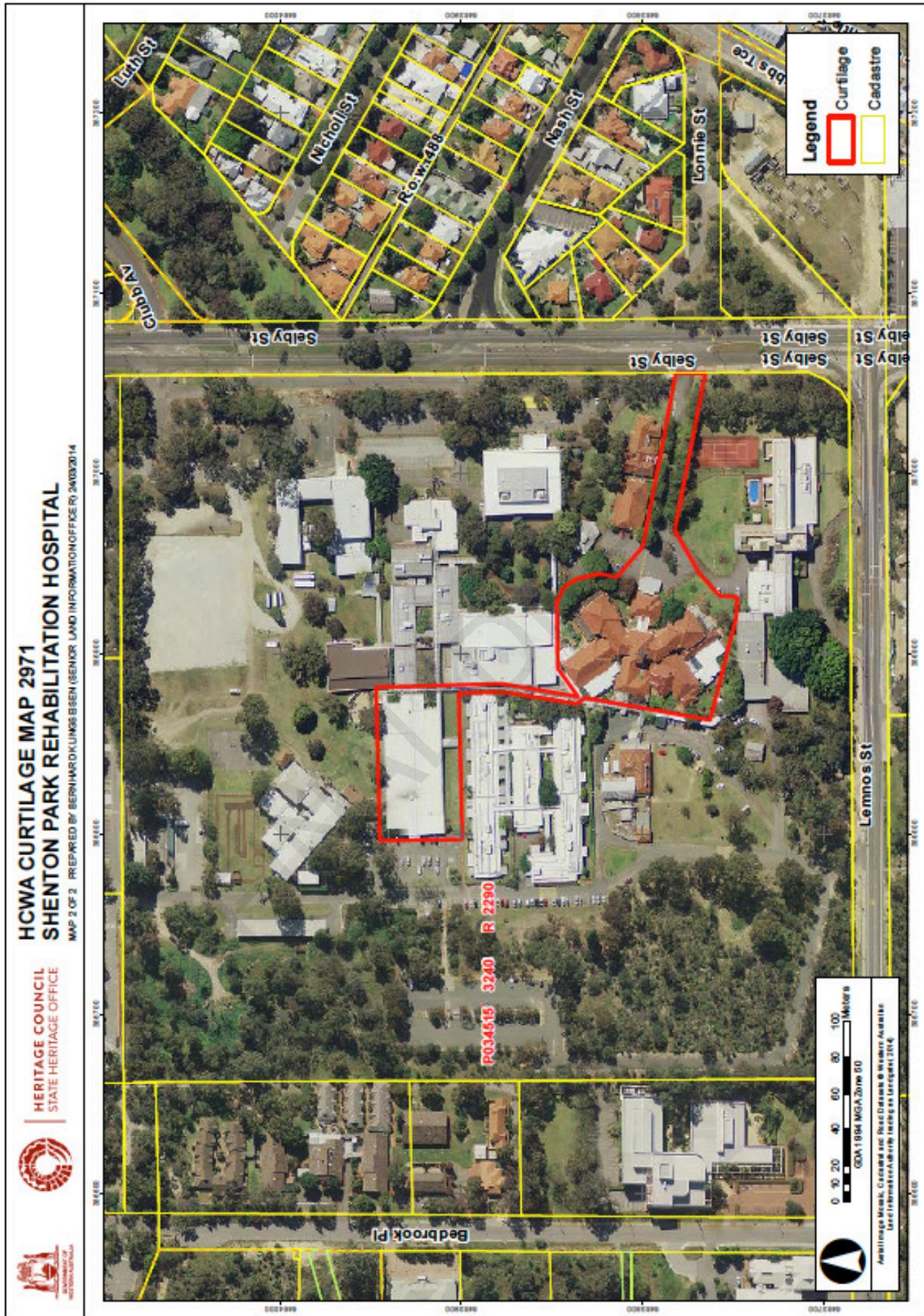


Fig.2. Registered curtilage for P2971 Shenton Park Rehabilitation Hospital, which incorporates land additional to Lot 38, for which the Proponent is not legally responsible.

2.2.2.1 Conservation Management Plan

The CMP is a broad heritage planning and management document which covers the whole of the former SPRH site. There is no individual CMP for Victoria House.

Specific policies guiding the conservation and development of Victoria House are included, with Key Policy Statements shown in *Appendix I*.

Of particular relevance to the Proposed Development is the Indicative Zones of Potential Development Diagram (CMP Figure 13, p.182), which identifies:

- o indicative zones of potential development (primary and secondary);
- o indicative zones of demolition;
- o view corridor/development exclusion zone.

The diagram gives scope for demolition and/or development outside of permitted zones, subject to overall conservation outcome for the site, providing it is essential to the ongoing use.

Within primary zones of development, the diagram encourages an approach that reinforces the existing radial planning.

CMP Figure 13 is shown in *Fig.7*.

2.2.3 HERITAGE AGREEMENT

Lot 38 is the subject of a Heritage Agreement (*HA*), which the Proponent's development entity (Montario Quarter Pty Ltd) entered into with the State (Heritage Council of Western Australia) on 28 November 2018.

The HA legally binds the landowner to certain conservation, interpretation and maintenance obligations in perpetuity in respect of Victoria House.

It is the Proponent's intention that all conservation works obligations are met as part of the Proposed Development.

2.3 STAKEHOLDER CONSULTATION & ENGAGEMENT

Key stakeholders for this project include:

- o the disposing agency (LandCorp) and its Estate Architect (Gresley Abas);
- o the local government (City of Nedlands);
- o the approving authority (DPLH);
- o the State Design Review Panel (SDRP), facilitated by the Office of the Government Architect (OGA); and
- o the State Government's heritage advisory body (DPLH-Heritage Services), including its advisory Council (HCWA) and related Development Committee.

Since July 2018, the Proponent has participated in a comprehensive and exhaustive stakeholder consultation and engagement process, primarily facilitated through DPLH and the OGA.

The Proposal has evolved significantly in response to feedback received from via this stakeholder engagement process.

As the proposed extent of heritage fabric demolition described in the Proposed Development is considered by the Proponent to be intrinsic to the success of the project, there has been extensive prior consultation with the relevant authorities regarding this particular aspect of the proposal. The stakeholder engagement has taken some eleven months to complete.

An overview of key engagement dates and outcomes is given below and summarised in in *Table 1*.

2.3.1 HERITAGE COUNCIL OF WESTERN AUSTRALIA

The Proponent has twice presented its concept design to HCWA's Development Committee, in July 2018 and August 2018, and facilitated a site visit through the buildings.

Following the presentation on 28 August 2018, the Development Committee provided written advice confirming *that the proposed extent of demolition could be supported following further revisions of the proposed concept design in response to the following comments:*

1. *There should be more space between the proposed three new wings and the heritage building. Further details are required of the physical interface between the heritage building and the new build.*
2. *The proposed townhouses and the commercial building cannot be supported. An additional level to the proposed three new wings to accommodate these uses would be supported. The additional height is to be added to the rear element of the proposed three new wings.*
3. *The proposed new wings are to be subservient in style to Victoria House and to have simple aesthetics.*

Refer HCWA correspondence at **Attachment A**.

The concept design was subsequently extensively workshopped and re-designed to address concerns expressed by all parties, with all three comments/conditions above resolved.

2.3.2 STATE DESIGN REVIEW PANEL

The Proponent took part in three formal SDRP meetings plus two informal sessions with the OGA between November 2018 and May 2019, with various iterations of the Proposed Development considered.

The most recent SDRP meeting occurred on 28 May 2019 and was attended by representatives from the OGA, DPLH, DPLH Heritage Services, LandCorp, the Estate Architect, and the Proponent Team.

In terms of aesthetics, the Panel is now supportive of the overall proposal and the design direction taken by the proponent team and has most recently advised that, given the high-quality design outcome that will be delivered, the proposed extent of demolition of heritage fabric is also supported.

2.3.3 DPLH HERITAGE SERVICES

Throughout the SDRP process, DPLH, through its Heritage Services representative, Adelyn Siew (Director, Heritage Development) has consistently advised that the extent of demolition proposed could be supported providing a high-quality design outcome is achieved (particularly as the Proponent had addressed the three conditions of the Development Committee).

TABLE 1: KEY STAKEHOLDER CONSULTATION SUMMARY

Date	Engagement Type	Stakeholder Representation	Advice Summary (Heritage)	Proponent Response
17/7/18	Presentation to Heritage Development Committee (Preliminary Concept)	DPLH Heritage Services/HCWA	Key Concerns: <ul style="list-style-type: none"> o Over-development. o Physical connectivity at ground floor interface. o Extent of demolition (i.e. the 3 wings). o Deviations from Masterplan & Design Guidelines. 	Preliminary proposal amended to address concerns. <ul style="list-style-type: none"> o Townhouse block deleted. o Commercial office insertion deleted.
23/7/18	Heritage Development Committee Site Visit	DPLH Heritage Services/HCWA	n/a	o Interface design amended & further developed (physical separation provided).
28/08/18	Presentation to Heritage Development Committee (Revised Concept)	DPLH Heritage Services/HCWA	Advice: <ul style="list-style-type: none"> o Detached townhouse block and commercial office insertion not supported. o Proposed extent of demolition (i.e.: the 3 western wings) could be supported following further revisions of the proposed concept design in response to the following comments: <ol style="list-style-type: none"> 1. There should be more space between the proposed three new wings and the heritage building. Further details are required of the physical interface between the heritage building and the new build. 2. The proposed townhouses and the commercial building cannot be supported. An additional level to the proposed three new wings to accommodate these uses would be supported. The additional height is to be added to the rear element of the proposed three new wings. 3. The proposed new wings are to be subservient in style to Victoria House and to have simple aesthetics. 	o Refinements to new wing footprints, design & preliminary material/finishes selections. o Changes to architectural design team.
06/11/18	State Design Review Panel Mtg No.1	DPLH DPLH Heritage Services City of Nedlands	Approach to heritage generally supported. <ul style="list-style-type: none"> o prioritise simplicity & legibility of radial plan footprint. o remove townhouse component. 	
07/05/19	State Design Review Panel Mtg No.2	LandCorp OGA Estate Architect	o reconsider interface between old and new. o contemporary design language and treatment for new built form supported.	
28/05/19	State Design Review Panel Mtg No.3			

2.4 BACKGROUND TO THE PLACE

2.4.1 SHENTON PARK REHABILITATION HOSPITAL

SPRH had its origins as an infectious diseases hospital in the late 1890s, operating out of mainly make-shift accommodation until a purpose-designed facility was erected in the late 1930s.

Designed by public works architect A.E 'Paddy' Clare, Victoria House (1938) opened as the new administration and wards block in 1939. The hospital continued to expand and evolve over time, eventually transitioning to a rehabilitative care focus, with many new ward blocks and support buildings constructed during the 1960s in a period of progressive expansion.

Re-named Royal Perth Rehabilitation Hospital in 1966, the facility remained in operation until October 2014, when it was officially closed by the State government after 121 years of service.

At the time of closure, the campus retained an inventory of over thirty buildings, constructed for a range of different uses across several principal buildings campaigns. All have since been demolished, with the exception of Victoria House (1938) and G-Block (1962), both of which form part of the Registered place.

2.4.2 VICTORIA HOUSE

Victoria House (1938) is a low rise brick and tile heritage building displaying characteristics of the Inter-War Stripped Classical and Art Deco styles. It has cultural heritage significance because:

- it was Perth's first purpose-built hospital for the treatment of infectious disease;
- it played a significant role in the treatment and rehabilitative care of these patients, most notably during the Perth poliomyelitis epidemics between 1948 to 1956;
- it has an imposing presentation from the box tree-lined approach road; and
- its radial planning reflects the belief in the benefits of fresh air at the time of its construction and allows natural light and ventilation to a maximum number of rooms.

Currently presenting as a united building of six radiating blocks or wings, Victoria House comprises:

- 1no. single-storey administration wing (East wing), incorporating a modified former breezeway link;
- 1no. single-storey kitchen/services wing (West wing);
- 2no. double-storey ward wings (NE and SE wings); and
- 2no. single-storey ward wings (NW and SW Wwings).

The eastern side of Victoria House is the key to the 'imposing presentation' referred to above, with the administration wing and two-storey ward wings (NE and SE) the dominating elements within the significant view corridor.

Although various alterations and additions over time have compromised the original design intent and fabric to varying degrees, Victoria House retains a moderate degree of authenticity and integrity overall. A summary of key changes is given in **Section 2.4.2.1**.

The main entry is into the administration wing from the east, with a secondary entrance from the west.

Externally, walls to the former wards block are finished in red face brick at ground floor level and rendered masonry at first-floor level, whilst the former administration building and breezeway link are of rendered masonry construction. There is little in the way of decorative detailing on the outside of the building, except around the main entry, where some Art Deco-style geometric mouldings are evident in the façade treatment.

Windows are timber framed with timber sashes, although few sashes display the original multi-pane glazing bar configuration evident in early archival images. Window openings incorporate face brick sills, some of which are painted at first floor level.

Roofs are of timber frame hip construction and generally retain a traditional appearance, characterised by Marseille patterned terracotta tiles, profiled gutters, box-shaped rainwater heads, and rectangular downpipes. Rainwater goods are a mix of replacement enamel coated steel and painted galvanised iron, with some early painted cast iron downpipe sections still extant, mainly at the lower level.

Internally, walls are plastered masonry with painted masonry or timber skirtings. Most ward rooms have impervious vinyl wall linings with coved skirtings. Original ceilings are fibrous plaster with simple stepped cornices, although many have been concealed or damaged by later acoustic panel suspended ceiling installations (and the installation of mechanical systems they were intended to conceal). The original administration building features slightly more elaborate decorative plaster ceilings, which incorporate substantial moulded cornices and Art-Deco styled ceiling roses. Original Jarrah hardwood floors are still extant throughout parts of the ground floor administration and circulation areas and throughout first floor level, although many are now concealed by vinyl or carpet tiles. Wet area floors are generally concrete, finished in either in-situ terrazzo or ceramic tiles. The central staircase is of concrete construction, with quarry tiled treads and risers over which carpet has been laid. It has a solid masonry balustrade with painted flat bar and tubular steel handrail/balustrade.

2.4.2.1 Summary of Historical Changes to Fabric

Victoria House has been substantially altered over time, with many changes implemented in an un-hoc or unsympathetic manner to original form and fabric. In most instances it has not been possible to determine dates for when these alterations were carried out. Notably, the cumulative effect of these additions has meant substantial loss of legibility in terms of the original radial planning.

Across the original main entrance, a steel framed entrance canopy has been constructed, and early concrete entry steps, dwarf walls and other landscaping treatments have been removed. The original breezeway link between the former administration building and former wards block has been extensively altered, infilled, and enclosed with lean-to toilet additions.

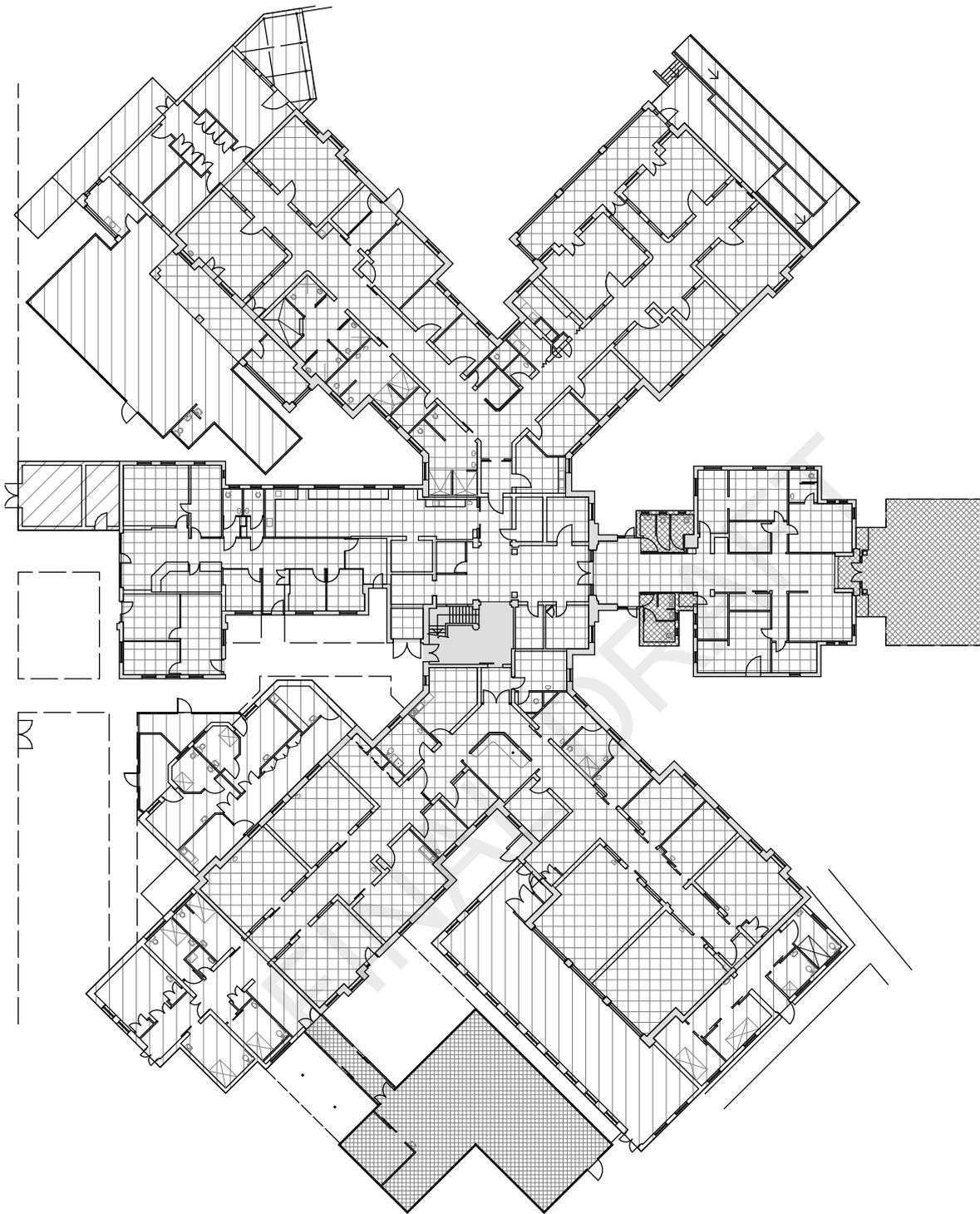
Externally the NW, SW and SE ward wings have each been substantially altered and extended, and their original verandahs removed or infilled. New lean-to fire escape structures have been added and original building elements, such as doors and windows, have been modified or replaced, not necessarily on a like-for-like basis.

Internally, there have been many new structural, wet area and services insertions and alterations to original room layouts, entry sequences and circulation. Fixtures and fittings, where extant, are generally of recent origin.

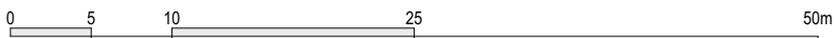
Of the four ward wings, the NE wing remains the most intact, with original verandah construction and room layouts still legible.



Fig.3. Eastern approach to Victoria House in 1938 at time of completion (top) and as it appears today (bottom).



BLOCK A - GROUND FLOOR



LEGEND

-  Exceptional Significance
-  Considerable Significance
-  Some Significance
-  Little/No Significance
-  Intrusive

Fig.4. Levels of Significance Diagram, Victoria House, Ground Floor Level (Source: CMP)

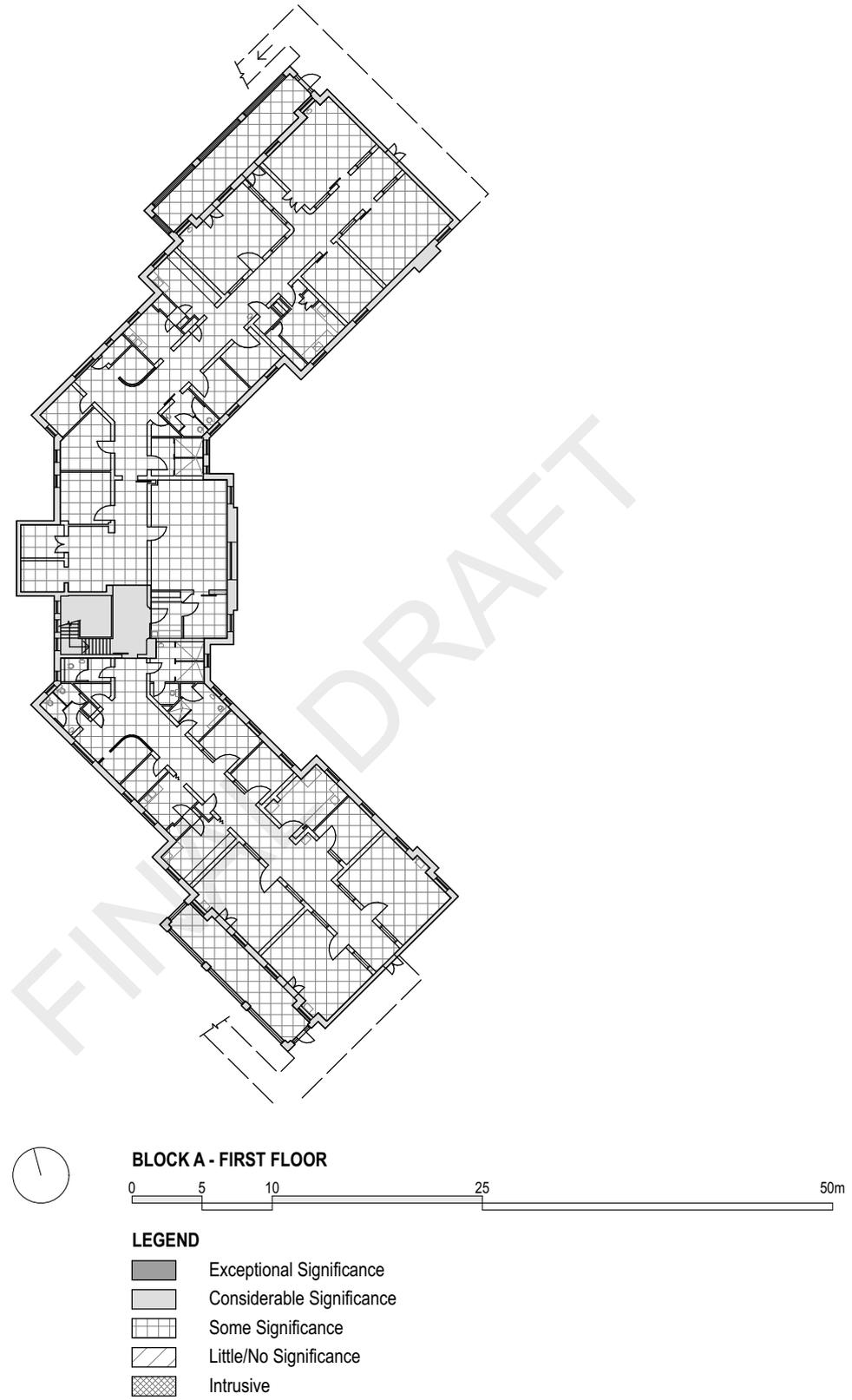


Fig.5. Levels of Significance Diagram, Victoria House, First Floor Level (Source: CMP)

2.4.3 CONDITION, INTEGRITY & AUTHENTICITY

Since being assessed for the RHP in 2013, Victoria House has experienced a decline in condition. Having now been unoccupied for over five years, there is tangible evidence of fabric deterioration consistent with a lack of maintenance over that period.

Although no longer in use for its intended purpose, the place retains a moderate degree of integrity as a purpose built administration and ward block.

It is becoming apparent through the Proponent's preliminary investigations that early fabric in some areas may have been more extensively altered or modified over time than originally contemplated. However, the building retains a moderate degree of authenticity overall.

2.4.4 STATEMENT OF SIGNIFICANCE

The Statement of Significance for SPRH (extracted from the RHP Register Entry, dated 12 May 2015) reads:

Shenton Park Rehabilitation Hospital, comprising the Administration and Wards Block (1938) and the Paraplegic Block (1963) together with the avenue of Queensland Box trees lining the approach to the Administration Block, has cultural heritage significance for the following reasons:

the establishment of a paraplegic rehabilitation unit at the site in 1954 demonstrates the leading role Western Australia held in the field of rehabilitation, being the first facility of its kind in Australia; [1]

the place is important as the site of Perth's first purpose-built hospital for the treatment of infectious diseases; [2]

the place is associated with Sir George Bedbrook, who was a world leader in the care of patients with paraplegia and quadriplegia. He was internationally significant for his contribution to sport for disabled people; [3]

the place had an important role in caring for the victims of the poliomyelitis epidemics in Perth from 1948 to 1956. These epidemics were the catalyst for the hospital changing from an infectious disease hospital to a rehabilitation hospital; [4]

the 1963 Paraplegic Block is an excellent design solution for paraplegic and quadriplegic patients, and is a benchmark in the design of modern hospital facilities; [5]

the 1938 Administration and Wards Block, with its imposing entrance approached along a box tree lined avenue, provides an attractive contribution to the place and is strategically placed at the end of the entrance driveway; [6]

the radial planning of the 1938 Administration Block reflects the belief in the benefits of fresh air at the time of its construction and allows natural light and ventilation to a maximum number of rooms; the place has social significance to all those staff and patients who have been associated with the place over the years of its history. [7]

Of most relevance to Victoria House are Statements [2], [4], [6] and [7], due to its:

- role as Perth's first purpose-built hospital for the treatment of infectious disease;
- role in the treatment and rehabilitative care of infectious diseases patients during the Perth poliomyelitis epidemics between 1948 to 1956;
- imposing eastern presentation; and
- original radial planning.

2.4.5 LEVELS OF SIGNIFICANCE

Levels of Significance for Victoria House remain consistent with those identified in the 2016 CMP.

Of primary significance is the radial planning and intact fabric from the 1930s period of construction, including but not limited to:

- Exterior
 - face brick and rendered masonry facades;
 - Art Deco façade embellishments;
 - timber roof trims and eaves linings; and
 - timber window frames; and
 - some timber sash windows.
- Interior
 - main stair, including tied tread/risers & rendered masonry & steel handrail/balustrade;
 - decorative plaster ceilings & cornices (East wing);
 - fibrous plaster ceilings, with stepped cornices (Ward wings);
 - hardwood (Jarrah) T&G timber floors, timber skirtings;
 - remnant Art Deco/Stripped Classical interior embellishments (mainly to East wing).

Of lesser significance are services installations and most later alterations and additions.

Levels of significance are broadly indicated in *Figs. 4 to 5*.



6.1 Administration wing main entrance, to be restored



6.2 Administration wing main entrance, to be restored



6.3. Intrusive entry canopy, to be removed



6.4. Administration wing showing connection to 2-storey ward wings



6.5. N view of former breezeway link, to be restored



6.6. S view of former breezeway link, to be restored

Fig.6. Recent images showing context of Lot 38 key components



6.7. Two-storey SE ward wing, showing intrusive 1-storey addition to be removed



6.8. Intrusive 1-storey end addition to SE ward wing, to be removed



6.9. Looking NW towards 2-storey SE wing, showing 1-storey intrusive additions to be removed



6.10. Looking N towards end of 1-storey SW wing, to be removed



6.11. Looking E from rear of site, showing 1-storey west additions to be removed



6.12. Looking N from rear of site, showing 1-storey West wing to be removed



6.13. Looking E from western edge of site, showing western wings & additions



6.14. Looking E from western edge of site, showing western wings & additions



6.15. Looking E from western edge of site, showing western wings & additions



6.16. Looking SE from western edge of site, showing western wings & additions



6.17. Rear of 2-storey E wings, showing connection to W wing



6.18. Remnant walkway to rear of W wing



6.19. Intrusive later addition to W wing, to be removed



6.20. Later addition to SW wing, to be removed



6.21. Covered walkway between W & SW wings, to be removed



6.22 Later addition to SW wing, to be removed



6.23. Intrusive later addition to SW wing, to be removed



6.24. Intrusive canopy to Administration entry, to be removed



6.25. Looking SW towards 2-storey NE wing



6.26. SE elevation of 2-storey NE wing



6.27. Intrusive later fire escape ramps to 2-storey NE wing



6.28. NE elevation of 1-storey NW wing, proposed for removal



6.29. Looking SW towards 1-storey NW wing, to be removed



6.30. Intrusive fire escape ramp, to be removed from NE wing

3.0 DESCRIPTION OF DEVELOPMENT PROPOSAL

3.1 STRATEGIC OVERVIEW

The Proposed Development essentially entails the conservation and adaptive re-use of Victoria House and the construction of three new multi-storey residential wings. The visually dominant eastern wings, comprising both two-storey ward wings (NE & SE wings) and the original administration building (East wing) will be retained and conserved, with selective alterations carried out to permit new ground floor retail and hospitality uses and new first floor commercial uses.

To facilitate the new development, it is proposed to:

- o demolish the three single storey west wings (NW, W and SW);
- o construct a new 5-storey residential building (Building A) to replace the former NW wing;
- o construct a new 6-storey residential building (Building B) to replace the former W wing;
- o construct a new 6-storey residential building (Building C) to replace the former SW wing;
- o construct a new landscaped 'laneway' between the retained heritage building and new residential development;
- o implement new urban design and landscape treatments, including public art and interpretation; and
- o construct a new single level basement carpark, with associated storage and services, for private use by residents and commercial tenants.

The approach facilitates the ability to locate parking discretely below ground (under the new residential wings to the west) with consolidated vehicular and services access via Thorburn Way. The construction of the basement carpark is necessary to ensure that at-grade parking is not located in and around Victoria House.

As the distinctive radial planning of Victoria House is a highly important aspect of its cultural heritage significance, the built form of the proposed new residential wings will directly respond to the radial alignment of the demolished wing footprints.

New build works are intended to have minimal physical contact with the heritage buildings, with the new residential wings set back from the existing building. There are three proposed 'links' which will be 'negatively' detailed to avoid direct connection back to the heritage fabric. These are located at key entry points to the heritage building to assist in legibility of entrances and providing some weather protection.

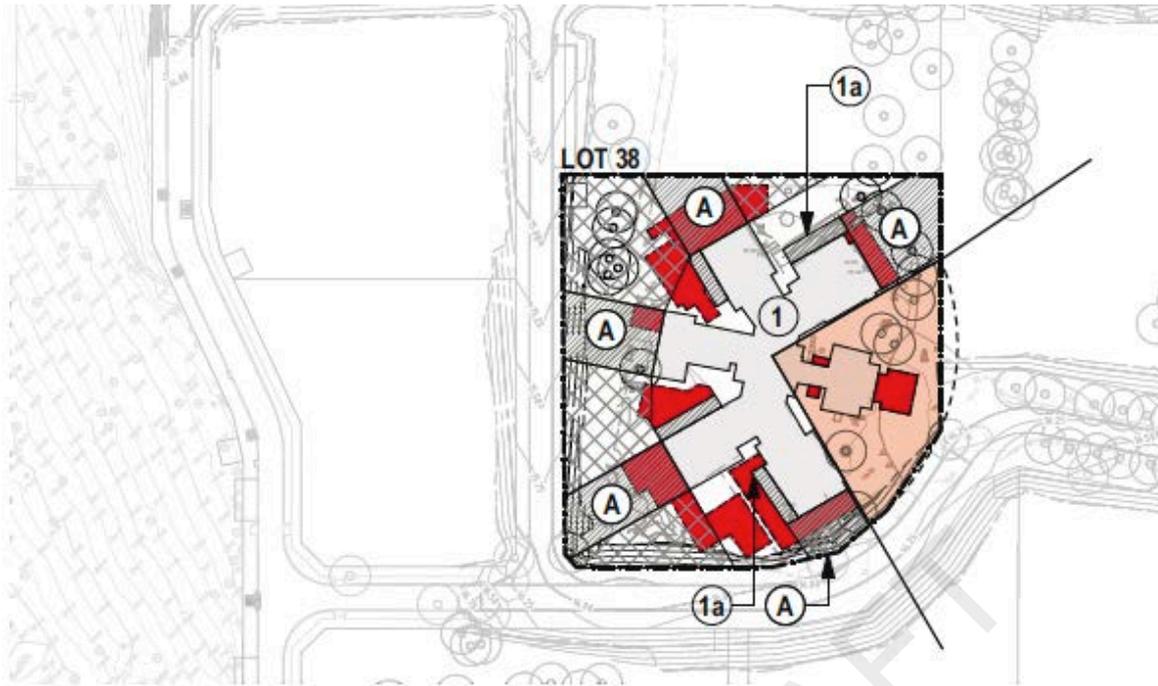
Architecturally, the new build will adopt a restrained aesthetic throughout, so as not to visually compete against the domestic scale and appearance of the heritage buildings. Sympathetic concrete masonry materials, in complementary shades of 'Victoria House red', are proposed for the new residential wings.

For the heritage buildings, new insertions will be subtly contemporary. Light gauge metal frames, in a matt black appearance, are proposed for new doors/windows, whilst new spiral escape stairs will be constructed from steel plate, with perforated metal balustrades, in a 'brick red' colour.

Key conservation outcomes for Victoria House will be achieved through:

- o retention of both significant 2-storey former ward wings and the single-storey administration wing;
- o preservation of eastern visual primacy of Victoria House, viewed from the box-tree lined approach road;
- o reinforcement of significant radial planning, through placement and design of new residential wings;
- o removal of intrusive accretions, together with other additions and fabric of little/no significance (retained heritage building);
- o extensive conservation works to significant fabric (retained heritage building);
- o interpretative reconstruction of important missing/damaged elements (retained heritage building), such as original breezeway link, ward wing verandahs and administration entry;
- o implementation of sustainable new uses that are appropriate to the place;
- o implementation of high quality interpretation as part of a co-ordinated interpretation and signage strategy;
- o conservation of early/significant trees and plantings; and
- o potential re-use of early fabric/materials recovered during demolition as part of landscape, interpretation and/or public art strategies.

Two architects have been appointed to the Project Team, with Finepsun handling the heritage building adaptive re-use and MJA Studio responsible for the new residential wing additions. MJA Studio also hold the role of lead/co-ordinating architect ensuring a holistic approach by the team.



LEGEND

- Indicative Zone of Potential Development - Primary
- Indicative Zones of Potential Development - Secondary
- Indicative Zones of Demolition
- View Corridor - Development Exclusion Zone

- Block A
- Restore/Reconstruct Verandahs
- Retained portion of Block G (Minimum Extent shown)
- Interpret Therapeutic Garden
- Interpret SE Courtyard Garden
- Development to Reinforce Radial Planning in these Zones

Fig.7. Indicative Zones of Potential Development Diagram for Victoria House (CMP Figure 13) extracted from the Draft Conservation Management Plan, commissioned by LandCorp (Palassis Architects, June 2016, V.2)



8.1. GF reception desk between NW (L) & NE (R) ward wings



8.2. NW ward wing, looking NW down ward corridor



8.3. NW ward wing, typical ward room, NE side



8.4. NW ward wing, typical ward room, NE side



8.5. NW ward wing, interior of room 2273, showing remains of original verandah



8.6. NW ward wing, typical wet area

Fig.8. Images showing typical interiors of western wings, to be removed



8.7. SW ward wing, looking SW down ward corridor before fire door



8.8. SW ward wing, looking SW down ward corridor beyond fire door



8.9. SW ward wing, typical ward, room 2129



8.10. SW ward wing, typical ward, room 2129



8.11. SW ward wing, typical wet area



8.12. SW ward wing, later addition, room 2149



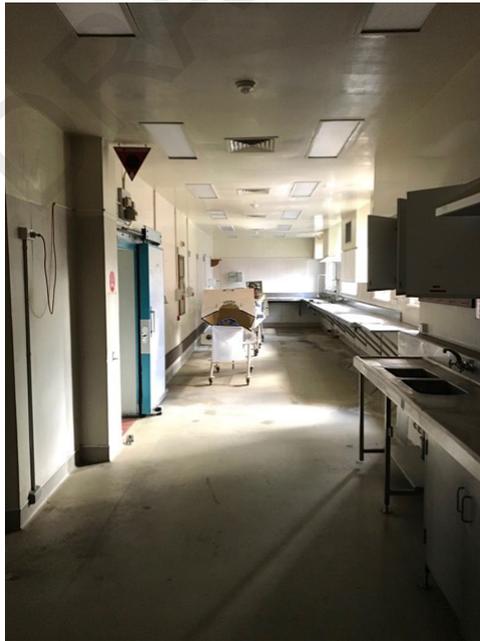
8.13. SW ward wing, later addition, room 2151



8.14. SW ward wing, later addition, physiotherapy room 2132



8.15. SW ward wing, intrusive link addition, room 2131



8.16. W wing, kitchen, room 2020

4.0 HERITAGE IMPACT ASSESSMENT

4.1 OVERVIEW

Arising out of the pre-DA consultation process, the following four aspects of the Proposed Development have been identified as having the highest degree of potential to impact on the heritage significance of Victoria House:

1. Major Demolition Works
 - o proposed demolition of 3no. original single storey ward wings (NW, SW & West wings)

These three wings all fall outside of the CMP Fig.13 Indicative Zones of Demolition.
2. Heritage Building Interventions (Finespun)
 - o proposed new roof mounted mechanical plant platform (East wing)
 - o proposed treatment of heritage building facades at demolition interface (Interface A, B & C); and
 - o proposed demolition of significant fabric to heritage building interior (SE, NE and East wings).
3. New wing additions (MJA Studio)
 - o proposed construction of 3no. new multi-storey residential wings (Buildings A, B and C);
4. Landscaping (Place Laboratory)
 - o proposed treatment of shared 'laneway' between retained heritage building and new residential wings.

These aspects are analysed below in **Section 4.2**.

4.2 ANALYSIS

4.2.1 MAJOR DEMOLITION WORKS

The Proposed Development anticipates major and minor demolition works, some of which will result in the permanent removal of fabric of 'considerable' significance outside of the CMP Figure 13 Indicative Zone of Potential Demolition.

This has the potential to impact the heritage significance of the place, as summarised in **Table 2**.

Refer Finespun's drawings **A0.01, A2.00, A2.01 & A2.02**.

4.2.1.1 Proposed Demolition of SW, NW & West Wings (1938)

Approval is sought to demolish the following three single-storey wings dating from 1938:

- o NW wing;
- o SW wing; and
- o West wing;

All three wings form part of the original radial planning (referred to in the Statement of Significance), reflecting the belief in the benefits of fresh air, natural light and ventilation.

The NW and SW wings originally provided segregated ward accommodation for infectious diseases patients.

The West wing originally serviced kitchen/dining functions, before being adapted later for hospital administrative purposes.

Internally, these wings are similarly finished in a manner representative of progressions in 20th century hospital interior design trends.

Whilst there have been considerable modifications to all three wings over time, including loss of original verandahs (NW & SW wing) and other building details, the early form of each wing is still in evidence. The original form and external fabric of these wings is of 'considerable' significance.

The removal of the three western wings presents an opportunity to creatively conserve and interpret the demolition interface and to focus conservation endeavours on the retained eastern portion. Each wing will be carefully demolished back to a corresponding 'interface line', in accordance with Finespun's Demolition Plans.

The intention is to work with the 'memory' of the removed wings, by adopting a location specific approach for each of the three revealed zones. Cues will be taken from physical remnants at the interface, with final outcomes informed by fabric uncovered through the careful demolition process. Surrounding fabric will be made good in accordance with the Burra Charter principle of doing 'as much as necessary but as little as possible' to preserve the memory of the demolished wings.

New works around the interface of each wing (from north to south, Interface A, B and C) will be treated in accordance with proposed Treatment at Demolition Interface, outlined in **Section 4.2.2.2** of this HIS.

Impact Summary – Moderate Impact	Mitigating Factors
<ul style="list-style-type: none"> o Impacts original radial planning. o Impacts fabric of 'considerable' significance. o Wings not within CMP Fig.13 Indicative Zone of Potential Demolition. 	<ul style="list-style-type: none"> o Does not impact CMP Figure 13 View Corridor - demolition confined to visually subservient western side of Victoria House, preserving important eastern aspect intact within significant view corridor. o Demolition provides opportunity for interesting interpretation at demolition interface. o Original radial planning will be referenced in proposed new residential wings. o Significance of demolished wings to be interpreted using landscape ground plane treatments, supplemented by other devices, as part of holistic interpretation strategy for Victoria House.

4.2.1.2 Other Major Demolition

Approval is sought to demolish the following later structures and additions, all of which fall within the CMP Figure 13 Indicative Zone of Potential Demolition.

- o metal deck entry canopy (to East wing);
- o breezeway infill fabric;
- o breezeway toilet additions (Room 2014 & Room 2019);
- o SE ward wing additions (Rooms 2110 to 2116 & Room 2119)
- o NW ward wing additions (to be removed as part of major demolition of NW wing);
- o SW ward wing additions (to be removed as part of major demolition of SW wing);
- o fmr Physiotherapy Building, including enclosed walkway link (Rooms 2131 to 2133)
- o associated covered walkways and external escape structures.

As all are late twentieth century additions, designated intrusive or of little/no significance in the CMP, removal is generally supported under this HIS.

Impact Summary – Low Impact	Mitigating Factors
<ul style="list-style-type: none"> o Strengthens radial planning legibility. o Does not impact fabric of 'considerable' significance. o Complies with CMP Fig.13. Indicative Zone of Potential Demolition. 	<ul style="list-style-type: none"> o Provides opportunity to enhance (aesthetic) significance and consolidate radial planning in retained wings.

4.2.1.3 Retained Wings Demolition Scope

The single-storey West wing, together with both two-storey ward wings (NE and SE wings), will be retained and conserved, with selective removal of some early fabric to facilitate the proposed new uses, as shown in the drawings and generally described below:

- o selective removal of interior masonry walls;
- o selective removal of other interior lightweight walls/partitions;
- o removal of non-original verandah infill;
- o removal of modern lift/lift shaft;
- o selective removal of doors and architraves;
- o removal of non-original carpet and vinyl floor coverings;
- o removal of non-original suspended ceilings;
- o comprehensive strip out of redundant electrical, hydraulic and mechanical services and fixtures as necessary;
- o removal of wet area terrazzo floors/skirtings.

These three eastern wings are the key components contributing to the significant visual primacy of Victoria House, when viewed from tree lined approach road. They form part of the original radial planning layout and are generally more intact than the western wings, particularly at first floor level.

TABLE 2: MAJOR DEMOLITION WORKS IMPACT SUMMARY

MAJOR DEMOLITION WORKS				
Element to be Demolished	Reason for Significance	Significance Level	Degree of Impact	Key Points
Entire NW wing	<ul style="list-style-type: none"> o 1938 radially planned ward wing. o Moderate integrity and authenticity. 	Some/Considerable	Moderate	<ul style="list-style-type: none"> o Outside indicative zone of demolition. o One of two single-storey ward wings, both of which are proposed for demolition. o Exterior compromised by later additions. o Low-moderate authenticity interior. o Not visible from original tree-lined approach. o HCWA advised provisional support for demolition extent 28/8/18, subject to certain outcomes. o SDRP supported demolition extent 28/5/19.
Entire SW wing	<ul style="list-style-type: none"> o 1938 radially planned ward wing. o Moderate integrity and authenticity. 	Some/Considerable	Moderate	<ul style="list-style-type: none"> o Outside indicative zone of demolition. o Original radially planned ward wing. o One of two single-storey ward wings, both of which are proposed for demolition. o Exterior compromised by later additions. o Low-moderate authenticity interior. o Not visible from original tree-lined approach. o HCWA advised provisional support for demolition extent 28/8/18, subject to certain outcomes. o SDRP supported demolition extent 28/5/19.
Entire west wing	<ul style="list-style-type: none"> o 1938 radially planned services wing. 	Some/Considerable	Moderate-Low	<ul style="list-style-type: none"> o Outside indicative zone of demolition. o Part of original radial planning, but not an original ward wing. o Not visible from original tree-lined approach. o Exterior compromised by later additions. o Low authenticity interior. o HCWA advised provisional support for demolition extent 28/8/18, subject to certain outcomes. o SDRP supported demolition extent 28/5/19.
East entry canopy addition	<ul style="list-style-type: none"> o Later addition, compromising original entry sequence. 	Intrusive	Low	<ul style="list-style-type: none"> o Lightweight steel framed, metal clad structure. o Within indicative zone of demolition. o CMP recommends removal.
Breezeway infill & toilet additions	<ul style="list-style-type: none"> o Later addition, compromising original breezeway. 	Intrusive	Low	<ul style="list-style-type: none"> o Within indicative zone of demolition. o CMP recommends removal. o Facilitates interpretative reconstruction opportunity for original breezeway link.
North-west ward wing additions	<ul style="list-style-type: none"> o Later addition, compromising original ward wing. 	Intrusive	Low	<ul style="list-style-type: none"> o Within indicative zone of demolition. o CMP recommends removal. o Facilitates interpretative reconstruction opportunity for affected façade/s. o Improves legibility of original radial plan.
South-west ward wing additions	<ul style="list-style-type: none"> o Later addition, compromising original ward wing. 	Intrusive	Low	<ul style="list-style-type: none"> o Within indicative zone of demolition. o CMP recommends removal. o Facilitates interpretative reconstruction opportunity for affected façade/s. o Improves legibility of original radial plan.
South-east ward wing additions	<ul style="list-style-type: none"> o Later addition, compromising original ward wing. 	Intrusive	Low	<ul style="list-style-type: none"> o Within indicative zone of demolition. o CMP recommends removal. o Facilitates interpretative reconstruction opportunity for affected façade/s. o Improves legibility of original radial plan.
Physio addition & link	<ul style="list-style-type: none"> o Later addition, compromising original ward wing. 	Intrusive	Low	<ul style="list-style-type: none"> o Within indicative zone of demolition. o CMP recommends removal. o Facilitates interpretative reconstruction opportunity for affected façade/s. o Improves legibility of original radial plan.

Wing interiors retain evidence of original room layouts, fabric and finishes and are of some significance overall. Specific fabric proposed for removal is representative, ranging in significance from 'some' to 'little/no' significance. Matching examples are in evidence elsewhere in the retained portion. No unique elements are currently proposed for removal, however best endeavours will be made to recover/re-use any items of potential heritage interest, if these are identified during the removal process.

Where it is proposed to remove large sections of original masonry dividing walls to open up the interior spaces, wall nibs, original upper wall elements and original cornice/ceilings details will be preserved in-situ as evidence of the former room layouts.

<i>Impact Summary – Low to Moderate Impact</i>	<i>Mitigating Factors</i>
<ul style="list-style-type: none"> o No adverse impact on exterior form & fabric. o No adverse impact on fabric of 'considerable' significance. o Impacts original interior corridor/ room planning. 	<ul style="list-style-type: none"> o Approach conserves three most intact wings and their original radial planning. o Approach conserves significant eastern presentation from tree-lined approach road (key component of the place's significance). o Interior fabric/elements representative & in evidence elsewhere in the retained portion. o Retained wall nibs, upper wall & cornice/ceiling details will preserve/ interpret original room layouts.

4.2.2 HERITAGE BUILDING INTERVENTIONS

Interventions into the existing heritage building will generally be discernible through use of compatible new materials and finishes, in keeping with Burra Charter principles, as described below.

4.2.2.1 Approach to New Insertions

New insertions into the existing heritage fabric will generally adopt a subtly contemporary approach that is complementary, yet distinctively 'of its time' (as per Burra Charter).

New Doors & Windows

In contrast to the masonry solidity of the existing building, new windows and doors to be light-gauge steel frame, with clear glass infill. Frames will be powder coated to a 'matt black' appearance.

Two examples of the intended style are shown in *Fig. 9*.

New External Fire Escape Stairs

Two new external fire escapes stairs are required under the BCA to permit occupancy of the building for the intended uses. These will be provided externally from first floor level in the retained two-storey wings - one on the NE end of the NE wing and the other on the SE end of the SE wing. It is intended that these will be spiral stairs, of contemporary sculptural form, constructed from steel plate with perforated solid metal balustrades. Steelwork will be paint finished in a selected 'red colour' (yet to be determined) to compliment final colour selections for the new residential wing additions.

The intended style is illustrated in *Fig. 10*.

New Mechanical Plant Enclosure

Mechanical plant will be housed within a new platform enclosure, to be constructed partly within the roof space of the retained administration wing. This will necessitate modification of the existing hipped roof structure on the west (i.e. rear) side to accommodate the new condenser units and related infrastructure.

Plant will be appropriately screened to a maximum height of approximately 2100mm on all sides, and on the fifth (aerial) elevation. Screens will comprise perforated metal sheet panels, intended to be of similar appearance and colour to the new spiral escape stairs.

The proposed location was selected following exploration of various alternatives (including the roof of the nearby breezeway) and represents the optimum position for the mechanical plant to conceal it from view in the most inconspicuous location, whilst being central enough to feed the rest of the Victoria House building.

Early 3D renders visualising the location of proposed plant enclosure (whilst not necessarily reflective of the final design) are shown in *Fig. 11*.



Fig.9. Two examples of how the proposed new door/ windows insertions are intended to look (Source: Finespun/Fini Group)



Fig.10. Architect's impression of how the proposed new spiral fire escape stairs are intended to look (Source: MJA Studio)



Fig.11. Early 3D concept renders showing birds eye and pedestrian views of the proposed new mechanical plant location, at the rear of the former Administration wing (Source: Finespun)

4.2.2.2 Treatment at Demolition Interface

The key heritage issue raised during the lengthy stakeholder consultation process relates to the proposed demolition of the three early wings, in particular how it is proposed to treat the three different zones (from north to south, A, B and C) at the demolition interface left exposed through the demolition works.

Our 'in principle' approach is outlined below:

1. Carefully cut through rooms adjacent to demolition interface, retaining evidence of stepped flashings (along former roof line) and wall nibs (to former external walls) as a means of interpreting former roof line and original width of demolished wing.
2. Repair/reconstruct stepped roof flashings at interface to match original.
3. Make good to retained wall nibs at interface, using brickwork to match original or contemporary steel, to close up wall cavities left exposed through demolition works.
4. Carefully break out adjoining interior walls, fixtures and the like to facilitate new interior planning at interface.
5. Infill former openings that are no longer required, using new double leaf brickwork in a contrasting bond/pattern; infill to be setback/recessed to form a subtle reveal, as a means to differentiate from existing.
6. Make good masonry surrounds to existing corridors to form new openings, preserving original corridor widths/alignments, as a means of interpreting original corridors.
7. Form new soldier header courses over proposed new openings/existing openings proposed to be infilled;
8. Provide new contemporary metal framed clear glazed double doors, with exposed steel lintels over, to new openings.
9. Explore appropriateness of including a subtle wall plane interpretation device within the new brick walls (e.g. a large cross), as a 'memory' of former use, either expressed through surface articulation or through a contrasting treatment.
10. Denote location of former wing perimeter walls in new landscape ground plane treatments, using a contrasting paving or trim device (such as different finish, colour, type or pattern).
11. Carefully make good to exposed walls, through high-level repair/reconstruction works. Note: As the new residential apartments will overlook the demolition interfaces, a high standard of 'finished' appearance is proposed, rather than a 'patchy' or 'rough' patina, with respect to all interface repair/reconstruction and making good works.

Proposed concepts for each interface zone, which each differ slightly, are described below and shown in *Fig.12*. Photographs illustrating existing conditions at each interface are also included (see Photographic Record, *Attachment B*).

Interface A (North)

- o carefully cut through Room 2258 (fmr Single-Bed Ward Room), the central corridor and Room 2259 (fmr First Aid Room), retaining a 150mm nib walls on both external faces and any evidence of stepped roof flashing uncovered at roof/wall interface;
- o make good to retained wall nibs and roof flashings;
- o on alignment of existing corridor, form proposed new ground floor opening for entry to Hospitality Tenancy; break out interior walls (including associated fixtures) to adjoining Rooms 2203 (fmr Toilet), 2252 (fmr Ward Clerk), 2253 (fmr Male Toilet), 2254 (fmr Store Room), 2255 (fmr WC), and 2257 (fmr WC) to facilitate proposed new openings and infill treatments;
- o make good masonry surrounds around new Hospitality entry, using stack bonded brickwork to close off brick wall cavity, preserving original NW wing corridor width/alignment;
- o form new soldier header course over new opening;
- o provide new contemporary metal framed clear glazed double doors, with exposed steel lintel over, to new opening;
- o provide new contrasting, recessed brick infill to gaps/openings left exposed through demolition works around proposed new Hospitality opening;
- o exploration of new wall plane interpretation devices to both infill walls on either side of former corridor.
- o provide new in-ground interpretation device in landscape paving treatment to denote location of former perimeter external walls of demolished NW wing.
- o carry out sundry repair/reconstruction works as necessary to achieve high standard of finish and appearance across all visible portions of retained façade.

Interface B (Central)

- o carefully cut through Room 2024 (fmr Cold Room), Room 2027 (fmr Hot Water Storage) and the existing lift shaft to expose the existing corridor, retaining evidence of stepped roof flashing uncovered at roof/wall interface; make good to roof flashing;
- o provide new steel gantry framework to support first floor level over and keep roofline intact/complete;
- o north of existing lift shaft, form new opening for new Lift shaft; provide new exposed steel lintel and new brick header course over;

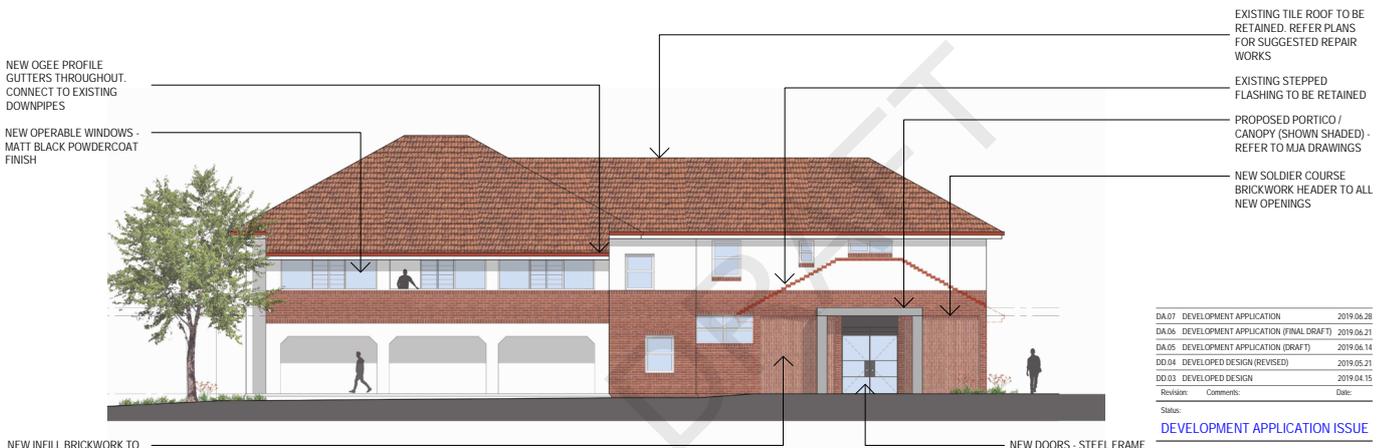
- on alignment of existing corridor, form new ground floor Lobby opening to match original corridor width; break out interior wall separating demolished rooms and lift shaft from proposed Lobby, retaining nibs on north and south sides to define original corridor width;
- make good masonry surrounds around new Lobby and Lift openings, using stack bonded brickwork to close off brick wall cavity, preserving original corridor and room widths/alignments;
- form new soldier header course over new Lobby and Lift openings;
- provide new contemporary metal framed clear glazed double doors, with exposed steel lintel over, to new Lobby opening;
- provide new contemporary metal framed clear glazed window, with exposed steel lintel over, to new Lift opening;
- provide new contrasting, recessed brick infill to gaps/openings left exposed through demolition works around proposed new openings;
- provide new in-ground interpretation device in landscape paving treatment to denote location of former external walls of demolished West wing;
- carry out sundry repair/reconstruction works as necessary to achieve high standard of finish and appearance across all visible portions of retained façade.

Interface C (South)

- carefully cut through Room 2153 (fmr Dirty Utility Room), the central corridor and Room 2126 (fmr Single Bed Ward Room), retaining 150mm nib walls on both external faces and any evidence of stepped roof flashing uncovered at roof/wall interface;
- make good to retained wall nibs and roof flashings;
- on alignment of existing corridor, form proposed new ground floor opening for Retail Tenancy Entry; break out interior walls (including associated fixtures) to adjoining Rooms 2154 and 2124 to facilitate proposed new openings and infill treatments;
- make good masonry surrounds to new Retail opening using stack bonded brickwork to close off brick wall cavity, preserving original SW wing corridor width/alignment;
- form new soldier header course over new Retail opening;
- provide new contemporary metal framed clear glazed double doors, with exposed steel lintel over, to new corridor opening;
- provide new contrasting, recessed brick infill to gaps/openings left exposed through demolition works around proposed new Retail opening;
- exploration of new wall plane interpretation devices to both infill walls on either side of former corridor.
- provide new in-ground interpretation device in landscape paving treatment to denote location of former perimeter external walls of demolished SW wing.
- carry out sundry repair/reconstruction works as necessary to achieve high standard of finish and appearance across all visible portions of retained façade.



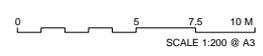
01 INTERFACE 'B' ELEVATION
Victoria House - Montario Quarter
Scale: 1:200 @ A3



02 INTERFACE 'A' ELEVATION
Victoria House - Montario Quarter
Scale: 1:200 @ A3



03 INTERFACE 'C' ELEVATION
Victoria House - Montario Quarter
Scale: 1:200 @ A3



DA.07	DEVELOPMENT APPLICATION	2019.06.28
DA.06	DEVELOPMENT APPLICATION (FINAL DRAFT)	2019.06.21
DA.05	DEVELOPMENT APPLICATION (DRAFT)	2019.06.14
DO.04	DEVELOPED DESIGN (REVISED)	2019.05.21
DO.03	DEVELOPED DESIGN	2019.04.15
Revision:	Comments:	Date:

Status: **DEVELOPMENT APPLICATION ISSUE**



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Project Description:
MONTARIO QUARTER

Project Address:
VICTORIA HOUSE SHENTON PARK

Project No: 278
Drawn By: MP / PM
Scale: AS SHOWN

Drawing Title:
INTERFACE COLOURED ELEVATIONS

Drawing: **A7.00** Revision: **DA.07**

Fig.12. Conceptual illustration, extracted from DA package, showing how it is proposed to treat each demolition interface (Source: Finespun)

4.2.2.3 Conservation Works

The Proposed Development will deliver a full conservation works outcome for the retained portion of the building. To enhance and complement the specific conservation works required under the HA (see *Appendix II*), the following works are proposed:

Exterior

- o Roof tiles and flashings to be repaired/replaced on like-for-like basis to match original Marseille pattern terracotta clay tiles.
- o Downpipes to be repaired/replaced in modern Colorbond equivalent, to match original rectangular painted cast iron appearance. Original cast iron remnants will be preserved, if possible.
- o Gutters to be repaired/replaced in modern Colorbond equivalent, using traditional 'ogee' profile (or similar), to match original appearance.
- o Face brickwork to be cleaned and repaired/repointed where necessary to match existing/original.
- o Paint finishes applied to first floor level brick window sills to be carefully removed to restore original unpainted appearance of sills.
- o Brick wall vents to be repaired/reconstructed to match original.
- o Damaged rendered masonry walls to be repaired to match existing.
- o Administration building Art Deco façade embellishments to be restored to original appearance, with paint scraped undertaken to record early colour schemes.
- o Original front entry statement and landscape treatments to be interpretatively reconstructed (within the constraint of existing levels, to permit universal accessibility), based on archival material of original, as part of the new entry statement.
- o Breezeway facades repaired/reconstructed to match original appearance (following removal of intrusive additions and infill) with new opening insertions introduced into original opening locations, as shown.
- o Timber window frames repaired to match existing and re-painted, with new low-E clear glazing introduced throughout habitable areas.

Interior

- o Early decorative ceilings and cornices (including those revealed following removal of suspended ceilings) to be repaired/reconstructed to match original.
- o Plastered masonry walls to be repaired/reconstructed to match original.
- o Timber floors (86mm wide Jarrah TFBs) to be sanded and sealed to match original appearance.
- o Timber skirtings to be repaired/reconstructed to match original.
- o Paint scrapes to be selectively undertaken to determine early interior colour schemes.
- o Quarry tiles to original stair treads and risers to be repaired/reconstructed (following removal of intrusive carpet) to match original appearance.
- o Original circular and flat bar steel stair handrail/balustrade to be repaired/ re-painted to match original.



Fig.13. Administration building, original features to be restored, from L to R, main stair, decorative plaster ceilings & facade embellishments

4.2.3 NEW WING ADDITIONS

Three new residential wings, ranging from five to six storeys, will be constructed primarily within the footprint of the removed wings. This will serve to honour and reinforce the original radial planning, that may otherwise be lost through removal of the three existing single storey wings and follows the 'in principle' approach set out in CMP Figure 13.

Materiality for the new residential wings is intended to complement the masonry solidity and pared back external colour palette of the existing heritage building.

External walls will be clad in aerated autoclaved concrete (AAC) panels, or similar equivalent, to achieve a monolithic appearance. These panels have lightweight, acoustic and environmental benefits. Panels will be colour stratified to achieve a blocked reverse ombre look, as illustrated in *Fig.14*.

MJA Studio is currently working with a leading paint manufacturer to refine the wall finish using a three coat system.



Fig.14. Architect's impressions of proposed new residential wings, showing ombre colour effect to concrete panel facades (Source: MJA Studio)

4.2.4 LANDSCAPING AND INTERSTITIAL ZONES

It is proposed to implement landscape treatments in accordance with the Landscape Master Plan by Place Laboratory (excerpt, *Fig.15*). Landscaping treatments have generally been designed to:

- o respect the domestic design and scale of the original planting scheme;
- o reinforce and complement the original built form radial planning; and
- o preserve/enhance important view corridors, particularly from the east.

The proposed shared access 'laneway' between retained heritage buildings and new residential wings will be treated in a restrained manner to minimise visual and physical impacts.

Wherever practical, paved areas for Lot 38 have been minimized or are located next to green spaces to assist with reduction of heat retention and re-radiation. Paving materials expressive of the immediate site context and/or prevailing adjacent architecture are proposed.

In the immediate context of Victoria House, materials have been selected to tie in with existing building palette. Landscape treatments proposed in the immediate surrounds of the heritage building will comprise:

- o feature stone paving to the formal eastern entry path and in the zones north and south of the restored breezeway;
- o gravel 'breathing' strips between the heritage building external walls and adjacent lawn or paved areas;
- o lightly exposed aggregate in-situ concrete paving to the 'laneway' interface zone between the heritage buildings and the new wings; and
- o low level steel planters accenting the formal eastern entry and in the interstitial zone between the retained portion of the heritage buildings and the new wings.

Other heritage landscape outcomes will include:

- o retention of significant trees identified in LandCorp's tree register for the SPRH site; and
- o historical building footprint perimeters, interpreting the memory of demolished portions, in ground plane treatments.



Fig.15. Excerpt from Lot 38 landscape master plan, showing proposed treatments surrounding Victoria House (Source: Place Laboratory)

5.0 FINDINGS

Since SPRH was entered on the State Register in 2015, its setting has been dramatically altered, through extensive site demolition and preparatory civil works in anticipation of the LandCorp's Montario Quarter redevelopment.

Lot 38 is one of only two development sites that have been sold at this stage. Fini Group's proposal for Lot 38 represents the first formal development referral for development land falling within the Registered curtilage for SPRH. The Heritage Council has been an important stakeholder through LandCorp's disposal process and throughout the Proponent's pre-DA consultation process.

Victoria House makes a significant contribution to the cultural heritage significance of SPRH through its aesthetic, historic and social values. In terms of physical fabric, the key contributors to significance are the original form and radial plan layout of the 1938 wings and the dominant eastern presentation afforded by the SE, NE and East wings.

The single storey western wings, whilst important contributors to the radial plan layout, are not visible from within the significant corridor. Having been more extensively altered over time, both internally and externally, they are also of lesser authenticity and integrity than the two-storey eastern wings.

In order to strike the right balance between conservation and development objectives on what is a relatively constrained site, the Proponent has put considerable effort into conserving the most important aspects of Victoria House – that is the original eastern setting and original radial plan layout. Major demolition works are generally confined to the less visually significant western side of the site and the placement of the proposed new residential wings closely references and reinforces the original radial planning of the demolished wings. Although demolition affects zones not contemplated for demolition within the CMP, the loss of form and fabric in these zones will be largely mitigated by the overall conservation and adaptive re-use vision. The significance of the original radial planning that might otherwise be compromised by the removal of the three single-storey western wings, will be substantially interpreted in the new built form, landscape treatments and other localised interpretation devices.

Predominant views of the place from the tree-lined avenue approach will be preserved, with no new significant additions proposed within the significant view corridor. Carparking is discretely located below ground to further minimise visual impacts on the setting. Localised strategies for dealing with heritage fabric left exposed at each of the three the demolition interfaces have been extensively workshopped with the Heritage Council (and other design stakeholders) ahead of the formal development referral.

Despite permanent changes to the setting and fabric of Victoria House, the Proposed Development will result in an overall positive outcome for the heritage building that will not adversely impact the the cultural heritage significance of *Shenton Park Rehabilitation Hospital*.

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
25-Jul-2019	208-5-1

6.0 CONCLUSION

To conclude, the Proposed Development makes substantial improvements on the earlier scheme considered by HCWA and will deliver a demolition scope consistent with that which received qualified support from HCWA in 2018.

The Proposed Development will essentially comply with the objectives and policies of the CMP and will deliver many positive heritage benefits, which include high end conservation and adaptive re-use outcomes for the retained heritage building, preservation of significant view corridors, and implementation of innovative and engaging site-specific interpretation.

It is the opinion of the consultant that Proposed Development, if implemented in line with the Development Application and this HIS, will not irrevocably compromise the cultural heritage significance of SPRH and could be supported by HCWA.

FINAL DRAFT



HERITAGE
COUNCIL

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE
25-Jul-2019

FILE
208-5-1

Working with Western Australians to recognise, conserve, adapt and celebrate our State's unique cultural heritage

31 August 2018

YOUR REF	
OUR REF	P2971/44521
ENQUIRIES	Adelyn Siew (08) 6552 4123

Ms Jo Bennett
Fini Group
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Dear Ms Bennett

SHENTON PARK REHABILITATION HOSPITAL Proposed concept design for Victoria House

Thank you for your email of 13 August 2018 regarding the proposed development at Victoria House which is part of the State Registered Place known as *Shenton Park Rehabilitation Hospital*.

We received the following development report prepared by Fini Group dated August 2018:

Montario Quarter – Lot 38 HCWA Development Committee Presentation

The Development Committee resolves to advise Fini Group that the proposal to adapt Victoria House into a mixed-used development has been considered in the context of the identified cultural significance of the place and the following preliminary advice is given:

Findings

- *Shenton Park Rehabilitation Hospital* is comprised of the Administration and Wards Block (Victoria House), the Paraplegic Block together and the avenue of Queensland Box trees lining the approach.
- Victoria House was built in 1938 and is a domestically scaled brick and tile building with a radial plan.
- In 2015, the Development Committee supported the Master Plan and the Design Guidelines. The Master Plan and the Design Guidelines did not envision Victoria House to be developed to the extent proposed.
- The proposal is for a mix of hospitality, retail, commercial, community and residential uses on Lot 37 which contains Victoria House. Due to the site constraints, the proposal will involve the demolition of the three rear wings of Victoria House for the construction of basement carparking, three new multi-storey apartment buildings with a joint podium that would house commercial and retail/hospitality spaces. The proposal also includes a detached block of five townhouses at the northwestern corner of the lot and a commercial office building to the south.
- The extent of demolition remains similar to the proposal that was presented previously to the Development Committee. The three rear wings of Victoria

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House is part of the original 1938 radial plan and is of considerable significance.

- The proposal interprets the radial planning and belief in the benefits of fresh air through the design of the three radial apartment blocks and layout of the apartments to maximise fresh air and light. However, the proposed detached block of five townhouses and the proposed commercial office building disrupt clear view of the radial planning of the new build and diminishes the proposal's intentions.
- The new build is proposed to have a low band of red tinted concrete to interpret the three rear hospital wings. It is also proposed that the residential wings are setback from the retained section of Victoria House to provide for visual separation.
- The proposed use and activation of the place and the long term management of the property would provide for a positive heritage outcome.

Comment

The proposed extent of demolition could be supported following further revisions of the proposed concept design in response to the following comments:

1. There should be more space between the proposed three new wings and the heritage building. Further details are required of the physical interface between the heritage building and the new build.
2. The proposed townhouses and the commercial building cannot be supported. An additional level to the proposed three new wings to accommodate these uses would be supported. The additional height is to be added to the rear element of the proposed three new wings.
3. The proposed new wings are to be subservient in style to Victoria House and to have simple aesthetics.

Please note that these comments are provided to assist the owner in its application to the decision-making authority and are not provided under the provisions of Section 11 of the *Heritage of Western Australia Act 1990*. These comments do not replace the need for any required approvals from the decision-making authority.

Should you have any queries regarding this advice please contact Adelyn Siew at adelyn.siew@dplh.wa.gov.au or on 6552 4123.

Yours sincerely



Rob Druitt
A/CHAIR
DEVELOPMENT COMMITTEE

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE 25-Jul-2019	FILE 208-5-1

INTERFACE A: PHOTOGRAPHIC RECORD JUNE 2019



Image 01: View of Room 2252 (fmr Ward Clerk)



Image 02: View north down Corridor



Image 03: View of Room 2253 (fmr Male Toilet)



Image 04: View of Corridor towards Room 2252 (fmr Ward Clerk)

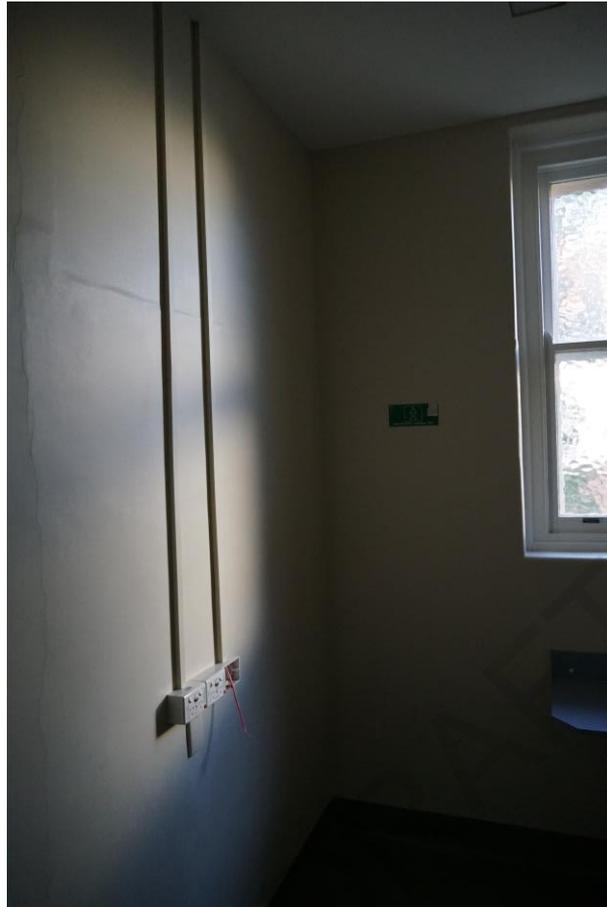


Image 05: Room 2259 (fmr First Aid Room)



Image 06: View of tiled roof portion and wall junction at Interface A



Image 07: View of tiled roof portion and wall junction at Interface A



Image 08: View of adjoining walls and roof at Interface A



Image 09: Typical stepped flashing to roof / wall junction at Interface A



Image 10: Ground level view towards Interface A

INTERFACE B: PHOTOGRAPHIC RECORD JUNE 2019



Image 01: View from Lobby towards Lift and Room 2024 (fmr Cold Room)



Image 02: View from Lobby towards Lift and Stairs



Image 03: View into Room 2020 (fmr Kitchen)



Image 04: View into Room 2020 (fmr Kitchen)



Image 05: Room 2024 (fmr Cold Room)



Image 06: View from ground level over roof at Interface B



Image 07: View from outside towards Room 2027 (fmr Hot Water Storage)



Image 08: Ground level view towards Interface B



Image 09: View of adjoining walls and roof at Interface B



Image 10: View of adjoining walls and roof at Interface B

INTERFACE C: PHOTOGRAPHIC RECORD JUNE 2019



Image 01: View from Room 2125 towards Interface C



Image 02: View of adjoining Room 2126 (fmr Ward Room H)



Image 03: View of adjoining Room 2154 (fmr Meeting Room)



Image 04: Inside Room 2126 (fmr Ward Room H)



Image 05: External view of adjoining walls and roof at Interface C



Image 06: External view of adjoining walls and roof at Interface C



Image 07: View of tiled roof portion and wall junction at Interface C



Image 08: View of tiled roof portion and wall junction at Interface C



Image 09: External view of adjoining walls and roof at Interface C



Image 10: Typical stepped flashing at wall junction to Interface C

Executive Summary

Shenton Park Rehabilitation Hospital
CONSERVATION MANAGEMENT PLAN

DRAFT

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE 25-Jul-2019	FILE 208-5-1

Key Policy Statements

Victoria House	
Reference	Key Policy Statement
Statement 1	The owner of the development lot containing Victoria House (proposed Lot 38) should hold a copy of this CMP for reference as the principal guiding document for all heritage management and planning decisions about the building. A copy should be held on site.
Statement 2	The definitions, principles, processes and conservation practices of The Burra Charter, together with this CMP, should be used to guide the conservation management of Victoria House, including any physical works.
Statement 3	When considering any changes to Victoria House, it is important to refer back to the assessed significance of <i>Shenton Park Rehabilitation Hospital</i> , as defined in Part 2 of the CMP, to ensure that change is appropriately managed to protect the significant values of the whole place.
Statement 4	The zones and elements of Victoria House should be managed in accordance with the assigned levels of significance. Intact and authentic spaces/fabric dating from the original 1930s period of construction generally have the most significant heritage value and should be conserved with as little change as possible. Later additions, together with early spaces/fabric that have been previously adapted, are generally of lesser significance and may be adapted with a greater degree of freedom, subject to the actions being appropriate to the overall significance of the place. Parts that are of little/no significance, or that are intrusive, offer opportunities for a greater degree of adaptation, including demolition/removal, to meet new requirements.
Statement 5	New development on proposed Lot 38 may be considered in the indicative zones of potential development identified in Fig. 13 in this CMP.
Statement 6	In relation to any major planning, development, adaptation and conservation matters affecting Victoria House, the use of professional advice is of paramount importance. Consultation with a recognised heritage professional should occur at the earliest stages of discussion on these issues.
Statement 7	Victoria House is in good condition overall. The conservation and maintenance works recommended in this CMP represent the minimum requirements for protecting the significant fabric of the place. Appropriate cost-planning measures should be put into place by the owner of Victoria House to ensure that the recommended works can be implemented in accordance with the timeframes indicated.
Statement 8	A compatible new use should be procured for Victoria House. The new use should involve minimal change to the significant fabric and spaces and should respect the historic associations and meanings of the place. When contemplating potential uses for the building, the owner should seek to ensure that the use will not require any actions that will affect the underlying heritage values of Victoria House.
Statement 9	Any actions arising from a compatible new use for Victoria House should be managed sympathetically to prevent loss or adverse impact on the significant fabric, particularly for bespoke items, such as the original entrance and interior staircase.
Statement 10	The archaeological potential of proposed Lot 38 should be considered as part of any future redevelopment proposal, and managed in accordance with the HCWA endorsed Archaeological Management Plan for the site.
Statement 11	Any alterations or additions to Victoria House, together with any new buildings constructed on proposed Lot 38 should respect the significance of the place through careful consideration of siting, bulk, form, scale, character, colour, texture and material.

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Statement 12	Interpretation for Victoria House should be implemented as part of overall Interpretation Plan for <i>Shenton Park Rehabilitation Hospital</i> .
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FINAL DRAFT

Annexure A

Conservation Works

The following list of Conservation Works is based on Section 9.6.1 of the Conservation Plan, "Recommended Conservation Works Schedules: Victoria House", at pages 191-192. Room number references (e.g., "Room 2213") are to Figure 4 on page 50 of the Conservation Plan.

Urgent Works (to be completed within 12 months of the Effective Date)

1. Survey adjacent ground levels and garden beds; carry out works as necessary to ensure no breach of damp proof courses or vents and no vegetation in direct contact with building fabric.
2. Ascertain condition of roof plumbing and drainage, roof coverings, awning coverings, flashings, parapet waterproofing and parapet caps. Repair as necessary.
3. Investigate cause of cracking to exterior rendered masonry surfaces around lintels over north-east windows, north-east wing (adjacent to ramp). Repair as necessary.
4. Remediate cause of rising damp to walls on south side of west wing (associated with existing concrete slab to courtyard) and make good to original fabric.
5. Ascertain cause of water damage to inside face of south-west wall of enclosed verandah (Room 2213) to ground floor north-east wing. Repair as necessary.
6. Repair damaged glazing to windows and external doors.
7. Ascertain cause of cracking to affected interior plastered masonry walls. Repair as necessary.
8. Ascertain cause of sag to soffit linings and cracking to walls within enclosed verandah (Room 3018), first floor level, south-east wing. Repair as necessary.

Short Term Works (to be completed within two years of the Effective Date)

9. Survey building, including roof, to ascertain what equipment and redundant services can be removed (excluding any significant equipment/services); make good to original fabric as necessary in portion of building to be retained following removal.
10. Carry out any necessary repairs to timber roof trims and linings. Prepare and paint.
11. Remove awning from east side of Administration wing; and carry out any necessary conservation works (works to be specified).
12. Investigate early paint colour schemes to original decorative elements to Administration wing façade. Prepare and paint, restoring, or appropriately interpreting, original façade paint colour scheme.
13. Carry out any necessary repairs to timber windows and doors. Prepare and paint.
14. Replace intrusive PVC downpipes with metal downpipes to match existing/original.
15. Prepare and paint metal gutters and downpipes.
16. Prepare and paint metal windows (on south wall of west wing).
17. Repair damaged brickwork, mortar to match original.
18. Remove redundant ferrous fixings from face brick and rendered masonry walls and make good to original fabric.
19. Carefully clean brick and masonry walls to remove efflorescence and staining. Remove poor repairs to brick and masonry and make good to match original.

Medium Term Works (to be completed within five years of the Effective Date)

20. Remove any other elements of intrusive or little/no significance, as required to suit new use/s, and carry out any necessary conservation works to retained fabric (works to be specified).
21. Repair mesh brick vents to match original.
22. Upgrade external lighting, using fittings of similar style as original, where possible.
23. Investigate early paint finishes to original stairs, ceilings, walls, joinery, trims and metalwork. When repainting internally, consider reinstatement of early or original colour schemes.
24. Remove carpet, nosings and any other non-original fabric from main stair. Investigate early paint colour schemes and finishes. Repair masonry steps, side rails and metal handrail to match original. Prepare and paint.
25. Repair original masonry skirtings *to match original*. Prepare and paint.
26. Repair original timber joinery and trims, including interior doors *to match original*. Prepare and paint.
27. Repair original battened and decorative plaster ceilings and cornices *to match original*. Prepare and paint.
28. Repair original plastered walls *to match original*. Prepare and paint.
29. Prepare and paint early metal fire doors. Repair running gear to extent necessary to suit new use requirements.
30. Repair/replace damaged soffit linings and trims to enclosed verandahs *to match existing*.
31. Remove applied vinyl coverings and associated adhesives from walls and make good to original plastered masonry.

Long Term Works (to be completed within 10 years of the Effective Date)

32. Implement landscape plan, retaining any viable early plantings and documenting any existing plantings prior to removal.



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES PERMANENT ENTRY

1. **DATA BASE No.** 2971
2. **NAME** *Shenton Park Rehabilitation Hospital* (Administration and Wards Block 1938; Paraplegic Block 1963)

FORMER NAME (or OTHER NAMES) *Victoria Hospital, Infectious Diseases Hospital, Royal Perth Hospital Annexe, Royal Perth (Rehabilitation) Hospital Shenton Park Annexe, Administration and Wards Block and Paraplegic Block,*
3. **LOCATION** 6 Selby Street, Shenton Park
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
Portion of Lot 3240 on Deposited Plan 34515 being part of the land in Certificate of Title Volume 2821 Folio 285 as to the portion labelled "M" on Interest Only Deposited Plan 405281.
5. **LOCAL GOVERNMENT AREA** City of Nedlands
6. **OWNER AT PERMANENT REGISTRATION**
WA Land Authority
7. **HERITAGE LISTINGS**

• Register of Heritage Places:	Permanent Registration	12/05/2015
	Interim Registration	11/03/2014
• National Trust Classification:	Classified	08/05/2000
• Town Planning Scheme:		-----
• Municipal Inventory:	Completed	01/06/1999
• Register of the National Estate:		-----
8. **ORDERS UNDER SECTION 38 OR 59 OF THE ACT**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**
Shenton Park Rehabilitation Hospital, comprising the Administration and Wards Block (1938) and the Paraplegic Block (1963) together with the avenue of Queensland Box trees lining the approach to the Administration Block, has cultural heritage significance for the following reasons:

the establishment of a paraplegic rehabilitation unit at the site in 1954 demonstrates the leading role Western Australia held in the field of rehabilitation, being the first facility of its kind in Australia;

the place is important as the site of Perth's first purpose-built hospital for the treatment of infectious diseases;

the place is associated with Sir George Bedbrook, who was a world leader in the care of patients with paraplegia and quadriplegia. He was internationally significant for his contribution to sport for disabled people;

the place had an important role in caring for the victims of the poliomyelitis epidemics in Perth from 1948 to 1956. These epidemics were the catalyst for the hospital changing from an infectious disease hospital to a rehabilitation hospital;

the 1963 Paraplegic Block is an excellent design solution for paraplegic and quadriplegic patients, and is a benchmark in the design of modern hospital facilities;

the 1938 Administration and Wards Block, with its imposing entrance approached along a box tree lined avenue, provides an attractive contribution to the place and is strategically placed at the end of the entrance driveway;

the radial planning of the 1938 Administration Block reflects the belief in the benefits of fresh air at the time of its construction, and allows natural light and ventilation to a maximum number of rooms;

the place has social significance to all those staff and patients who have been associated with the place over the years of its history.



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.26.2 Providing hospital services
- 6.3 Training people for the workplace

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 404 Community services and utilities
- 309 Technology and technological change
- 402 Education and science
- 604 Innovators

11.1 AESTHETIC VALUE*

The 1963 Paraplegic Block, and the associated lawns and courtyard areas, is an example of a well-considered and innovatively designed hospital ward for paraplegics dating from the 1960s. (Criteria 1.1 & 1.2)

The 1938 Administration and Wards Block, with its imposing entrance approached along a box tree lined avenue, provides an attractive contribution to the hospital and is strategically placed at the end of the entrance driveway. (Criterion 1.3)

The Administration and Wards Block, with its well-considered proportions and restrained architectural style, contributes to the aesthetic value of the hospital and grounds. (Criterion 1.3)

The avenue of Queensland Box trees forms a strong vista from the main entrance to the Administration and Wards Block. (Criterion 1.3)

11.2. HISTORIC VALUE

The place is important for its role in the care of paraplegics and quadriplegics in Western Australia from 1953 to the present (2013). The paraplegic unit was officially established in December 1954. (Criterion 2.1)

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

The place is important as the site of Perth's first purpose-built hospital for the treatment of infectious diseases, initially being established in military tents and later being developing with permanent structures including the Administration and Wards Block in 1938. . The hospital functioned in this capacity from 1894 until the 1950s, when the hospital was adapted for use as a rehabilitation hospital. (Criterion 2.1)

The place is important for its role in caring for the victims of the poliomyelitis epidemics in Perth from 1948 to 1956. These epidemics were the catalyst for the hospital changing from an infectious disease hospital to a rehabilitation hospital. (Criterion 2.2)

The place is important for its associations with the pioneering work of Sir George Bedbrook in the field of care for patients suffering from paraplegia and quadriplegia. Sir George Bedbrook was internationally significant for his contribution to sport for disabled people. As a result of his work at Shenton Park, the first Commonwealth paraplegic Games was held in Perth in 1962. (Criterion 2.3)

The Paraplegic Block is an excellent design solution for a hospital caring for paraplegic and quadriplegic patients. This ward, completed in 1963, was the first section of the new rehabilitation hospital, which is today considered to be a world class facility. (Criterion 2.4)

The radial planning of the 1938 Administration and Wards Block reflects the belief in the benefits of fresh air at the time of its construction, and allows natural light and ventilation to a maximum number of rooms. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

The Paraplegic Block is a benchmark in the design of modern hospital facilities and is significant as an example of a well designed, utilitarian hospital building from the 1960s. (Criterion 3.1)

The place is of scientific significance representing the role of Western Australia as a world leader in the field of rehabilitation. (Criterion 3.2)

11. 4. SOCIAL VALUE

The place has social significance to all those staff and patients who have been associated with the place over the years of its history. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

The Administration and Wards Block is a representative example of the Inter-War Stripped Classical style of architecture.

12.3 CONDITION

Generally the buildings are in fair to good condition.

The Paraplegic Block is in good condition. The building, Therapeutic Garden and adjacent grounds are well maintained.

The Administration and Wards Block is in sound condition. Whilst there is some evidence of minor maintenance required to the west elevation, the overall building is well maintained internally and externally.

The avenue of Queensland Box trees is in good condition with evidence of strong canopy growth.

12.4 INTEGRITY

At the time of assessment, the place has a high level of integrity as it is still used for the purpose for which it was designed and constructed.

The Paraplegic Block has a high level of integrity as the building is still used for hospital purposes and specifically for the care and treatment of spinal injuries.

The Administration and Wards Block has a high level of integrity. The original design intent is clearly evident and the place continues to be used for administrative and hospital purposes. Whilst the first floor is unoccupied in 2013, the original intention is intact.

The avenue of Queensland Box trees has a high degree of integrity.

12.5 AUTHENTICITY

The place has a high level of authenticity, as modifications since construction have not greatly altered the original design and fabric.

The Paraplegic Block has a high level of authenticity. Whilst there have been some minor alterations the building fabric is substantially intact.

The Administration and Wards Block has a moderate level of authenticity. Several additions and modifications have impacted on the original fabric. Wards 3A and 3B retain a higher level of original fabric and are considered to have a high level of authenticity.

The avenue of Queensland Box trees lining Victoria Avenue has a high level of authenticity. The avenue of trees still frames the vista to the Administration and Wards Block.