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HERITAGE COUNCIL OF WESTERN AUSTRALIA

and



HERITAGE AGREEMENT

**Hillview/Edward Millen Home
15 Hillview Terrace,
East Victoria Park**

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HERITAGE AGREEMENT

Hillview/Edward Millen Home 15 Hillview Terrace, East Victoria Park

THIS AGREEMENT is made on the 30th day of AUGUST 2005 between the following parties:

1. HERITAGE COUNCIL OF WESTERN AUSTRALIA a corporate body established pursuant to the *Heritage of Western Australia Act 1990*, of 108 Adelaide Terrace, East Perth, Western Australia 6004 (the "Council"); and
2.  established pursuant to the *Heritage of Western Australia Act 1990*, of  Western Australia 6004 (the "Owner").

RECITALS:

- A. The Council's objects are to identify, conserve and where appropriate, enhance those places which are of significance to the cultural heritage of Western Australia; to facilitate development that is in harmony with cultural heritage values; and to promote public awareness and knowledge of Western Australia's cultural heritage.
- B. The Owner is the registered proprietor of the Land.
- C. The Place has been identified as being of cultural significance and is entered in the Register of Heritage Places on a permanent basis pursuant to the Act.
- D. The Council and the Owner wish to enter this Agreement to provide for the conservation of the Place so as to retain its cultural significance for present and future generations.

AGREEMENT:

The Parties agree with each other as follows.

PART 1 DEFINITIONS & INTERPRETATION

1.1 Definitions

In this Agreement, unless the contrary intention appears:

"Act" means the *Heritage of Western Australia Act (WA) 1990*;

"this Agreement" means this Agreement as it may from time to time be varied as permitted by its terms;

“Conservation Plan” means the Conservation Plan in respect of the Place described in Item 5 of the Schedule, as may from time to time be varied with the prior written approval of the Council;

“Conservation Policy” means the policy specified in Item 3 of the Schedule;

“Conservation Works” means the works specified in Item 6 of the Schedule;

“Construction Completion Date” means:

- (a) in the case of "Urgent Works" as described in the Conservation Works, as soon as practicable after the Effective Date of this Agreement but not later than 1 year after the Effective Date of this Agreement; and
- (b) in the case of "Essential Works" as described in the Conservation Works, the date within 2 years after the Effective Date of this Agreement;
- (c) in the case of "Desirable Works – Medium Term" as described in the Conservation Works, the date within 5 years after the Effective Date of this Agreement;
- (d) in the case of "Optional Works – Long Term" as described in the Conservation Works, the date within 5-10 years after the Effective Date of this Agreement;

“Construction Period” means:

- (a) the period commencing on the Effective Date and expiring on the relevant Construction Completion Date; or
- (b) any longer period agreed between the Council and the Owner of the Place in writing;

“Damage” means losses, costs, damages, liabilities, expenses, actions, suits or claims of any kind;

“Development” means the development or use of the Place, including:

- (a) any demolition, erection, construction, alteration of or addition to any building or structure on the Land;
- (b) the carrying out on the Land of any excavation or other works;
- (c) any act or thing that is likely to change the character of the Place or the external appearance of any building;
- (d) any act or thing that would constitute an irreversible alteration of the Significant Fabric; and
- (e) a material change in the Use of the Place;

“Effective Date” means the date on which this Agreement is sealed by the Council;

“Event of Default” is defined in clause 5.1;

“Fabric” means all the physical material of the Place including, but not limited to:

- (a) components, fixtures, contents and objects;
- (b) natural material such as the landform, vegetation, streams, soil and rock;
- (c) building interiors, sub-surface remains and excavated material; and
- (d) components, fixtures, contents and objects that are temporarily removed for purposes such as repair, safekeeping or exhibition.

“Land” means the land described in Item 4 of the Schedule;

“Maintenance” means the continuous protective care of the Significant Fabric as specified in Item 7 of the Schedule;

“Minister” means the Minister responsible for the administration of the Act;

“Owner” means:

- (a) subject to clause 2.2(d), State Housing Commission, for so long as State Housing Commission is the registered proprietor of the Land; and
- (b) the Owner or Owners of the Land from time to time, as the expression “owner” is defined in the Act;

“Place” means the place described in Item 1 of the Schedule;

“Register” means the Register of Heritage Places and has the same meaning as in the Act;

“Significant Fabric” means those parts of the Fabric specified in Item 2 of the Schedule;

“Use” means the functions of the Place as well as the activities and practices that may occur at the Place;

and

words and expressions having defined meanings in the Act, unless otherwise defined in this clause, have the meanings so defined in the Act.

1.2 Interpretation

In this Agreement, unless the contrary intention appears:

- (a) a reference to any statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws varying, consolidating or replacing them, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (b) a covenant or agreement by more than one person binds, and is enforceable against, those persons jointly and each of them severally;

- (c) no rules of construction apply to the disadvantage of a party on the basis that that party was responsible for the preparation of this Agreement or any part of it;
- (d) a reference to this Agreement or any other document or instrument includes the Agreement, document or instrument (as the case may be) as varied or replaced, notwithstanding any change in the identity of the parties;
- (e) a reference to the Owner doing or refraining from doing anything includes a reference to the Owner causing a person to do, or causing a person to refrain from doing, that thing (as the case may be); and
- (f) a reference to any thing is a reference to the whole and each part of it.

PART 2 COMMENCEMENT, DURATION AND SCOPE OF THIS AGREEMENT

2.1 Commencement and Duration of this Agreement

Subject to the provisions of this Agreement, this Agreement commences on the Effective Date and shall be of permanent effect unless terminated with the prior written consent of the Council.

2.2 Scope of this Agreement

- (a) This Agreement:
 - (i) applies to the Land and the Place;
 - (ii) binds the Land and the Place; and
 - (iii) binds the Owner.
- (b) All of the obligations of the Owner under this Agreement are covenants made pursuant to section 29(10) of the Act and are intended to run with the Land.
- (c) The rights and obligations of the Owner under this Agreement are not assignable by the Owner without the prior written consent of the Council, which consent shall not be unreasonably withheld.
- (d) Subject to clause 2.2(e), on the person who is at the time the Owner ("**Outgoing Owner**") transferring the whole of that person's interest in the Place to another person, the Outgoing Owner is released from all personal liability under this Agreement. For the avoidance of doubt, this clause 2.2(d) operates only to release the Outgoing Owner personally and does not release, vary or otherwise affect the obligations of the Owner under, or in connection with, this Agreement.
- (e) The provisions of clause 2.2(d) will not apply in respect of any liability or claim which arose prior to the date of registration of the transfer of the whole of the interest of the Outgoing Owner to another person.

**PART 3
DEVELOPMENT AND CONSERVATION**

3.1 Conservation Plan

The parties acknowledge that the Conservation Plan is the primary guiding document for the conservation and future use of the Place and should be read in conjunction with this Agreement as an essential reference document. For the avoidance of doubt, all express obligations on the Owner in this Agreement which are derived from the Conservation Plan are described in the Annexures.

3.2 Conservation Works

The Owner must undertake the conservation of the Place in accordance with the Conservation Policy and is required to carry out the Conservation Works, by the Construction Completion Date.

3.3 Development

The Owner shall not:

- (a) carry out any Development; or
- (b) without prejudice to the generality of clause 3.3(a), do or permit to be done anything on or in relation to the Place which adversely affects the cultural heritage significance or characteristics of the Place; or
- (c) sub-divide or make application to sub-divide the Land;

except as permitted by clause 3.2 or as otherwise approved in advance in writing by the Council.

3.4 Maintenance

- (a) The Owner shall ensure that the Significant Fabric, as restored and adapted with the approval of the Council, is kept in a proper, safe and sound standard of repair and condition in all respects, in accordance with the Conservation Policy.
- (b) Without limitation to clause 3.4(a), the Owner shall undertake the Maintenance.

3.5 Conservation Consultant

The Owner must appoint a consultant approved in advance in writing by the Council to supervise the Conservation Works and any Development of the Place or other action which requires the approval of the Council under clause 3.3.

3.6 Reporting

(a) Reports to be Prepared by Consultant

All reports required in this clause 3.6 shall be in writing and prepared on behalf of the Owner by the consultant appointed pursuant to clause 3.5, or such other person with the necessary skills and experience that is approved in writing by the Council.

(b) Reports to be Acceptable to Council

- (i) The Council shall consider all reports provided to it under this clause 3.6 and provide written notice to the Owner within 21 days of receipt of the report, indicating whether the report is acceptable or whether the report requires further information, detail, explanation or such other clarification as is reasonably required by the Council.
- (ii) In the event that the Council requires further information, detail, explanation or other clarification, the Owner shall ensure that a revised report is provided within 21 days of receipt of written notice from the Council, or within such other reasonable period nominated in writing by the Council.

(c) Annual Reports

The Owner must ensure that a proper, detailed and comprehensive written report is provided to the Council on a date which is 12 months after the Effective Date, and thereafter on every anniversary of the Effective Date during the currency of the Agreement. The report must set out the following information:

- (i) the Maintenance and other activities which the Owner has undertaken pursuant to clause 3.4 since the Effective Date, or the date of the previous report, as the case may be;
- (ii) the Conservation Works which the Owner has undertaken since the Effective Date or the date of the previous report, as the case may be;
- (iii) the Development and other activities which the Owner has undertaken, if any, pursuant to clause 3.3 since the Effective Date, or the date of the previous report, as the case may be; and
- (iv) the condition and state of the Significant Fabric at the time of writing the report.

(d) Reports on Conservation Works

The Owner must ensure that a proper, detailed and comprehensive written report which sets out the Conservation Works that have been undertaken since the date of any report provided pursuant to clause 3.6(c) is provided on the following dates:

- (i) not later than 30 days after the "Urgent Works" as described in the Conservation Works are completed;
- (ii) not later than 30 days after the "Essential Works" as described in the Conservation Works are completed; and
- (iii) not later than 30 days after the "Desirable Works – Medium Term" as described in the Conservation Works are completed; and
- (iv) not later than 30 days after the "Optional Works – Long Term" as described in the Conservation Works are completed.

3.7 Insurance

The Owner will maintain an insurance policy with a reputable insurance company approved in advance in writing by the Council, sufficient to enable full and proper replacement, reinstatement or restoration of the Significant Fabric in the case of damage or destruction and provide a copy of such a policy and a Certificate of Currency to the Council. In the event of damage or destruction the Owner shall, using monies recovered from its insurance policy and its own monies, fully and properly replace, reinstate or restore the destroyed or damaged fabric.

3.8 Compliance with Statutes

The provisions of this Agreement are in addition to the Act and any other written laws and nothing in this Agreement removes, limits or modifies the obligations on the Owner to comply with all relevant statutory and other requirements in connection with the Development of the Land, and the Owner is responsible for obtaining all approvals consents and licences required for Development of the Land, including planning approvals and building licences, from all relevant bodies and authorities including the local authority.

PART 4 COUNCIL'S RIGHTS OF ENTRY AND POWERS OF INSPECTION

4.1 Council's rights of entry and powers of inspection

- (a) Subject to clause 4.1(b) the Council shall, through its nominated representative or nominated officer from time to time, have the power to enter the Place at reasonable times, and on reasonable prior notice, for any purpose related to the provisions of this Agreement, including without limitation to inspect the Place with a view to ensuring compliance with the provisions of this Agreement.
- (b) Subject to clause 4.1(c), the Council will comply with any reasonable requirement imposed by the Owner for the purpose of exercising the rights of the Council under clause 4.1(a).
- (c) The Owner must do all things necessary to enable the Council to exercise its rights of inspection as set out in clause 4.1(a), including without limitation, ensuring that reasonable access is provided to all parts of the Place and ensuring access to and use of any facility at the Place which is necessary to facilitate inspection.

PART 5 DEFAULT

5.1 Events of default

- (a) An Event of Default occurs if:
 - (i) the Owner is in breach of, or does not comply with, any of its obligations under this Agreement and the breach or non-compliance continues for 30 days, or such longer period as is reasonable for rectification having regard to the nature of the breach or non-compliance, after receipt of written notice from the Council to effect compliance; or
 - (ii) the Owner repudiates or commits a fundamental breach of this Agreement.

5.2 Rights and remedies of Council

In the event any Event of Default occurs, the Council shall be entitled to exercise any one or more of the following powers:

- (a) through its agents, contractors or employees enter the Place and take such actions as are in the Council's opinion necessary to rectify the Event of Default (including attending to any construction or other works) together with or separately from;
- (b) any rights and remedies which may be available to the Council at law or in equity together with or separately from;
- (c) the rights, powers and remedies available to the Council under the Act,

and nothing in this Agreement limits or prejudices or shall hinder the exercise by the Council or the Minister or any other person of any of the rights, powers or remedies available to the Council, the Minister or that person under the Act if an Event of Default occurs, or any other event occurs which is a breach of any provision of the Act.

5.3 Land and Place at risk of Owner

- (a) The Land and the Place shall remain at the risk of the Owner in all respects, notwithstanding any provisions in this Agreement dealing with the Development or maintenance of the Land or the Place. Without limitation, all Development and maintenance of the Land or the Place shall be conducted entirely at the risk of the Owner and the Owner shall, subject to clause 5.3(b), indemnify and keep indemnified and save harmless the Council, the Minister, the State of Western Australia and any of their respective servants or agents (each an '**Indemnified Party**') against all Damage incurred or suffered by any of them arising from or in connection with the Development, maintenance or occupation of the Land or the Place by the Owner or any person acting through, on behalf of, or under the Owner.
- (b) The indemnity provided by the Owner in clause 5.3(a) shall be reduced proportionately to the extent that it can be shown any Damage has been caused by a negligent or deliberately malicious act or omission by an Indemnified Party.

5.4 Interest on overdue money

If the Owner becomes liable to pay any amount of money to the Council pursuant to this Agreement or arising from any matter the subject of this Agreement, the Owner shall pay to the Council interest on that amount from and including the due date for payment of the amount to but excluding the actual date of payment of that amount. The interest is to be paid on demand by the Council, is to be calculated on daily balances, and is to be at the rate then payable on judgment debts pursuant to the provisions of the *Supreme Court Act (WA) 1935*.

**PART 6
NOTICES**

6.1 Any notice, report or other communication which must be given, served or made under or in connection with this Agreement:

- (a) must be in writing in order to be valid;
- (b) is sufficient if executed by the Party giving, serving or making the notice or on its behalf by any attorney, director or secretary, or solicitor of such Party;
- (c) is sufficient, in the case of the Owner's obligations under clause 3.5, if executed by the relevant consultant appointed pursuant to clause 3.4;
- (d) will be deemed to have been duly served, given or made in relation to a person if it is delivered or posted by prepaid post to the address, or sent by facsimile or sent by email to the address of that person in clause 6.2 (or at such other address or number as is notified in writing by that person to the other Parties from time to time); and
- (e) will be deemed to be served, given or made:
 - (i) in the case of prepaid post on the second day after the date of posting;
 - (ii) in the case of facsimile on receipt of a transmission report confirming successful transmission;
 - (iii) in the case of email on receipt of a delivery confirmation confirming successful delivery; and
 - (iv) (in the case of delivery by hand) on delivery.

6.2 The details of each Party for the purposes of giving notice are as follows:

(a) the **Council**:

Heritage Council of Western Australia
PO Box 6201
East Perth WA 6892

Attention: Manager, Conservation & Assessment

Phone: (08) 9221 4177

Fax: (08) 9221 4151

(b) the **Owner**:

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

**PART 7
GENERAL**

7.1 Variation to be in writing

No variation of this Agreement will be effective unless in writing and executed by the Council and the Owner.

7.2 Governing Law

This Agreement is governed by the Laws of the State of Western Australia and the parties submit to the jurisdiction of that State.

7.3 Further assurances

Each party shall do all things and execute all further documents as are necessary to give full effect to this Agreement.

7.4 Extension of time by Council

The Council may, at the Council's discretion and by written notice to the Owner, extend any time period for performance by the Owner of any of its obligations under this Agreement.

7.5 Costs

- (a) The Owner shall pay or reimburse the Council on demand for all the Council's costs and expenses in relation to:
 - (i) the exercise or enforcement by the Council of any right, power or remedy under this Agreement, at law, in equity or otherwise; and
 - (ii) any act or omission by the Owner causing Damage to the Council, including (without limitation) the Council's legal costs and expenses.
- (b) Each party shall pay all its own legal costs and expenses in relation to the preparation, execution and stamping of this Agreement.

THE SCHEDULE

- Item 1:** **Place**
- Hillview/Edward Millen Home*, which is situated at 15 Hillview Terrace, East Victoria Park and consists of:
- (a) the Land;
 - (b) all buildings, structures and works on the Land from time to time; and
 - (c) any thing in connection with the Land, entered or deemed to be entered in the Register.
- Item 2:** **Significant Fabric**
- The Significant Fabric is described in Annexure A.
- Item 3:** **Conservation Policy**
- The Conservation Policy is described in Annexure B.
- Item 4:** **Land**
- Lot 9000 on Deposited Plan 41207 being the whole of the land comprised in Certificate of Title Volume 2570 Folio 878 and Lot 10 on Deposited Plan 41207 being the whole of the land comprised in Certificate of Title Volume 2570 Folio 877.
- Item 5:** **Conservation Plan**
- Hillview, Victoria Park - Conservation Plan* prepared by Considine & Griffiths Architects Pty Ltd for [REDACTED], July 2001.
- Item 6:** **Conservation Works**
- The schedule of works described in Annexure C.
- Item 7:** **Maintenance**
- The schedule of maintenance activities described in Annexure D.



EXECUTED AS A DEED

THE COMMON SEAL of HERITAGE COUNCIL OF WESTERN AUSTRALIA is affixed in the presence of:

Signature of authorised person

DIRECTOR

Office held

ADMINISTRATIVE CHAIRMAN

IAN BAXTER

Name of authorised person

GERALD GAUNTLETT

Name of authorised person

THE COMMON SEAL of [redacted] is affixed in the presence of:

Signature of authorised person

Signature of authorised person

Office held

Name of authorised person

Conveyancing

**CERTIFICATE UNDER SECTION 32
OF THE HERITAGE OF WESTERN AUSTRALIA ACT (WA) 1990**

I, The Hon. Francis Logan, MLA, Minister for Housing & Works; Heritage; Assisting in Planning & Infrastructure, hereby certify that this Agreement is necessary for the purposes of, and complies with, the *Heritage of Western Australia Act (WA) 1990*.

Dated the 15th day of September 2005.


Minister for Housing & Works; Heritage;
Assisting in Planning & Infrastructure

Annexure A

Significant Fabric

Extract taken from *Part 5 Statement of Significance and Part 6 Graded Zones and Elements of Significance* in the Conservation Plan.

5.0 STATEMENT OF SIGNIFICANCE

5.1 GENERALLY

This statement of significance is based on the evidence gathered and discussed in previous sections 1 to 4 of this report. The Statement of Significance is the principal reference for development of the conservation policy. The statement of significance is divided into two sections, primary significance and secondary significance. Each of these sections deals with significance of the place in a descending order of importance in terms of cultural heritage value. The statement of significance differs from the 1997 conservation plan and this reflects the additional research carried out in the re-assessment of the Mildred Creak Centre, the former Edward Millen Hospital Ward Block and associated structures. Further, in the process of the research, additional information came to light on the other buildings and the statement was also affected by this research.

5.2 STATEMENT OF SIGNIFICANCE

Hillview, a collection of buildings including the former Rotunda Hospital, former Edward Millen Ward Block (The Mildred Creak Centre - Disability Services Commission, Autism Centre), former Hillview Clinic, former Emergency Operating Theatre, W.E. Robinson Units, the former Fumatory, Boiler Room, Orderlies Amenities Block and Store, and former Coke Store, together with landscape setting and mature trees, has cultural heritage significance for the following reasons: -

Primary Significance

Hillview comprising chiefly the former Rotunda Hospital and the former Edward Millen Ward Block and ancillary buildings, together with their landscape setting, especially the avenue approach and sentinel trees, has high aesthetic value. (Aesthetic value)

It contributes to the community's sense of place through its associations with the Rotunda Maternity Hospital, the former Edward Millen Hospital for repatriated tubercular servicemen, for its services in geriatric care, working with youth mental health issues, and as the Mildred Creak Centre working with children with autism, in addition to its physical presence, its land mark qualities and its parkland setting. (Social and aesthetic values)

The former Rotunda Hospital is a fine piece of architecture in the Federation Filigree style and is a testament to Elizabeth Baillie's vision and ambition. It was the most ambitious privately built maternity hospital in Western Australia in the first quarter of the twentieth century. (Aesthetic and historic)

The former Edward Millen Hospital Ward Block is a pleasant and well balanced design that was typical of the kind of design produced by government architects in the Inter-War period. (Aesthetic and historic).

The history and fabric of the place illustrates the transition from maternity hospital to tubercular institution, to geriatric care, to provision of mental health services; and the alterations and adaptations made to the place illustrate the evolution not only of the place but also of the beliefs and practices in health services in these areas over the respective periods of use in each sphere. (Historic)

The principal elements of the elements that were built for the Edward Millen Hospital including the former Ward Block, including the fumatory, are important in demonstrating the beliefs, practices and technology in tubercular care during much of the twentieth century. (Scientific)

The place has rarity value both as the location of an unusually ambitious private maternity hospital enterprise as the Rotunda Hospital and for the ward block of the Edward Millen Hospital and associated structures, which was quite different in the approach to tubercular care compared with places established elsewhere in the State and for the degree of intactness of these elements. (Rarity)

Secondary Significance

The tree lined approach from Albany Highway and the parkland between the buildings and road frame significant vistas and contribute positively to the aesthetic qualities of the place. (Aesthetic)

The place is significant for its association with Elizabeth Baillie, one of the first group of women to be registered as a midwife in Western Australia. Baillie was responsible for the construction of the Rotunda Hospital, and was its first Matron. (Historic)

The mature landscape, including the driveway avenue and parkland near Albany Highway in particular, is valued by the community as an attractive green open space, most of which is available for recreation. The landscape elements are an important integral part of the *Hillview* site. The landscape elements collectively provide a consciously designed setting for the hospital which has largely been respected in the development of the site through time and progressively overlaid with successive plantings. (Aesthetic)

The place has rarity value as a residential style hospital located close to the City of Perth which retains its large site, buildings and landscape with a moderate to high degree of intactness. (Rarity)

The place is a representative and comparatively intact example of a hospital constructed in the inter war period for the care of repatriated servicemen. (Representativeness)

5.3 CONCLUSION

Hillview is a place of considerable significance as a whole and plays an important role in the cultural heritage of the Town of Victoria Park. An understanding of the component parts that contribute to the significance of the place follows.

6.0 GRADED ZONES AND ELEMENTS OF SIGNIFICANCE

6.1 GENERALLY

Hillview has been assessed as a place of State significance and has been recognised by the Heritage Council of Western Australia, the National Trust of Australia and the Australian Heritage Commission. It has been included on the Register of Heritage Places and afforded the protection of the Heritage of Western Australia Act 1990.

The object of this section is to identify significant spaces and elements. The elements are considered within their historical and physical context and in relation to the significance of the place as a whole. The grading of significance is considered in terms of a five tier grading system.

The levels of significance differ from those identified in the 1997 conservation plan as a result of the additional research undertaken for this review and as a result of the current condition of the place. Specifically, the elements of significance related to the Edward Millen Home (B Block, D Block and G Block) have been re-assessed at a higher level of significance. The tree canopy has also been re-assessed, and although the canopy as a whole still has a high ranking, many of the plantings within it have been re-assessed as having little intrinsic value as specimens. The remnant bush has been removed altogether as the evidence clearly points to the site having been completely cleared in the study area.

Some buildings that have no significance attached to their ranking have been raised into the little significance level, as they are clearly a small contributory part of the significance of the place. However, these kinds of places are much less significant than the other classes of place, and may either be retained and adapted, or removed altogether, after proper recording.

For the purposes of informing conservation policy, the zones and elements of *Hillview* have been graded into levels of significance using the terms and definitions listed below: -

EXCEPTIONAL SIGNIFICANCE (ES)

Items of exceptional significance would warrant inclusion on any register of heritage places; conservation is essential. This ranking is within a national context.

CONSIDERABLE SIGNIFICANCE (CS)

Items of considerable significance would warrant inclusion on any register of places of significance; conservation highly recommended. This ranking is within a state context.

SOME SIGNIFICANCE (SS)

This is the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places, The Australian Heritage Commission's Register of the National Estate, or the National Trust of Australia (WA) Classified List. These areas are extremely important in terms of the place and should be conserved if the place is to retain its meaning and significance; conservation is recommended.

LITTLE SIGNIFICANCE (LS)

This category can include additions and alterations made to accommodate changing requirements. They tend to be expedient and ephemeral, and their impact upon the place ranges from neutral to moderately intrusive. Where necessary, they can be altered for adaptive or other conservation works; conservation is not essential. This ranking generally means that the zone or elements neither contributes nor detracts from the significance of the place.

INTRUSIVE (I)

This rank includes items, which, in their present form, have an adverse affect upon the significance of the place. These elements should be removed when the opportunity arises, or when the element is no longer required, unless their removal is identified as an urgent matter. Zones or elements in this classification generally detract from the significance of the place.

The purpose of establishing zones of significance is to relate appropriate conservation policies to them.

6.2 ZONES OF SIGNIFICANCE

Parts of the setting of *Hillview* have been allowed to deteriorate, especially the immediate environs of the buildings. The place retains a number of mature trees that are important as part of a whole eclectic landscape, together with its avenue planting. The basic layout, siting, and the fundamental landscape elements that represent a layering of landscape management remain intact.

The original external architectural expression of the former Rotunda Maternity Hospital and the former Edward Millen Ward Block closely reflect their original

concepts from an external point of view and to a significant degree internally. Many later and intrusive elements might easily be removed and missing elements replaced to better reveal these two fine buildings.

The zones of little significance and the intrusive zones are generally the works carried out from the post World War II period. Much of what is intrusive does not impact on the major elements and spaces of significance. However, the division of spaces by partitions of various types make the legibility of the original interior concepts somewhat difficult without interpretation.

The removal of later fitout material and services would assist in regaining the original qualities of external elevations and of the individual spaces that have been impacted upon, if this were to be a practical strategy with respect to adaptive re-use. The reversal of most interventions would reveal the significance of adapted spaces once more. The majority of the intrusive fitouts in *Hillview*, by their nature, are capable of removal quite readily.

The following is a summary of each building in terms of zones of significance.

Zones of Exceptional Significance

Nil.

Zones of Considerable Significance

The original zone of the former Rotunda Hospital (A Block).

The former Edward Millen Hospital group of buildings, including the Ward Block (B Block) and Boiler group of buildings (G Group).

The entrance driveway and the areas of landscaping associated with the former Rotunda Hospital, together with the Edward Millen Hospital.

The Stone Pines in the north-east corner of the site.

Zones of Some Significance

Kitchen, laundry and bedroom addition to the former Rotunda Hospital (A Block).

The 1935 additions to the Edward Millen Hospital (B Block).

The 1942 Emergency Operating Theatre (D Block).

The tree canopy in the north-east corner of the site, notwithstanding the fact that none of the individual trees have intrinsic value, and some will need to be removed.

Zones of Little Significance

Additions other than those noted above to A Block.

Additions other than those noted above to B Block.

Hillview Clinic (C Block).

W.E. Robinson units (E and F Blocks).

The landscaping immediately around the buildings (except for the sentinel planting), the sump, the landscaping around B, C, E, and F Blocks, together with the landscape between B block and Hill View Terrace.

Tennis Court.

Intrusive Zones

Miscellaneous metal framed sheds.

6.3 ELEMENTS OF SIGNIFICANCE

The following is a summary of the significance of elements within the place. This section does not deal with the contents of the place, such as furniture and moveable equipment.

Exceptional Significance

Nil.

Elements of Considerable Significance

The Rotunda Hospital (A Block) elements including original floor plans, external walls, verandahs, cast iron columns, roof geometry, tessellated tiles, front door assembly, staircase, pressed metal ceilings, fireplaces and surrounds, moulded skirtings, windows and doors.

The Edward Millen Hospital (B Block) including all of the original fabric comprising original floor plans, external walls, verandahs, roof geometry, front door assembly, windows and doors.

Boiler group of buildings (G Group) including all of the original fabric comprising original floor plans, external walls, verandahs, roof geometry, windows and doors.

The entrance driveway, including the avenue plantings.

The pines, palms and flame trees associated with the former Edward Millen Hospital and the surviving plants from the inter war period, see figure 29.

Elements of Some Significance

Kitchen, laundry and bedroom addition to the former Rotunda Hospital (A Block) including all of the original fabric comprising original floor plans, external walls, verandahs, roof geometry, steel framed and timber framed windows and doors.

The 1935 additions to the Edward Millen Hospital (B Block) including all of the original fabric comprising original floor plans, external walls, verandahs, roof geometry, front windows and doors.

The 1942 Operating Theatre (H Block) including all of the original fabric comprising surviving original floor plans, external walls, verandah, roof geometry, windows and doors.

Elements of Little Significance

The whole of the fabric of the additions other than those noted above to A Block.

The whole of the fabric of the additions that those noted above to B Block

Plant material in the zones noted above as being of little significance, see figure 29.

Trees within the tree canopy as individual specimens.

Play equipment generally.

Intrusive Elements

Wall furnaces generally.

Window and wall mounted air conditioning units.

Post mature and dead plantings.

Flyscreens generally.

Deteriorating rainwater goods.

Ramps and ephemeral garden shelters.

CCA treated pine pole site perimeter bollards.

6.4 CONCLUSION

The inspection schedules and above summary clearly demonstrates the extent of significant fabric and gives a good basic guide as to what is important and should be conserved.

Annexure B

Conservation Policy

Extract taken from *Part 7 Conservation Policy and Part 8 Policy Implementation* in the Conservation Plan.

7.0 CONSERVATION POLICY

7.1 INTRODUCTION

The conservation policy in this section is based on the conservation policy developed in the 1997 conservation plan and has been modified to reflect the modified statement of significance and the revised zones and elements of significance. A major addition to this section is a prioritised schedule of conservation works in section 7.9.

7.1.1 The Basis of the Conservation Policy

The development of a conservation policy for a place of cultural heritage significance involves drawing together all the relevant information that pertains to the conservation of heritage values to provide an appropriate framework for future decision making. The conservation policy is concerned with providing a practical guide for the conservation of heritage significance which takes into account the client's needs and obligations, statutory requirements, the condition of the place, taking into account its authenticity and integrity, and the need for conservation and maintenance of the fabric.

The aim of the conservation policy for *Hillview* is to provide the current owner, the Government of Western Australia, with guidance with respect to conservation of the fabric of the place, provide guidance for future use and management of the place, including possible disposal, and make recommendations for interpretation of the site and its cultural significance.

The policy is designed to assist users to appreciate and capitalise on the important qualities of the place that are identified in the assessment and the statement of significance. The premise of the policy is that heritage significance of the place is one of its positive qualities and should be exploited, revealed and enhanced.

The conservation policy is a series of recommendations that are focussed on conservation of the heritage values of the place. It is recognised that conservation is not the only issue and that ongoing use, alternative uses, government policy and a range of other factors will impact on the place. The best outcomes for the place will be conditioned by striking a balance between conservation recommendations and all other factors and considerations.

7.1.2 Key Policy Statements

Constraints, requirements and opportunities

The assessment of significance and recommendation for the conservation of the place should be viewed as constraints and opportunities.

The constraints in relation to the conservation of *Hillview* relate to the need to conserve the place in accordance with the recommendations based on the assessed levels of significance of the place. This means that there are some constraints on the development of the site as a whole and the development and change of the more important buildings. There are no buildings or areas of the site that have been assessed as being of exceptional significance. It is recommended that areas of the site and buildings assessed as being of considerable or some significance be conserved in accordance with the recommendations in this conservation plan. See Requirements arising from Graded Zones and Elements of Significance and Requirements arising from the Physical Condition of the Fabric.

Constraints on physical development relate to the site as a whole, as buildings and landscape together comprise much of the cultural significance of the place. The policies provide guidance on future development that is consistent with the cultural significance of the place, offering guidance on development type, location of additional structures, plantings, entrances, parking, and like issues. There are opportunities for the adaptation of the site and the buildings within the parameters that relate to levels of significance.

Constraints also relate to the use, ownership and management of the place and these too relate to significance and the continuous public use, mostly related to hospital and health related services since 1912 or 13. This continuous use is an important part of significance and could be used to advantage, given the nature of the existing significant facilities. It is recognised, however, that the future of *Hillview* is intimately bound with alternative compatible use, adaptation, and possible further development of the site. The conservation plan is therefore concerned with managing change so that those aspects of the place that contribute to its significance are properly treated.

Opportunities should be seen to exist in the amenity of the place. The significant buildings are in fair to good condition and the mature landscape is in a similarly fair to good state that adds value to the amenity. The location of the site in terms of proximity to the City of Perth and public transport, together with the landmark qualities of the place all contribute to its value.

Conservation aims

The conservation policies recommended for *Hillview* are based on the need to conserve the significant aspects of the place as a site of cultural significance to the State and to effectively manage change.

The conservation of the site features and significant buildings at *Hillview* should take into account the changes that have occurred through time. The conservation policy is based on the significance of the whole site including the setting and significant buildings and the two are considered complementary.

The general approach taken in this conservation policy recommends the conservation of the significant aspects of the site, together with the significant fabric of the former Rotunda Hospital (A Block) and the Edward Millen Hospital (B Block) related structures and significant landscape contexts.

Buildings and site features of more recent origin and assessed as having little significance may be retained and conserved, adapted, or removed without loss of the significance of the place. Adaptation of these elements should be undertaken within the parameters of outlined in the policy relating to this level of significance.

The policy recommends that the history and significance of *Hillview* should be interpreted in a manner which represents the assessed significance for the benefit of users of the place and the general public, where appropriate.

Generally, this conservation plan recommends the conservation of the place in accordance with the principles of *The Australia ICOMOS Charter for Places of Cultural Significance 1999 (Burra Charter)*.

The use of professional advice will be extremely important to conserve the significant elements of the site and buildings properly. Advice should be sought from recognised conservation professionals. It is very important to do as much as necessary and as little as possible to the significant parts of the site and buildings to conserve the significant fabric, important physical evidence and patina.

Key policy statements

1. *The assessed significance of Hillview and the conservation policy for the protection of its significance should be accepted by the owners and users of the place, together with relevant authorities, as one of the bases for decisions about the management, maintenance, conservation, development and future use of the site, buildings and landscape.*

2. *The conservation of significant zones and elements at the place should be carried out in accordance with the principles of the Burra Charter. These principles are fundamental to the conservation policy.*
3. *All future decisions relating to use or any other matters likely to affect the heritage value of Hillview should be made with reference to this conservation plan.*
4. *The conservation plan should be reviewed every five years to take into account the effects of the passage of time, works and the applicability of the conservation policies and to assess the manner in which they have been implemented.*

7.2 POLICES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE

7.2.1 Procedural Constraints Arising Out of the Burra Charter

All places of cultural significance should be conserved in accordance with the principles outlined in the *Burra Charter*. Generally the conservation policy for *Hillview* recommends the retention and conservation of significant aspects of the site, together with the significant fabric of the former Rotunda Hospital (A Block) and the Edward Millen Hospital (B Block) related structures and significant landscape contexts.

Where fabric has deteriorated beyond viable repair, reconstruction should be considered using replacement material that matches the original material as closely as possible. However, since its authentic fabric represents the greatest value of the place, conservation is the highest priority and replacement should only be carried out when other means of conserving original fabric have been investigated and proved inadequate. Conserving the existing fabric does not require that it appear as new when conservation is complete. The patina of age that results from minimum interference with the original fabric, but involves well managed maintenance is also important.

Adaptation of the buildings may be carried out in areas where original fabric has been removed or altered or where those parts are of little significance. New work should be distinguishable from the original fabric, but respect the style, form and scale of the original without copying the original detail. Structural change should take into account advice from a structural engineer, preferably with heritage experience.

The conservation policy includes recommendations for the landscaping associated with the earlier buildings and for the site boundary generally.

The conservation policy recommends that any future change of use should be evaluated in terms of its ability to conserve the heritage values of the place. The assessment should include its ability to sustain the viability of the place without damaging its level of authenticity, to retain the balance between the buildings and landscape setting and to retain the significant parts of the key buildings.

All parts of the *Burra Charter* are important, but the following describe particular conservation principles which need to be understood in regard to the procedural constraints and requirements arising from the Statement of Significance of *Hillview*.

5. ***Article 2 Conservation and Management.***

Places of cultural significance should be conserved.

The aim of conservation is to retain the cultural significance of a place.

Conservation is an integral part of good management of places of cultural significance.

Places of cultural significance should be safeguarded and not be put at risk or left in a vulnerable state.

6. ***Article 5 Values***

Conservation of a place should identify and take into consideration all aspects of cultural and natural heritage without unwarranted emphasis on any value at the expense of others.

Relative degrees of cultural significance may lead to different conservation actions at a place.

7. ***Article 8 Setting***

Conservation requires the retention of an appropriate setting and other relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

8. ***Article 9 Location***

The physical location of a place is part of its cultural significance. A building, work, or other component of a place should remain in its historical location. Relocation is generally unacceptable unless it is the sole practical means of ensuring its survival.

9. ***Article 13 Restoration***

Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric.

10. Article 21 Adaptation

Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.

Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.

11. Article 30 Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages and any changes should be implemented by people with appropriate skills.

12. Article 32 Records

The records associated with conservation of a place should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, where this is culturally appropriate.

7.2.2 General Actions Arising Out of the Statement of Significance

The following are general actions arising out of the statement of significance and are directly related to the statement of significance.

13. *The Hillview site and setting should be conserved in accordance with the recommendations of the conservation policy and the principles of the Burra Charter.*

14. *The significant elements of the former Rotunda Hospital should be retained and conserved in accordance with the recommendations of the conservation policy and the principles of the Burra Charter.*

15. *The significant elements of the former Edward Millen Hospital Ward Block, currently identified as the Mildred Creak Centre, together with the related boiler and fumatory block, should be retained and conserved in accordance with the recommendations of the conservation policy and the principles of the Burra Charter.*

16. *The relationship between open landscaped areas, areas of formal planting, sentinel plantings, significant landscape features and significant buildings and structures should be retained and conserved (see figure 29). Dead and post-mature plant material should be removed and where replacement is the preferred strategy, consideration given to the suitability of replacing like with like, taking into account significance. Suitability of the species and future use.*

17. *The landmark quality of the former Rotunda Hospital within the site should be retained.*
18. *The formal avenue and landscape driveway between Albany Highway and the former Rotunda Hospital should be maintained and appropriate tree replacement strategies developed.*
19. *The open lawn areas on the north-west portion of the site should be retained and interpreted as evidence of the process and nature of rehabilitative health care on the site.*
20. *The site and significant buildings may be adapted for new uses without loss of significance. Appropriate uses are those which may be incorporated without the loss of significant physical fabric and historic associations.*
21. *The history of the place and its relationship to the growth and development of Victoria Park and its residents, should be interpreted in the future conservation of the place. The major themes of the former Rotunda Hospital and maternity care, the Edward Millen Hospital and repatriation care and other sanatoria in the State and the post World War Two history of the site should be included in interpretation.*

7.2.3 Opportunities Arising Out of the Statement of Significance

22. *The opportunity for reconstruction of missing elements should be realised: -*
 - *where reconstruction is possible;*
 - *where clear evidence exists to enable reconstruction to be accurately undertaken;*
 - *where the circumstances suggest that reconstruction is a viable and appropriate action; and,*
 - *provided there are relevant skills and materials available to implement such proposals.*

There is sufficient documentary and physical evidence available to reinstate certain elements that have been removed or have deteriorated. Any of the room plans and features could be reconstructed if so desired. The removal of room divisions and suspended ceilings in many of the spaces would be a simple way in which to regain the original spatial qualities of the major rooms. There is sufficient evidence to reconstruct fireplaces and their mantles. Further research may reveal the nature of the cast iron balustrade and frieze, which might allow their reconstruction.

Other opportunities for interpreting or reinstating missing elements may become apparent during investigative works carried out as a part of conservation works or as further documentary evidence is discovered. Examples of this include paint treatments, dado treatments, and suspended ceilings with pressed metal ceilings where the original plan is still intact.

23. *The opportunity for removal of intrusive elements should be realised, where possible, to reveal significant fabric.*

There are limited opportunities to achieve these objectives. A change of use or a change in the manner of operation is likely to have some scope for the removal of intrusive elements. Removal of any intrusive fabric should be considered at the appropriate time and be removed in accordance with the recommendations in this conservation plan.

24. *The opportunity to investigate and reinstate previous decorative finishes should be realised, where possible.*

For example, the opportunity exists to research early exterior and interior paint colours by means of paint scrapes or microscopic study. The execution of colour scrapes may be interpreted by returning the rooms to their original colours or by means of interpretative panels which expose 'paint ladders'⁴³¹ but allows the rest of the room to be decorated to suit its current use. Either strategy may be appropriate according to circumstance. Similarly, the paint colours of external joinery and metal work could be investigated for possible reinstatement.

7.2.4 Policies Arising From the Graded Zones of Significance

The grading of significance outlines an overall assessment of the significance of the landscape and buildings and there are items which are higher or lower than the general assessed level of a particular part. To resolve potential inconsistencies, this section should be read in conjunction with sections 6.2 and 6.3.

The integrity and condition of these elements must also be considered. The constraints and opportunities arising from these policies will assist with the development of a practical framework for future decisions.

Zones Of Exceptional Significance

25. *The fabric of spaces or elements of exceptional significance should be preserved or restored in such a way as to demonstrate their significance.*

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A 'paint ladder' is a progressive series of paint scrapes that reveal the sequence of paint colours used at a particular location

Furnishings and decoration should respect the historic character of the place and activities controlled so as not to prejudice the association of the spaces with their significant uses.

Intrusive elements should be removed (after photographic recording) and new finishes that are detrimental to the significant fabric not applied. Significant elements that are damaged are to be restored. Adaptation is acceptable to the extent of installing new services, providing that this does not adversely affect the significant fabric. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has a minimal impact on the significant fabric. Any alterations to the fabric should be documented.

There should be no works in open spaces that will adversely affect the setting of the place or obscure important views to and from the site.

There are no areas of *Hillview* assessed as having exceptional significance.

Zones of Considerable Significance

26. The significant fabric of spaces or elements of considerable significance should be preserved, restored or reconstructed as appropriate.

Reconstruction is desirable providing sufficient detailed information is available. Adaptation is acceptable to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal fabric or space that is of exceptional or considerable significance. No significant fabric should be removed or action taken to confuse the sense of the space. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has a minimal impact on the significant fabric. Alterations to the fabric should be documented.

There should be no works in open spaces that will adversely affect the setting of the place or obscure important views to and from the site.

Zones of Some Significance

27. The fabric of spaces or elements of some significance should be preserved, restored or reconstructed as appropriate.

Adaptation is acceptable to the extent of installing reversible small fixtures, services and reversible partitions, providing this does not affect the external or internal appearance of the place. Discrete structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage

the important evidence of significant materials and finishes. Any alteration to the fabric should be documented.

There should be no works in open spaces that will adversely affect the setting of the place or obscure important views to and from the site.

Zones of Little Significance

28. *The fabric of spaces or elements of little significance may be retained or removed depending on the future use requirements.*

However, care should be taken to ensure that any such works to zones or elements of Little Significance does not detract from the significance of the adjoining spaces or elements. Before removal, ensure that a comprehensive photographic and written record of the element to be removed is completed.

Intrusive Zones

29. *Intrusive spaces or elements that have been identified as detracting from the significance of the place and their removal or replacement with more appropriate detailing should be encouraged*

Any proposed removal needs to be assessed against other considerations, such as function and economics, before implementation. Before removal/ demolition, ensure that a comprehensive photographic and written record of the element to be removed is completed.

7.3 POLICIES ARISING FROM THE PHYSICAL CONDITION OF THE PLACE

7.3.1 General

Section 2 of the report covers physical evidence. This section of the report should be referred to for a description of the site, site features, and each of the buildings on the site.

The policies in this section outline recommendations for conservation of the physical fabric of the buildings, site areas, and features that comprise *Hillview*. It also deals with fabric that is not significant and might be removed without loss of significance to the place.

7.3.2 Planning and Landscape Policies

The following policies arise out of the descriptions in section 2.1 and the Assessment of Significance and Statement of Significance in sections 4 and 5

This section deals with general planning issues. The manner in which significant areas should be conserved is dealt with in greater detail subsequently.

Site Planning Policies

30. *The location of the rear and street boundaries should be retained to delineate the whole of the site as it was used in practical terms since 1912 or 1913, notwithstanding the later subdivisions of the site.*
31. *The entrance driveway from Albany Highway should be retained, along with avenue planting, as the main public entrance to the site.*
32. *The existing entrance locations on Hill View Terrace and Baillie Avenue should be retained as secondary entrances and their treatment should reflect their secondary nature.*
33. *The remaining formal landscape planting of the 1920 period should be maintained where it is viable and this includes the pines, palms and pepper trees.*
34. *The row of trees, predominantly Stone Pines and Box Brush trees, delineating the easement for the power transmission lines along the side of Hill View Terrace boundary should be retained.*
35. *The areas immediately in front of the former Rotunda Hospital and former Edward Millen Home Ward Block, and the grassed area between the main entrance driveway and Baillie Avenue should be retained as open landscape space.*
36. *The open parkland quality of the site in general should be conserved for its aesthetic and social value, notwithstanding the fact that some areas of the site are recognised as being suitable for further development.*

Landscape Issues

Generally, the landscape areas of *Hillview* are in fair condition with the areas maintained by the Town of Victoria Park being in good condition. The existing tree and lawn plantings should be conserved with provision of adequate levels of horticultural maintenance, tree dead-wooding, removal of dead and dying trees and replacement planting to meet with conservation and duty of care obligations.

37. *The tree plantings should be managed in accordance with the recommendations of the arboriculturalists report. (See Appendix VI)*
38. *Where significant trees have to be removed for reasons of safety or senescence, they should be replaced with trees of the same species*

where it is practical to do so. If the species was a poor selection in the first place and should not reasonably be replaced, an alternative replacement strategy should be developed.

39. *Where new trees are required, the selection of species from those already existing on the site or those provided by Heath, the Superintendent of Kings Park, should be considered. (See section 1.2)*
40. *Shrub and herbaceous border planting have not been identified as important landscape elements on the site to date and should not be introduced as a major component unless further evidence becomes available that might cause this policy to be reconsidered.*
41. *If any remnant planting is positively identified, and to date this evidence has been equivocal, it should be protected. In particular, the impact of proposed change to the area or maintenance practices in the vicinity should be properly considered.*

7.3.3 Areas of Considerable Significance

Policies relating to elements of lesser significance within places of considerable significance have been included in this section for ease of reference.

Former Rotunda Hospital and Associated Spaces

General Policies

42. *The significant elements and spaces of the former Rotunda Hospital should be retained and conserved.*
43. *Building fabric dating from the 1912-13 period of construction is of the greatest significance and should be retained where possible. Where original fabric is in deteriorated condition and cannot be conserved it should be replaced with material which matches the original as closely as possible.*
44. *Building fabric that has been introduced since the original period of construction represents the adaptation of the building over time and is of varying degrees of significance. Adaptations should be retained, removed or further adapted on the basis of requirements for further use.*
45. *The kitchen extension constructed in 1921 is of some significance and original fabric where it remains should be retained and conserved. The kitchen area has been extensively altered both in terms of the building and internal fittings throughout its history and is generally of low*

authenticity. If alteration or extensive demolition is required, the present state of the place should be photographically recorded prior to such actions taking place.

- 46. There have been extensions of the building in general to its rear portions. Although extensions are designed in a manner sympathetic to the original building, apart from the kitchen area, they are considered to be significant. They may be retained, demolished if essential, or adapted for a future use.*
- 47. There should be no alterations to the original detail of the building where this remains. All original decorative plasterwork, pressed metal ceilings, balustrades, door and window joinery, hardware, architraves, cornices and skirtings should be retained and conserved. Where there is evidence of deterioration, the fabric should be repaired or replaced with material matching the original. Where new works replace more recent alterations, consideration should be given to reinstatement of the original or sympathetic detailing.*
- 48. The building may be adapted to meet the requirements of continuing or adaptive reuse. Adaptation should be carried out with minimum interference to the original fabric. If further evidence of the building's construction or use is discovered during the process, this information should be evaluated and recorded.*
- 49. The building may be extended providing any future extension causes minimum interference with the existing significant fabric and that the original structure remains the dominant element when the whole development is viewed, especially from the front. Any additions should be designed in a manner sympathetic to and visually distinguishable from the original building.*
- 50. The building should contain interpretive material relating to its history and significance.*
- 51. Change should be documented with plans and photographs to archival standards.*

Exterior Fabric

- 52. The significant external fabric should be retained and conserved. All finishes that were not intended to be rendered or painted should not be treated in this manner.*

53. *Investigative paint scrapes should be used to determine successive colour schemes for the building, recorded and used to assist in making decisions of future decorative works.*
54. *All existing door and window openings remaining from the 1912-13 building, including frames, doors and windows sashes, should be retained and conserved. Later windows and doors may be retained and conserved or removed. New openings should be kept to the minimum required to ensure the continuing use of the building.*
55. *All significant fascias, barges, barge caps and other timber trims and elements should be retained and conserved. Deteriorated timbers should be replaced with new material of matching profiles.*
56. *Further investigation should be carried out to determine the style and detail of missing timber and cast iron work friezes, post brackets, post fillets, post brackets, verandah balustrades and the like. These elements should be reinstated or interpreted in future development or use of the place.*
57. *The entrance steps, balustrade walls and tessellated tile floor to the verandah should be retained and conserved.*
58. *Stained glass leadlights to the front entrance door, sidelight and hopper light assembly should be conserved and protected.*
59. *The roof geometry and structure together with the roof tiling should be retained and conserved. Repairs to tiled roofs should be carried out with matching tiles and there should be no substitution of materials.*
60. *The roof plumbing and drainage systems are in very poor condition and should be repaired and replaced as appropriate with materials and profiles that are more relevant to the period of construction of the building. In the absence of further evidence to the contrary, ogee profile gutters and circular profile downpipes should be used.*

Interior Fabric

61. *The original internal brick walls of the building should be retained and conserved. Where the internal brick walls have previously been altered or adapted, areas of new brickwork may be retained or removed. Where there is evidence of original openings, these may be reinstated if required. Minor alterations to internal fabric of the building may be made to ensure continuing use.*

62. *Any further alteration to the internal layout of the original building should be carried out with minimum interference to the original fabric of the building. Existing framed partition walls that are not part of the original fabric may be removed if so required. Lightweight partitions that do not effect the existing fabric of the building may be introduced if required.*
63. *Original details, such as the main staircase, balustrading, pressed metal ceilings, ceiling roses, cornices, fireplaces and surrounds, should be retained and conserved.*
64. *Existing door openings dating from 1912-13 should be retained and conserved. Doors that are not original may be retained and conserved or removed as required. New door openings may be made, provided alterations are kept to a minimum and do not impact on the significance of spaces and are required to ensure the ongoing use of the place.*
65. *Original internal joinery and hardware should be retained and conserved. Elsewhere it may be replaced or altered if required, without loss of significance.*
66. *New minor services such as power and lighting may be introduced providing they are installed with minimum interference to the fabric.*
67. *Where larger services such as air conditioning is required to bring the building to an appropriate standard for continuing use, these services should be installed with minimum interference to the significant fabric or spaces and supporting plant located as unobtrusively as possible.*

Entrance Driveway, including Avenue of Trees

68. *Retain and conserve the main entrance driveway from Albany Highway to the former Rotunda Hospital.*
69. *Retain and conserve the avenue of trees that line the entrance driveway, together with associated lawn. Remove dead trees. Replace dead trees and trees that have previously been removed to fill the gaps in the avenue.*

Open landscape area bounded by the entrance driveway, Albany Highway, Baillie Avenue and the former Rotunda Hospital.

70. *This area should be retained and conserved as an open landscaped area. Much of the planting in this area was implemented in the 1920s and is integral with the development of the Edward Millen Hospital. It should be*

retained because it contributes to the integrity of the setting of the former Rotunda Hospital and former Edward Millen Hospital Ward Block.

71. *There should be no new structures in this area, other than minor structures incidental to and associated with developing the parkland, if required.*

Former Edward Millen Hospital Ward Block and Associated Spaces

General Policies

72. *The significant elements and spaces of the former Edward Millen Hospital Ward Block should be retained and conserved.*
73. *Building fabric dating from the 1921 period of construction is of the greatest significance and should be retained where possible. Similarly the 1935-6 additions are significant and should also be conserved. Where original fabric is in deteriorated condition and cannot be conserved it should be replaced with material, which matches the original as closely as possible.*
74. *Building fabric that has been introduced since the original periods of construction represents the adaptation of the building over time and is of varying degrees of significance. Adaptations should be retained, removed or further adapted on the basis of requirements for further use without loss of significance.*
75. *There should be no alterations to the original detail of the building where this remains. All original doors, door frames, window joinery, hardware, architraves, cornices and skirtings should be retained and conserved. Where there is evidence of deterioration, the fabric should be repaired or replaced with material matching the original. Where new works replace more recent alterations, consideration should be given to reinstatement of the original or sympathetic detailing.*
76. *The building may be adapted to meet the requirements of continuing or adaptive reuse. Adaptation should be carried out with minimum interference to the original fabric. If further evidence of the building's construction or use is discovered during the process, this information should be evaluated and recorded.*
77. *The building should contain interpretive material relating to its history and significance.*

78. *Change should be documented with plans and photographs to archival standards. If sections or whole buildings are to be removed, these buildings should be recorded in drawn and photographic form to archive standards. Removal should be overseen by an archaeologist and any significant material that comes to light dealt with in an appropriate manner.*

Exterior Fabric

79. *The significant external fabric and finishes should be retained and conserved. All finishes that were not intended to be rendered or painted should not be treated in this manner.*
80. *Investigative paint scrapes should be used to determine successive colour schemes for the building, recorded and used to assist in making decisions of future decorative works.*
81. *All existing door and window openings remaining from the 1921 and 1935–6 construction periods of the building, including frames, doors and windows sashes, should be retained and conserved. Later windows and doors may be retained and conserved or removed. New openings should be kept to the minimum required to ensure the continuing use of the building.*
82. *All significant fascias, barges, barge caps and other timber trims and elements should be retained and conserved. Deteriorated timbers should be replaced with new material of matching profiles.*
83. *The main entrance steps and portico should be retained and conserved and remain the main entrance of the building.*
84. *The roof geometry and structure together with the roof tiling and roof mounted air vents should be retained and conserved. Repairs to tiled roofs should be carried out with matching tiles and there should be no substitution of materials.*
85. *The roof plumbing and drainage systems are in very poor condition and should be repaired and replaced as appropriate with materials and profiles that are more relevant to the period of construction of the building. In the absence of further evidence to the contrary, ogee profile gutters and circular profile downpipes should be used.*
86. *Cladding used in this building contains asbestos. Work on or removal of these finishes should be carried out in accordance with government*

occupational health and safety standards. Replacement material should match in profile and finish.

Interior Fabric

87. *The original internal stud framed walls of the building should be retained and conserved. Where the internal walls have previously been altered or adapted, areas of new brickwork may be retained or removed. Where there is evidence of original openings, these may be reinstated if required. Minor alterations to internal fabric of the building may be made to ensure continuing use.*
88. *Original internal joinery and hardware should be retained and conserved. Elsewhere it may be replaced or altered if required, without loss of significance.*
89. *New minor services such as power and lighting may be introduced providing they are installed with minimum interference to the fabric.*
90. *Where larger services such as air conditioning is required to bring the building to an appropriate standard for continuing use, these services should be installed with minimum interference to the significant fabric or spaces and supporting plant located as unobtrusively as possible.*

Former Edward Millen Hospital - Boiler Block Group of Buildings

General Policies

91. *The former Boiler Block including the Fumatory, Boiler Room, Orderlies' Amenities Block and Store Coke Store are an integral part of the Edward Millen Hospital part of the history of the site. These elements should be retained, conserved and interpreted as part of the history of the Edward Millen Hospital and its use as a sanatorium for returned servicemen suffering from tuberculosis.*
92. *Change should be documented with plans and photographs to archival standards. If sections or whole buildings are to be removed, these buildings should be recorded in drawn and photographic form to archive standards. Removal should be overseen by an archaeologist and any significant material that comes to light dealt with in an appropriate manner.*

7.3.4 Areas of Some Significance

Former Rotunda Hospital and Associated Spaces

The elements and spaces of some significance have been dealt with in the previous section.

Former Edward Millen Hospital Ward Block and Associated Spaces

General Policies

The elements and spaces of some significance have been dealt with in the previous section.

Former Edward Millen Hospital Boiler Block Group of Buildings

General Policies

The elements and spaces of some significance have been dealt with in the previous section.

Emergency Operating Theatre

93. *The Emergency Operating Theatre was part of the wartime contingency plans for Perth Public Hospital and should be retained and conserved if possible.*
94. *If the building is to be removed, it should be recorded in drawn and photographic form to archive standards.*

Curtilage to the former Edward Millen Hospital Ward Block and Driveway to Baillie Avenue

95. *Landscape contemporary to the building group, including the Monterey Cypresses, should be retained and conserved and where necessary reinstated.*
96. *The entrance driveway from Baillie Avenue is contemporary with the Edward Millen Hospital Ward Block and should be retained as an important site access.*

Tree Canopy in the north-east corner of the site.

97. *The tree canopy is of some significance and should be retained and conserved to the extent possible that is compatible with a compatible alternative development or use. It is not intended that this policy precludes development in the area and retention of the canopy should be focussed on retention of the perimeter and selected trees within the zone. The retention of a tree edge is most important and continues a longstanding landscape tradition on the site.*

7.3.5 Areas of Little Significance and Intrusive Areas

Buildings and Structures

A number of buildings and structures on the site have been assessed as having little significance. Policies regarding these structures are outlined below and relate primarily to the needs of future users.

General Policies

98. Building, parts of buildings, and structures assessed as being of little significance may be retained, altered, adapted, redeveloped, or demolished on the basis of the requirements of use. If a building is to be significantly altered, redeveloped, or demolished, an archival record should be made prior to the commencement of work. The record should include original plans, where available, and archival photographs keyed to a plan.

Hillview Clinic

99. Hillview Clinic is a typical example of a utilitarian building constructed in the 1960s. Whilst the fabric of the building is not of heritage significance, it is a competently designed hospital building and is well and inconspicuously located on the site. The retention of the building is encouraged if a useful purpose can be found for it. Original elements should be retained if possible. The building may be extended or adapted and if this option is considered, any new works should be carried out with respect for the existing design of the building and without attempting to alter the aesthetics of the building to reflect earlier heritage structures on the site.

W.E. Robinson Units 1 and 2

100. These buildings may be retained, altered, adapted, redeveloped, or demolished on the basis of the requirements of use.

Shed and Garage

101. These buildings may be retained, altered, adapted, redeveloped, or demolished on the basis of the requirements of use.

7.3.6 Other General Requirements

102. Pest control inspections should be implemented on a regular basis and any treatment required should be executed within the recommended time frames.

Such inspections are required to maintain the fabric of the building and should be undertaken regularly, as the buildings are prone to termite infestation. Particular attention should be paid to ensuring that voids are not infected with vermin and that fungal, termite or other wood boring insects are not present in timber. The inspection of the buildings did not involve removing flooring or floor coverings, but it would appear that floors were sound. There was evidence of termite infestation or damage in a number of locations in several buildings.

103. All hazardous materials (eg. Asbestos) must be handled with due care and attention and in accordance with Occupational Health and Safety Regulations.

This is necessary to comply with legal requirements and general good practice standards for the health and safety of employees and tradesmen. Caution should be exercised where doubt exists. The inspections carried out as part of this conservation plan revealed the presence of hazardous material in several locations.

Contaminants in fluorescent light fittings may be an issue, as the fittings would appear to be quite old. There may be other locations, which are not so readily apparent. Work on the roof in all locations would be regarded as hazardous due to the heights and roof pitches.

Paint systems are likely to include lead paints and investigation of painted surfaces should be carried out to determine the presence of lead paints and to devise a method of dealing with them when works are being carried out.

7.4 INTERPRETATION

The interpretation of a significant place is the way in which the significance of the place is conveyed to users, visitors, and the general public. Interpretive material may include colour schemes, lighting, fittings, signs, plaques, displays, and other material or a combination of these to enrich the experience of the heritage value of the place. Interpretation integrates the story of the history of the place through time with its ongoing use.

The interpretation for *Hillview* could include historic displays and signage to explain the story of the place and its significance. This should include all stages of its history and the relation it had at particular times to the broader health care themes in the State.

Interpretation Policies

- 104.** *The interpretation of Hillview should convey the significance of the place in the context of the development of Victoria Park and Perth. It should reflect on the changing character and nature of the site through time.*
- 105.** *The interpretation should deal with patients, staff, volunteers and others associated with the development and use of the site from 1912-13 to the present.*
- 106.** *The interpretation should deal with the significance of the place to the Victoria Park community.*
- 107.** *Interpretation should be keyed to the site as a whole and be located in association with significant elements conveying their principal historic and social themes and values. Interpretation should include the results of archaeological and other relevant investigations associated with the fabric of the place.*

7.5 AREAS REQUIRING FURTHER INVESTIGATION

Archaeology, pre-history and invasive investigations have not been part of the work covered by this conservation plan. Evidence of earlier uses may be found within the buildings, as sub-floor deposits or in the grounds in the vicinity of the buildings.

Archaeological Policies

- 108.** *Archaeological investigation should be carried out prior to any major disturbances to buildings or site areas around buildings identified as being of considerable or some significance. This should involve:*
- *Inspection of the building prior to demolition, which may include partial removal of fabric.*
 - *If recommended by the archaeologist, demolition so as to cause minimum disturbance to sub-floor cavities.*
 - *Preparation of a watching brief for an archaeologist during demolition in the event of material being discovered during demolition.*
 - *Investigation of sub-floor areas following demolition.*

It is important that investigations should be relevant to the conservation and interpretation of the place. Investigative works should be carried out in locations where there is little possibility of adversely impacting on conspicuous, significant locations. It is not to be carried out without a well founded purpose or by inexperienced people without experienced people in attendance and should be professionally documented and recorded.

Other Investigations

- 109. Opportunities for investigation of the place should be realised when possible, to gain a better understanding of the place, its development and construction and for the purposes of diagnosis, conservation and interpretation.*

7.6 EXTERNAL REQUIREMENTS

7.6.1 Current Heritage Listings

National Trust of Australia: *Hillview* is listed with National Trust of Australia (W.A.). However, classification by the National Trust has no legal obligations with respect to the place, but classification may mean that the National Trust plays an advocacy role in promoting the conservation of the place.

Australian Heritage Commission: *Hillview* is on the Register of the National Estate. Inclusion in the Register of the National Estate by the Australian Heritage Commission has no legal obligations with respect to the place.

Heritage Council of Western Australia: *Hillview* is entered on the Register of Heritage Places on a permanent basis. The Heritage Council has statutory powers with respect to the place under the Heritage of Western Australia Act 1990; see 7.4.2 below. Importantly, under section 78 of the Act, all development must be referred to the Heritage Council for its advice, if the place is registered.

Municipal Inventory: *Hillview* is included in the Town of Victoria Park's Municipal Inventory under section 45 of the Heritage of Western Australia Act 1990. This does not in itself have any legal effect unless inclusion in the Inventory is tied into the Town Planning Scheme and its heritage protection provisions. It is likely, however, to be an indication of the value placed on *Hillview* by the community.

Policy Arising out of Heritage Listings

- 110. The whole of the site is included on the Register of Heritage Places and anything that may be construed as development, including demolition must be referred to the Heritage Council for its advice.*
- 111. The conservation plan should be a guiding reference document for the Heritage Council, Local Government and other bodies involved in the planning and approval processes.*

7.6.2 State Government Policy

Attention is drawn to the State Government Heritage Property Disposal Process. This policy applies to all State Government agencies. The purpose of the policy is to provide a due process for the identification and assessment of the heritage value of Government property under consideration for disposal, and for relevant protection where appropriate. The intention is to cover property offered for sale or lease and, for the purposes of the policy, demolition. Subdivision of the site would be considered development for the purposes of this policy.

Hillview is a registered place and qualifies on the cultural heritage significance criteria.

Should disposal be considered, a determination on the need for a Heritage Agreement to protect the heritage values of *Hillview* would need to be made by the Heritage Council. The Heritage Council may use this conservation plan for the purposes of assisting in the preparation of a Heritage Agreement.

A copy of the State Government Heritage Property Disposal Process information leaflet is contained in Appendix V.

Policy Arising out of the State Government Heritage Property Disposal Process

112. The provisions of the Government Heritage Property Disposal Process apply to the Health Department of Western Australia and the provisions in relation to disposal and disposal by way of demolition come within the ambit of the policy and must be referred to the Heritage Council.

7.6.3 Statutory Requirements

Fire, safety, Health Acts, Building Codes, regulations and other restraints apply to *Hillview* as with any property, and future uses will be influenced by these requirements. Normal approval procedures should be followed, in addition to the requirement to obtain Section 78 advice as previously noted.

Unlike other acts and regulatory devices, the Heritage of Western Australia Act 1990 binds the Crown. Where compliance with a regulation or by-law would compromise the heritage value of the building the Heritage Council's advice should be sought. The Heritage Council may be able to assist in relaxing conditions where it is sufficiently important to do so. This is only likely to occur on matters of the greatest cultural heritage significance.

Policy arising out of Statutory Requirements

113. Where elements or spaces of considerable or some significance are likely to be affected by compliance with regulations, these works should be

evaluated in terms of the conservation policy and the likely impact on significance. Professional assistance should be sought to ensure proper evaluation of conservation and safety issues and to ensure that the impact will be minimised.

7.7 REQUIREMENTS AND RESOURCES OF THE CLIENT, OWNER, OCCUPANTS AND OR USERS

The present owner of *Hillview* building is the Health Department of Western Australia. A conservation plan for *Hillview*, East Victoria Park, was commissioned by the Department of Contract and Management Services on behalf of the Health Department of Western Australia 1997. The Heritage and Conservation Professionals completed the work.

Since the previous conservation plan was prepared in 1997, Hillview Clinic has vacated the site and the grounds and buildings have been subject to minimum maintenance and care. The Health Department regard the property as surplus to their requirements and are seeking to dispose of the property.

The site is zoned R 30 under the Town of Victoria Park Town Planning Scheme. The realisation of development potential is subject to a number of constraints, and chief among them is the fact that the place has been entered on the Register of Heritage Places on a permanent basis. The significance of *Hillview* as a whole is not at issue. There has been a general and widespread acceptance of the significance of the former Rotunda Hospital (A Block) and a recognition of the constraints imposed by the recommendations of the previous conservation plan to retain the former Edward Millen Hospital Ward Block (Mildred Creak Centre) and the tree canopy. This version examines these issues closely so that future options may be considered in the disposal process.

The Town of Victoria Park maintains the landscape areas of the site in its northern sector where it adjoins Albany Highway and it is known as Edward Millen Park. There is no formal instrument for this management.

The remainder of the site is maintained by the Health Department of Western Australia and much of the former Edward Millen Ward Block (the Mildred Creak Centre) and the two W.E. Robinson units are occupied by Disability Service Commission's Autism Centre. The remaining buildings are not occupied.

Change of ownership could be achieved without substantial loss of heritage values, providing strategies are in place to control development and change and to conserve significance.

The degree to which the site's management, use and development are constrained is a function of significance with the areas of greatest flexibility being those of a lower order of significance.

Although there is potential for development in various parts of the site, the site as a whole has significance so that the future development and management of the place will need to achieve a balance that protects the most significant aspects of the place and its integrity as a whole. Management of the site as a whole under a single ownership is the simplest way to achieve these objectives and ensures that the cost of conservation is borne by the place as a whole, as well as providing the advantage of dealing with planning and day to day issues on a site basis.

Other ownership and management structures are also possible, but must be designed to achieve the same conservation and site management outcomes. Leasehold, disposal with heritage agreements in place and other structures may also prove to be effective, providing the conservation management mechanisms are well defined and legally enforceable and include an ongoing commitment to conservation and maintenance.

Policies for Ownership and Management

- 114. *The best option for the conservation of Hillview as a whole would be for the site to be retained on a single title and under the management of a single management entity.***
- 115. *Alternative ownership and management models may be possible but should meet the test of the single title and management model in terms.***
- 116. *The Heritage Council is likely to require a Heritage Agreement if the property is to be disposed of and the Agreement will be between the future owner and the Heritage Council and prepared at the expense of the disposing agency.***
- 117. *Any lease agreements should be consistent with the Heritage Agreement.***
- 118. *Revenue from any leases should be used to offset conservation and the maintenance and viability of the site as a whole.***
- 119. *A strategic master plan should be prepared once ownership issues are resolved to guide issues such as parking, site access, future development, disabled access and the like to ensure outcomes that are consistent with the recommendations of the conservation plan.***

- 120. *Maintenance plans should be developed for individual buildings and site areas and responsibility for their implementation defined and the works monitored.***

7.8 FUTURE USE

7.8.1 Future Use Generally

Within the constraints outlined in the preceding policies, the future use of the *Hillview* site and buildings offer a number of opportunities including the use of extensive established landscaped areas and a range of buildings that are both attractive and of heritage significance, with many authentic details intact. The buildings lend themselves particularly well to uses that are closely related to their present and recent past that would require only minor change. The location of the place near residential and commercial areas and with good access and public access add to the assets of the place.

The main criteria for evaluating future uses is the ability of the use to be established with minimum interference to significant spaces and fabric. Any use that relates to past uses have a capacity to fulfil this requirement and any other use must be evaluated on its merits.

Uses that would enable the removal of intrusive elements and the reinstatement of significant spaces should be encouraged. Uses that allow the main spaces to be read as a whole are acceptable. Uses that allow the intrusive partitions, bathroom conversions, and the suspended ceilings to be removed are encouraged.

The open spaces of the site have developed into spaces for community use through time. Continuity of public use and a degree of access for the community is desirable.

Future Use Policies

- 121. *Appropriate alternative uses for Hillview should be those that require minimal adaptation of the existing significant spaces and fabric of the place.***
- 122. *Future uses should remain directly allied to the use of the significant landscaped areas of the site.***
- 123. *Future uses that include a health care component will underpin the significance of the site and are encouraged.***
- 124. *Future uses that allow community access to the landscaped areas of considerable significance are encouraged.***

- 125. Uses that extend the useful life of buildings that are of considerable or some significance and assist in their conservation are encouraged.*

7.8.2 Future Use of the Site.

The conservation plan provides guidance for the future development of the site. On the basis of the assessed significance of the place, areas can be determined within which guidelines for future development might occur. *Hillview* can be divided into four areas where different policies should apply for future development, based on heritage values. These areas do not coincide precisely with areas of assessed significance. The future use strategy takes into account other factors that must be considered together with significance in determining policies for future use.

Area 1: Open landscaped area bounded by the entrance driveway, including the avenue of trees, Albany Highway, Baillie Avenue and the former Rotunda Hospital. (See figure 30)

- 126. Conserve and retain the open landscaped area and significant landscape features in accordance with the recommendations of the conservation plan.*
- 127. Future landscaping of the area should respect the existing dominant landscape theme of open lawns and tree plantings.*
- 128. Retain and conserve the avenue of trees leading to the former Rotunda Hospital.*
- 129. The Albany Highway approach road should remain the main entrance to the site and be visually reinforced.*
- 130. Only minor structures incidental to the park usage should be built in this area.*

Area 2: Open landscaped area bounded by the entrance driveway, Albany Highway, Hill View Terrace and the Hillview Clinic. (See figure 30)

- 131. Conserve and retain the open landscaped area and significant landscape features in accordance with the recommendations of the conservation plan.*
- 132. Future landscaping of the area should respect the existing dominant landscape theme of open lawns and tree plantings, especially those established in the 1920s.*

133. *Retain the tree barrier of Stone Pine and Box Brush trees to Hill View Terrace.*
134. *Retain existing views to the former Rotunda Hospital.*
135. *Retain the parkland quality of the area near Albany Highway and at the perimeter of this area.*
136. *New single storey structures of a modest scale may be introduced in this area, providing the park setting may still be read from the area's boundaries and the development has a low overall impact on the site. Larger scale development may be appropriate and should be assessed in terms of its impact on the significance of the place.*
137. *The arboricultural report in Appendix VI should be referred to before preparing development plans for the area.*

Area 3: The area around and including Hillview Clinic. (See figure 30)

138. *Hillview Clinic and its associated elements may be retained, adapted or demolished.*
139. *New buildings may be constructed in this area, but they should be of a modest scale, form and height and should not dominate the site. New buildings should be of a good quality contemporary design and be evaluated in terms of their impact on the nearby significant buildings and spaces.*

Area 4: The remainder of the site including the former Rotunda Hospital, the former Edward Millen Ward Block (Mildred Creak Centre) outbuildings and stores. (See figure 30)

140. *Retain and conserve significant buildings and site features in this area in accordance with the recommendations of the conservation plan.*
141. *Retain and conserve significant trees in this area in accordance with the recommendations of the conservation plan. Future development and construction techniques should be focussed on minimising adverse impact on significant trees. Where significant trees cannot be retained, replacement planting using the same species should be implemented to retain the dominant landscape character of the area, unless these trees were unsuitable choices in the first instance.*

142. *Buildings and features not considered to be of considerable or some significance may be retained or demolished in accordance with the recommendations of the conservation plan.*
143. *New buildings may be constructed in this area. Consideration should be given to the form and scale of new buildings, which should integrate with and not dominate the existing significant structures. The design of the new buildings should be contemporary and of a high standard of architecture.*

7.9 RECOMMENDED CONSERVATION WORKS

As the place is entered on the Heritage Council's Register of Heritage Places, all proposed works are subject to the advice of the Heritage Council and the controls of the Heritage of Western Australia Act, 1990.

Considine and Griffiths Architects Pty Ltd prepared these schedules based on an inspection carried out in March 2001. The work makes reference to the conservation plan and its recommendations, and to various subsequent inspections made by Kevin Palassis Architects (1999) and Bond Architecture Pty Ltd (n.d.).

The following schedules relate to the buildings that have been ranked as having cultural heritage significance. Not all elements of these buildings are significant, and in some instances, removal of elements rather than conserving them may be appropriate. The schedules are focussed on conservation and to a limited degree on improving the presentation of the place. Further works will be required in association with adaptation for new purposes. The long-term conservation works might be deferred until adaptation works are undertaken.

Landscape

Urgent Works - Action to be taken as soon as possible.

- Undertake urgent arboricultural works as recommended in the arboricultural report (Refer to Appendix VI).
- Remove dead trees.
- Remove overgrown and dead shrubs located against buildings.
- Remove two Jacarandas that have already been cut down but are re-growing in the lawn in front of the Mildred Creak Centre.
- Service, repair and re-commission garden reticulation near buildings. Upgrade associated bores, services and the like to meet this requirement.

Essential Works - Works to be undertaken within two years

- Determine a program of replacement planting for the avenue off Albany Highway and implement program.
- Elsewhere undertake replacement planting for those areas of the site that are significant and where significant landscape elements have been lost or have been removed as a result of the recommended arboricultural report recommendations.
- Implement a landscape management plan for those areas to be maintained as open space.

- Decide on the future of the main avenue approach from Albany Highway with respect to vehicular traffic and then modify finishes to suit the final use determined for it.
- Decide on whether the tennis court is to be retained and then take remedial action, or record and remove it.
- Implement a program of arboricultural inspections and reports.

Desirable Works - Medium Term

- Prepare a site development and master plan that is cognisant of the heritage values of the site and its significance places.
- Rationalise traffic movement and parking arrangements.
- Remove redundant fences.

Optional Works - Long Term

Some of these tasks may be undertaken when the existing materials or fabric require substantial repair or replacement.

- Undertake replacement tree planting.

Former Rotunda Hospital (Edward Millen Home) - Block A

Urgent Works - Action to be taken as soon as possible

- Carry out structural inspection of roof space and strengthen roof as required. Investigate causes of roof sagging to main roof areas and rectify sections where the degree of deflection warrants intervention.
- Remove part roof tiles to first floor verandahs, replace defective tile battens and then re-fix roof tiles. Ensure whole of roof is watertight.
- Carry out an inspection of the roof tiling, hips, ridges and the like, and repair roof where required, replacing like with like unless otherwise directed.
- Repair first floor verandah balustrades, replace missing balusters, and return to a sound condition.
- Tom up and repair five ceilings at first floor level (1.1, 1.5, 1.7, 1.8 and, 1.13).
- Investigate causes of cracking in ceilings elsewhere in the former Rotunda Hospital, agree a repair method and then carry out repairs. Cut out cracks and repair ceilings generally.
- Repair joinery, re-putty windows, replace broken sash cords, and render windows operable attend to broken glass and replace missing hardware, then paint on completion.
- Repair and replace or piece in damaged and deteriorating barges, verandah beams, fascias, scotias and the like.
- On completion of the joinery repairs, repaint all previously painted surfaces.

- Reduce ground levels to exterior of rooms 12,13, 15 and 16 and then make good damp affected sections of walls at low level and re-decorate.
- Service fire equipment, hoses, hydrants and the like.
- Check and service fire detection systems and repair as necessary.
- Take up asbestos cement verandah floor covering to first floor verandah, then repair all defective boards, then lightly sand completed work, and apply protective finish. (The present boards are replacements and are not significant.)
- Level posts on first floor after repairing floors and re-secure post bottoms.
- Piece in timber post bottoms to first floor verandah where bottoms have deteriorated and will no longer take fixings.
- Inspect gas services and make good defects.
- Inspect, report on and upgrade switchboard as necessary, installing residual current devices.
- Take out bricks over door to room 1.12, re-support brickwork and then make good.

Essential Works - Works to be undertaken within two years

- All rainwater goods are in poor condition. Replace all rainwater goods using more sympathetic sections, or if evidence becomes available, to match the documentary evidence. Gutters to roofs and first floor verandahs, hoppers, spreaders and downpipes require replacement and should be replaced in ogee profile. Reconnect downpipes to stormwater system and install soakwells to those sections where connections to system is impractical
- Repair damaged leadlights to sidelights and front door and then take precautionary steps to protect all leadlights, while building remains unoccupied.
- Clean off rust and repaint all iron lintols.
- Prepare, de-rust, re-putty and then repaint steel framed windows to rooms 14,15,16, and 17. Return hinges and locks to operation.
- Repair termite damage to basement and ground floor, replace damaged members and install a termite barrier such as Sentricom to the building perimeter.
- Carefully remove paint to lower sections of cast iron columns, remove rust, treat and re-paint whole of cast iron work.
- Repair corrugated iron roof to single storey section of building.
- Repair door thresholds.
- Repair door to room 25.
- Repair floor to room 1.9 and replace missing skirting fillet.

Desirable Works - Medium Term

- Remove asbestos cement lined soffit and replace with painted ripple iron if a lining is required or asbestos free flat sheeting.
- Repair section of stucco skirting on south east verandah outside room 6.
- Remove paint from front step newel piers and balustrade walls and make good. Do not repaint.
- Remove Hardi plank vermin boards to first floor eaves and replace with timber section with ventilation holes.
- Upgrade and repair paths and ramps around building perimeter.
- Remove section of paint from first floor verandah wall on north west side outside room 1.12 and make good brickwork.
- Re-point joints to brickwork to lower levels of exterior of rooms 14,15,16,17,18, and 21.
- Remove paint from surfaces that were not intended to be painted.
- Remove window mounted air conditioning units and make good windows.
- Repair metal ceilings where required. Strip back ceiling under belvedere and apply rust inhibitor and then re-paint.
- Repair cracks in stucco arches and balustrade to main entry area and belvedere.
- Remove intrusive furnace heaters.
- Remove all fly and security screens if no longer required.
- Replace missing ladder to belvedere.
- Repair tuck-pointing to lower sections of ground floor walls.
- Remove flush part glazed door to room 4 and install door to match room 6.
- Remove external lights on verandahs and replace with more appropriate fittings.
- Cut out cracks in walls to room 2 and make good.
- Repair faience hearth tiles to room 3 and replace missing hearth tiles to room 23.
- Carry out patching of lower levels of walls in particular to rooms 1.16 - 1.18.
- Investigate original colours of walls, ceilings and joinery and then repaint interior of the building.
- Remove paint from painted fireplaces and stain and varnish to match fireplaces elsewhere in the building.
- Remove kitchen exhaust to roof over room 21 if no longer required.
- Remove services such as kitchen and laundry fittings if no longer required and make good spaces.
- Prepare and French polish main stair between ground and first floors.

- Prepare a lighting scheme for the whole of the building to achieve a sympathetic lighting scheme.
- Remove wall hatch in room 23 and make good walls.
- Remove cork cladding from north east wall of room 11 and make good wall.
- Replace flush door to room 11 with four-panel door.
- If still required, repair stair and finishes to room 10 and replace missing balusters.
- Replace asbestos cement ceiling in room 17. Reveal original ceiling if still in place above present ceiling.
- Replace kitchen ceiling in room 21.

Optional Works - Long Term

Some of these tasks may be undertaken when the existing materials or fabric require substantial repair or replacement.

- Investigate and reinstate fretwork or lacework to cast iron columns to documentary evidence if it can be located with further research.
- After recording, remove intrusive fabric and elements that are no longer required.
- Remove security screens and replace with monitored alarms.
- Remove spiral stair if no longer required and reinstate verandah to original detail.
- Remove step to north-west side of verandah if no longer required.
- Consider reinstating wall between rooms 6 and 7.
- Consider the removal of intrusive acoustic ceilings in rooms 8, 12, and 22 and revealing or reinstating original ceilings.
- Consider the removal of the stud wall between rooms 1.9 and 1.10 if division is no longer required.

Former Edward Millen Ward Block (Mildred Creak Centre Block B)

Urgent Works - Action to be taken as soon as possible.

- Carry out an inspection of roof plumbing and replace damaged sections, using matching material. Replace damaged sections of gutters, and downpipes, and ensure that all stormwater is directed away from the building.
- Replace missing and damaged section of jarrah weatherboards, particularly on room 7, 17, 31, 32, 34 and 35.
- Repair render and dado timber to walls of room 35.
- Carry out structural inspection of roof space and strengthen roof as required.
- Repair joinery, re-putty windows, attend to broken glass, repair and replace damaged and deteriorating barges, fascias, scotias and the like.

- On completion of the joinery repairs, prepare and re-paint all previously painted surfaces to colours ascertained by paint scrapes. Painting should include all roof timbers, trims, weatherboards, joinery and upper wall finishes.
- Check over sewer disposal system, report on condition and defects and implement works.
- Service fire equipment, hoses, hydrants and the like.
- Check and service fire detection systems.
- Inspect gas services.
- Inspect, report on and upgrade switchboard as necessary, installing residual current devices.
- Carry out an inspection of the roof tiling and repair roof where required, replacing like with like unless otherwise directed.
- Repair roof mounted air vents to match original sections in all respects, including shingle roofs, fascias, soffits, vents, trims and the like.
- Remove over grown shrubs, reduce garden bed levels and then replant area outside rooms 2, 3 and 4.

Essential Works - Works to be undertaken within two years

- Repair damaged sections of upper wall render to match existing.
- Repair verandah floor outside rooms 33 and 34.
- Repair gable barge over room 33/34 section of roof.
- Fix back loose battens and replace missing battens to perimeter floor stumps.
- Lower levels adjacent to building in the area of rooms 17,20,23, and 34. Re-contour levels adjacent to verandah 29 to achieve reduced levels and provide good drainage from the area.
- Repair verandah floorboards, then lightly sand and apply protective finish. Repair water damage to verandah 29 and fit drip trays to A/C units.
- Repair soffit battens and replace missing battens and paint eaves.
- Make good fibrous cement walling, replace broken sheets with asbestos free equivalent products.

Desirable Works - Medium Term

- Where asbestos cement sheeting replaces render, remove sheeting and reinstate render, e.g. to south-west wall of room 10.
- Upgrade and repair paths and ramps.
- Remove window mounted air conditioning units to rooms 4, 5, and 13.
- Remove wall furnaces if no longer required.
- Remove handrails to entrance stair and replace with a more sympathetic design.

- Repair damaged column capital to main entry porch.
- Redesign entry ramp if still required.
- Remove concrete paved area alongside verandah 12, lower ground levels and re-establish landscape.
- Generally improve accessibility.
- Improve signage.
- Upgrade toilet and kitchen facilities to allow disabled persons access.
- Replace Hardi plank walling at low level with jarrah weatherboards to areas around location 20.
- Remove and replace asbestos cement wall linings to lower walls in rooms 13, 16 and elsewhere.

Optional Works - Long Term

Some of these tasks may be undertaken when the existing materials or fabric require substantial repair or replacement.

- After recording, remove intrusive fabric and elements that are no longer required.
- Removed covered way that extends north east from verandah 12 if no longer required.
- Consider the removal of the toilet area room 17 if no longer required.
- Remove paths and brick construction flat roofed shelters to south east of building if no longer required.
- Reinstate timber verandah at location 20 and reduce adjacent ground levels.
- Where suspended ceilings have been installed, investigate substrate and consider reinstatement and or repair of original finish.

Former Emergency Operating Theatre Block D

Urgent Works - Action to be taken as soon as possible.

- Tom up and repair ceilings.
- Repair joinery, re-putty windows, attend to broken glass, repair and replace damaged and deteriorating barges, fascias, scotias and the like.
- Repair verandah floors, balustrade and steps.
- On completion of the joinery repairs, repaint all previously painted surfaces.
- Repair external walls to achieve a weathertight finish.
- Replace all rainwater goods.

Essential Works - Works to be undertaken within two years

- Replace asbestos cement wall cladding.
- Repair verandah floorboards, then lightly sand and apply protective finish.

Desirable Works - Medium Term

- Clean out building interior and refurbish all finishes.

Optional Works - Long Term

Some of these tasks may be undertaken when the existing materials or fabric require substantial repair or replacement.

- After recording, remove intrusive fabric and elements that are no longer required.

Outbuildings, including the former Fumatory, Boiler Room, Orderlies Amenities Block and Store, and former Coke Store (Games Room) - Block G**Urgent Works-Action to be taken as soon as possible.**

- Repair joinery, re-putty windows, attend to broken glass, repair doors, repair and replace damaged and deteriorating bargeboards, fascias, scotias and the like.
- Clear away debris and vegetation adjacent to timber framed Orderlies' Amenities Room and Store and inspect condition. Repair weatherboards as required.
- Provide and fix a door to the entry of the Orderlies' Amenities Room.
- On completion of the joinery repairs, repaint all previously painted surfaces.
- Inspect for asbestos in boiler area and report for advice on making safe or removal.

Essential Works - Works to be undertaken within two years

- Carry out an inspection of the roof finishes and repair roof where required, replacing like with like unless otherwise directed.
- Carry out an inspection of roof plumbing and replace damaged sections, using matching material.

Desirable Works - Medium Term

- Clean out buildings generally, refurbish finishes and repaint.

Optional Works - Long Term

- After recording, remove intrusive fabric and elements that are no longer required.

Block H

Remove if no longer required.

7.10 CONCLUSION

This chapter outlines policies for the conservation of the place and recommends conservation works. It underpins a strategy for implementation, which follows.

8.0 POLICY IMPLEMENTATION

8.1 INTRODUCTION

This section is concerned with implementation of the conservation policies outlined in SECTION 7. It is intended to identify those who should be responsible for the implementation of the various policies, when various policies should be implemented and to indicate how the policies might best be implemented to ensure the maintenance of the cultural significance of the place, that the fabric is properly cared for, adequate financial provision is made for care and maintenance, and adequate interpretation for the understanding of the place is maintained.

8.2 RESPONSIBILITY FOR IMPLEMENTING POLICIES

8.2.1 Primary Responsibility

The Health Department of Western Australia currently has the effective responsibility for the place. Conservation of the place is the responsibility of the Department while it retains ownership. As the place is included on the Register of Heritage Places, the Heritage Council of Western Australia also has a role to play with respect to advice on development.

It is important to draw on appropriate skills to ensure correct decisions are made in matters of conservation and development. It is therefore desirable that the owner is guided by expert advice. A broad range of skills is necessary to ensure that management is effective, and that the plan is realised and periodically reviewed in the light of experience and developments. Architects, archaeologists and other professional disciplines skilled in conservation are well placed to offer specialised advice and a specialist consultant could be appointed to assist with annual inspections and with the implementation of works.

This study has identified several key areas relating to possible future disposal of the site and its re-use that require consideration.

The principal requirement is the preparation of a Heritage Agreement, if required by the Heritage Council as part of the Government Heritage Property Disposal Policy. This instrument will bind a future owner to certain processes and conservation outcomes and may also confer benefits available under the Heritage of Western Australia Act 1990.

Secondly, it is important to implement a whole of site interpretation plan to present an important story about health care in Western Australia and the role of the place at various stages in its history.

The third important issue is the conservation and reuse of the significant structures and site features. The ongoing use of these elements that are of aesthetic, historic, scientific and social significance is of paramount importance and sensitive adaptation of these elements for future use is highly desirable to sustain them and their future conservation.

When physical conservation works are being considered or being undertaken, some specialist advice should be obtained. These include;

- Implementation of conservation and major maintenance works where advice from an architectural heritage consultant will be required.
- Landscape conservation and improvement where a qualified heritage landscape consultant will be required.
- Development (including demolition) of structures where the advice of an historical archaeologist should be consulted.
- Adaptation of significant buildings where advice from an architectural heritage consultant will be required.
- Preparation of strategic master or development plans which require input from a town planner and advice from an architectural heritage consultant.

8.2.2 Responsible Person

An officer should be appointed or designated position identified, that will be the responsible person through whom all management and works decisions should pass and a future owner should have a similar single contact for such decision making. All major decisions should be resolved by reference to the conservation plan and with appropriate professional conservation advice. The officer should seek to acquire sufficient heritage skills to recognise when conservation issues are involved, seek appropriate professional heritage advice in a timely manner, ensure that the conservation plan regimes are being observed and obtain appropriate approvals.

8.2.3 Responsibilities In Relation To Policies

The owner retains the primary responsibility for the place with assistance from others. Should disposal occur, the situation should be reviewed and the responsibilities considered and delineated in a Heritage Agreement. The following outlines the responsibilities of the various parties involved with the complex.

All Parties

- Procedural constraints arising out of the Burra Charter (7.2.1)
- Procedural constraints arising out of the Statement of Significance (7.2.2)
- Policies arising out from the graded zones of significance (7.2.4)

The Owner, Professional Conservation Advisers, and other Government Agencies

- Policies arising from the physical condition of the place (7.3)
- Policies relating to external requirements (7.6)

The Owner, Town of Victoria Park, and Professional Conservation Advisers

- Opportunities arising out of the Statement of Significance (7.2.3)
- Interpretation (7.4)
- Policies arising from the physical condition of the place (7.3)
- Future use (7.8)

The Owner (s)

- Complete documentation (7.7)
- Management of the contents of the place (7.7)
- Interpretation (7.4)

8.3 TIMEFRAME FOR IMPLEMENTATION OF POLICIES

The time frame in relation to policies varies. The following classes of policy should be achieved within the specified time frames:

- Carry out urgent maintenance and conservation now.
- Carry out immediate conservation works within two years.
- Carry out medium term conservation actions within five years.
- Carry out long term conservation action within ten years.
- Review this conservation plan at the expiry of five years after its publication in the year 2006 or after completion of major conservation works, which ever is the earliest.

8.4 SPECIFIC PROCESSES FOR IMPLEMENTATION OF POLICIES

The conservation plan should be endorsed or accepted by the owner as the fundamental tool for the conservation of the place.

The recommended management structure and routines should be put into place to ensure that the place is properly conserved and that the routines outlined in this document are implemented in a rigorous manner. The objectives of management are primarily: -

- Conservation and improvement of the context.
- Conservation of the significant fabric and spaces.
- Setting in place an inspection regime which is progressively updated and improved.

- Interpretation of the place.
- Control over uses and ongoing use.
- Control of future development to conserve significance.
- Adoption of a financial plan that takes into account the conservation policies and recommended time frames for implementation.
- Maintenance of viability.
- Commitment to on-going upkeep and maintenance.
- Promotion of the asset to ensure its highest and best use within the terms of the conservation policies.
- Prepare and implement a financial model that accounts for outgoings, routine day-to-day maintenance, cyclical maintenance, and a sinking fund for longer term works or an equivalent model that suits the owners financial systems and resources.
- Develop annual maintenance, conservation, and improvement programmes and seek out relevant funding programmes.

Annexure C

Conservation Works

Extract taken from *Part 7.9, Recommended Conservation Works* in the Conservation Plan.

7.9 RECOMMENDED CONSERVATION WORKS

As the place is entered on the Heritage Council's Register of Heritage Places, all proposed works are subject to the advice of the Heritage Council and the controls of the Heritage of Western Australia Act, 1990.

Considine and Griffiths Architects Pty Ltd prepared these schedules based on an inspection carried out in March 2001. The work makes reference to the conservation plan and its recommendations, and to various subsequent inspections made by Kevin Palassis Architects (1999) and Bond Architecture Pty Ltd (n.d.).

The following schedules relate to the buildings that have been ranked as having cultural heritage significance. Not all elements of these buildings are significant, and in some instances, removal of elements rather than conserving them may be appropriate. The schedules are focussed on conservation and to a limited degree on improving the presentation of the place. Further works will be required in association with adaptation for new purposes. The long-term conservation works might be deferred until adaptation works are undertaken.

Landscape

Urgent Works - Action to be taken as soon as possible.

- Undertake urgent arboricultural works as recommended in the arboricultural report (Refer to Appendix VI).
- Remove dead trees.
- Remove overgrown and dead shrubs located against buildings.
- Remove two Jacarandas that have already been cut down but are re-growing in the lawn in front of the Mildred Creak Centre.
- Service, repair and re-commission garden reticulation near buildings. Upgrade associated bores, services and the like to meet this requirement.

Essential Works - Works to be undertaken within two years

- Determine a program of replacement planting for the avenue off Albany Highway and implement program.
- Elsewhere undertake replacement planting for those areas of the site that are significant and where significant landscape elements have been lost or have been removed as a result of the recommended arboricultural report recommendations.
- Implement a landscape management plan for those areas to be maintained as open space.

- Decide on the future of the main avenue approach from Albany Highway with respect to vehicular traffic and then modify finishes to suit the final use determined for it.
- Decide on whether the tennis court is to be retained and then take remedial action, or record and remove it.
- Implement a program of arboricultural inspections and reports.

Desirable Works - Medium Term

- Prepare a site development and master plan that is cognisant of the heritage values of the site and its significance places.
- Rationalise traffic movement and parking arrangements.
- Remove redundant fences.

Optional Works - Long Term

Some of these tasks may be undertaken when the existing materials or fabric require substantial repair or replacement.

- Undertake replacement tree planting.

Former Rotunda Hospital (Edward Millen Home) - Block A

Urgent Works - Action to be taken as soon as possible

- Carry out structural inspection of roof space and strengthen roof as required. Investigate causes of roof sagging to main roof areas and rectify sections where the degree of deflection warrants intervention.
- Remove part roof tiles to first floor verandahs, replace defective tile battens and then re-fix roof tiles. Ensure whole of roof is watertight.
- Carry out an inspection of the roof tiling, hips, ridges and the like, and repair roof where required, replacing like with like unless otherwise directed.
- Repair first floor verandah balustrades, replace missing balusters, and return to a sound condition.
- Tom up and repair five ceilings at first floor level (1.1, 1.5, 1.7, 1.8 and, 1.13).
- Investigate causes of cracking in ceilings elsewhere in the former Rotunda Hospital, agree a repair method and then carry out repairs. Cut out cracks and repair ceilings generally.
- Repair joinery, re-putty windows, replace broken sash cords, and render windows operable attend to broken glass and replace missing hardware, then paint on completion.
- Repair and replace or piece in damaged and deteriorating barges, verandah beams, fascias, scotias and the like.
- On completion of the joinery repairs, repaint all previously painted surfaces.

- Reduce ground levels to exterior of rooms 12,13, 15 and 16 and then make good damp affected sections of walls at low level and re-decorate.
- Service fire equipment, hoses, hydrants and the like.
- Check and service fire detection systems and repair as necessary.
- Take up asbestos cement verandah floor covering to first floor verandah, then repair all defective boards, then lightly sand completed work, and apply protective finish. (The present boards are replacements and are not significant.)
- Level posts on first floor after repairing floors and re-secure post bottoms.
- Piece in timber post bottoms to first floor verandah where bottoms have deteriorated and will no longer take fixings.
- Inspect gas services and make good defects.
- Inspect, report on and upgrade switchboard as necessary, installing residual current devices.
- Take out bricks over door to room 1.12, re-support brickwork and then make good.

Essential Works - Works to be undertaken within two years

- All rainwater goods are in poor condition. Replace all rainwater goods using more sympathetic sections, or if evidence becomes available, to match the documentary evidence. Gutters to roofs and first floor verandahs, hoppers, spreaders and downpipes require replacement and should be replaced in ogee profile. Reconnect downpipes to stormwater system and install soakwells to those sections where connections to system is impractical
- Repair damaged leadlights to sidelights and front door and then take precautionary steps to protect all leadlights, while building remains unoccupied.
- Clean off rust and repaint all iron lintols.
- Prepare, de-rust, re-putty and then repaint steel framed windows to rooms 14,15,16, and 17. Return hinges and locks to operation.
- Repair termite damage to basement and ground floor, replace damaged members and install a termite barrier such as Sentricom to the building perimeter.
- Carefully remove paint to lower sections of cast iron columns, remove rust, treat and re-paint whole of cast iron work.
- Repair corrugated iron roof to single storey section of building.
- Repair door thresholds.
- Repair door to room 25.
- Repair floor to room 1.9 and replace missing skirting fillet.

Desirable Works - Medium Term

- Remove asbestos cement lined soffit and replace with painted ripple iron if a lining is required or asbestos free flat sheeting.
- Repair section of stucco skirting on south east verandah outside room 6.
- Remove paint from front step newel piers and balustrade walls and make good. Do not repaint.
- Remove Hardi plank vermin boards to first floor eaves and replace with timber section with ventilation holes.
- Upgrade and repair paths and ramps around building perimeter.
- Remove section of paint from first floor verandah wall on north west side outside room 1.12 and make good brickwork.
- Re-point joints to brickwork to lower levels of exterior of rooms 14,15,16,17,18, and 21.
- Remove paint from surfaces that were not intended to be painted.
- Remove window mounted air conditioning units and make good windows.
- Repair metal ceilings where required. Strip back ceiling under belvedere and apply rust inhibitor and then re-paint.
- Repair cracks in stucco arches and balustrade to main entry area and belvedere.
- Remove intrusive furnace heaters.
- Remove all fly and security screens if no longer required.
- Replace missing ladder to belvedere.
- Repair tuck-pointing to lower sections of ground floor walls.
- Remove flush part glazed door to room 4 and install door to match room 6.
- Remove external lights on verandahs and replace with more appropriate fittings.
- Cut out cracks in walls to room 2 and make good.
- Repair faience hearth tiles to room 3 and replace missing hearth tiles to room 23.
- Carry out patching of lower levels of walls in particular to rooms 1.16 - 1.18.
- Investigate original colours of walls, ceilings and joinery and then repaint interior of the building.
- Remove paint from painted fireplaces and stain and varnish to match fireplaces elsewhere in the building.
- Remove kitchen exhaust to roof over room 21 if no longer required.
- Remove services such as kitchen and laundry fittings if no longer required and make good spaces.
- Prepare and French polish main stair between ground and first floors.

- Prepare a lighting scheme for the whole of the building to achieve a sympathetic lighting scheme.
- Remove wall hatch in room 23 and make good walls.
- Remove cork cladding from north east wall of room 11 and make good wall.
- Replace flush door to room 11 with four-panel door.
- If still required, repair stair and finishes to room 10 and replace missing balusters.
- Replace asbestos cement ceiling in room 17. Reveal original ceiling if still in place above present ceiling.
- Replace kitchen ceiling in room 21.

Optional Works - Long Term

Some of these tasks may be undertaken when the existing materials or fabric require substantial repair or replacement.

- Investigate and reinstate fretwork or lacework to cast iron columns to documentary evidence if it can be located with further research.
- After recording, remove intrusive fabric and elements that are no longer required.
- Remove security screens and replace with monitored alarms.
- Remove spiral stair if no longer required and reinstate verandah to original detail.
- Remove step to north-west side of verandah if no longer required.
- Consider reinstating wall between rooms 6 and 7.
- Consider the removal of intrusive acoustic ceilings in rooms 8, 12, and 22 and revealing or reinstating original ceilings.
- Consider the removal of the stud wall between rooms 1.9 and 1.10 if division is no longer required.

Former Edward Millen Ward Block (Mildred Creak Centre Block B)

Urgent Works - Action to be taken as soon as possible.

- Carry out an inspection of roof plumbing and replace damaged sections, using matching material. Replace damaged sections of gutters, and downpipes, and ensure that all stormwater is directed away from the building.
- Replace missing and damaged section of jarrah weatherboards, particularly on room 7, 17, 31, 32, 34 and 35.
- Repair render and dado timber to walls of room 35.
- Carry out structural inspection of roof space and strengthen roof as required.
- Repair joinery, re-putty windows, attend to broken glass, repair and replace damaged and deteriorating barges, fascias, scotias and the like.

- On completion of the joinery repairs, prepare and re-paint all previously painted surfaces to colours ascertained by paint scrapes. Painting should include all roof timbers, trims, weatherboards, joinery and upper wall finishes.
- Check over sewer disposal system, report on condition and defects and implement works.
- Service fire equipment, hoses, hydrants and the like.
- Check and service fire detection systems.
- Inspect gas services.
- Inspect, report on and upgrade switchboard as necessary, installing residual current devices.
- Carry out an inspection of the roof tiling and repair roof where required, replacing like with like unless otherwise directed.
- Repair roof mounted air vents to match original sections in all respects, including shingle roofs, fascias, soffits, vents, trims and the like.
- Remove over grown shrubs, reduce garden bed levels and then replant area outside rooms 2, 3 and 4.

Essential Works - Works to be undertaken within two years

- Repair damaged sections of upper wall render to match existing.
- Repair verandah floor outside rooms 33 and 34.
- Repair gable barge over room 33/34 section of roof.
- Fix back loose battens and replace missing battens to perimeter floor stumps.
- Lower levels adjacent to building in the area of rooms 17,20,23, and 34. Re-contour levels adjacent to verandah 29 to achieve reduced levels and provide good drainage from the area.
- Repair verandah floorboards, then lightly sand and apply protective finish. Repair water damage to verandah 29 and fit drip trays to A/C units.
- Repair soffit battens and replace missing battens and paint eaves.
- Make good fibrous cement walling, replace broken sheets with asbestos free equivalent products.

Desirable Works - Medium Term

- Where asbestos cement sheeting replaces render, remove sheeting and reinstate render, e.g. to south-west wall of room 10.
- Upgrade and repair paths and ramps.
- Remove window mounted air conditioning units to rooms 4, 5, and 13.
- Remove wall furnaces if no longer required.
- Remove handrails to entrance stair and replace with a more sympathetic design.

- Repair damaged column capital to main entry porch.
- Redesign entry ramp if still required.
- Remove concrete paved area alongside verandah 12, lower ground levels and re-establish landscape.
- Generally improve accessibility.
- Improve signage.
- Upgrade toilet and kitchen facilities to allow disabled persons access.
- Replace Hardi plank walling at low level with jarrah weatherboards to areas around location 20.
- Remove and replace asbestos cement wall linings to lower walls in rooms 13, 16 and elsewhere.

Optional Works - Long Term

Some of these tasks may be undertaken when the existing materials or fabric require substantial repair or replacement.

- After recording, remove intrusive fabric and elements that are no longer required.
- Removed covered way that extends north east from verandah 12 if no longer required.
- Consider the removal of the toilet area room 17 if no longer required.
- Remove paths and brick construction flat roofed shelters to south east of building if no longer required.
- Reinstate timber verandah at location 20 and reduce adjacent ground levels.
- Where suspended ceilings have been installed, investigate substrate and consider reinstatement and or repair of original finish.

Former Emergency Operating Theatre Block D

Urgent Works - Action to be taken as soon as possible.

- Tom up and repair ceilings.
- Repair joinery, re-putty windows, attend to broken glass, repair and replace damaged and deteriorating bargeboards, fascias, scotias and the like.
- Repair verandah floors, balustrade and steps.
- On completion of the joinery repairs, repaint all previously painted surfaces.
- Repair external walls to achieve a weathertight finish.
- Replace all rainwater goods.

Essential Works - Works to be undertaken within two years

- Replace asbestos cement wall cladding.
- Repair verandah floorboards, then lightly sand and apply protective finish.

Desirable Works - Medium Term

- Clean out building interior and refurbish all finishes.

Optional Works - Long Term

Some of these tasks may be undertaken when the existing materials or fabric require substantial repair or replacement.

- After recording, remove intrusive fabric and elements that are no longer required.

Outbuildings, including the former Fumatory, Boiler Room, Orderlies Amenities Block and Store, and former Coke Store (Games Room) - Block G**Urgent Works-Action to be taken as soon as possible.**

- Repair joinery, re-putty windows, attend to broken glass, repair doors, repair and replace damaged and deteriorating barges, fascias, scotias and the like.
- Clear away debris and vegetation adjacent to timber framed Orderlies' Amenities Room and Store and inspect condition. Repair weatherboards as required.
- Provide and fix a door to the entry of the Orderlies' Amenities Room.
- On completion of the joinery repairs, repaint all previously painted surfaces.
- Inspect for asbestos in boiler area and report for advice on making safe or removal.

Essential Works - Works to be undertaken within two years

- Carry out an inspection of the roof finishes and repair roof where required, replacing like with like unless otherwise directed.
- Carry out an inspection of roof plumbing and replace damaged sections, using matching material.

Desirable Works - Medium Term

- Clean out buildings generally, refurbish finishes and repaint.

Optional Works - Long Term

- After recording, remove intrusive fabric and elements that are no longer required.

Block H

Remove if no longer required.

7.10 CONCLUSION

This chapter outlines policies for the conservation of the place and recommends conservation works. It underpins a strategy for implementation, which follows.

Annexure D

Maintenance

Extract taken from *Appendix IV, Provisional Periodic Inspection Schedule* in the Conservation Plan.

Provisional Periodic Inspection Schedule

The following schedule has been devised to become part of the maintenance regime, which will be the responsibility of nominated person or position as suggested in the implementation strategy. This schedule is intended to address the cultural heritage aspects of the fabric and its presentation and does not discuss statutory requirements with respect to plant and machinery, all of which are part of the wider picture that make up the whole of the inspection regime. The schedule should be regarded as provisional, be adapted to suit circumstances and be augmented by experience. It should also be regarded as a minimum standard.

EVERY WEEK

- External lighting
- Internal lighting and emergency lighting
- Grounds and building perimeter generally for tidiness and the collection of noxious or dangerous debris.
- Public access at entries to ensure public liability obligations are fulfilled
- Public facilities for operational purposes
- Reticulation sprays to ensure that no sprays play on walls and gardens are being adequately covered.

EVERY FORTNIGHT

- General tidiness and presentation
- General lighting, both internal and external

EVERY MONTH

- Lavatories and basins for public use; check operation and the state of fixtures
- Unit Pavers
- Operating equipment

EVERY SIX MONTHS

- Termite inspections or as recommended by installer of particular system.

ANNUALLY

- Box Gutters
- Roof plumbing, gutters and downpipes
- Timber construction verandahs.
- Damp proof treatments and points of damp in known locations.
- Stormwater systems
- Basements for flooding.
- Paint systems internally in public areas for touching up
- Paint systems externally

Monitor any water penetration and attend immediately
Monitor external pointing material.
Pointing on weather facing brickwork
Tuck-pointing generally
Roof inspection, tiles and zinc and repair
Joinery and hardware operation
Sewerage system and drainage system
Floor finishes
Paving surfaces
Mechanical systems
Perimeter fences and barriers.
Fire services and equipment.
Inspect tenancies and ensure materials storage, if essential, is safe and is not causing a fire hazard.
Arboricultural inspection and implementation.
Plant stock and tree replacement

BI-ANNUALLY

Internal walls and ceilings for cracking and paint system performance
Floor finishes for integrity
Roof cavities to be cleaned out.
Operation of windows and locking systems.