

5.2 NO. 188 (LOT: 1; D/P: 33790) VINCENT STREET, NORTH PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO PLACE OF WORSHIP

Ward: South

Attachments:

1. Consultation and Location Map
2. Development Plans
3. Heritage Impact Statement
4. Table of Proposed Works
5. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the development application for Alterations and Additions to Place of Worship at No. 188 (Lot: 1; D/P: 33790) Vincent Street, North Perth, in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

1. Development Plans

This approval is for Alterations and Additions to Place of Worship as shown on the approved plans dated 4 November 2021, 13 December 2021 and 10 January 2022. No other development forms part of this approval;

2. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve;

3. Colours and Materials

The colours, materials and finishes of the development shall be in accordance with the details as indicated on the approved plans, to the satisfaction of the City;

4. Cleaning of Stonework

Any cleaning of stonework of the building shall be undertaken with pressure water washing and soft brush cleaning so that no pitting or raking of the surface stone occurs, to the satisfaction of the Department of Planning, Lands and Heritage; and

5. Documented Record

Within 28 days of completion of the approved works, a photographic record of the completed works (internal and external) shall be submitted to the City for inclusion in its Historical Archive Collection, to the satisfaction of the City.

PURPOSE OF REPORT:

To consider an application for development approval for alterations and additions to the Redemptorist Monastery and Church at No. 188 Vincent Street, North Perth (the subject site).

PROPOSAL:

The application proposes restorative, demolition and new works to the subject site which is listed on the State Register of Heritage Places.

Repair and restoration works to various elements of the verandahs of the existing building are being proposed. This is because they are in a state of disrepair, rotten or corroded.

Works to replace gutters and downpipes are proposed to alleviate issues with water damage.

Proposed demolition and new works include:

- Demolition of two enclosures of the northern ground floor verandah, and reinstatement of verandah;
- Removal of enclosure from southern ground floor verandah and installation of new steel and glass airlock;
- Installation of new glass double doors to western end of southern first floor verandah;
- Removal of a portion of the northern first floor verandah, adjacent to the church and installation of glass walls to form void to working sacristy below;
- Removal of existing roofs over working sacristy and corridor, and replacement with a copper standing seam roof; and
- Removal of concrete floor from northern ground floor verandah and reinstatement of timber flooring.

The proposed development plans are included as **Attachment 2**.

A table of proposed works including photographs of the parts of the building that is subject to the proposal is included as **Attachment 4**.

BACKGROUND:

Landowner:	The Congregation of the Most Holy Redeemer Inc.
Applicant:	Slavin Architects
Date of Application:	4 November 2021
To the east	MRS: Urban LPS2: Zone: Residential R Code: R40
Built Form Area:	Residential
Existing Land Use:	Place of Worship
Proposed Use Class:	Place of Worship
Lot Area:	27,469m ²
Right of Way (ROW):	N/A
Heritage List:	City of Vincent Heritage List – Management Category A State Register of Heritage Places

Site Context and Zoning

The subject site is bound by Vincent Street to the south, Camelia Street to the east, Claverton Street to the north and Alfonso Street to the west. It forms the majority of the land parcel which is bound by these streets. A location plan is included in **Attachment 1**.

The Redemptorist Monastery and Church is located centrally within the subject site. It is surrounded by a carpark to the south-west, and gardens and vegetation to the north and south-east.

The subject site abuts a property at No. 2 Alfonso Street to the north-west which is located at the corner of Claverton and Alfonso Streets. This site accommodates the B.F. Prindiville Southern Cross Retirement Village, which is in separate ownership from the subject site.

The subject site also abuts a property at No. 5 Camelia Street to the east. This site contains the Retreat House which is in common ownership with the subject site and forms part of the Heritage Place. The Retreat House was completed in 1967 and provides accommodation for those participating in retreats to the Monastery.

The subject and abutting sites are zoned Residential R40 under the City's Local Planning Scheme No. 2 (LPS2). The surrounding properties along Alfonso Street are zoned Residential R60, while the properties along Claverton Street are zoned Residential R40.

The subject site and surrounding properties are located within the Residential built form area and have a permitted building height of two storeys under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

Heritage Listing

The Redemptorist Monastery and Church is a three storey limestone monastery and church complex in the Federation Gothic style. The complex dates to the early twentieth century.

The subject site is listed on both the City of Vincent Heritage List and the State Register of Heritage Places together with the adjoining property, No. 5 Camelia Street that contains the Retreat House. The site is listed as Management Category A – Conservation Essential under the City's Heritage List.

The State Government Heritage Council of Western Australia's Statement of Significance for the place is:

Redemptorist Monastery and Church, comprising a three storey Cottesloe limestone construction monastery and church complex completed in stages, with a tiled roof designed in the Federation Gothic style, together with a Retreat House constructed in clinker bricks, off form concrete with a clay tiled roof in Late Twentieth Century Perth Regional style, located in a park-like setting, has cultural heritage significance for the following reasons:

- *The place is one of a small number of monasteries remaining in operation in Western Australia;*
- *The place is a landmark as a large and imposing structure in an open setting, which, together with its mature trees, may be seen from a number of vantage points in the area and Perth;*
- *The place is a well-used Church, highly valued by Western Australia's Catholic community for its religious and spiritual associations, and for the site's long association with the Redemptorist Order;*
- *The place is an excellent example of the work of architects Michael and James Cavanagh;*
- *The place is an excellent and intact example of a Federation Gothic style complex, located in a park-like setting, with elegant interiors, well detailed features, and is very well constructed;*
- *The place contributes to the community's sense of place as a well-known religious complex; and*
- *The Retreat House built in clinker brick and off form concrete, is a good example of the Late Twentieth Century Perth Regional style.*

The Redemptorist Monastery and Church was developed in four main stages. The original church and monastery were completed in 1903, forming the southern part of the current building. An eastern wing was added to the monastery in 1912. In 1922, additions were made to the northern elevation of the church, including the apse. In the late 1920s, the Working Sacristy and northernmost verandahs were added. This is set out in a Conservation Plan prepared for the site.

Conservation Plan

Under the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Policy), a Heritage Impact Statement is to be submitted if the proposed works are not detailed in a Conservation Plan prepared for the place.

In 2011 a Conservation Plan for the subject site was prepared by Philip Griffiths Architects. The Conservation Plan includes a detailed assessment of the place and recommended actions to guide the conservation of the subject site.

A conservation plan is not a statutory document, but rather contains supporting information to look after the significant cultural heritage values of a Heritage Place. It is used to inform development, restoration and repairs to a place.

The Conservation Plan identifies areas of the place which are of heritage significance and classifies buildings, structures, elements, spaces and features of the place as being of 'Exceptional Significance', 'Considerable Significance', 'Little Significance' or 'Intrusive' to the place. The plan provides guidance and recommendations for proposed works for each classification, new works and detailed recommendations for works to be undertaken on the site.

The proposed works to the Redemptorist Monastery and Church are all located within the zone of 'exceptional significance' identified in the Conservation Plan. In respect to 'exceptional significance', the Conservation Plan states that:

Items of exceptional significance would warrant inclusion on any register of heritage places, including the National List; conservation is essential.

Individual elements may be considered to have a lower level of significance within the zone of exceptional significance. The enclosures of the northern and southern verandahs are noted as being 'intrusive elements' in the Conservation Plan. 'Intrusive elements' are described in the Conservation Plan as follows:

Intrusive items are those 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 and may even cause physical harm to the fabric.

The applicant also submitted a Heritage Impact Statement in support of the proposal, as included in **Attachment 3**. The Heritage Impact Statement addresses how the proposed works would maintain and enhance the significance of the Redemptorist Monastery and Church.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2, the Heritage Management Policy and the Built Form Policy. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply (Acceptable Outcome or Acceptable Development)	Requires the Discretion of Council
Land Use	✓	
Street Setback	✓	
Building Setbacks	✓	
Roof Design		✓
Building Height/Storeys	✓	
Landscaping	✓	
Parking & Access	✓	
Heritage Management Policy		✓

Detailed Assessment

The Built Form Policy and Heritage Management Policy have two standards for assessing a development application. These are through element objectives and performance criteria, or through acceptable outcome and acceptable development standards.

Element objectives and performance criteria are qualitative measures that describe the desired outcome to be achieved.

Acceptable outcome and acceptable development standards are likely to meet the element objectives and performance criteria, and are typically quantitative measures.

If an element of an application does not meet the relevant acceptable outcome or acceptable development standard then Council's discretion is required to decide whether this element meets the element objectives and performance criteria.

The elements of the application that do not meet the applicable acceptable development or acceptable outcome standards and require the discretion of Council are as follows:

Roof Design	
Acceptable Outcome Standard	Proposal
Built Form Policy Volume 3 Clause 1.14 – Roof Design Flat roofed structures that are not visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.4.	The application proposes a copper roof to the working sacristy and adjacent corridor. Copper has a solar absorptance rating of 0.18 – 0.64, increasing

	as the copper tarnishes.
Heritage Management Policy	
Acceptable Development Standards	Proposal
Heritage Management Policy – Part 4 – Development to Heritage Listed Buildings The additions and alterations do not alter the original façade or roof pitch.	The application proposes a standing seam copper roof at 3 degrees over the working sacristy and adjacent corridor. This would replace the existing corrugated iron roof and adjacent clay tile roof with an approximate 30 degree pitch.

The above elements of the proposal do not meet the specified acceptable outcome and acceptable development standards. These elements have been assessed against the performance criteria and element objectives in the Comments section below.

Other proposed works comply with the acceptable outcome and acceptable development standards of the Built Form Policy and Heritage Management Policy, including the glazed void to the working sacristy and the glazed airlocks. Even though this is the case, the proposed development is still required to meet the element objectives and performance criteria of the Built Form Policy and Heritage Management Policy. This too is detailed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days. Consultation was initially undertaken from 3 December 2021 to 16 December 2021. The method of consultation included a notice on the City's website and 56 letters mailed to owners and occupiers of the properties adjoining the subject site as shown in **Attachment 1**.

A sign on site for a period of 14 days advertising the proposal is also required for works to a State heritage listed property under the City's Community and Stakeholder Engagement Policy. The sign on site was installed from 4 February 2022 to 18 February 2022, as well as a further notice on the City's website during this same period.

No submissions were received at the conclusion of the community consultation periods.

Heritage Council of Western Australia (HCWA)

The application was referred to the HCWA for review and consideration in accordance with Section 73 of the *Heritage Act 2018* because it is a registered place on the State Register of Heritage Places. The development proposal as lodged to the City together with additional plans submitted to the City on 13 December 2021, as well as supporting information such as the Heritage Impact Statement, were referred to the HCWA.

The proposal is supported by the Heritage Council.

A summary of the comments received from the HCWA is as follows:

- The proposed restoration works are well informed and will have a positive impact on the heritage place;
- The proposed glazed airlocks are of a simple design and have minimal interface with the existing fabric of the heritage place. The airlocks are reversible and will not negatively impact the cultural significance of the heritage place; and
- The proposed works to the working sacristy and corridor will not have a negative impact on the identified cultural significance of place and can be supported.

The HCWA supported the proposal, subject to a condition relating to the manner of cleaning the stonework. This has been included as a condition of approval in the officer recommendation.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to the City's Design Review Panel Heritage Architect for comment on the development plans. This DRP member has expertise in heritage conservation, and experience in dealing with additions and alterations to heritage buildings.

The proposal is supported by the DRP member.

A summary of the comments from the DRP member is as follows:

- The proposal generally comprises conservation works. The proposal is respectful to the heritage place and is acceptable;
- The works to improve stormwater management would have a positive impact on the heritage values of the Redemptorist Monastery & Church;
- New works, such as the glazed air locks, are clearly new work whilst sympathetic to the heritage values of the place. The proposal is mindful of heritage values and the selection of materials reflect this;
- The proposed modifications to the roof of the corridor and the replacement of the working sacristy roof is appropriate. The copper roof is an appropriate replacement material; and
- The proposed glazed void to the northern first floor verandah will have minimal impact on the aesthetic values of the place.

The DRP member also noted that during conservation works, details of a heritage place may be revealed that are not readily apparent when preparing architectural documentation. They recommended that 'as constructed' drawings and/or photographic records should be provided to the City of Vincent for record keeping. Building permit plans would provide the City with a record of detailed drawings of the proposed works. The provision of photographs of the completed works has been included as a recommended condition of planning approval.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Heritage Act 2018*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- Burra Charter;
- State Planning Policy 3.5 - Historic Heritage Conservation;
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 – Built Form; and
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Burra Charter

The *Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013* (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting bulk, form, scale, character, colour, texture and material. In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties

The objectives of the Heritage Management Policy are to:

1. *Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.*
2. *Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City of Vincent Municipal Heritage Inventory.*
3. *Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.*
4. *Ensure that the evolution of the City of Vincent provides the means for a sustainable and innovative process towards integrating older style buildings with new development.*
5. *Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated Policies.*

Part 4 of the Policy relates to development to heritage listed buildings. The policy includes 'Acceptable Development' criteria as well as the following three performance criteria:

- P1 Development is to comply with the statement of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.*
- P2 Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.*
- P3 To ensure the cultural heritage significance of a place is conserved and the majority of the significant parts of the heritage place and their relationship to the setting within the heritage place should be retained.*

Part 5 of the Policy relates to development adjacent to heritage listed buildings. The subject site is adjacent to the Redemptorist House, which forms part of the Heritage Place. The policy includes 'Acceptable Development' criteria as well as the following three performance criteria:

- P1 New development maintains and enhances existing views and vistas to the principal façade(s) of the adjacent heritage listed place.*
- P2. New development maintains and enhances the visual prominence and significance of the adjacent heritage listed place.*
- P3. New development is of a scale and mass that respects the adjacent heritage listed place*

Delegation to Determine Applications:

The matter is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments. This is because the application proposes additions to and demolition of portions of the existing building that is included on the State Register of Heritage Places.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2018-2028:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

There are no sustainability implications from this report.

PUBLIC HEALTH IMPLICATIONS:

This report has no implication on the priority health outcomes of the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

Comments:Policy Standards

The Heritage Management Policy sets out that development will generally be approved where it complies with the acceptable development standards.

The proposed development complies with all of the acceptable development standards of the Heritage Management Policy, with the exception of the angle of the proposed roof of the Working Sacristy and adjacent corridor.

The Built Form Policy sets out that meeting the acceptable outcome standards is likely to achieve the element objectives.

The proposed development meets all of the acceptable outcome standards of the Built Form Policy, except for the solar absorptance rating of the proposed roof to the working sacristy and adjacent corridor.

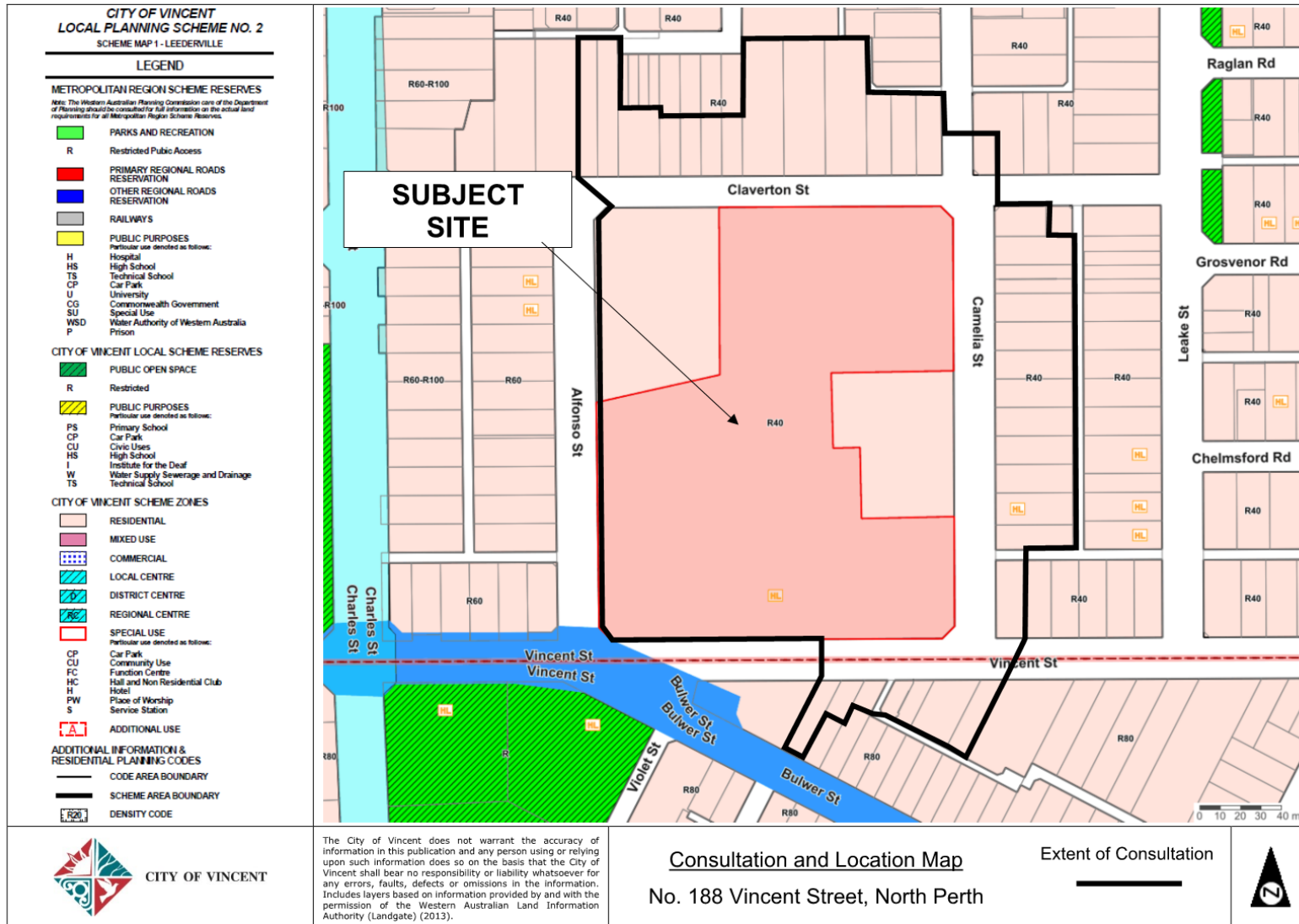
The acceptability of the proposed works including the roof and adjacent corridor is detailed below.

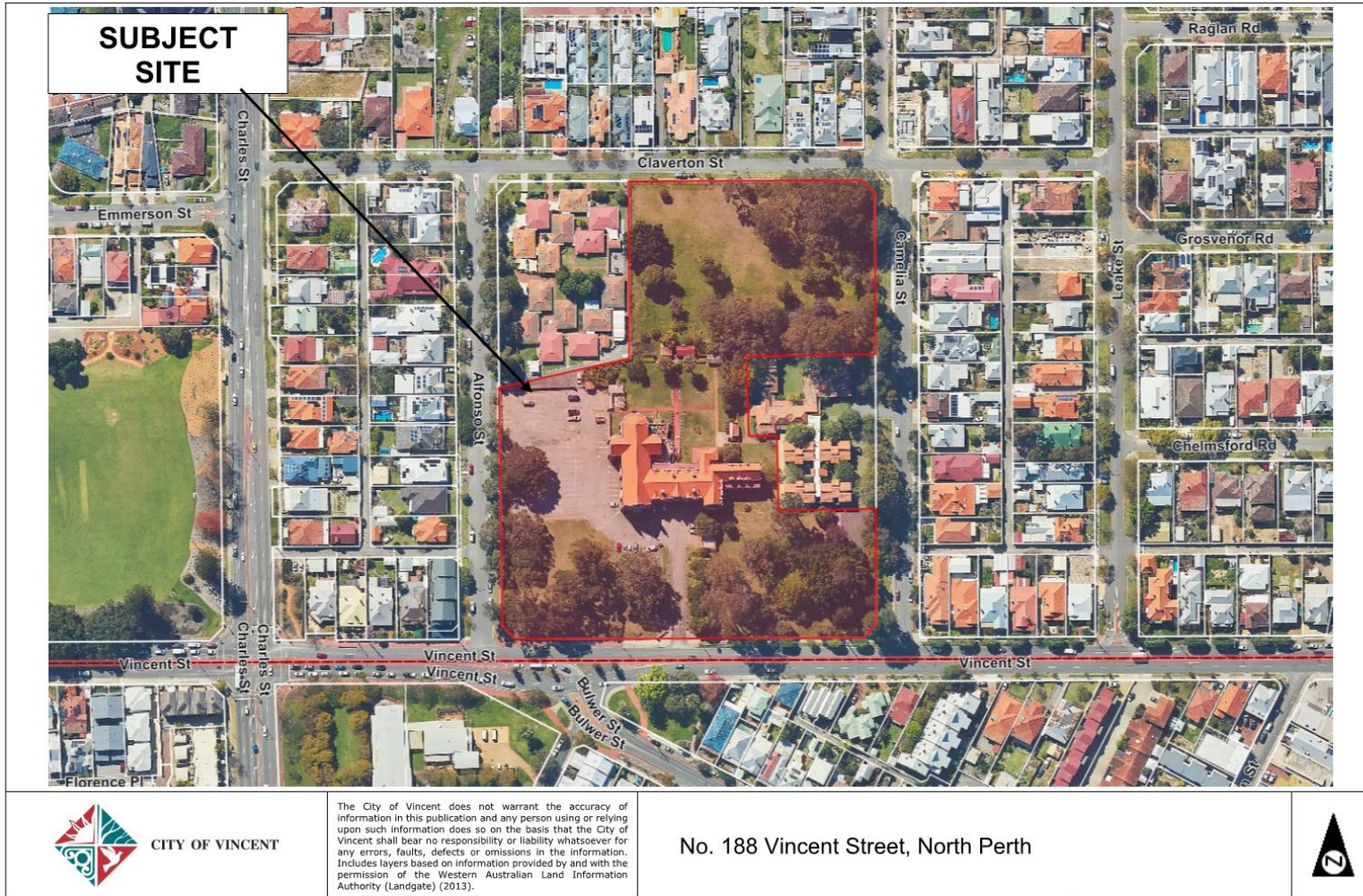
Acceptability of Proposed Works and Roof

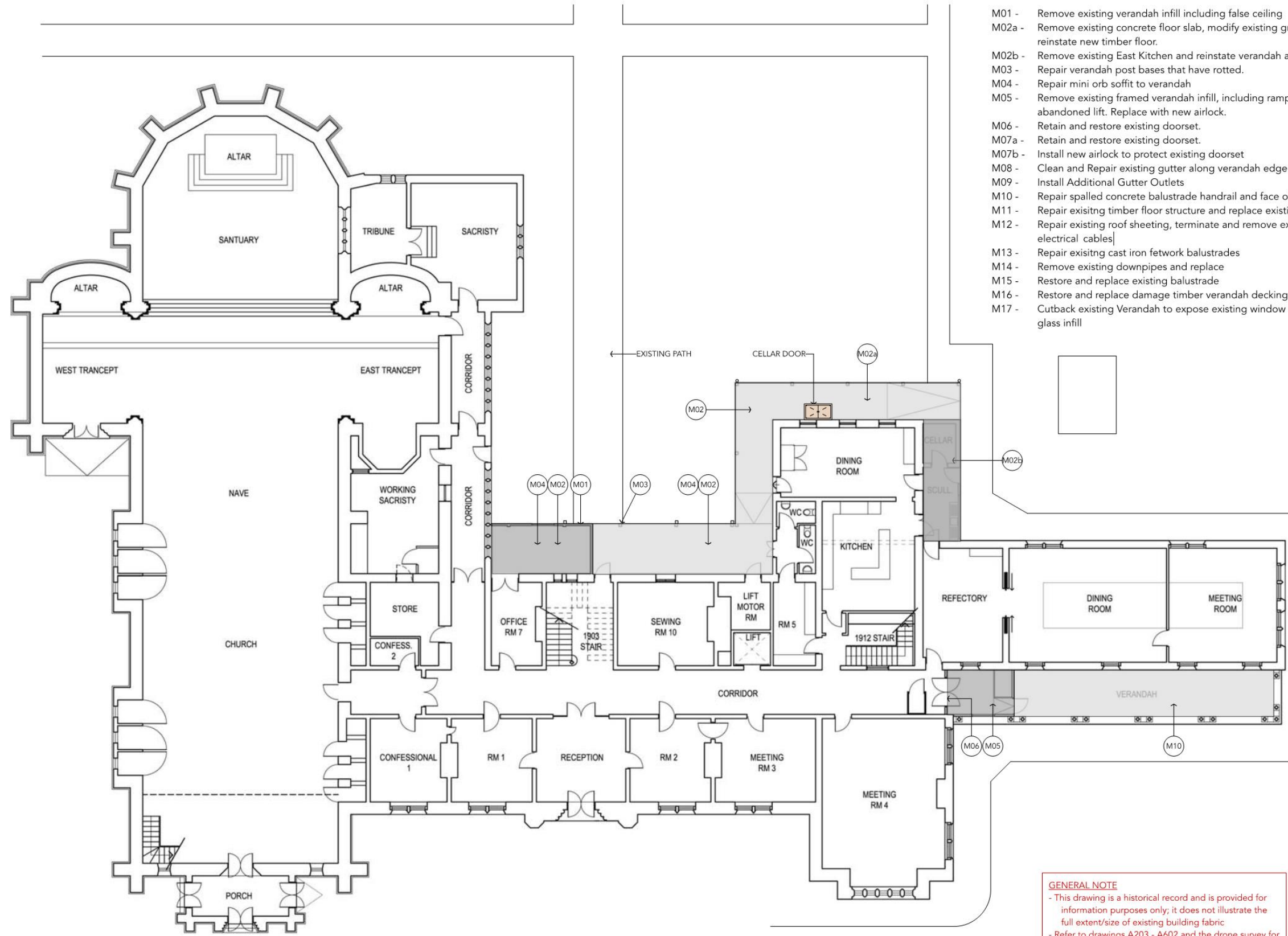
The proposed development inclusive of the works to the roof and the adjacent corridor would satisfy the performance criteria and objectives of the Heritage Policy, and the element objectives of the Built Form Policy. It is acceptable for the following reasons:

- Verandah enclosures: The Heritage Council and DRP Member have confirmed that the existing verandah enclosures do not contribute to the cultural heritage significance of the place. The enclosures of the northern and southern verandahs are noted as being 'intrusive elements' under the Conservation Plan which would have an adverse impact on and would detract from the significance of the place and should be removed. The removal of the verandah enclosures would enable the restoration of the northern verandahs to their original height and materials;
- Restoration works: The restoration works would address elements of the building which are intrusive, deteriorated or are causing damage to the significant fabric of the heritage place and would support and enhance the ongoing significance of the place;
- Stormwater management: Works to improve stormwater management would assist with preserving and enhancing the heritage character of the place, and would encourage the conservation and restoration of the heritage place;
- Glazed airlocks: The proposed glazed airlocks to the southern ground and first floor verandahs would be located within the existing building envelope. They would not obscure elements of the cultural significance of the place. They would have minimal impact on the aesthetic values of the place due to their location, scale, form and materials proposed;
- Burra Charter: The proposed glazed airlocks and void would be readily identifiable as new work, in accordance with Article 22 of the Burra Charter. This is achieved through the design and materials use of large format clear glass and steel framing. The proposed glazed airlocks and void would require minimal modification of the existing heritage place;
- Glazing to Void: The proposed glazing to the void of the working sacristy would enable the full height of the stained-glass window to be viewed. The glazing would assist in preserving the stained glass and stone fabric of the place by forming an enclosure and protecting these elements from weathering. The proposed glazed void would have minimal aesthetic impact on the heritage place due to the choice of large format glass material with minimal framing;

- Roof: The replacement of the working sacristy and corridor roof would be acceptable for the following reasons:
 - The replacement of the existing roofs with a skillion roof form would resolve the existing roof drainage issues and enable better management of stormwater on site. The working sacristy was originally an open courtyard. Over time roofing has been added to enclose the space. The working sacristy roof drains to a number of valley gutters and shows evidence of water damage from roof leaks. The simplified roof form would support easier ongoing maintenance conservation of the heritage place;
 - Seamed copper is already used on the building, specifically the sacristy. The use of an existing material assists with integrating the roof and the existing building and is sympathetic to the heritage place. The use of copper material is also supported by the DRP member;
 - The use of a light colour (<0.4 solar absorptance) material would not be supported in this situation. This is because the colour would not be in keeping with the character of the heritage place and would not assist in integrating the works with the existing building design; and
 - The working sacristy is bounded by the church to the west, east transept to the north and the monastery to the south. It cannot be seen from Camelia Street to the east due to the Retreat House and additions to the eastern wing of the monastery in 1912. The modification of the roof form would not affect the existing vistas from adjacent streets and would not affect the aesthetic values of the heritage place; and
- Record Documentation: The Conservation Plan includes a recommendation that any modification of original fabric of the building should be documented. The preparation of a record of the completed works was also recommended by the DRP member. A condition of approval to this effect is included in the officer recommendation. The documentation of the modification of the place would enable the ongoing identification of the proposed new works.







PROPOSED NEW WORK:

- M01 - Remove existing verandah infill including false ceiling
- M02a - Remove existing concrete floor slab, modify existing ground levels and reinstate new timber floor.
- M02b - Remove existing East Kitchen and reinstate verandah and window.
- M03 - Repair verandah post bases that have rotted.
- M04 - Repair mini orb soffit to verandah
- M05 - Remove existing framed verandah infill, including ramp and remnants of abandoned lift. Replace with new airlock.
- M06 - Retain and restore existing doorset.
- M07a - Retain and restore existing doorset.
- M07b - Install new airlock to protect existing doorset
- M08 - Clean and Repair existing gutter along verandah edge
- M09 - Install Additional Gutter Outlets
- M10 - Repair spalled concrete balustrade handrail and face of column bases.
- M11 - Repair existing timber floor structure and replace existing floor boards.
- M12 - Repair existing roof sheeting, terminate and remove existing redundant electrical cables
- M13 - Repair existing cast iron fetwork balustrades
- M14 - Remove existing downpipes and replace
- M15 - Restore and replace existing balustrade
- M16 - Restore and replace damage timber verandah decking
- M17 - Cutback existing Verandah to expose existing window with new protective glass infill

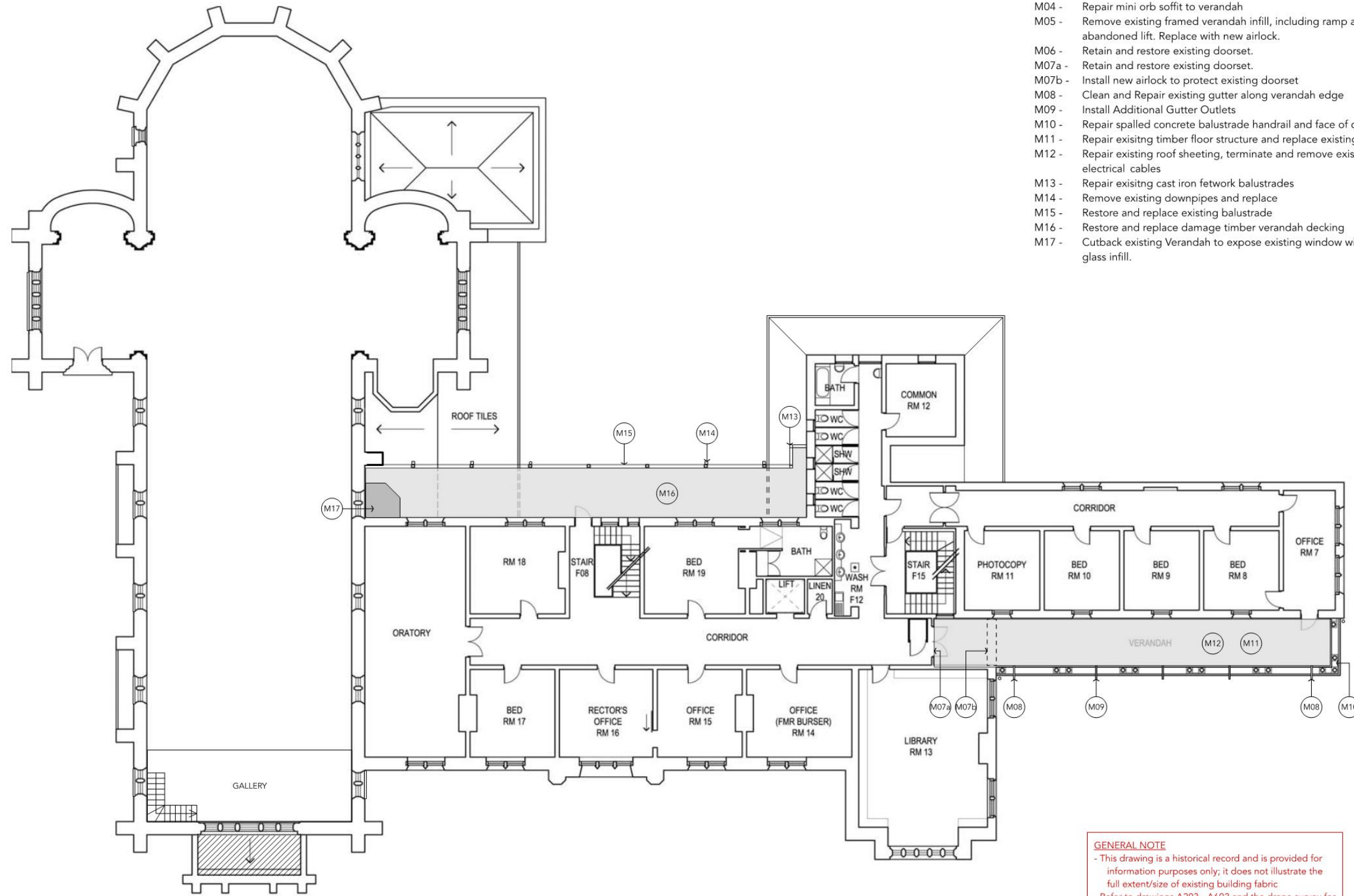
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4 November 2021

A 20/10/21 Development Approval	
ISSUE	REVISION
Project Redemptorist Monastery Verandah Renovation	
Address North Perth WA	
This Sheet Proposed Ground Floor Plan	
Plot Date	2/11/21
Scale @A3 1:200	Rev A
Project No	202119
Drawing No	A205
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GENERAL NOTE
 - This drawing is a historical record and is provided for information purposes only; it does not illustrate the full extent/size of existing building fabric
 - Refer to drawings A203 - A602 and the drone survey for extent of existing building fabric



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4 November 2021



PROPOSED NEW WORK:

- M01 - Remove existing verandah infill including false ceiling
- M02a - Remove existing concrete floor slab, modify existing ground levels and reinstate new timber floor.
- M02b - Remove existing East Kitchen and reinstate verandah and window.
- M03 - Repair verandah post bases that have rotted.
- M04 - Repair mini orb soffit to verandah
- M05 - Remove existing framed verandah infill, including ramp and remnants of abandoned lift. Replace with new airlock.
- M06 - Retain and restore existing doorset.
- M07a - Retain and restore existing doorset.
- M07b - Install new airlock to protect existing doorset
- M08 - Clean and Repair existing gutter along verandah edge
- M09 - Install Additional Gutter Outlets
- M10 - Repair spalled concrete balustrade handrail and face of column bases.
- M11 - Repair existing timber floor structure and replace existing floor boards.
- M12 - Repair existing roof sheeting, terminate and remove existing redundant electrical cables
- M13 - Repair existing cast iron fetwork balustrades
- M14 - Remove existing downpipes and replace
- M15 - Restore and replace existing balustrade
- M16 - Restore and replace damage timber verandah decking
- M17 - Cutback existing Verandah to expose existing window with new protective glass infill.

A 20/10/21 Development Approval

ISSUE	DATE	REVISION

Project
Redemptorist Monastery
Verandah Renovation

Address
North Perth WA

This Sheet
Proposed First Floor Plan

Plot Date 2/11/21

Scale @A3 1:200 **Rev** A

Project No 202119

Drawing No **A206**

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GENERAL NOTE
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- Refer to drawings A203 - A602 and the drone survey for extent of existing building fabric

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4 November 2021



NORTH ELEVATION
SCALE 1:200

- Zone of works
- Demolition Area
- Verandah Structure
- Downpipes

PROPOSED NEW WORK:

- M01 - Remove existing verandah infill including false ceiling
- M02a - Remove existing concrete floor slab, modify existing ground levels and reinstate new timber floor.
- M02b - Remove existing East Kitchen and reinstate verandah and window.
- M03 - Repair verandah post bases that have rotted.
- M04 - Repair mini orb soffit to verandah
- M05 - Remove existing framed verandah infill, including ramp and remnants of abandoned lift. Replace with new airlock.
- M06 - Retain and restore existing doorset.
- M07a - Retain and restore existing doorset.
- M07b - Install new airlock to protect existing doorset
- M08 - Clean and Repair existing gutter along verandah edge
- M09 - Install Additional Gutter Outlets
- M10 - Repair spalled concrete balustrade handrail and face of column bases.
- M11 - Repair existing timber floor structure and replace existing floor boards.
- M12 - Repair existing roof sheeting, terminate and remove existing redundant electrical cables
- M13 - Repair existing cast iron fetwork balustrades
- M14 - Remove existing downpipes and replace
- M15 - Restore and replace existing balustrade
- M16 - Restore and replace damage timber verandah decking

A 20/10/21 Development Approval

ISSUE	DATE	REVISION

Project
Redemptorist Monastery
Verandah Renovation

Address
North Perth WA

This Sheet
Proposed North Elevation

Plot Date 2/11/21

Scale @A3 1:200 **Rev** A

Project No 202119

Drawing No A304

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SOUTH ELEVATION
SCALE 1:200

- Zone of works
- Demolition Area
- Verandah Structure
- Downpipes

PROPOSED NEW WORK:

- M01 - Remove existing verandah infill including false ceiling
- M02a - Remove existing concrete floor slab, modify existing ground levels and reinstate new timber floor.
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- M07b - Install new airlock to protect existing doorset
- M08 - Clean and Repair existing gutter along verandah edge
- M09 - Install Additional Gutter Outlets
- M10 - Repair spalled concrete balustrade handrail and face of column bases.
- M11 - Repair existing timber floor structure and replace existing floor boards.
- M12 - Repair existing roof sheeting, terminate and remove existing redundant electrical cables
- M13 - Repair existing cast iron fetwork balustrades
- M14 - Remove existing downpipes and replace
- M15 - Restore and replace existing balustrade
- M16 - Restore and replace damage timber verandah decking

A 20/10/21 Development Approval

ISSUE	DATE	REVISION

Project
Redemptorist Monastery
Verandah Renovation

Address
North Perth WA

This Sheet
Proposed South Elevation

Plot Date 2/11/21

Scale @A3 1:200 **Rev** A

Project No 202119

Drawing No A305

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WEST ELEVATION
SCALE 1:200



EAST ELEVATION
SCALE 1:200

- Zone of works
- Demolition Area
- Verandah Structure

GENERAL NOTE
Proposed excavation of landscape bordering verandah to correct level change and return to original condition.
Do not scale from drawing.

- SCOPE OF WORKS LEGEND**
- GROUND FLOOR**
- (M05) Remove existing framed verandah infill, including ramp and remnants of abandoned lift. Replace with new airlock.
 - (M06) Retain and restore existing doorset.
- FIRST FLOOR**
- (M07a) Retain and restore existing doorset.
 - (M07b) Install new airlock to protect existing doorset
 - (M08) Clean out and reinstate clear flow to existing gutter outlets.
 - (M09) Install additional gutter outlets
 - (M10) Repair spalled concrete balustrade handrail and face of column bases.
 - (M11) Repair existing timber floor structure and replace existing floor boards.
 - (M12) Repair existing roof sheeting, terminate and remove existing redundant electrical cables

A 20/10/21 Development Approval		
ISSUE	DATE	REVISION
Project Redemptorist Monastery Verandah Renovation		
Address North Perth WA		
This Sheet Proposed East & West Elevation		
Plot Date	2/11/21	
Scale @A3	1:200	Rev A
Project No	202119	
Drawing No	A306	
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SECTION A-A
SCALE 1:200

EXISTING TILED ROOF
EXTENDING IN UNDER
VERANDAH

EXISTING LEAKING ROOF
BEYOND TO BE REMOVED
AND REPLACED

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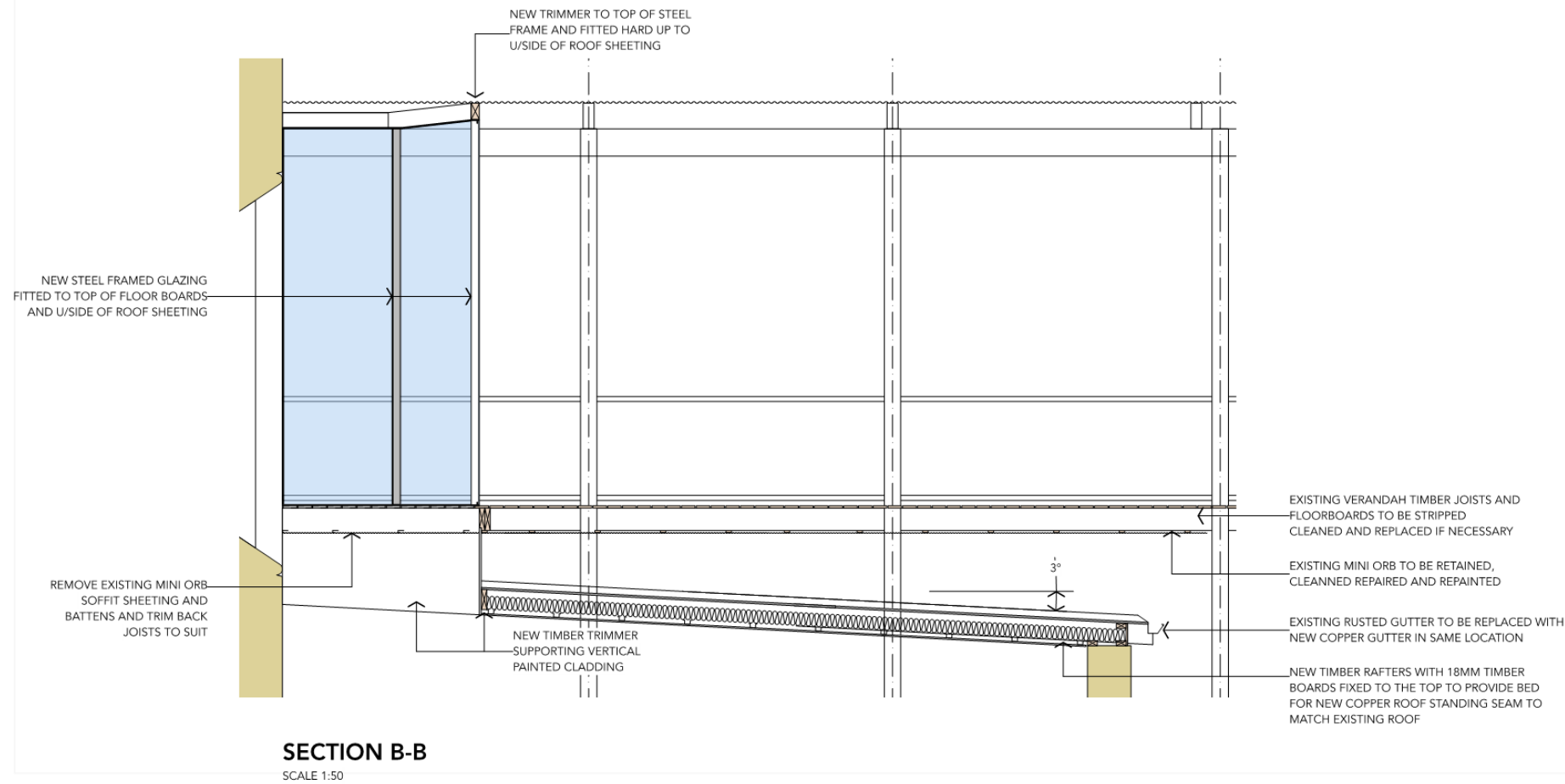
A 20/10/21 Development Approval		
ISSUE	DATE	REVISION

Project Redemptorist Monastery Verandah Renovation	
Address North Perth WA	
This Sheet Existing Section A	
Plot Date	13/12/21
Scale @A3	1:200
Rev	A
Project No	202119

Drawing No **A400**

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A 20/10/21 Development Approval

ISSUE	DATE	REVISION

Project
Redemptorist Monastery
Verandah Renovation

Address
North Perth WA

This Sheet
Proposed Section A & B

Plot Date 13/12/21

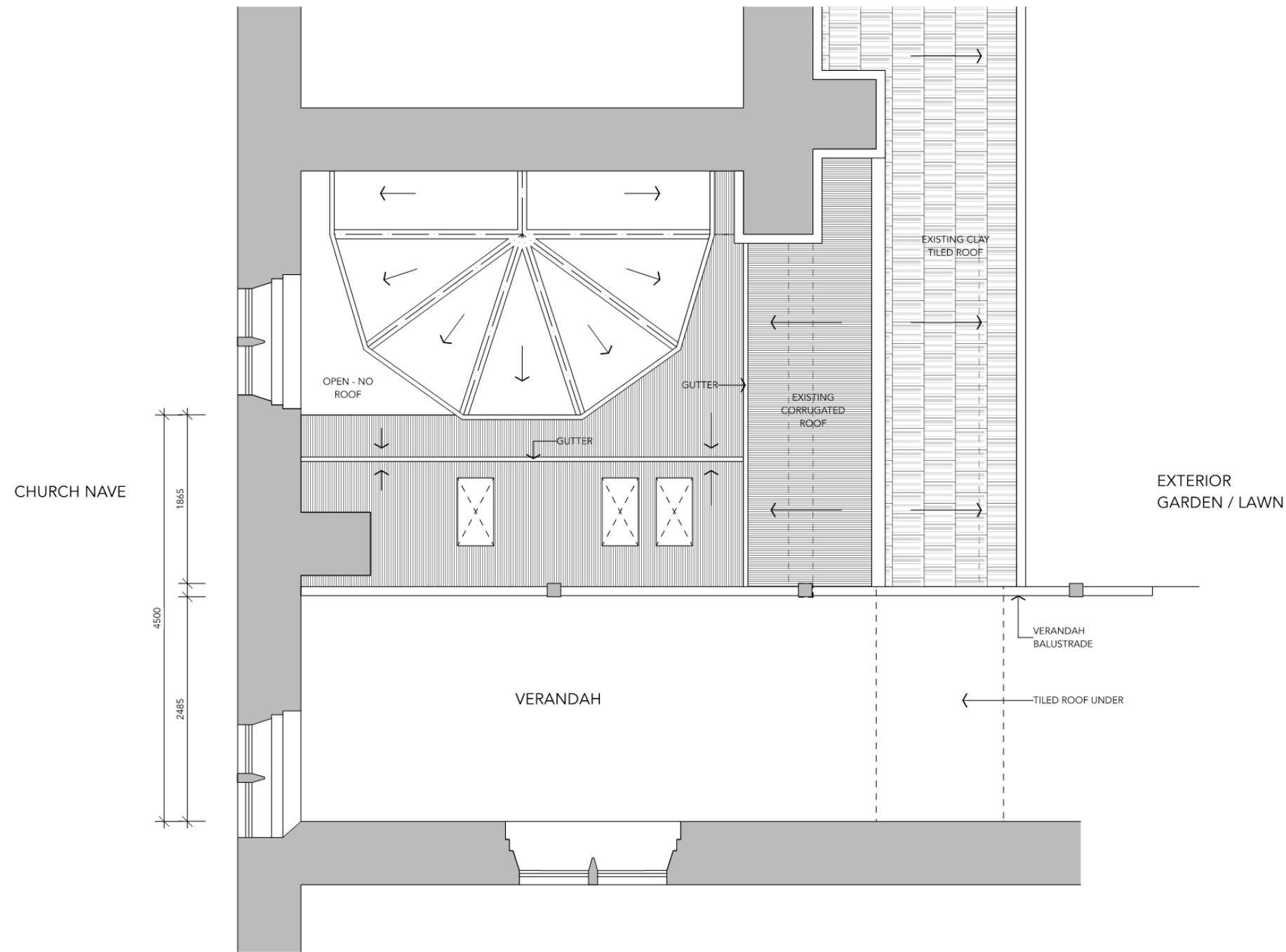
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Project No 202119

Drawing No A401

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EXISTING SACRISTY ROOF PLAN
SCALE 1:50

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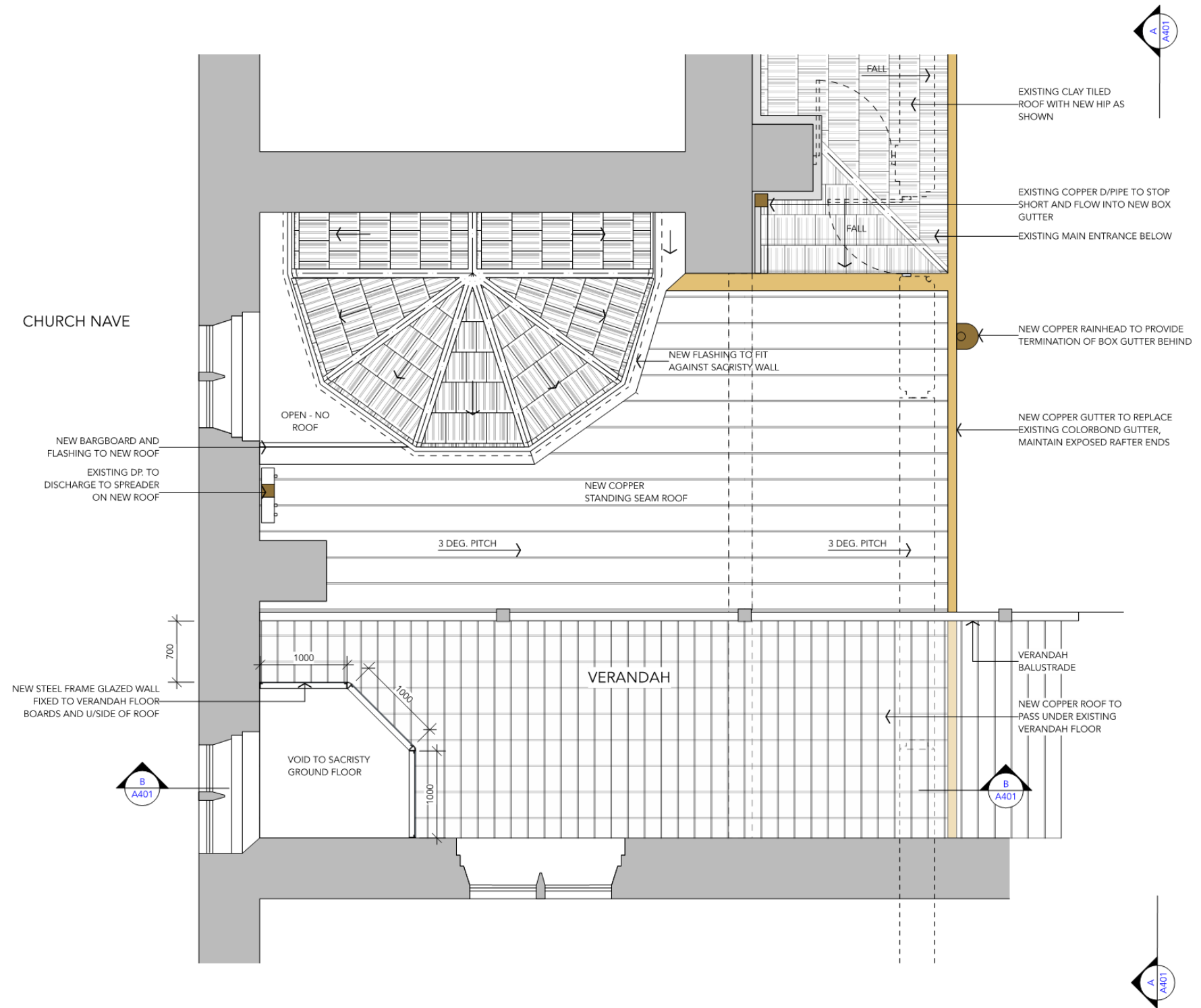
A 10/01/22 Development Approval		
ISSUE	DATE	REVISION

Project Redemptorist Monastery Verandah Renovation	
Address North Perth WA	
This Sheet Existing Sacristy First Floor Plan	
Plot Date	10/1/22
Scale @A3	1:200
Rev	A
Project No	202119

Drawing No **A211**

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PROPOSED NEW SACRISTY ROOF PLAN
SCALE 1:50

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Glazing void detail added

ISSUE	DATE	REVISION
B	13/12/21	to verandah
A	20/10/21	Development Approval

Project Redemptorist Monastery Verandah Renovation	
Address North Perth WA	
This Sheet Proposed Sacristy First Floor Plan	
Plot Date	13/12/21
Scale @A3	1:200
Rev	B
Project No	202119

Drawing No **A212**

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HERITAGE
COUNCIL

HERITAGE IMPACT STATEMENT

FORM

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4 November 2021

Name of Place: Redemptorist Monastery and Church

Date: 25/10/2021

Prepared by: Slavin Architects

Prepared for: City of Vincent

The Place/Area:

Prepared for:

Date: 25 OCTOBER 2021

Heritage listings:

State Register of Heritage Places (02218)
Interim Entry: 18 March 2005
Permanent Entry: 17 March 2006

Municipal Inventory - Category A
Adopted 27 November 1995
Recommended RHP

Statement of significance:

Redemptorist Monastery and Church is an important place that is of considerable cultural heritage significance (Clause 6.3, Redemptorist Monastery and Church Conservation Plan, 2011, Philip Griffiths Architects)

The 1903, 1912 and 1922 campaigns of the Monastery and Church, and their respective elements of original fabric, are of exceptional significance (Clause 7.2.1, Redemptorist Monastery and Church Conservation Plan, 2011)

Elements of exceptional significance include:

Cottesloe limestone walls; stucco ornamentation; roof form, ornamentation and chimneys; leadlight windows; north and south verandahs; timber staircases.

The main layout of a central corridor with accommodation cells on either side to all floors and all major spaces associated with each of the key phases.

The ceiling and leadlight windows to the oratory

(Clause 7.2.1, Redemptorist Monastery and Church Conservation Plan, 2011)

1

HERITAGE IMPACT STATEMENT - FORM

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:

The reinstatement of the existing North and South verandahs provide an opportunity to remove existing infill additions and alterations that have had a detrimental effect on the Architectural merit of the building as a whole. There has also been damage to the original building fabric, particularly with the addition of the raised concrete floor to the Northern verandah. Generally, the proposed works will halt the deterioration of the existing timberwork and assist in managing the stormwater through gutter and downpipe restoration as well as assist in conserving the original building fabric. The proposed new glazed airlocks reflect the existing timber details and will help preserve them.

All works will be undertaken in accordance with the conservation policies of the Redemptorist Monastery and Church Conservation Plan, 2011, prepared by Philip Griffiths Architects. The Works will be documented and administered by Slavin Architects with suitably qualified and experienced specialist tradespersons employed to undertake the conservation works.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Nil

Conclusion:

The proposed works will enhance the significance of the Place by reinstating missing original fabric and ensuring the ongoing conservation of the Place by improving the weather resistance of external building fabric and management of stormwater.

To ensure the significance of the Place is maintained the Works will be undertaken in accordance with the conservation policies of the Redemptorist Monastery and Church Conservation Plan, 2011





References and attachments:

Redemptorist Monastery and Church Conservation Plan, 2011, prepared by Philip Griffiths Architects.

Contact us

Heritage Council of WA
Locked Bag 2506
Perth WA 6001


T: (08) 6551 8002
FREECALL (regional): 1800 524 000
E: info@dplh.wa.gov.au
W: www.dplh.wa.gov.au

MONASTERY REPAIR WORK							
Item No.	Level	Verandah	Scope of Work	Reference Image/s	Approximate Size of Area of Repairs	Recommended Conservation Work from 2011 Conservation Plan	
M01	Ground	North	Remove existing verandah infill including false ceiling		Verandah infill approx 5500 x 2760 (15.2m ²)	Item 157 - Remove infilled areas to the north and south verandahs and reinstate.	
M02a	Ground	North	Remove existing concrete floor slab, modify existing ground levels and reinstate new timber floor.		Entire Northern Verandah approx 78.8m ² (63.6m ² excluding floor area of verandah infill M01)	Item 110, 114, 149, 159 & 168 - Verandah levels around the dining room (northern 1912 extension) have been raised considerably, breaching the damp proof course. Investigate how the levels might be reduced.	
M02b	Ground	North	Remove East Kitchen infill and reinstate Verandah and Window		Total space of infill approx 13.5m ²	Item 158 - Remove infilled area to east of kitchen when no longer required. Reconstruct verandah and window.	
M03	Ground	North	Repair verandah post bases that have rotted.		Original Building Verandah Posts 5 x 150mm x 150mm; Wrap-around verandah extension posts 7 x 120mm x 120mm	Item 160 - Repair verandah post bases to northern verandah and conceal stirrups.	





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<p>M04</p>	<p>Ground</p>	<p>North</p>	<p>Repair mini orb soffit to verandah</p>		<p>Total Surface Area with mini orb soffit 27.6m²</p>	<p>Item 161 - Repair mini orb soffit lining to northern verandah</p>
<p>M05</p>	<p>Ground</p>	<p>South</p>	<p>Remove existing framed verandah infill, including ramp and remnants of abandoned lift. Replace with new airlock.</p>		<p>Total area of framed verandah infill approx. 9m² (remnants of abandoned lift 1.6m² approx; ramp structure approx 7.4m²)</p>	<p>Item 157 - Remove stud frame infill and remnants of lift. Remove ramp when no longer required.</p>
<p>M06</p>	<p>Ground</p>	<p>South</p>	<p>Retain and restore existing doorset.</p>		<p>Approx 2450 wide x full height</p>	<p>Item 170 & 171 - Reactivate fanlights. Retain original hardware and replace missing to match original. Take apart and rebuild all doors and highlights to porch.</p>
<p>M07a</p>	<p>First Floor</p>	<p>South</p>	<p>Retain and restore existing doorset.</p>		<p>Approx 2450 wide x full height of room</p>	


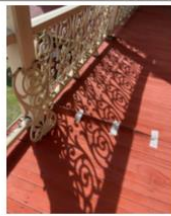


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<p>M07b</p>	<p>First Floor</p>	<p>South</p>	<p>Install new Doorset to protect existing Timber Entrance</p>		<p>Approx 9.5m2 new glazing and steel frame</p>	
<p>M08</p>	<p>First Floor</p>	<p>South</p>			<p>Current gutter channel 100 wide x 70 deep x 17450 long</p>	<p>Item 143 - Clean out and line gutters and fit cowels to downpipe heads of southern verandah.</p>
<p>M09</p>	<p>First Floor</p>	<p>South</p>	<p>Install additional gutter outlets</p>		<p>Additional gutter outlets installed between columns at intervals from the South-Eastern Corner of 5650mm, 3475mm, 3475mm</p>	

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<p>M10</p>	<p>First Floor</p>	<p>South</p>	<p>Repair spalled concrete balustrade handrail and face of column bases.</p>		<p>13 x Column Bases 350mm x 350mm; Spalled concrete balustrade handrail approx. 5.5m²</p>	
<p>M11</p>	<p>First Floor</p>	<p>South</p>	<p>Repair existing timber floor structure and replace existing floor boards.</p>		<p>Floor area to be repaired approximately 52m²</p>	<p>Item 120 - Remove metal coverings, inspect floors and remove deteriorated timber flooring and structural elements to northern and southern verandahs. Prepare and apply protective finishes. Rebuild and reuse viable original timbers, as per structural engineer's advice. Replace bottom rail to northern balustrade.</p>
<p>M12</p>	<p>First Floor</p>	<p>South</p>	<p>Repair existing roof sheeting, terminate and remove existing redundant electrical cables</p>		<p>Roof Sheeting area approx. 54m²</p>	<p>Item 144 - Replace deteriorated sections of corrugated iron roof to southern verandah.</p>
<p>M13</p>	<p>First Floor</p>	<p>North</p>			<p>Column 150mm x 150mm; Balustrade rails approx. 1640mm long (919mm + 718mm)</p>	<p>Item 120 - Remove metal coverings, inspect floors and remove deteriorated timber flooring and structural elements to northern and southern verandahs. Prepare and apply protective finishes. Rebuild and reuse viable original timbers, as per structural engineer's advice. Replace bottom rail to northern balustrade.</p>

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M14	First Floor	North	Remove existing rusted downpipes and replace			Downpipes currently affixed to 150mm x 150mm verandah posts	
M15	First Floor	North	Restore and replace missing balustrade				Item 148 - Remove paint from cast iron finials and rust treat all finials. Replace missing finials to match original.
M16	First Floor	North	Restore and replace damaged timber floor.			Approximate Surface Area of 60m ²	Item 120 - Remove metal coverings, inspect floors and remove deteriorated timber flooring and structural elements to northern and southern verandahs. Prepare and apply protective finishes. Rebuild and reuse viable original timbers, as per structural engineer's advice. Replace bottom rail to northern balustrade.

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Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. **NO** verge trees shall be **REMOVED**. The verge trees shall be **RETAINED** and **PROTECTED** from any damage including unauthorized pruning.
3. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to commencement of all building/development works, and shall be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond must be made in writing. This bond is non-transferable.
4. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users **at all times** during construction works. Permits are required for placement of any material within the road reserve.
5. In relation to Condition 4, this has been imposed on the advice of the Department of Planning, Lands and Heritage. Should the applicant/landowner have further queries in relation to this, it is recommended these be discussed directly with the Department. Further information about cleaning of stone masonry can be found in 'Maintenance Series – Cleaning Stone Masonry' prepared by the Heritage Council of Western Australia.
6. In relation to Condition 5, this has been imposed with regard to comments from the Design Review Panel Member and recommendations within the 2011 Conservation Plan. Photographs shall be in colour and of a high quality. Each image shall be clearly labelled with a description of what is depicted in the photograph and the date it was taken. Should the applicant/landowner have further queries in relation to this please liaise with the City of Vincent Local History Centre.