



Your ref: D23 71592  
Our ref: P2176-51091  
Enquiries: Sheree Morrison (08) 6552 4019

Chief Executive Officer  
Town of Victoria Park  
[admin@vicpark.wa.gov.au](mailto:admin@vicpark.wa.gov.au)

Attention: Robert Cruickshank

Dear Sir

### **EDWARD MILLEN HOME(FMR), EAST VICTORIA PARK**

Under the provisions of Section 73 of the *Heritage Act 2018*, the proposal as described below has been referred to the Heritage Council for its advice.

Place Number	P2176
Place Name	Edward Millen Home (fmr), East Victoria Park
Street Address	15 Hill View Terrace, East Victoria Park
Referral date	29 November 2023
Proposal Description	Edward Millen Park Redevelopment

We received the following DA information:

Proposed Tree removal  
Sustainability Report  
Waste Management Plan  
Architectural Plans  
Design Principles Report  
Landscape Masterplan  
Heritage Impact Assessment  
Transport Impact Assessment  
Childcare Acoustic Assessment  
Rotunda & Mildred Creak Building Acoustic Assessment  
DA Report

The proposal has been considered in the context of the identified cultural heritage significance of *Edward Millen Home(fmr), East Victoria Park*, and the following advice is given:

### **Findings**

- *Edward Millen Home (fmr)* has cultural heritage significance as a place that makes a contribution to the sense of place of those who have had associations with the place as a maternity hospital, sanatorium, psychiatric clinic and centre for autism. Through an understanding of the buildings and

landscape elements, the place has the potential to illustrate various aspects of the development of health care in Western Australia from 1912 to 1997.

- This referral for the redevelopment of the place reflects a previous preliminary concept proposal that was considered by the Heritage Council in September 2023.
- The proposal represents appropriate adaptive reuse and new work that will support the long-term viable use of the place. The proposal respects and retains a visual setting that is appropriate to the cultural heritage significance of the place.
- Changes to the heritage buildings, including indicative new wall openings to create larger spaces, removal of partition walls, new external openings, and replacement of asbestos sheeting to the former Ward Block could be supported.
- Demolition of the link between the former Rotunda and Ward Block is a positive outcome, and demolition of the former Emergency Operating Theatre is acceptable given its poor condition and based on the overall positive conservation outcomes for the place.
- New freestanding buildings, including a new childcare centre, stables, garden pavilion and new services building are appropriately scaled and located to respect the cultural heritage significance and visual setting of the place.
- The proposal provides an opportunity to interpret the historical stories and heritage significance of the place and would benefit from an interpretation plan.
- The 2005 Heritage Agreement for the place is currently in default. As such, the Heritage Council is keen to see conservation works begin as soon as practicable.
- The proposal will have a major positive benefit on the cultural heritage significance of *Edward Millen Home*.

### **Advice**

The proposal, in accordance with the plans submitted, is supported subject to the following condition:

1. The following information shall be submitted to the Director, Historic Heritage Conservation, prior to an application the application for a Building Permit:
  - a. Details of how compliance with the National Construction Code and services and access requirements will be achieved to avoid adverse impacts on heritage fabric and cultural heritage significance. It is likely that bespoke solutions specific to the heritage buildings will be required.
  - b. Details of proposed electrical, hydraulic, mechanical, and fire services. Consideration should be given to minimise the impact of routes, risers, plant location, penetration points, and fixings points.
  - c. Details of the approach to new openings within original walls that includes interpretation of the former internal layout, such as minimum retention of wall nibs of 450mm and a substantial portion of wall from ceiling (downstand to internal walls).
  - d. Requirements for the protection and monitoring of the heritage

- buildings during works.
- e. A Construction Management Plan for the demolition and construction activities that includes requirements to minimise potential impacts on the adjacent heritage buildings (*insert names of Places*), including:
    - i. Demolition procedures that avoid blasting and dropping large sections of building on the ground during demolition and mitigate falling objects in proximity to heritage buildings.
    - ii. Monitoring of crack development in heritage buildings (where existing cracks are present) through crack control tell-tale plates.
    - iii. A requirement for alarmed monitoring of deformation, tilt, ground borne vibrations, and cracks, with the respective trigger levels to be set as follows:
      - ground-borne vibrations - 2mm per second; and
      - deformation, tilt and cracks – distance (mm) to be determined by a structural or geotechnical engineer based on the type of building and structural integrity of the structure.
    - iv. Upon receipt of the alert the following steps are to be carried out:
      - Cease works in and around the heritage buildings.
      - Ascertain what has caused the trigger event.
      - Seek alternative construction methods to mitigate any exceedance of the trigger levels.
      - Access and review the crack control tell-tales to review any movement within the heritage buildings.
      - Recommence work upon satisfactory completion of the above.
  - f. An Interpretation Management Plan to interpret the historical stories and heritage significance of the place, including details of proposed interpretation to be implemented.

Please be reminded that you are required under r.42(3) of the *Heritage Regulations 2019* to provide us with a copy of your determination within 10 days after making the decision.

Should you have any queries regarding this advice please contact Sheree Morrison at [sheree.morrison@dph.wa.gov.au](mailto:sheree.morrison@dph.wa.gov.au) or on 6552 4019.

Yours faithfully



Adelyn Siew  
Director  
Historic Heritage Conservation

21 December 2023

cc: Mr Drew Scott, Blackoak Capital PTY LTD, [ds@blackoakcapital.com.au](mailto:ds@blackoakcapital.com.au)