Undercliffe 22 Coongan Avenue, Greenmount Heritage Impact Statement

June 2025 | 24-202

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Acknowledgment of Country

We acknowledge the Whadjuk people of the Noongar nation as Traditional Custodians of the land on which we live and work.

We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

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1. Introduction

This Heritage Impact Statement (HIS) has been prepared by Element Advisory Pty Ltd (part of SLR) (Element Advisory) on behalf of Regis Aged Care as part of a submission to the Shire of Mundaring (the Shire) to assess the heritage impact of proposed development works to Undercliffe House, located at 22 Coongan Avenue, Greenmount (the subject place). This HIS considers the potential cultural heritage values of the subject place in accordance with the requirements of the *Heritage Act 2018* only. No review of values or sites in relation to the *Aboriginal Heritage Act 1972* has been undertaken as part of this body of work.

1.1 Background

LW Architects on behalf of aged care providers Regis Aged Care, have developed a proposal for the expansion of residential aged care facilities at the existing Undercliffe Nursing Home site, located at 22 Coongan Avenue, Greenmount. The proposed works seek to expand and upgrade existing residential aged care facilities with the addition of a new, modern facility to the west of the existing development area. The site includes the locally heritage listed *Undercliffe* house, which the applicants also seek to conserve and reactivate as part of the development proposal. *Undercliffe* is individually included on the Shire of Mundaring Local Heritage List (inherit place no. 8547) as a category 2 place. It has been previously considered for State Heritage Registration but was assessed as below threshold for listing.

Element Advisory have been assisting the client and design team led by LW Architects with heritage advice throughout the design development process. This process has included the preparation of a Conservation Management Strategy (CMS) to develop an understanding of the current condition and necessary actions to be undertaken to ensure the significance of the heritage place is not lost or compromised through further deterioration of the fabric. The CMS has subsequently informed the priority scope of conservation works outlined necessary for delivery as part of any proposed reactivation of the heritage place. This report provides an overview of the proposed development and conservation outcomes, and assesses its potential to impact upon the cultural heritage significance of the place to assist the Shire in its consideration of the proposal.

1.2 Subject Site

This application relates to the former residential property *Undercliffe* located within the centre of Lot 9, 22 Coongan Avenue Greenmount within the municipality of the Shire of Mundaring. The lot encompasses an area of around 2.7 hectares between Great Eastern Highway and the green space reserve to the south of the property. It is bounded by residential lots to the north, east and west, and the former rail line now reserved for parks and recreation to the south. The site formerly served as a private hospital known as 'Undercliffe Hospital' but in recent years has operated solely as a residential aged care facility operated by Regis Aged Care.

The site is heavily sloping with primary access from Coongan Avenue at the south-east corner, while secondary service access to Great Eastern Highway is also present to the north-west. The subject building is surrounded by multi-storey aged care facilities to the direct north and east, all of which were developed subsequent to the original Undercliffe house.

The western portion of the lot subject to the proposed new wing addition is currently separated from the heritage place by a dividing boundary fence which runs the length of the lot, bisecting it into two halves. *Undercliffe* addresses the south of the lot with an open grassed area and several mature trees, some of which have also been identified having heritage significance, providing an open and picturesque setting to the house. The primary building subject to this review is a single-story former residential rendered masonry structure known as *Undercliffe* or the 'Pink House' (Place Number 08547). The building was formerly used for medical consulting offices but has been largely vacant and utilised only for storage purposes in recent years.



Figure 1. Site Plan indicating the subject building within its broader curtilage (MNG Maps with Element Advisory overlay, December 2023)

1.3 Methodology

Element Advisory's multi-disciplinary team is well grounded by a solid understanding and experience of best practice in heritage conservation and Western Australia's heritage planning framework.

A detailed inspection of the place was undertaken by the Element Advisory heritage team in 2023 in conjunction with structural specialists from Acor Consultants to prepare a building condition assessment and inform the CMS. The CMS notes the condition of general elements and areas of the building as identifiable by visual inspection. Where the condition of the building fabric is described, this refers to the condition of significant architectural elements that can be ascertained by visual inspection. It is not a statement of structural condition other than where specialist engineering advice has been provided by Acor Consultants. It is in no way a certification of the inspected structure to the requirements of any Acts or regulations. It is a reasonable attempt to identify any significant defects apparent at the time of inspection which does not include areas that are concealed or obstructed.

A preliminary pre-lodgement meeting to discuss the proposed design approach was also held with the Shire's planning team on Monday the 12th of May 2025.

The overarching aim of this report is to assess the potential impact of the adaptive reuse proposal on the cultural heritage significance of the *Undercliffe* site. The proposal has been assessed in accordance with the guiding document prepared by the Department of Planning, Lands and Heritage (DPLH) entitled Heritage Impact Statement – A Guide (Heritage Council of WA, 2012) to address the following questions:

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- How will the proposed works affect the heritage significance of the place?
- What measures (if any) are proposed to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that may offset any adverse impacts?

1.4 Supporting Documentation

This HIS has been informed by the following:

- 'Australia ICOMOS Burra Charter, 2013.' Australia ICOMOS. Available from https://australia.icomos.org/ wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf
- Bruce Callow & Associates on behalf of the Shire of Mundaring, Undercliffe Place Record, 1995
- Development Application Drawings, LW Architects, May 2025
- Element Advisory (operating as the Town Planning Group), Heritage Impact Statement for Cypress Gardens, 2015
- Element Advisory (operating as the Town Planning Group), Greenmount Gardens Nursing Centre Development Application, 2007
- Heritage Impact Statement A Guide, Heritage Council of WA, 2012
- LW Architects, Development Application Drawings,
- Shire of Mundaring, Local Heritage survey Site No.42 Place Record, 2025
- Additional archival research courtesy of Trove, the State Library of WA and the State Records Office

1.5 Heritage Listings

Places of cultural heritage value in Western Australia are identified through a range of different heritage listings. Some of these listings give statutory protection to heritage places, through requirements for heritage related approvals or referrals. Other listings are unofficial or quasi-official designations, often arising from local, community-based or thematic surveys.

Undercliffe, Greenmount is recognised as a place of cultural heritage significance on the following heritage lists:

Place Name (No.)	Туре	Responsible Organisation	Status	Date of Listing
Undercliffe Hospital (P08547)	Local Heritage List	Shire of Mundaring	Adopted	08 March 2016
Table 2. Non-Statutory Listings and Surve	eys			
Table 2. Non-Statutory Listings and Surve Place Name (No.)	туре	Responsible Organisation	Status	Date of Listing

Table 1. Statutory Listings

The Aboriginal Cultural Heritage Inquiry System (ACHIS) also identifies the following registered sites which intersect within the subject lot boundary. Both sites relate to waterways and associated floodplains in the surrounding area. No review of values or sites in relation to the *Aboriginal Heritage Act 1972* has been undertaken as part of this body of work.

Name	ACHIS Ref	Туре
Helena River	3758	Registered Site (Ritual / Ceremonial; Creation / Dreaming Narrative; Repository / Storage Place)
Blackadder & Woodbridge Creek	3720	Registered Site (Creation / Dreaming Narrative)

1.6 Statement of Significance

The following Statement of Significance has been taken from the Place Record for the site, prepared by Bruce Callow & Associates Pty Ltd in 1995 as part of the then Municipal Inventory review (now Local Heritage Survey).

'Undercliffe' House has very high aesthetic, social and historic significance for the community as an example of a large, early residence in the area; its associations with prominent people active in the development of the district; and for its role in providing hospital/nursing care in the region for a substantial part of its existence.

A recommendation of this review was that the subject site also be considered for State Registration, however subsequent nomination, and assessment in 2004 deemed the property below threshold for state listing.

The building has been included on the Shire of Mundaring's Heritage List and attributed a Management Category of 2 which requires the following considerations:

High degree of integrity/ authenticity; very important to the heritage of the locality Expectations: Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

The following place specific recommendations were also provided as part of the place record review in 1995:

'Undercliffe' House requires the highest level of protection under the Municipal Inventory and the owners be provided with the maximum encouragement to conserve the significance of the place. The owners are to be commended for finding a compatible use for the place and not resorting to a pragmatic demolition option. Future alterations and adaptations should attempt, wherever possible, to re-establish the integrity and fabric of the original residence.

A review of the 1995 Municipal Inventory was undertaken by Hocking Heritage and Architecture with the resulting Local Heritage Survey review adopted by the Shire of Mundaring in 2025. The LHS review did not propose any change to the previous Statement of Significance or recommendations outlined above and it is unclear if any updated inspections were undertaken to inform this review, with place record images of the property only referencing Google Streetview (2010).

1.7 Findings

The detailed findings of this HIS are contained in sections 5.0 and 6.0. In summary, it is concluded that while the final design approach seeks the introduction of an additional large contemporary residential aged care wing, it also enables the active conservation and reuse of the heritage place. The design retains key views and landscape connections to the primary frontage, and offers significant conservation benefit by retaining, conserving, and reactivating the former residence which is currently in poor condition due to an extended period of vacancy. The design approach has incorporated extensive heritage guidance around the conservation requirements for the subject place, improving design relationships with the proposed new additions and ensuring demolition of original fabric is minimised throughout. Following review of the proposal against the individual place listing the proposal is determined to have an overall positive impact on the cultural heritage significance of the place and its ongoing use into the future.

2. Brief Historical Background

The following history, indicated in italics, has been reproduced in its entirety from the Place Record for the place, prepared in 1995. No update of this historical data was provided within the 2025 LHS review, however supplementary research has been undertaken by Element Advisory to substantiate components of this earlier history and to provide recent historical context to the property.

Some anecdotal evidence suggests that sometime before he died in 1901, Edmund Gilyard Lacey may have built 'Undercliffe', although Percy Ford Robinson's initials are incorporated in the stained glass around the entry door. In 1880, at the age of 37, E.G. Lacey came to Western Australia after a successful career in the Eastern States and set up the Enterprise Sawmill at Mahogany Creek and later at Sawyers Valley (Site 153). Sawn timber from Lacey's mill supplied his timber yards at Perth, Fremantle, York and later, Guildford.

Whilst his business interests were extensive, he is recorded as having recovered from bankruptcy in 1888, to the extent that by 1897, he had acquired land south of the York Road (Great Eastern Highway) and near what is now Wortley Road. Here he operated a brickworks and granite quarry until his death in 1901. It has been suggested that the bricks used to build Undercliffe came from Lacey's nearby brick yard. In 1995, part of Lacey's former quarry and brickworks (most of which had been filled) was utilized to build a truck arrester bed off Great Eastern Highway.

In 1902, the house (or land?) was purchased by 36-year-old Percy Ford Robinson, who had married E.G. Lacey's daughter Clara in January of that year. Like his uncle, Edward Robinson of nearby 'Belle View' (Site 213), Percy had extensive north-west pastoral interests including Coongan Station near Roebourne. Both men were active in lobbying for the abattoir which was eventually built at Midland in 1914. Again, like his uncle, Percy Robinson was involved in local government. He was a member of the Greenmount Road Board from 1906 to 1909, and simultaneously Mayor of Midland Junction from 1907 to 1911. He unsuccessfully stood as a 'Liberal' candidate for the state seat of Guildford. In 1910, he became the owner of the Cardup Brick Company and about this time he became the inaugural President of the Midland Guildford Cricket Club.

Undercliffe's grounds and garden not only caused interest to train travellers on the nearly Eastern Railway, but were featured in the May 1917 edition of the Motorist & Wheelman magazine. A Moreton Bay fig tree in the grounds is said to be over 100 years old.

During the depression, Undercliffe was vacated by the Robinsons and used as a parish poor-house. In 1937, the house was donated to Rev. Bell, the rector of Christ Church Claremont from 1932–1943, for the continuing use by the poor. During World War II, Undercliffe housed convalescing soldiers. In February 1953, after some 8 years of trying, Undercliffe was recognized as a "C" Class nursing home. Its first 10 patients were from the former sanatorium at Wooroloo (site 194). In 1964, the license was extended to 18 beds, and further increased in October 1971, to 20 beds. Over the years, some of the property was subdivided by the Rev. Bell, to provide additional funds and after the nursing home was taken over he remained as a resident/patient until his death.

The property was purchased by the Miles family in 1979, following which upgrading of facilities began. Redevelopment of the site commenced in October 1980, with the addition of a 42 bed general hospital which was finished in October and opened in November 1981. May 1981 also saw commencement of the new nursing home or geriatric wing. During the mid 1980's a maternity section was opened on the site to complete the overall hospital facilities. Restoration of the original 'Undercliffe' residence was then undertaken to provide specialist consultants rooms for the complex.

In 2000, the property was transferred to the Moran Health Care Group (Victoria) Pty Ltd. In 2005, Retirement Care Australia (Greenmount Gardens) Pty Ltd (now Regis Aged Care) purchased the property. In 2008 Element Advisory (operating as the Town Planning Group), assisted the owners in seeking development approval for several new wings and additions to the former hospital site. This was followed by several supplementary proposals to facilitate the ongoing use of the site as an aged care facility. *Undercliffe* is currently vacant and is understood to have remained this way for an extended period. In 2013, Regis commenced upgrading the property with the construction of new facilities including a significant addition to the eastern wing. This construction was followed with demolition of the former western wing c.2015. The property has operated largely in the same manner since this time with some clearing occurring to the western half of the lot for potential future subdivision and redevelopment.

Subsequent investigations into the construction timeline for Undercliffe House have yielded the following results:

- An obituary notice from 1901 provides confirmation that the house was originally the residence of Edmund Gilyard Lacey.¹ Probate documents from the estate of Edmund Lacey detail Undercliffe House as part of the "estate and effects" designated for sale and further distribution to the trustees, James Gill, Robert Thompson, and Lacey's daughters Clara, Elizabeth, and Mary Ann.²
- The Place record for Undercliffe House details that Clara married Percy Ford Robinson in January 1902.³ No registration of the sale of Undercliffe House has been located, though the advertised distribution of assets from the deceased estate of E G Lacey is also advertised in January 1902.⁴ Clara Lacey was recorded as one of the trustees of the estate.
- The official use of Undercliffe House as a Convalescent Depot/Home during World War II is not confirmed with the Australian War Memorial, or the Virtual War Memorial sites. The National Archives has no building plans, site plans, or military records pertaining to Undercliffe House during WWII.
- Investigations through the State Records Office of Western Australia have revealed no building plans or site plans, or construction plans for Undercliffe House as a hospital, or as a nursing home.

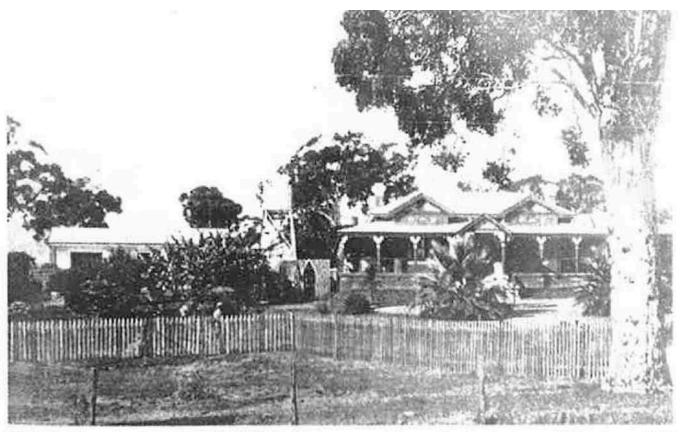
Historical aerials provide a general understanding of the site's development from the early 1950's through to today but reveal little about any extent of physical change to the subject place itself. Aerial imagery identifying key development points during this period have been included below.

¹ Western Mail (Perth, WA : 1885 – 1954), Saturday 28 September 1901, page 20.

² West Australian (Perth, WA : 1879 - 1954), Thursday 24 October 1901, page 4

³ Shire of Mundaring Local Heritage Survey, https://www.mundaring.wa.gov.au/documents/426/local-heritage-survey

⁴ West Australian (Perth, WA : 1879 - 1954), Saturday 25 January 1902, page 2 (7)



P. F. Robinson's home, 'Undercliffe', at Greenmount from The Motorist and Wheelman, 20th May 1917.

Figure 2. Photograph of 'Undercliffe' in 1917 (reproduced in Mundaring: A History of the Shire, lan Elliot, 1983)



Figure 3. Undercliffe Nursing Home, Coongan Avenue, Greenmount, March 1986 (Source: State Library of Western Australia, taken by Betty Smith, BA1530/6255)



Figure 4. The subject house and its garden surrounds in situ prior to development of the surrounding medical facilities. (Source: MNG, November 1953)



Figure 5. The subject house and its garden surrounds in situ prior to development of the surrounding medical facilities, some ancillary structures are noted to the rear garden. (Source: MNG, March 1965)



Figure 6. The subject house and its garden surrounds in situ prior to development of the surrounding medical facilities, some ancillary structures are noted to the rear garden. (Source: MNG, September 1979)



Figure 7. The northern wing has been completed and the former western wing is under construction around the subject house. (Source: MNG, August 1981)



Figure 8. The northern wing and the former western wings have both been completed around the subject house. (Source: MNG, May 1985)



Figure 9. The eastern wing has been constructed adjacent to the subject house. (Source: MNG, February 1995)

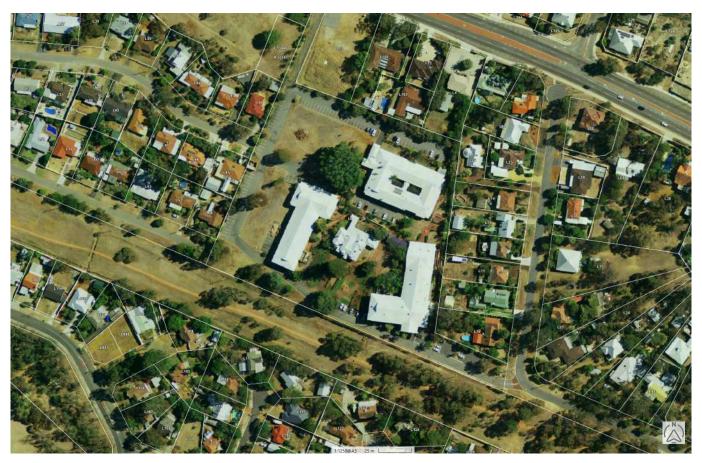


Figure 10. Minimal change appears to have occurred since 1995. (Source: MNG, February 2011)



Figure 11. Construction of the new eastern wing addition is underway. (Source: MNG, February 2012)



Figure 12. Additions to the eastern wing have been completed and the western wing has been demolished. (Source: MNG, August 2016)



Figure 13. Recent aerial capture demonstrating the site largely in its current arrangement (Source: MNG, February 2021)



While these supplementary details have assisted with an understanding of the ownership and likely periods of change, it has not yielded any documentary data which pinpoints exact periods of physical change to the heritage building. As such, this report has primarily relied upon inspection of the physical fabric undertaken to inform the CMS to determine elements of significance and sensitivity to future works.

3. Description of the Place

3.1 Site and Context

The physical evidence has been prepared by Element Advisory incorporating evidence recorded for earlier assessments, impact statements and condition reviews by various parties. The following text describes the place as observed in November 2023 during the condition inspection undertaken in conjunction with Acor Consultants.

Undercliffe sits on an elevated site looking south over the former railway reserve and towards the Helena Valley. The large site originally had extensive gardens which now accommodate two major nursing home buildings to the north and the east of the original house. Gardens remain in the spaces between buildings, together with some significant trees from the original gardens. These include an enormous Moreton Bay Fig (Ficus Macrophylla) behind the house and, at the front, a rare Southern Cypress (Taxodium Distichum). Also at the front of the heritage house is a Norfolk Island Pine (Araucaria Heterophylla) and several old Date Palms (Phoenix Dactylifera). Extensive lawns also add to the setting of the site. Undercliffe, is located roughly in the centre of the Lot with the surrounding later wings overlooking and generally orientating towards the heritage building as a central feature of the site. Access to the site is via Coongan Avenue to the south–west with the road wrapping around the heritage property and positioning it as a key entry statement to the aged care facility.



Figure 14. Undercliffe on approach from the south noting the landscaped frontage and large mature plantings (Element Advisory, 2023)



Figure 15. Undercliffe viewed from the balcony of the adjacent residential aged care wing noting the landscaped frontage and large mature plantings surrounding (Element Advisory, 2023)

3.2 Function

Documentation from 2015 notes the property being utilised for medical and administration purposes at this time and it is understood that this remained its most recent function up until its current vacancy, however the exact date of its closure is unknown at this time. As of 2025 the former residential house is utilised only for storage purposes and is in a relatively poor condition due to a combination of structural issues, pest ingress, and a lack of ongoing maintenance.

3.3 Fabric

Undercliffe is a Federation era, single storey brick and iron former residential property. While some sense of the garden setting remains, the external presentation has been largely altered by the construction of later surrounding built form. The house presents an asymmetric primary frontage to the south containing an original central form which is symmetrically designed around a centrally located entry door and circulation corridor, and a western wing which is connected at the front with an open vestibule from the veranda. The western wing is understood to be a later, though early addition to the main house, and does not appear to be extant in archival imagery from 1917 (refer to figure 2). The roof form reflects this asymmetrical design with three gable ends presenting to the southern elevation.



The house is constructed on a sloping site with access to the rear being on grade, while the main front entry is accessed by a formal staircase. This staircase has sweeping masonry balustrades to each edge leading to a timber framed verandah. The verandah includes a feature entry portico and decking which runs the full length of the southern elevation and wraps partially around the exterior to the east. The original verandas, across the front of the house, had previously been extended and enclosed with asbestos sheeting to provide additional accommodation. These were removed by the previous landowners who restored the verandas and interiors to give the building an ongoing life as specialist consulting rooms for the hospital. All external facades of the building have been fully rendered and painted pink with white painted joinery to the doors, windows and verandah columns and balustrading. The front (south) elevation features three sets of feature triple sash windows with highlight transoms above to each of the projecting bays. The main timber pannelled entry door is surrounded by feature leadlighting to the side and highlight windows. The highlight incorporates "Undercliffe" into its design and the side panels contain the initials of Percy Ford Robinson plus an acknowledgement to Barnett Bros. as the supplier.

The west and north elevations are generally utilitarian in their design with simple openings and surface treatments. A covered walkway has been connected to the verandah at the rear (north) of the property understood to be a later addition along with the paving treatments and general landscaping elements. The north elevation has been heavily altered with the addition of bathroom facilities along the northern face of the building, and a two room addition to the north–east. The exact date of construction for these elements is unknown however their simple detailing and form suggests they are of a much later construction date than the central built form.

The eastern elevation faces a small remnant area of landscaping and the new eastern nursing wing. Another feature triple bay window is located to this facade along with the verandah return which provides additional external access from the side of the house.



Figure 16. Stair to main entry (Element Advisory, 2023)



Figure 17. Portion of the central and the western wing viewed from the south (Element Advisory, 2023)



Figure 18. Covered vestibule connecting the central and western wings of the house noting wall beyond proposed for removal (Element Advisory, 2023)

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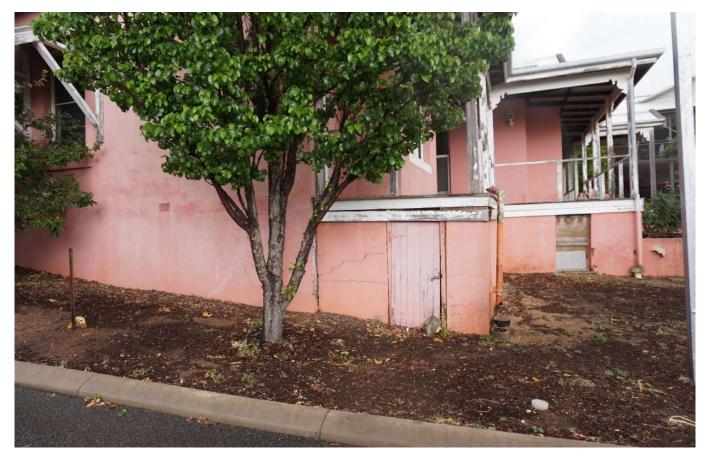


Figure 19. Western elevation (Element Advisory, 2023)



Figure 20. Northern elevation and covered walkway (Element Advisory , 2023)



Figure 21. Covered walkway proposed for removal to rear entry door (Element Advisory, 2023)



Figure 22. Northern covered verandah proposed for removal (Element Advisory, 2023)



Figure 23. Wrap around portion of verandah to eastern facade (Element Advisory, 2023)

The front entrance opens on to a central corridor which runs the length of the house. A lightweight stud wall has been added to the east of the entry way, extending the corridor through what would otherwise form the primary reception room facing south to the eastern lawned setting. To the western side of the corridor a secondary reception room is found also addressing the south, however secondary outlook is also provided to the verandah vestibule and western extension beyond. Both rooms contain projecting bays with triple sash windows and highlight transoms above, fireplaces, and ornate plaster glass ceilings. Decorative moulding motifs suggest that these ceilings may have seen some circa 1930's alterations, however without clear access to the internal roof space it is difficult to ascertain the likely extent of these changes.

Rooms continue to be laid out along the central corridor with two more found to both the eastern and western sides of the hallway. Most of these spaces have seen a relatively extensive level of change to fixtures and finishes to suit later use as consulting rooms. While structural components such as fireplaces remain they have been boarded up internally and replacement flat plasterboard ceilings installed to all rear rooms other than one to the northeast. This room also contains a projecting bay window to the east with triple sash windows and highlight transoms above to match the southern reception rooms. Walls to all central corridor rooms are painted a light green.

With access via either the verandah vestibule, rear double entry doors or internally via the north west room off the central corridor, the western wing sits relatively separate to the central portion of the house. It consists of two rooms with central fireplaces between them. These rooms contain pressed metal ceilings believed to be original and another set of triple sash windows with highlight transoms fronting the southern outlook. Walls to all western wing rooms are painted in shades of purple.

Later extensions have been added along the northern facade including male and female bathrooms, a kitchen area and a two-room extension which can only be accessed externally from the main house to the north east. All of these spaces feature later detailing and fitouts including flat plaster ceilings and simple cornices and skirtings where extant. Fireplaces are also found to all but the bathrooms. Walls to these spaces are painted a mix of light green, and neutral beiges.

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Several corbelled arches survive along with original fireplace surrounds, deep skirtings, and architraves throughout the earlier portions of the house. Carpets have been added over timber floors throughout other than to two rooms which have later linoleum coverings. Lighting fixtures are new throughout however some early hardware remains extant to doors and windows.



Figure 24. Looking south down central corridor through feature archway towards entry door noting infill stud wall to the left proposed for removal (Element Advisory, 2023)



Figure 25. Projecting bay and feature windows to southern elevation (Element Advisory, 2023)



Figure 26. Moulded ceilings and fireplace to northeast room (Element Advisory, 2023)



Figure 27. Projecting bay window and feature arch to northeast room (Element Advisory, 2023)



Figure 28. Pressed metal ceilings and fireplace to western wing (Element Advisory, 2023)



Figure 29. Retained fireplace surrounds and later floor finishes (Element Advisory, 2023)



Figure 30. Later fitout to rear kitchen extension proposed for removal and upgrade (Element Advisory, 2023)



Figure 31. Later two room extension to north east (Element Advisory, 2023)



Figure 32. Existing bathrooms proposed for removal and upgrade (Element Advisory, 2023)

4. Proposal

4.1 Discussion of the Proposal

Undercliffe sits within the heart of a large landholding in the Perth foothills which has been successively developed over time to support medical and aged care functions. The former house has been largely encompassed by multi-storey contemporary development to the north, east and formerly the west, however its presentation and landscape connection is still evident to the primary southern frontage and in the retention of significant mature plantings throughout the site. While the broader site has continued to operate as a care facility, the heritage building has been largely neglected in recent history, being solely utilised for storage.

The proposed development seeks the addition of a new, residential aged care wing to the west of the heritage place, and removal of the existing contemporary aged care development to the north of the site. The existing use of the broader site is intended to continue, with the new wing integrating and activating the heritage building as a communal hub within the site. The proposal utilises the heritage place to provide supporting services to the residents such as dining, office space, library, cinema and café/gamesroom functions.

4.2 Scope of New Works

- Provision of a new 48 bed residential aged care wing inclusive of 45 car bays, service areas including kitchen, laundry and maintenance facilities to the undercroft with individual living units above. It is noted that this will require some excavation adjacent to the heritage building and given the current extent of structural cracking evident, vibration monitoring and stabilisation of the heritage structure during any works is recommended.
- New reception entry linking structure between the proposed new wing and the heritage building enabling enclosed internal access from the north of the site
- Conservation and make good works to the heritage property in accordance with the advice of the CMS to enable active reuse of the former residential building
- New retaining and landscaped gardens to the north of the heritage building
- New entry drive and on-grade parking to the south of the heritage place

4.3 Demolition

- Removal of the existing contemporary residential wing to the north of the site
- Removal of the existing contemporary verandah canopy to the north of the heritage place
- Minor internal demolition of elements of little/no significance to remove one later infill stud wall and replace contemporary bathroom and kitchen fit out elements with new compliant wet areas
- Removal of one internal wall to facilitate open access between the new reception area to the heritage place

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4.4 Conservation Works and Retention of Fabric

- Retention and adaptive reuse of the heritage place
- Retention of all heritage fabric other than one internal wall and urgnet repair requirements where fabric is damaged beyond repair (refer to appendix I, CMS)
- Retention of all mature plantings of significance and open landscaping to the primary frontage of the heritage place
- Delivery of urgent and immediate conservation works items as outlined within drawing TP1.201 in accordance with the guidance of the CMS

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5. Assessment of Heritage Impact

This section addresses the potential impact of the proposed development to Undercliffe. This includes an assessment against the following questions, which have been addressed separately in each table within this section:

- How will the proposal affect the significance of the subject site?
- What measures (if any) are proposed to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

To assist in assessing the impact of the proposal the following seven tier system for assessing and evaluating impact has been adopted from the 'Guidance on Heritage Impact Assessments for Cultural World Heritage Properties' (ICOMOS, 2011) and the Heritage Council of Western Australia's 'Impact Matrix' (2009).

Note: The Heritage Council considers whether a proposed action has either a Major, Moderate, Minor Impact or No Impact. It does not formally assess the Beneficial Ratings set out in the table below.

Rating	Impact Definition
Major Impact	The proposed action would involve permanent changes to, or destruction of an element of significant fabric or values. There would be a substantial or long-term adverse effect on the heritage value or integrity of the place. There would be a major reduction in the understanding of the heritage value of the place. The impact of the action could be reduced through appropriate mitigation measures but cannot be fully ameliorated.
Moderate Impact	The proposed action would involve permanent changes to, or destruction of an element of significant fabric or values. There would be a moderate reduction in the understanding of the heritage value of the place. The impact of the action could be reduced through appropriate mitigation measures.
Minor Impact	The proposal would have a temporary effect on and/or involve minor damage or changes to element of significant fabric or values. There would be a minor or temporary reduction in the understanding of the item or place.
Negligible or No impact	The proposed action respects the heritage value and integrity of the items. There is no change or impact as a result of the proposed action.
Minor Beneficial	The proposed action would have a minor temporary benefit on the heritage value or integrity of the item or place through conservation of its significant fabric or values. There would be a minor or temporary improvement in understanding the heritage value of the item or place.
Moderate Beneficial	The proposed action would benefit the heritage value or integrity of the item or place through conservation of its significant fabric or values. There would be an improvement in understanding the heritage value of the item or place.
Major Beneficial	The proposed action would substantially enhance the heritage value or integrity of the item by improved conservation of its important fabric or values There would be a major long term improvement in understanding the heritage value of the item or place.

5.1 Heritage Impact Assessment against the Cultural Heritage Significance of Undercliffe

The assessment draws on the statements of significance as listed under section 1.6.

Undercliffe.	Potential Impacts	Amelioration of adverse impacts	Conservation benefits
Place No. P08547			
Shire of Mundaring Heritage	e List		
'Undercliffe' House has very high aesthetic, social and historic significance for the community as an example of a large, early residence in the area; its associations with prominent people active in the development of the district; and for its role in providing hospital/nursing care in the region for a substantial part of its existence.	Major beneficial In its current form, the heritage place is underutilised, in poor condition, and at significant risk of accelerated deterioration due to an extended period of lack of maintenance, pest ingress and neglect. The proposed works enable adaptive reuse of the heritage place as an active and integral part of the surrounding residential aged care facility, providing opportunities to conserve and appreciate the place within the heart of the development site. The works proposed extensive and vital conservation works to ensure the long- term protection of the heritage place, and provide it with an active use beyond its current storage functions in line with its historic role in providing hospital/nursing care for a substantial part of its existence.	The new development has been located to the west of the heritage place to enable its landscaped frontage and visual prominence to be retained on approach from the main entry point of Coongan Avenue. The new development integrates from the north of the heritage building, replacing an existing canopy of little significance, and connecting into the site in a manner which retains the existing presentation of the primary facade. Alteration of the building internally is prioritised to elements of later infill including contemporary bathrooms and kitchen, and removal of one infill stud wall to reinstate the original front room of the house. The proposal only seeks demolition of one original internal wall to open up the new proposed reception area for ease of access and use. All other works to the house are of an urgent conservation nature and are guided by the CMS for the site, attached at appendix I. The proposal also maintains all significant mature plantings.	 The application proposes delivery of extensive conservation works to the heritage place to enable its reoccupation and ongoing protection as a significant heritage place. This includes, but is not limited to: removal of pest birds and repair of roof cladding propping and repair of existing significant ceilings structural review and repair of subsidence and cracking extensive timber repairs and treatment of termite attack to the external verandah repair and reinstatement of broken rainwater goods, glazing and other missine elements repainting and make good works throughout The proposal also retains all mature plantings and key views to the primary frontage from the south of the Lot.

5.2 New Development Adjacent to a Heritage Place

The following questions have been drawn from the Heritage Council document 'Heritage Impact Statement: A Guide' when reviewing proposed development adjacent to a heritage place and have been considered in the context of the proposed development of the *Undercliffe* site.

Outline Questions	Discussion on Impact	
How is the impact of the new development on the heritage significance of the place or area to be minimised?	The proposal seeks not only development of a new residential care wing, but extensive conservation works designed to enable reoccupation of the heritage place in accordance with the CMS prepared in 2023. The collective delivery of this significant package of works is assessed as having a major beneficial impa on the cultural heritage significance of the place, ensuring its protection into the future.	
Why is the new development required to be adja- cent to a heritage place?	The development forms part of an existing residential aged care facility with an earlier wing having previously been located within the proposed development area.	
How does the new development affect views to, and from, the heritage place? What has been done to minimise negative effects?	The new wing has been intentionally sited to the west of the heritage place to ensure that key views of the primary facade are retained on approach to the property. The new development links in from the lower significance facade to the north and ensures the proposed linking structure is set back from the projecting bay windows and wings to the east, south and west.	
Is the new development sympathetic to the heri- tage place? In what way (e.g. form, siting, proportions, design, materials)?	The new development is contemporary in its design, in keeping with other later development around the site. It seeks to maintain a low scale within the land-scape being partially embedded into the landscape.	
Will the new building(s) visually dominate the heritage place? How has this been minimised?	Refer to line item three.	
Will the public and users of the place, still be able to view and appreciate its significance?	The proposed development significantly enhances opportunities to utilise and occupy the site, providing it with an active and ongoing use as part of the broader residential aged care facility. In its current form the place is utilised only for storage and is in a poor state of repair and the works set out within this proposal will assist in rectifying this condition.	

6. Analysis and Conclusion

The proposed development seeks the development of a new 48 bed residential aged care wing and removal of an existing residential wing to support the ongoing use of the former Undercliffe Hospital site as a residential aged care facility. The design approach seeks to integrate the new wing with the existing heritage place, enabling it to become an active and central part of the broader site once more. In order to enable this adaptive reuse, the application proposes extensive conservation works to the heritage property in line with the guidance of the CMS included at appendix I. The proposal seeks minor removal of original internal fabric in order to enable reuse, but otherwise largely retains all elements identified as being of considerable or some significance within the CMS. The proposal also retains all mature plantings, as well as the landscaped frontage to the property, ensuring key views of the primary frontage remain integral to the understanding of the place.

In summary, it is concluded that while the final design approach seeks the introduction of an additional large contemporary residential aged care wing, it also enables the active conservation and reuse of the heritage place. The design retains key views and landscape connections to the primary frontage, and offers significant conservation benefit by retaining, conserving, and reactivating the former residence which is currently in poor condition due to an extended period of vacancy. The design approach has incorporated extensive heritage guidance around the conservation requirements for the subject place, improving design relationships with the proposed new additions and ensuring demolition of original fabric is minimised throughout. It is recommended that vibration monitoring is undertaken throughout any development works to ensure they do not result in further detrimental impact on the structural condition of the heritage building, however following review of the proposal against the individual place listing the proposal is determined to have an overall major beneficial impact on the cultural heritage significance of the place and ensures its ongoing protection and use into the future.

7. References

'Australia ICOMOS Burra Charter, 2013.' Australia ICOMOS. Available from <u>https://australia.icomos.org/</u> wp-content/uploads/The-Burra-Charter-2013Adopted-31.10.2013.pdf

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Additional archival research courtesy of Trove, the State Library of WA and the State Records Office

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