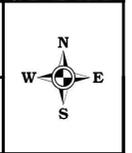



 Town of Bassendean
 35 Old Perth Road
 Bassendean WA 6054
 Phone: 9377 8000
 Fax: 9279 4257
 Email: mail@bassendean.wa.gov.au

Disclaimer: The Town Of Bassendean accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image. This map is based on information provided by and with the permission of the Western Australian Land Information Authority.

Location plan

6/09/2023
 Scale: 1:750





04 August 2023

Chief Executive Officer
Town of Bassendean
35 Old Perth Road
Bassendean WA 6934

Att: Planning Department: Alex Snadden, Manager Planning and Regulations

Dear Alex,

Development Application - Change of Use and Minor Works at Lot 50 (No 1.) Surrey Street Bassendean

The Perth History Association is pleased to submit this development application to the Town of Bassendean for a change of use and minor works at Lot 50 (No.1) Surrey Street, Bassendean (the subject site).

To assist the Town in your assessment, please find the following enclosed.

- Application form signed by the landowner
- A copy of the Certificate of Title (Appendix A)
- A copy of the Development Plans (Appendix B)
- A Heritage Impact Statement (HIS) (Appendix C)
- Development application fee of \$295.00

Background

The subject site contains one of the only remaining Pensioner Guard cottages within the Perth metropolitan area and one of only a few in the state, and therefore has a high degree of historical and social significance despite later modifications.

The site contains two main buildings, a brick rendered Cottage constructed in 1856 (not included in this application) and a Residence constructed in 1893 which is the subject of this application. The Residence was significantly altered in 1952. Alterations include:

- Construction of additional rooms to the south and west side of the Residence;
- Alteration of roof geometry;
- Demolition of concave profile verandah;

The proposed application primarily seeks to restore the site to its original state by restoring the roof to its original form and removing the 1952 additions. The application also seeks a change of use from 'Residential' to 'Community Purpose', to facilitate workshops and community outreach

programs for the Museum of Perth. It is understood that the Town has used the site for community purposes for many decades in the form of a child care facility, an Adult Education Training Centre known as the 'Bassendean Learning Centre', and as an exhibition and community event space.

The site is currently used by our restoration volunteers as a tea-prep and tool storage location, while the adjacent cottage is opened monthly by the Bassendean Historical Association via a Memorandum of Understanding.

Site Particulars

The proposed application is for Lot 50 (No.1) Surrey Street, Bassendean (subject site). The site is situated 11.1km north-west of Perth CBD and is within the municipal area of the Town of Bassendean.

The below table identifies the legal lot details for the subject site.

Table 1 Lot Particulars

Lot	Plan	Vol/Folio	Proprietors	Area (sq.m)
50	9441	1524/213	Perth History Association Inc	937

A copy of the Certificate of Title is provided at Appendix A.

Refer to Figure 1 for an aerial plan and Figure 2 for a cadastral plan.

Figure 1 - Site Aerial



Figure 2 – Cadastral Plan



Proposed Land Use and Development

This application seeks approval for a change of land use and minor works to be undertaken on the subject site. We intend to use the site as a support space, storage and office space for the adjacent Pensioner Guard Cottage Museum and as offices for our staff and history and garden training programs, which requires a change of use from 'Residential' to 'Community Purpose'.

The community outreach aspects of the use will be facilitated by our organisation with the aim of upskilling and educating local residents in research, writing, digitisation, archives, exhibitions, museum management and gardening programs. Activities undertaken at the site will be low impact and are unlikely to attract large crowds. The facility will operate during business hours (8am – 6pm) with an expected maximum daily attendance of 20 persons, being two staff members and 18 Training Participants spread between inside activities and those in the garden.

Training programs are free of charge, and funded by the Federal Government.

On the weekends, the Cottage Museum will be open to the public, with an expected maximum attendance of 10 people, being two volunteers from the Bassendean Historical Society and 8 Cottage Museum visitors at any one time. Opening Hours are usually 11am - 2pm and entry is free. It is envisaged that school groups of other community groups may wish to come through the Museum by prior arrangement during week-days. School groups are usually no more than 25 children and a few adults for an hour or so at a time. School Children from Bassendean Primary School would usually arrive on foot.

The physical works intend to restore the original heritage value of the site by restoring the original roof form, removing non-heritage additions, and making the internal areas within the building more universally accessible.

A summary of the proposed development is detailed in Table 2. Development Plans are provided at Appendix B.

Table 2 Description of Proposal

Component	Information
Change of use	Change of use from 'Residential' to 'Community Purpose'.
Physical works	
Internal	Demolition of 2 partial walls to accommodate UAT and 1 shower wall to accommodate toilet.
Component	Information
External	Existing concrete tile roof to be removed and restored with a proposed new roof structure with original roof ridge and original roof tilt of 44 degrees. Ceilings to be retained and repaired. Asbestos enclosed veranda from 1952 to be demolished as well as the external concrete ramp to the living room and 1952 dining room extension. Concrete veranda to be demolished and replaced with timber veranda. Proposed new veranda roof with original concave profile.

Following restoration works to the building, the site will primarily be used for administrative and training purposes associated with the Museum of Perth. The building will also house natural and social heritage collections for public display. Operating hours will generally be 8am – 6pm weekdays, however it will also be open to the public periodically on weekends.

Planning Framework Assessment

State Planning Framework

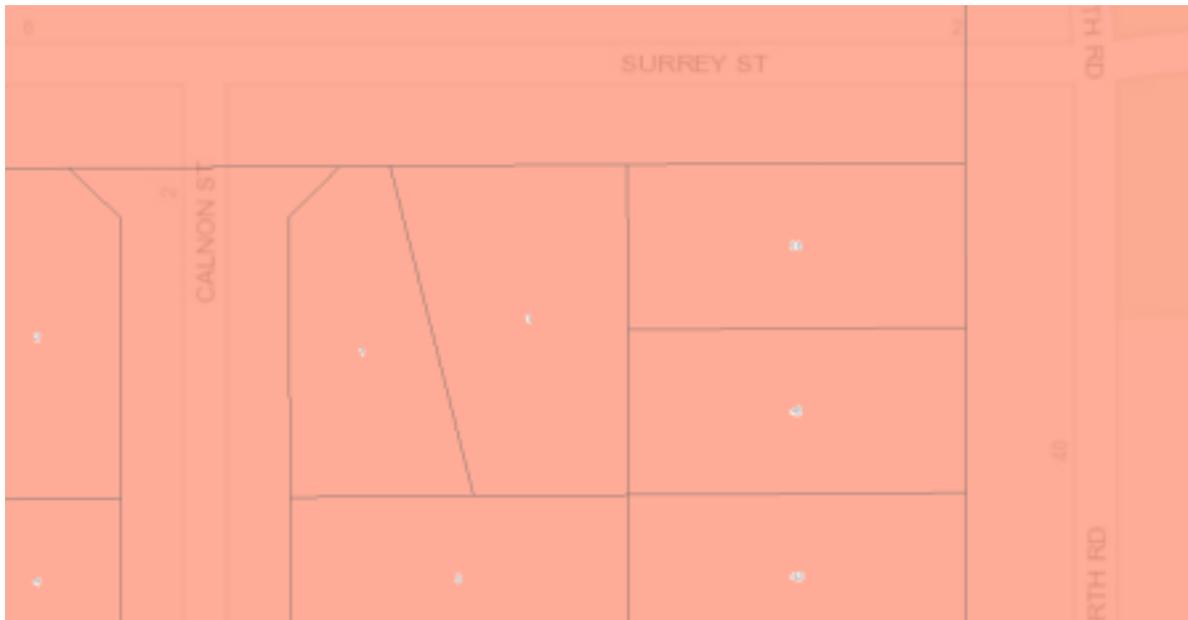
Metropolitan Region Scheme

The site is zoned 'Urban' under the Metropolitan Region Scheme (MRS), the 'Urban' zone supports the proposed change of use and physical works to the subject site.

Figure 3 - MRS Map

Region Scheme Zones and Reserves

Urban



Development Application – 1 Surrey Street, Bassendean 4

State Planning Policy 2.10 – Swan-Canning River System Policy

The subject site has been identified as within the 'Middle Swan' precinct of State Planning Policy 2.10 – Swan-Canning River System Policy (SPP2.10). The intent of the Policy is to conserve the health, amenity, and landscape value of the Swan River. The proposal is considered minor and will not impact access to the river or the cultural and heritage value of the Swan River.

LOCAL PLANNING FRAMEWORK

This section describes and confirms the proposal's alignment with the local planning framework. The proposal has been assessed against key local planning documents as summarised below.

Town of Bassendean's Local Planning Scheme No.10

Under the Town's Local Planning Scheme No.10 (LPS10) the subject site is zoned 'Residential' – refer Figure 4. The broad aim of this zone is to support residential development and make provisions for a range of housing types. This proposal is aligned with the above objective as the proposed use will be of low impact and will not detract from the residential character of the area,

further compliance of the proposal against the objectives of the zone are demonstrated in Table 3.

The most appropriate land use for the proposal is considered 'Community Purpose', the definition for this use is listed below:

"community purpose" means the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.

LPS 10 identifies 'Community Purpose' as an 'A' land use in the Residential zone; an assessment of the proposal against the objectives of the 'Residential' is demonstrated in the table below.

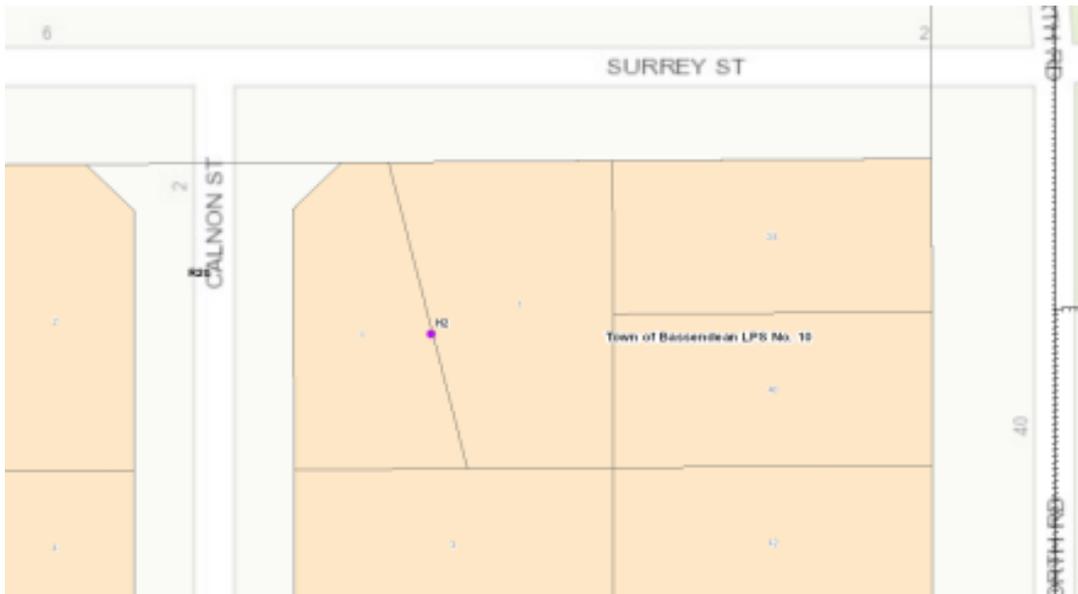
Table 3 Residential Zone Objectives

Residential Objective	Compliance of Proposal
to maintain lifelong or long-time residents as an integral component of the Bassendean community;	The proposal is for a community facility, which will add to the community of the Bassendean.
to continue and increase the attraction for young families to reside and raise their families in the Bassendean community;	The site will be an educational asset for the Town that will engage young families.
to recognise the role of Bassendean as a middle metropolitan area that is well placed to contribute meaningfully to sustainable urban development for the Perth Region, and therefore facilitate the planned gradual increase in	The proposal is based on the adaptive reuse of the Pensioner Guard cottage, which is a highly sustainable practice. The proposal does not increase the residential density of the area, however it will enhance the social and economic benefit to the Bassendean locality.
population growth in a manner that provides net environmental, social and economic benefit;	N/A residential uses are not proposed however the proposed works do not change the residential character of the property.
to make provision for housing types that respond to the demands of an ageing population and declining occupancy rates;	N/A residential uses are not proposed however the proposed works do not change the residential character of the property.
to limit non-residential activities to those of which the predominant function is to service the local residential neighbourhood and for self employment or creative activities, provided such activities have no detrimental effect on the residential amenity;	The proposal seeks to improve the employability of people in the Bassendean area by upskilling residents in heritage and conservation skills. The facility will be of low impact to neighbouring residential uses.
to ensure that the density of development takes cognisance of the availability of reticulated sewerage, the effluent disposal characteristics of the land and other environmental factors; and	N/A no additional density is proposed.

to ensure that subdivision and development comply with the Local Planning Strategy and the principles of any Local Planning Policy adopted by the Council.

The compliance of the proposal against the local planning framework has been demonstrated in this report.

Figure 4 - LPS10 Map



Car Parking Considerations

Local Planning Policy No.8 – Car Parking and End-of-trip Facilities (LPP8) notes the minimum car parking requirement for a ‘Community Purpose’ proposal is one bay for every four persons the facility is designed to accommodate. The proposal is anticipated to facilitate 20 people (includes staff, visitors and volunteers) which would generate a requirement of five car parking bays. The site has three existing car bays and this application does not propose any additional bays to the site, which will result in a shortfall of two car parking bays. It should be noted that all training participants are required to attend the location via public transport unless a physical disability prevents them from doing so.

The existing three car parking bays at the site is considered adequate given the abundance of on-street parking available along Surrey Street and proximity to the public car park at Point Reserve (approximately 230m from the site). Additionally, it would not be possible to add more bays to the site due to the mature tree located at the front of the site and the location of the heritage buildings on the site. As per Part 12 of the Deemed Provisions within the Planning and Development (Local Planning Schemes) Regulations 2015, the local government may vary a development provision applicable to the site to facilitate the conservation of a heritage place or area. It is requested that the Town exercises its discretion in relation to the car parking provisions applicable to the site to preserve the setting of the Pensioner Guard Cottage and Residence and landscape around the buildings.

HERITAGE CONSIDERATIONS

The subject site has significant heritage value and is listed on both local and State Heritage Registers. The proposed works are considered minor and will restore the heritage value of the site. A Heritage Impact Statement has been prepared and provides a thorough description of the site background, statement of significance, outline of the proposed works and an assessment of the proposal's impact. A copy of the Heritage Impact Assessment is provided at Appendix C.

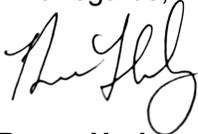
CONCLUSION

The proposed change of use and physical works are consistent with those promised by the Perth History Association at the time of our undertaking to acquire and restore the Site. We have made a commitment to the Council, and to the community, to undertake the works proposed in this application, and intend to stay true to those commitments.

The proposed change of use and physical works at the subject site are considered minor and will restore and enhance a significant heritage asset within the Town of Bassendean. The use will provide the community greater access to the heritage asset and facilitate a use which will enhance access and understanding of the heritage value that places can provide the community.

We trust that the enclosed information is sufficient to assess the application in a timely manner and respectfully request that the application be approved. Should the Town have any queries, please do not hesitate to contact me.

Kind regards,



Reece Harley
Executive Director
Perth History Association Inc.
8-10 The Esplanade
Perth WA 6000

APPENDIX A CERTIFICATE OF TITLE

APPENDIX B DEVELOPMENT PLANS

APPENDIX C HERITAGE IMPACT STATEMENT



LOCATION PLAN



ELEVATION ON SURREY STREET

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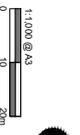
1 SURREY STREET, BASSENDEAN CONSERVATION AND ALTERATION WORKS
LOCATION PLAN & STREET ELEVATION

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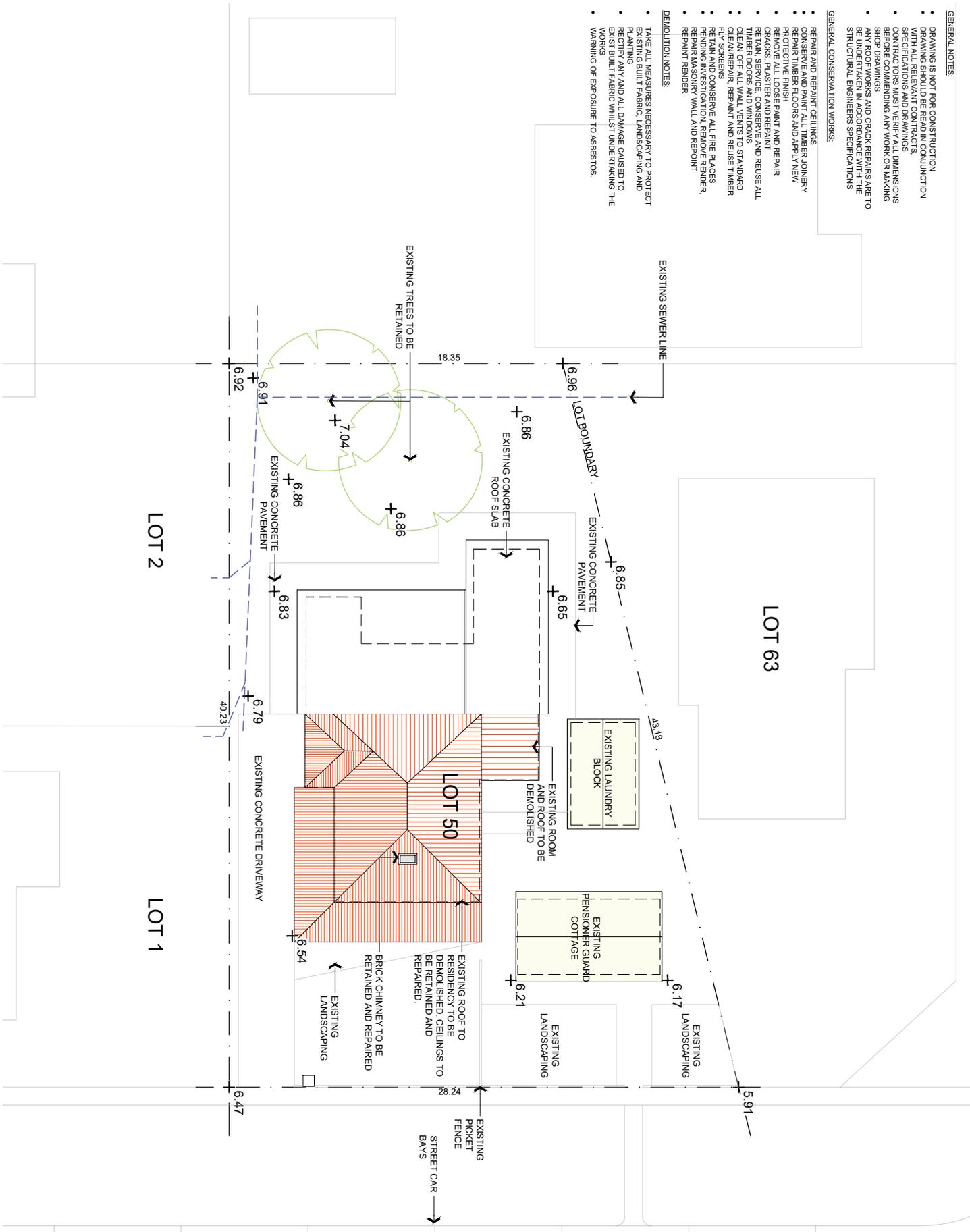


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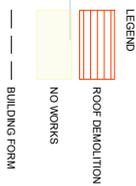
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 - CONSERVE AND PAINT ALL TIMBER JOINERY
 - REPAIR TIMBER FLOORS AND APPLY NEW PROTECTIVE FINISH
 - REMOVE ALL LOOSE PAINT AND REPAIR
 - CRACKS, PLASTER AND REPAIR
 - RETAIN SERVICE, CONSERVE AND REUSE ALL TIMBER SERVICES
 - CLEAN OFF ALL WALL VENTS TO STANDARD
 - CLEAN/REPAIR, REPAINT AND REUSE TIMBER FLY SCREENS
 - RETAIN AND CONSERVE ALL FIRE PLACES
 - PENING INVESTIGATION, REMOVE RENDER, REPAIR/REASONRY WALL AND REPOINT
 - REPAIR RENDER

- DEMOLITION NOTES:**
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SURREY STREET



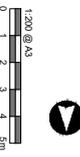
1 SURREY STREET, BASSENDEAN CONSERVATION AND ALTERATION WORKS
ROOF DEMOLITION PLAN

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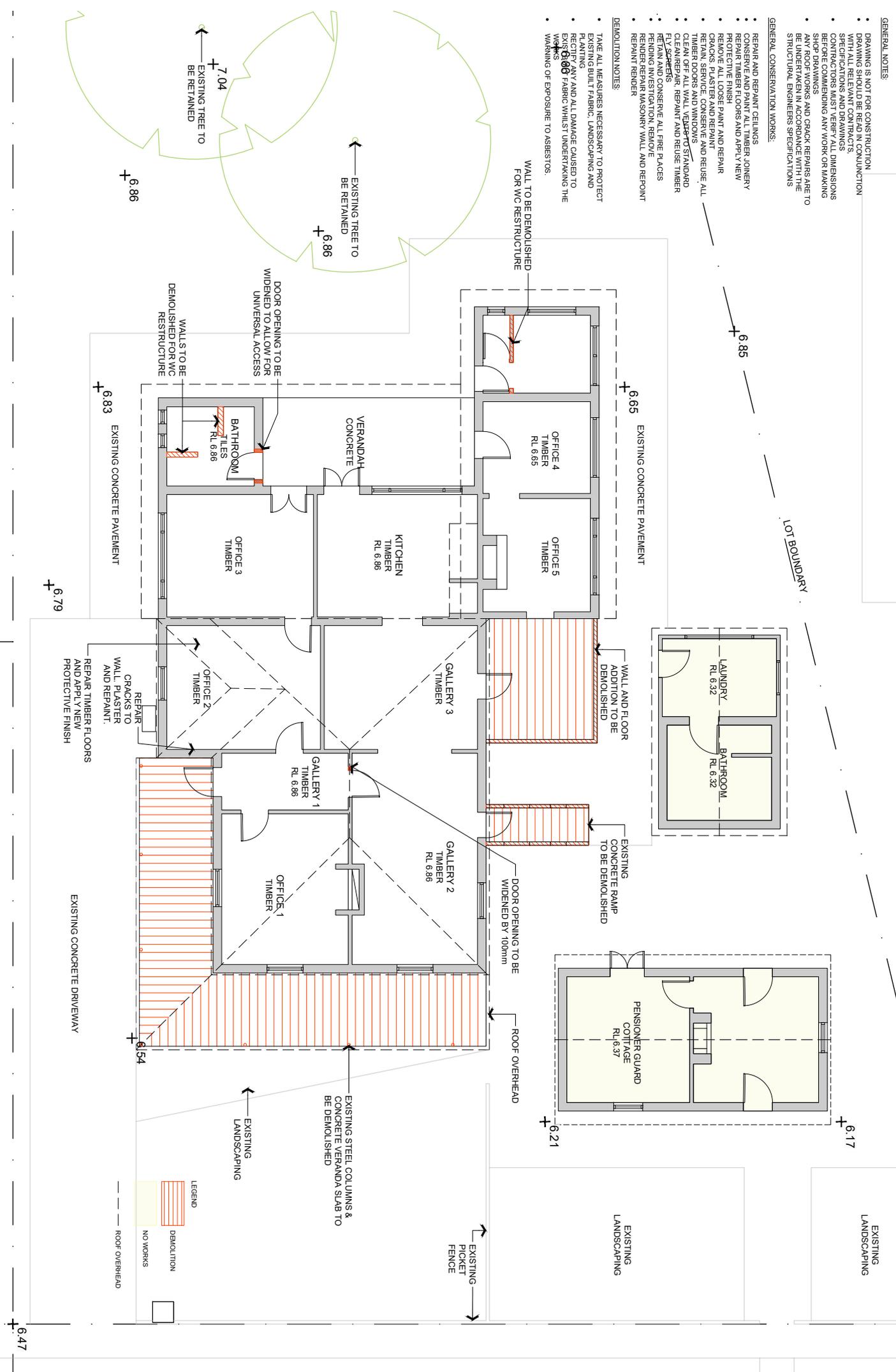
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- REPAIR TIMBER FLOORS AND APPLY NEW PROTECTIVE FINISH
- REMOVE ALL LOOSE PAINT AND REPAIR
- CRACKS PLASTER AND REPAIR AND REUSE ALL
- REPAIR STAIRS AND REPAIR AND REUSE ALL
- CLEAN OFF ALL WALL VENTS TO STANDARD
- CLEAN/REPAIR, REPAINT AND REUSE TIMBER FLY SCREENS
- RETAIN AND CONSERVE ALL TREE PLACES
- REPAIR AND REPAINT ROOF
- REPAIR REPAIR ASSASSY WALL AND REPOINT REPAINT RENDER

DEMOLITION NOTES:

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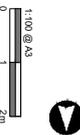


1 SURREY STREET, BASSENDEAN CONSERVATION AND ALTERATION WORKS
DEMOLITION PLAN

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FOR DEVELOPMENT PAPER ACTION
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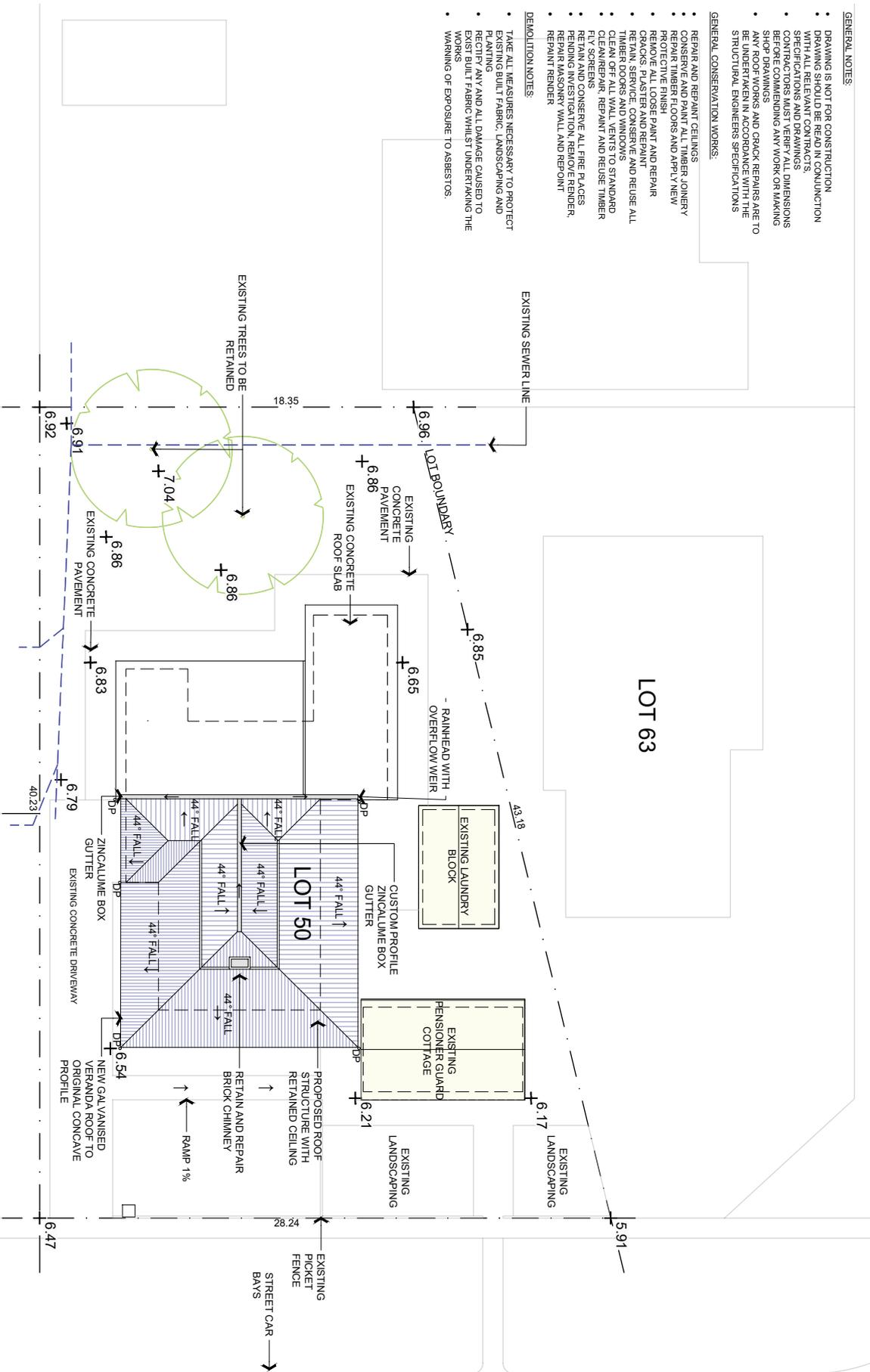
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 - REMOVE ALL LOOSE PAINT AND REPAIR
 - CRACKS, PLASTER AND REPAIR
 - RETAIN SERVICES, CONSERVE AND REUSE ALL SERVICES
 - CLEAN OFF ALL WALL VENTS TO STANDARD FLY SCREENS
 - RETAIN AND CONSERVE ALL FIRE PLACES
 - PENNING INVESTIGATION, REMOVE RENDER, REPAIR BRICKWORK WALL AND REPOINT
 - REPAIR RENDER

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SURREY STREET

**1 SURREY STREET, BASSENDEAN CONSERVATION AND ALTERATION WORKS
PROPOSED ROOF PLAN**

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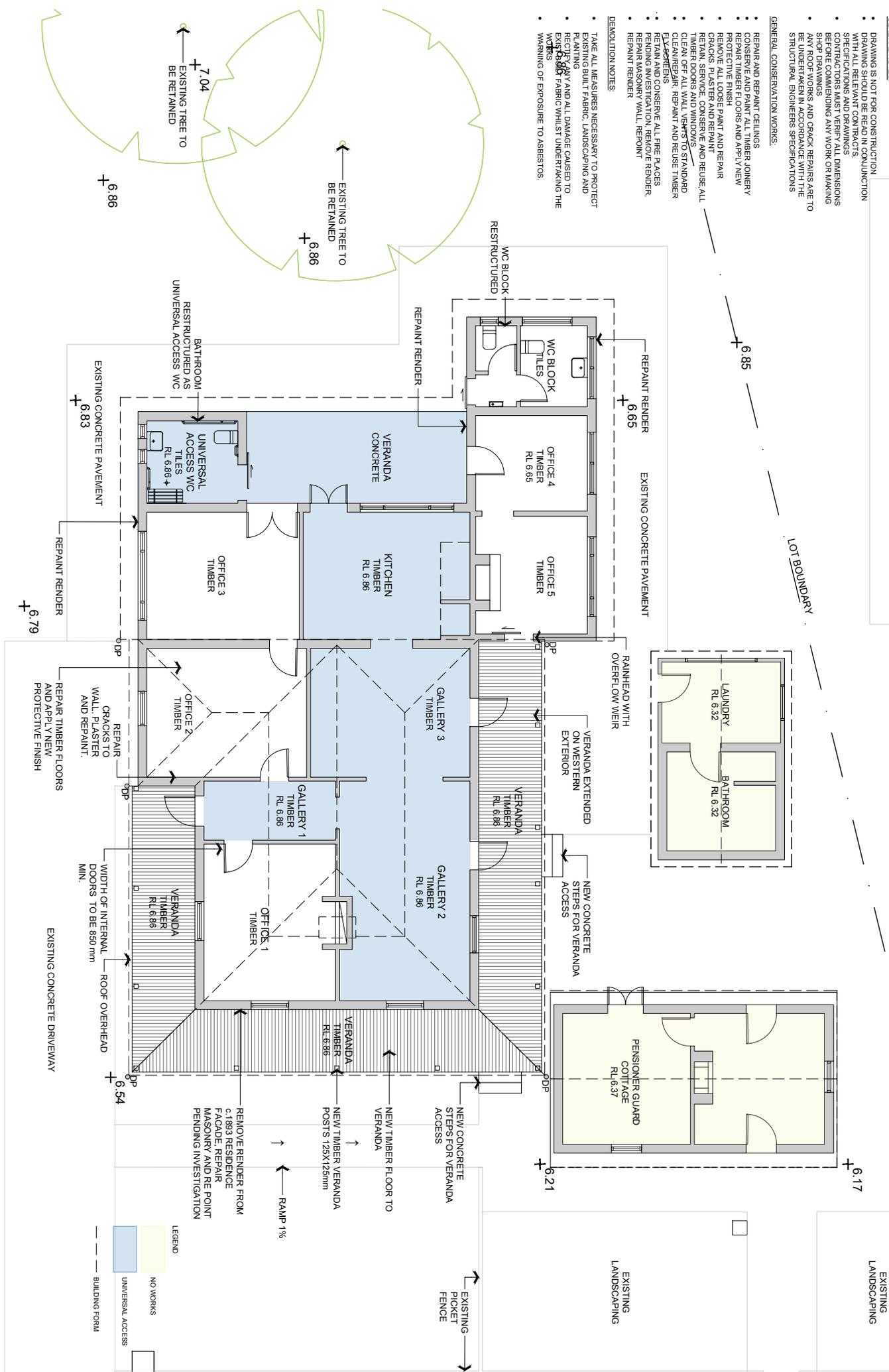
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- STRUCTURAL ENGINEERS SPECIFICATIONS

GENERAL CONSERVATION WORKS:

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- RETAIN SERVICES, CONSERVE AND REUSE ALL SERVICES
- CLEAN OFF ALL WALL VERGES TO STANDARD
- CLEAN/REPAIR, REPAINT AND REUSE TIMBER FLY-SHEATHS
- RETAIN AND CONSERVE ALL FIRE PLACES
- PENDING INVESTIGATION REMOVE RENDER
- REPAIR MASONRY WALL, REPOINT
- REPAINT RENDER

DEMOLITION NOTES:

- TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING BUILT FABRIC, LANDSCAPING AND REPAIRS
- EXISTING FABRIC WHILST UNDERMINING THE WORKS
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PROPOSED FLOOR PLAN

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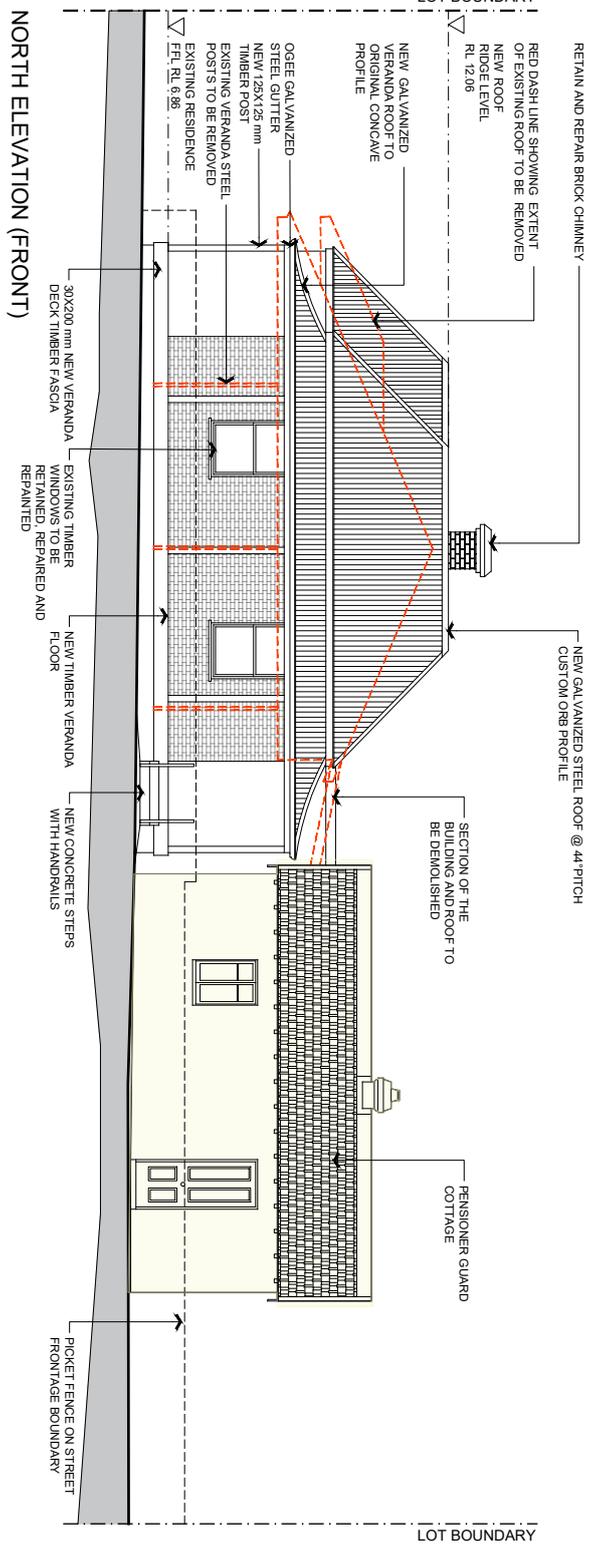
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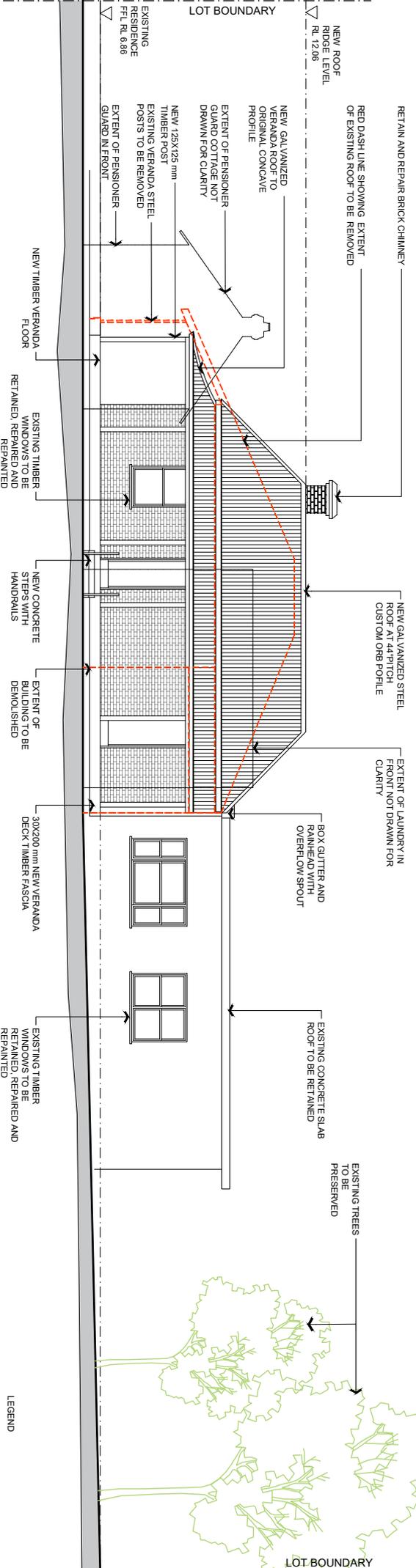
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 - RETAIN AND CONSERVE ALL FIRE PLACES
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 - REPAINT RENDER

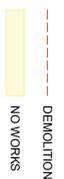
- DEMOLITION NOTES:**
- TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING BUILT FABRIC, LANDSCAPING AND VEGETATION
 - REMOVE ANY AND ALL DAMAGE CAUSED TO EXIST BUILT FABRIC WHILST UNDERTAKING THE WORKS
 - WARNING OF EXPOSURE TO ASBESTOS.



NORTH ELEVATION (FRONT)



WEST ELEVATION



1 SURREY STREET, BASSENDEAN CONSERVATION AND ALTERATION WORKS
 PROPOSED NORTH AND WEST ELEVATIONS

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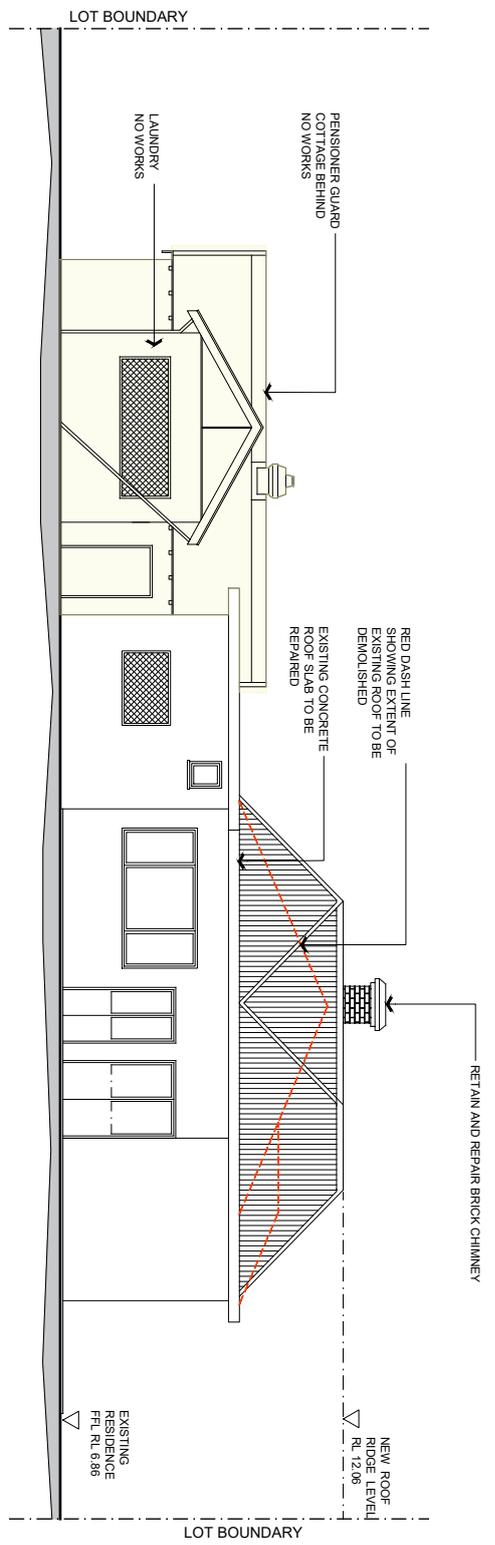
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- ALL WORKS ARE TO BE UNDER TAKEN IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS SPECIFICATIONS

GENERAL CONSERVATION WORKS:

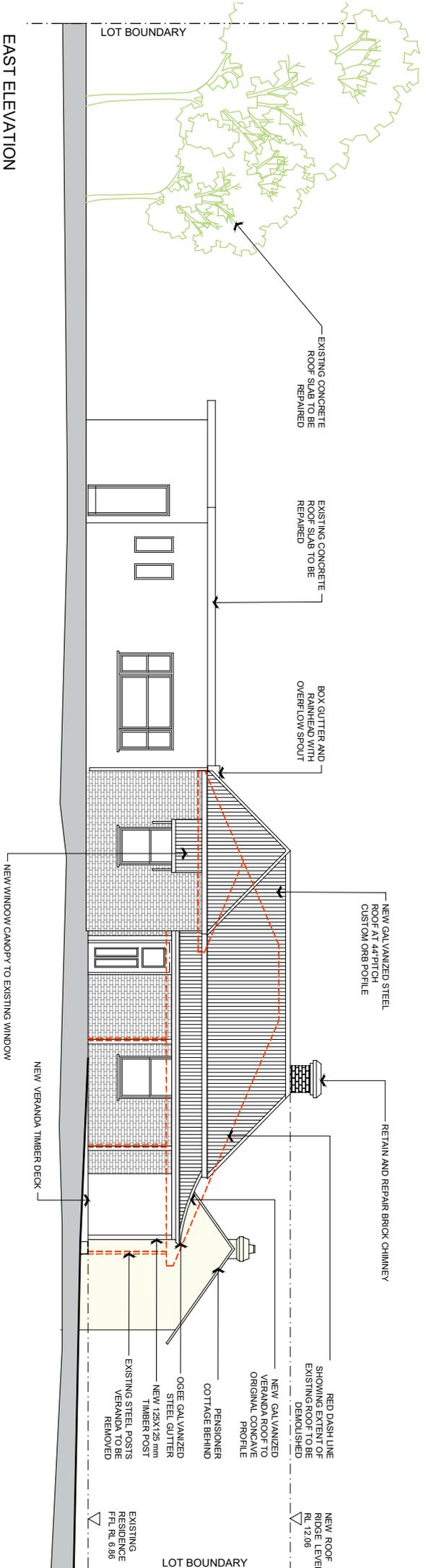
- REPAIR AND REPAINT CEILINGS
- CONSERVE AND PAINT ALL TIMBER JOINERY
- REPAIR TIMBER FLOORS AND APPLY NEW PROTECTIVE FINISH
- REMOVE ALL LOOSE PAINT AND REPAIR
- GRABOVS, PLASTER AND REPAIR
- RETAIN, SERVICE, CONSERVE AND REUSE ALL EXISTING BRICKWORK
- CLEAN OFF ALL WALL VENTS TO STANDARD
- CLEAN/REPAIR, REPAINT AND REUSE TIMBER FLY SCREENS
- RETAIN AND CONSERVE ALL FIRE PLACES
- REPAIR INVESTIGATION, REMOVE RENDER, REPAIR MASONRY WALL AND REPOINT
- REPAINT RENDER

DEMOLITION NOTES:

- TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING BUILT FABRIC, LANDSCAPING AND REMAINING VEGETATION
- REMOVE ALL MATERIAL AND ALL DAMAGE CAUSED TO EXIST BUILT FABRIC WHILST UNDERTAKING THE WORKS
- WARNING OF EXPOSURE TO ASBESTOS.



SOUTH ELEVATION



EAST ELEVATION

--- DEMOLITION
 ■ NO WORKS



1 SURREY STREET, BASSENDEAN CONSERVATION AND ALTERATION WORKS
 PROPOSED SOUTH AND EAST ELEVATIONS

Level 14, The Quadrant, 1 William Street, Perth WA 6000 Australia | +61 8 9346 0300 | URBS Pty Ltd | ABN 50 105 265 228

REVISIONS

REV	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	18/05/2023
B	FOR DEVELOPMENT APPLICATION	18/05/2023

DISCLAIMER
 The drawings are prepared by the architect for the client. The client is responsible for ensuring that the drawings are used in accordance with the intended purpose. The architect does not accept liability for any loss or damage caused by the use of the drawings for any purpose other than that for which they were prepared.

CLIENT
 PERTH HISTORY ASSOCIATION

PROJECT NO. P00044725
DATE 18/05/2023
DRAWING NO. A06
REVISION B

1:100 @ A3
 0 1 2m

DRAWING TO BE PRINTED IN COLOUR



EXISTING ELEVATION ON SURREY STREET



HISTORIC VIEW OF THE RESIDENCE AND COTTAGE

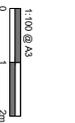
DRAWING TO BE PRINTED IN COLOUR

REV	DESCRIPTION	DATE
B	FOR DEVELOPMENT JAPAN, LONDON	18/05/2023
A	FOR CLIENT REVIEW	10/05/2023

REV	DESCRIPTION	DATE
4P		18/05/2023
4B		10/05/2023

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CLIENT
PERTH HISTORY ASSOCIATION



PROJECT NO. P0044725
DRAWING NO. A07
REVISION B

DATE 18/05/2023



LEVEL 14
1 WILLIAM STREET
PERTH WA 6000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

18 May 2023

Cameron Woods
Chief Executive Officer
Town of Bassendean
35 Old Perth Road
Bassendean WA 6934

Dear Cameron,

PENSIONER GUARD RESIDENCE HERITAGE IMPACT STATEMENT

This letter accompanies the Development Application, submitted by the Perth History Association in relation to the conservation works and adaptive reuse of the property located at 1 Surrey Street in Bassendean. The focus of the works are on the Residence Building not the Pensioner Guard Cottage. It aims to describe the proposed works and assess their impact against the cultural significance attributed to the place by the Heritage Council (HCWA) and the Town of Bassendean (Town).

The Perth History Association (PHA) took ownership of the subject site in 2021 for a nominal amount. Under the term of the contract, the PHA are subject to deliver urgent works as set by the Council to make the building functioning and usable.

The aim of the project is to preserve the building and adapt it for a community use as training centre, and to accommodate offices and facilities for the Pensioner Cottage Museum staff and volunteers. The works proposed with this Development Application comply with the contractual obligations and are mainly focused on the conservation of the Residence, as recommended by the Conservation Management Plan Guidelines. These works include walls, floors and ceiling repairs, the reinstatement of the original roof geometry over the original Residence, and the reconstruction of the concave profile veranda to restore the original streetscape.

BACKGROUND UNDERSTANDING

The Pensioner Guard Residence is located at 1 Surrey Street, between North Road and Calnon Street. The site comprises two main buildings, a brick rendered Cottage with shingle roof, built since 1856, and the adjacent Residence constructed in c.1893. The Residence is a brick rendered building with roof tiles. It has been extensively altered in 1952 with the construction of additional rooms on the south and east side, alteration of the roof geometry and the demolition of the concave profile veranda that originally connected the building to the Cottage. At that time a concrete flat roof was built over the extension, and a concrete floor with steel post replaced the timber veranda. The concave profile

veranda and the corrugated iron hipped roof have been altered and replaced with a single hipped roof with cement tiles cladding.



THE LAST OF THE PENSIONERS' COTTAGES.

Figure 1. Pensioner Guard Cottage showing the c.1893 Residence on the left. Alf Thomas, History of Bassendean, 1947, p.13. Conservation Management Plan 2007.

A photograph of the subject site taken in 1947, shows the Residence with the corrugated iron hipped roof, the chimney, and the concave profile of the timber veranda. It is evident for the photograph that the roof had a different design, with the ridge line running west to east and parallel to the front Surrey Street. The diagram below provides an interpretation of the original roof shape based on the development sequence of the fabric stated in the 2007 Conservation Management Plan by Laura Grey.

In 2019, Sasha Ivanovic Architects (SIA) prepared a concept that included the conservation and adaptive re-use of the property into a childcare facility. It included demolition of the 1950s extension and construction of a new extension. Many of the conservation works included in that approval are also reflected in this application.

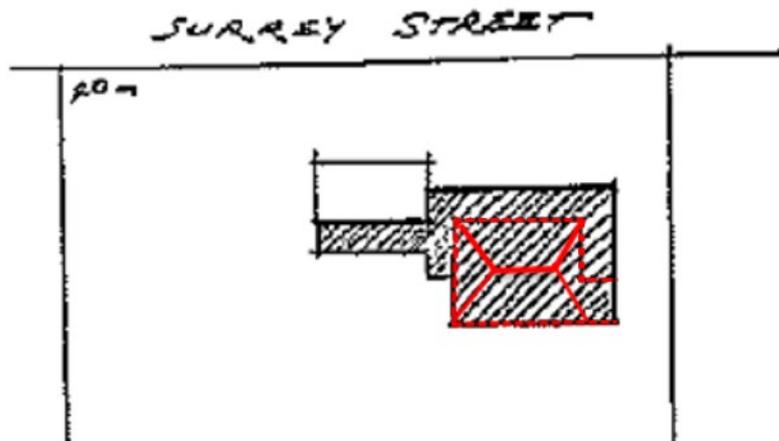


Figure 2. c.1893 Adjacent Residence. Diagram showing the original design of the roof and the veranda connected to the Pensioner Guard Cottage (mod. from: Conservation Management Plan, Laura Grey, 2007, p. 50).

STATEMENT OF SIGNIFICANCE

The Heritage Council of Western Australia attributes significance only to the Pensioner Guard Cottage and it states:

Pensioner Guard Cottage has cultural heritage significance for the following reasons:

- As the only known extant Pensioner Guard cottage in the metropolitan area the Pensioner Guard cottage in Bassendean has a high degree of historical and social significance, despite later modifications.

The Town of Bassendean have adopted a more detailed statement of significance from the 1 Surrey Street Conservation Plan which includes the assessment of the Residence:

Surrey Street, Bassendean, comprising a brick rendered and shingle Pensioner Guard Cottage (1856-1857, 1991-1993) and brick rendered and tile residence (c.1893, c.1952), has cultural heritage significance for the following reasons:

- *the Pensioner Guard Cottage is a rare surviving example in metropolitan Perth, and one of the few remaining throughout the state;*
- *the Pensioner Guard Cottage is arguably the finest extant example of a Pensioner Guard Cottage in Western Australia;*
- *it has significant associations with the Pensioner Guards who were an identifiable social group within the Western Australian Colonial community, during Colonial times when it was necessary to have forces of law and order visible in society, and the Pensioner Guard Cottage informs of the unique way of life for a Pensioner Guard and his family from the 1850s;*

- *the Pensioner Guard Cottage is significant for the identifiable form, scale and materials that inform of the earliest history of the Bassendean, during the Convict period, and is integral within the it's townscape and character;*
- *the Pensioner Guard Cottage evidences the use of local materials with convict labour;*
- *it demonstrates the evolution of residential development on the site, from a two-room cottage in 1856-1857 that housed a family of 10 by 1870, to the construction of the adjacent residence in c.1893, and the subsequent additions to that residence in c.1952, with the eventual demise as a residential function in the 1980s; and*
- *it is a focal point for the Bassendean district's historical sense of place and community pride associated with the role in the state's history.*

PROPOSED WORKS

This proposal aims to get the approval for the following works:

Reconstruction of the veranda and roof over the original c.1893 section of the building to reinstate the original appearance of the Residence Building in the streetscape.

The design reinstates the original appearance of the Residence and enhanced an appreciation of its cultural value. Based on photographic evidence, the new roof ridge aligns with the front façade to replicate its original design. The hipped roof has an increased pitch, to meet the brick chimney at a level where the pre-existing roof flashing mark is still visible. The proposed roof cladding will be galvanized sheeting and completed with ogee gutters and downpipes.

In the absence of photographic evidence showing how the roof extended over the back of the Residence, the design suggested by SIA in 2019 is adopted.

In SIA application, approved by the Town of Bassendean, the ridge of the roof continues over the Residence in a "C" shape with a central box gutter. This geometry is considered to be geometrically the most suitable to restore the elevation on Surrey Street as appeared before the alteration of the building in 1951-1953.

The reconstruction of the timber post veranda with concave profile roof implies the removal of the existing concrete floor and steel post. A new timber floor on stumps will be built to facilitate subfloor cross ventilation and assist to the conservation of the masonry walls.

The veranda will surround the c.1893 Residence on three sides, connecting the building with the Pensioner Cottage and extending to the west side.

Demolition of a room on the west side of the residence to allow the reconstruction of the U shape timber veranda as per original design.

The demolition aims to remove the stud frame and asbestos room built on the west side of the Residence. This later addition is considered intrusive, and its demolition will allow the reinstatement of the veranda around three side of the building as per its original design. The concrete ramp that allows the entrance on the west elevation will be demolished and replaced with concrete steps to the veranda floor.



Roof Concrete Slab repairs

A concrete testing of the roof slab was carried out in 2015 by McDowall Affleck. It was noted that the cover to reinforcing is low in areas and recommended that epoxy and structural grout to be applied to improve overall capacity of the slab. The slab reinforcing was found less than the current Australian Standard and required additional steel reinforcing. It is proposed that, an additional structural steel mesh be fixed to the underside of the slab and grouted with structural grout. This may be done in conjunction with the remediation of the slab cover with epoxy and structural grout. Remedial works are also required to treat concrete cancer visible on the perimeter of the concrete slab.

Soil Excavation

To restore the historic garden setting of the Pensioner Guard Cottage and Residence it is required that approximately 200mm of yellow builder's sand needs to be removed from the site. This was added in the 1990s at the time of the pavers being laid and is not conducive to planting vegetables or other species that were historically planted in the garden.

General Conservation works.

General conservation works to the Residence will include:

- Repair cracks in masonry walls internally and externally
- Repair door and window lintels
- Repair ceiling
- Repair and maintain timber floor
- Repair service and re-paint windows and door frames
- Increase internal door openings for universal access
- Removal of the render from exterior facades, repair the masonry after investigations.

ASSESSMENT OF IMPACT

Table 1 addresses the potential heritage impacts to the Pensioner Guard Residence against the proposed works. We have used the Heritage Council's recommended grading system for assessing heritage impact.

Table 1.

Significance	Potential impact	Mitigation
<p><u>Heritage Council of Western Australia:</u></p> <p><i>As the only known extant Pensioner Guard cottage in the metropolitan area the Pensioner Guard cottage in Bassendean has a high degree of historical and social significance, despite later modifications.</i></p>	<p>Positive</p> <p>There will be minimal impact on the historic and social value of the Cottage.</p> <p>The conservation works proposed for the Residence will facilitate the use of the building by the local community, enhancing its social value. The works will help to ensure the Residence is conserved and protected for the future through its ongoing use.</p>	<p>N/A</p>
<p><u>City of Bassendean:</u></p> <p><i>the Pensioner Guard Cottage is a rare surviving example in metropolitan Perth, and one of the few remaining throughout the state;</i></p>	<p>No Impact</p> <p>There will not be works to the Pensioner Cottage.</p>	<p>N/A</p>
<p><i>the Pensioner Guard Cottage is arguably the finest extant example of a Pensioner Guard Cottage in Western Australia;</i></p>	<p>No Impact</p> <p>There will not be works to the Pensioner Cottage.</p>	<p>N/A</p>
<p><i>it has significant associations with the Pensioner Guards who were an identifiable social group within the Western Australian Colonial community, during Colonial times when it was necessary to have forces of law and order visible in society, and the Pensioner Guard Cottage informs of the unique way</i></p>	<p>Minor Impact</p> <p>The Residence will have minimal alteration internally to be adapted for community use as a training centre for Perth History association.</p>	<p>This impact will be mitigated by the increased use of the Residence, that will ensure ongoing protection and maintenance. This will also contribute to enhance its social value.</p>

<i>of life for a Pensioner Guard and his family from the 1850s;</i>		
<i>the Pensioner Guard Cottage is significant for the identifiable form, scale and materials that inform of the earliest history of the Bassendean, during the Convict period, and is integral within the it's townscape and character;</i>	<p>No Impact</p> <p>There will not be works to the Pensioner Cottage.</p>	N/A
<i>the Pensioner Guard Cottage evidences the use of local materials with convict labour;</i>	<p>No Impact</p> <p>There will not be works to the Pensioner Cottage.</p>	N/A
<i>it demonstrates the evolution of residential development on the site, from a two-room cottage in 1856-1857 that housed a family of 10 by 1870, to the construction of the adjacent residence in c.1893, and the subsequent additions to that residence in c.1952, with the eventual demise as a residential function in the 1980s; and</i>	<p>Minor Impact</p> <p>The Residence will have minimal alteration internally to be adapted for community use as a training centre for Perth History association.</p> <p>The changes to the Residence seek to restore the original appearance of the building and remove the external 1950's aesthetic of the building.</p>	<p>This impact will be mitigated by the increased use of the Residence, that will ensure ongoing protection and maintenance. This will also contribute to enhance its social value.</p>
<i>it is a focal point for the Bassendean district's historical sense of place and community pride associated with the role in the state's history.</i>	<p>Positive</p> <p>The works aim to preserve the Residence for the benefit of the local and broader community and reinstate the original appearance of the façade on Surrey Street enhancing its cultural value.</p>	



CONCLUSION

The works proposed for the Pensioner Guard Residence focus on the conservation of the fabric and its adaptive reuse as community space. The Residence use will warrant ongoing care and maintenance and encourage conservation of the site for the future. The alterations works are limited internally to the design of a universal use toilet to the later addition, and the construction of a new roof and veranda. These works aim to reinstate the original appearance of the front elevation on Surrey Street. The proposed works are consistent with the Australian ICOMOS Burra Charter principles and are aimed at sensitively developing the site while conserving the historic structure. The negative impacts are minimal and outweighed by the benefit of the improved and conserved amenity for the use of the Perth History Association and the broader local community. We recommend the works to be carried out by trained heritage contractors for the benefit of the fabric. The works will be supervised by heritage professionals to oversee compliance and ensure that a caution approach is applied when undertaking the works.

We recommend that the works are supported.

Kind regards,

A handwritten signature in blue ink that reads "Marc Beattie". The signature is fluid and cursive, with the first letters of "Marc" and "Beattie" being capitalized and prominent.

Marc Beattie
Director
+61 0410679827
mbeattie@urbis.com.au