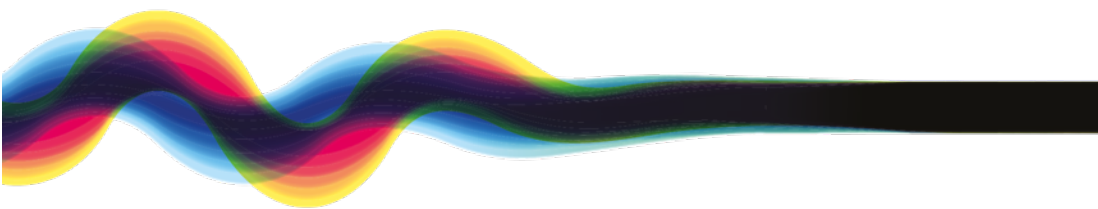


## Appendix 9: Heritage Impact Statement



**element.**

# St John of God Subiaco Hospital Redevelopment

## Heritage Impact Statement

15 March 2022

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Issue	Date	Status	Prepared by	Approved by	
			Name	Name	Signature
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*Figure 1. St Joseph's Church on Salvado Road from SJOGHS. (N. Moredoundt, 2017).*



# 1. Introduction

## 1.1 Purpose

This Heritage Impact Statement (HIS) has been prepared by **element** to assess the heritage impact of the proposed redevelopment of St John of God Hospital Subiaco (SJOGHS) at 12 Salvado Road, Subiaco and 177 Cambridge Street, Wembley. It specifically addresses the potential heritage impact of the development proposal on the heritage listed St Joseph's Church at 3 Salvado Road, Subiaco.

St Joseph's Church is contained within the State Register curtilage for *St Joseph's Church and Presbytery*, which covers the whole of Lot 3 (Nos 1-3 Salvado Road). The Church is at the western end of the lot, with the adjacent Presbytery and a recent medical centre to the east, which is not of heritage significance.

This HIS is set out in relation to the following:

- Development Application dated December 2021 prepared by Planning Solutions

## 1.2 Proposal

The proposed redevelopment of SJOGHS comprises:

- A new 8 storey clinical block (NCB) and a new 11 storey building to house medical suites, education and research facilities (MSER) co-located on Cambridge Street
- Expansion of the multi-storey carpark on Salvado Road from 4 to 7 storeys and a new pedestrian link
- A new site energy plant (SEP) on Station Street
- Upgrades to site movement and circulation and improved landscaping, including a new pedestrian forecourt linking Cambridge Street to Salvado Road



Figure 2. Context Plan showing the current SJOGHS and St Joseph's Church and Presbytery with its heritage curtilage shaded red. (MNG Access, 2022)

## 2. Heritage Status and Significance

### 2.1 Summary of Statutory Heritage Listing

Under the *Heritage Act 2018*, the Heritage Council of Western Australia is required to compile and maintain a heritage register of places that have significance to the State. Development proposals for a registered place or proposals that may impact the registered place are referred to the Heritage Council for advice by the decision-maker.

The City of Subiaco maintains a *Heritage List* under Schedule 2, Clause 8 of Planning and Development (Local Planning Schemes) Regulations. The objectives of the heritage list are to facilitate the conservation of places of heritage value and to ensure that development occurs with due regard to identified heritage values in the interest of the community.

Summary Table of Heritage Listings

Heritage Place Name	State Register of Heritage Places	City of Subiaco Heritage List
<i>St Joseph's Church and Presbytery</i>	Place No. 3266	Place No. 71

### 2.2 Heritage Significance

The following statement of significance outlines the heritage values of *St Joseph's Church and Presbytery* and is reproduced from the State Register of Heritage Places documentation. It contains the same values as that outlined in the City of Subiaco Heritage List.

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*St Joseph's Church and Presbytery*, comprising a double volume brick and tile Church with prominent corner tower in the Inter War Gothic style, together with a two storey brick and tile Presbytery, and brick and tile toilets and Parish Centre, has cultural heritage significance for the following reasons:

- the place is a landmark feature in the Subiaco and Wembley area due to the prominent church tower and striking design form of the Church and Presbytery in a mixed residential and modern institutional building precinct. The open space to the north, south and east of the site contribute to its landmark qualities;
  - the Church is a very fine example of the Inter War Gothic style, is in good condition, and has retained a high level of integrity and authenticity;
  - the Church was designed by prominent architect Edgar Le Blond Henderson and is the largest and most sophisticated example of his works in the Roman Catholic Perth Archdiocese;
  - the Church has considerable social value for its continued role as a place of worship and as an administrative centre for the local Catholic community since 1933 and for its association with the development of the Catholic Church in the area since the 1950s; and,
  - the scale and associated cost of the buildings, achieved through fund raising efforts during the worst years of the Depression, demonstrates the optimism of the Roman Catholic community for the future, and specifically the associated importance of the Catholic faith in developing that future.
-

## 3. Historical Background and Development Context

The following historical background and development context is drawn from the Sisters of St John of God, the St Joseph Church and the SJOGHS histories published online and the knowledge of the development context by the author.

### 3.1 Brief Chronology

1850 Arrival in the locality of Bishop Serra and his band. Initial plans underway for Benedictine foundation, which he named Subiaco.

1895 Sisters of St John of God arrived in WA. Bishop Gibney granted the sisters eight acres of land in Subiaco for a hospital, school and convent. Subiaco was considered ideal. It was a rapidly growing suburb, had a permanent supply of fresh water, was on a hill for 'cleansing breezes' and it was accessible from the railway line.

1897 First St Joseph's Church constructed (now demolished).

1898 Bishop Gibney opened the St John of God hospital in Subiaco.

1901 St Joseph's Parish, Subiaco, created.

1912 St John's Hospital wing opened on Salvado Road (now demolished).

1913 New St Joseph's Hall and classrooms add to the Church at corner of McCourt St and Salvado Rd (now demolished).

1924 Three new wards opened, facing Cambridge Street, (now demolished).

1932 St. John of God Hospital main building completed (demolished 1983).

**1933 5 November: Foundation stone laid, new St Joseph's Church.**

**1934 12 August: Blessing & Opening of new St Joseph's Church.**

**1937 Presbytery next to the new Church blessed and opened.**

1952 Bell installed in St Joseph's Church tower and blessed 4 May. "Bell of pure copper and tin, note G, weighing 12 cwt. 2qrs 19 lb, imported from England on M.V. Taranaka."

1954 The first little Church of St Joseph's was demolished.

1956 Blessing and opening of new Chapel for the St. John of God Sisters (now demolished).

1962 St Joseph's Brigidine Primary School transferred to Station St/Salvado Rd site (now demolished).

1962 St. Joseph's Hall and School (built 1913) sold to the Sisters of St. John of God, and later demolished.

1964 New marble altar and reredos imported from Italy and installed in St Joseph's Church. The altar is of white Carrara marble, yellow Siena panels and pillars of red Franchia.

1969 Holy Spirit Institute opened for St. John of God Sisters on the old 1913 St Joseph's site.

1981 New Parish Centre blessed and opened by Bishop Healy.

1983 Original hospital buildings demolished and new Sisters of St John of God aged care villas built.

1984 Extensive repairs and renovations to St Joseph's Church.

Celebrations to mark the Golden Jubilee of the building of St Joseph's Church.

2001 *St Joseph's Church and Presbytery* entered in the State Register of Heritage Places.

2008 St Joseph's School to west of St Joseph's Church demolished and guidelines put in place to protect the landmark heritage values of the Church and Presbytery prior to redevelopment of 'Subi Centro'.

2010 Addition to the Presbytery and a new medical centre built to the east of the Presbytery.



### 3.2 St. Joseph's Church and Presbytery

St. Joseph's Church is a Catholic Church that was designed by one of its parishioners, prominent architect Edgar L. B. Henderson and built by C. W. Arnot. The foundation stone was laid in 1933 and the church was blessed and opened in 1934.

It is an impressive double volume building constructed from red brick and pressed cement in an Inter-War Gothic architectural style. It exhibits many features of gothic-influenced ecclesiastical architecture, including pointed gothic arches, lancet windows, elaborate bar tracery in the stained glass windows and blind tracery on the tympana of the doorways, and a large tower and spire. The large double arched entry way faces north on Salvado Road.

The Presbytery was built by the Berry Brother in 1937. It is set back from Salvado Road on the eastern side of the Church. It is a two-storey red brick and tile building with deep timber-framed verandahs and a gable front topped by a timber cross. The roof form is hipped with a broken back over the verandahs. A red brick extension with a tiled hipped roof was added on the southern side in 2010.



Figure 3. St Joseph's Church, 1934 (SLWA 18342PD)



Figure 4. St Joseph's Church (element, 2022)



Figure 5. St Joseph's Presbytery (element, 2022)

### 3.3 St John of God Hospital in Subiaco

The history of St Joseph's Church is intertwined with that of St John of God Hospital in Subiaco, and with the first St Joseph's church and hall built on the corner of Salvado and McCourt Street on the land granted to the Sisters of St John of God. Both are now demolished and new facilities associated with the Sisters of St John of God have been built on the site.

The first St John of God Hospital was built by the Sisters in 1898 facing Connolly Street (now the access way off Salvado Road into the hospital) and was demolished in the 1980s. Over time the St John of God Hospital in Subiaco has undergone significant changes with earlier buildings, and nearby residential buildings, demolished to make way for larger hospital buildings constructed to meet the growing needs of the hospital. *St Joseph's Church and Presbytery* across from SJOGHS remains a dominant reminder of the history and influence of the Catholic Church in WA.

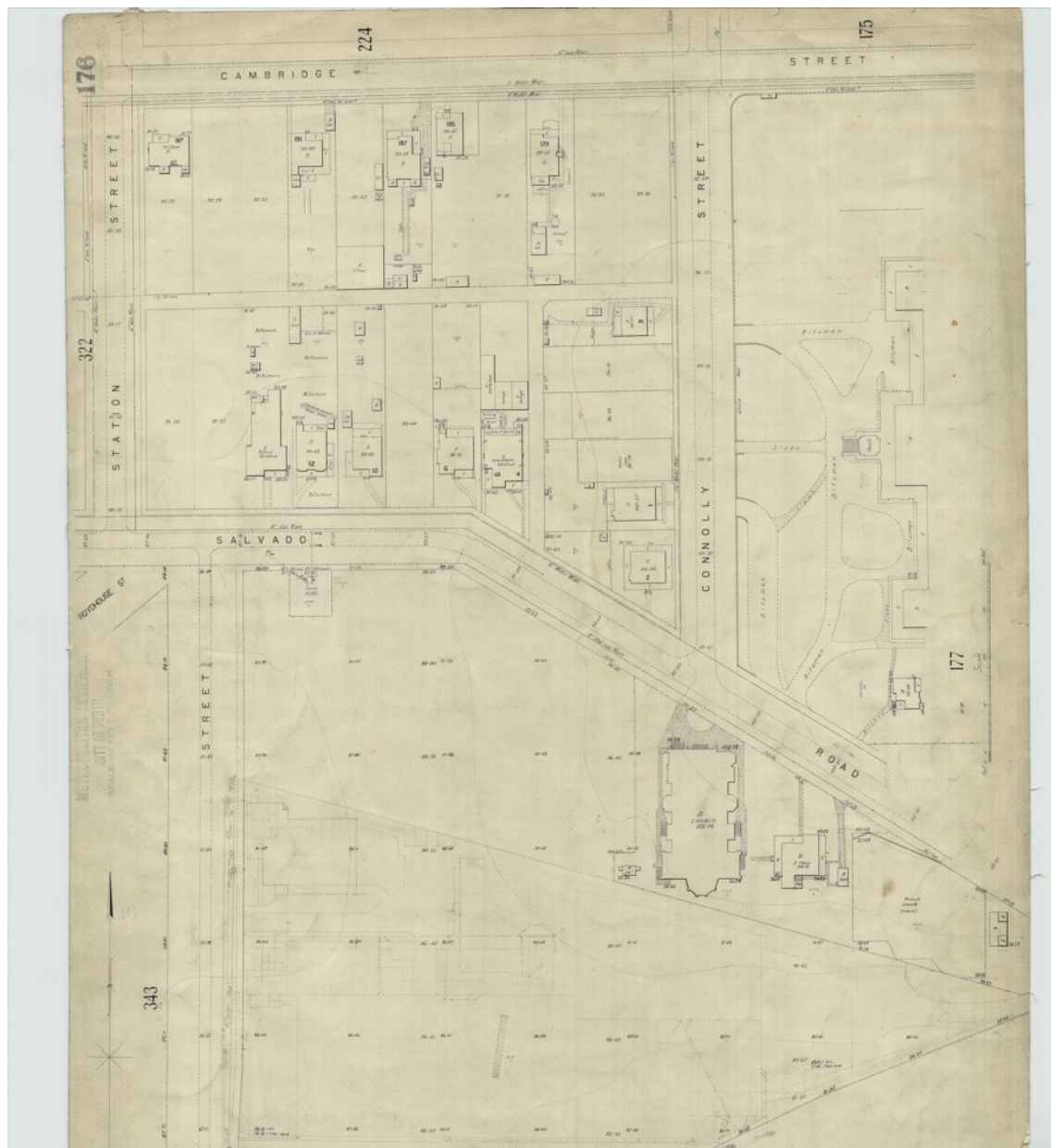


Figure 6. Plan of the locality c. 1940 showing St Joseph's Church and Presbytery on Salvado Road and Connolly Street running north south in what is now SJOGHS (SROWA Series634 Cons4156 Item0176)





Figure 7. Aerial photograph in 1953 showing St Joseph's Church and Presbytery on Salvado Road and Connolly Street running north south. (MNG Access, 2022)



Figure 8. Aerial photograph in 1981 showing St Joseph's Church and Presbytery on Salvado Road and the closed Connolly Street, now part of SJOGSH. (MNG Access, 2022)

## 4. Assessment of the Proposal

### 4.1 Assessment Questions and Terminology

This section addresses the potential impact of the proposed development on the cultural heritage significance of the St Joseph Church and Presbytery. It includes an assessment against the following questions:

- 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?

The following four tier system utilised by the Heritage Council of Western Australia (2021) is used to measure the potential impact as follows:

- Major Impact
- Moderate Impact
- Minor Impact
- No Impact.

### 4.2 Overview of the Potential Heritage Impact

The proposed redevelopment will have no impact on the physical fabric of the *St Joseph's Church and Presbytery* or the intangible heritage values associated with its historical and social values. However the primary heritage value of the place is as a landmark feature and therefore the potential impact of the redevelopment proposal on the views and vistas of the place needs to be considered.

The redevelopment proposal is one in a long history of redevelopment of the SJOGHS site and its associated neighbours. Since the 1930s, *St Joseph's Church and Presbytery* have been a landmark feature in the locality, in particular the prominent church building at the top of the rise on Salvado Road with its tall and distinctive tower. The surrounding area has undergone considerable change over time; however it was not until *St Joseph's Church and Presbytery* was heritage listed that surrounding development started to be controlled to minimise impact on landmark values of the place. In the early 2000s, the planning authority for the 'Subi Centro' redevelopment looked closely at master planning the layout of the roads and built form surrounding the Church and Presbytery to the south, west and east in a way that enhanced the views and vistas of the place.

Across the road at SJOGHS, the site development since the 1980s has somewhat diminished the sight lines and views of the Church, with the important north-south connection across the site to the Church eroded by the roundabout construction, which is offset from the original road (Connolly Street) alignment. This new proposal goes a long way in redressing this erosion through a considered landscape plan which will reinforce this historic axis and view corridor to the Church. In that way it will have a positive heritage impact.

The current pedestrian link providing access to and from the carpark at grade will be replaced with an overhead link thus opening up the full forecourt between Cambridge Street and Salvado Road for pedestrian access. While both the at grade and overhead links impinge somewhat on the view of the Church from the northern side of the hospital, the Church spire will remain a dominant visual element and views of the Church will be revealed more fully as the pedestrians move through the forecourt from north to south.

There is additional height than that already at SJOGHS proposed for the new NCB and MSER buildings and the carpark. This will not have an additional impact due to the location of the NCB and MSER buildings at the northern side of the site facing Cambridge Street. The impact of the additional storeys to the carpark is mitigated by being within the existing footprint setback from Salvado Road.





Figure 9. View west along Salvado Road to the Church (element, 2022)



Figure 10. View east along Salvado Road from SJOGHS (element, 2022)



Figure 21. View south from SJOGHS along the former Connolly Street (element, 2022)





Figure 12. Aerial photograph (prior to roundabout construction) showing St Joseph's Church on Salvado Road (upper right) with the adjacent building set back and new roads aligning with the Church to the south. The closed Connolly Street has been diverted from its original alignment. The carpark is on the left (Silver Thomas Hanley, 2021)

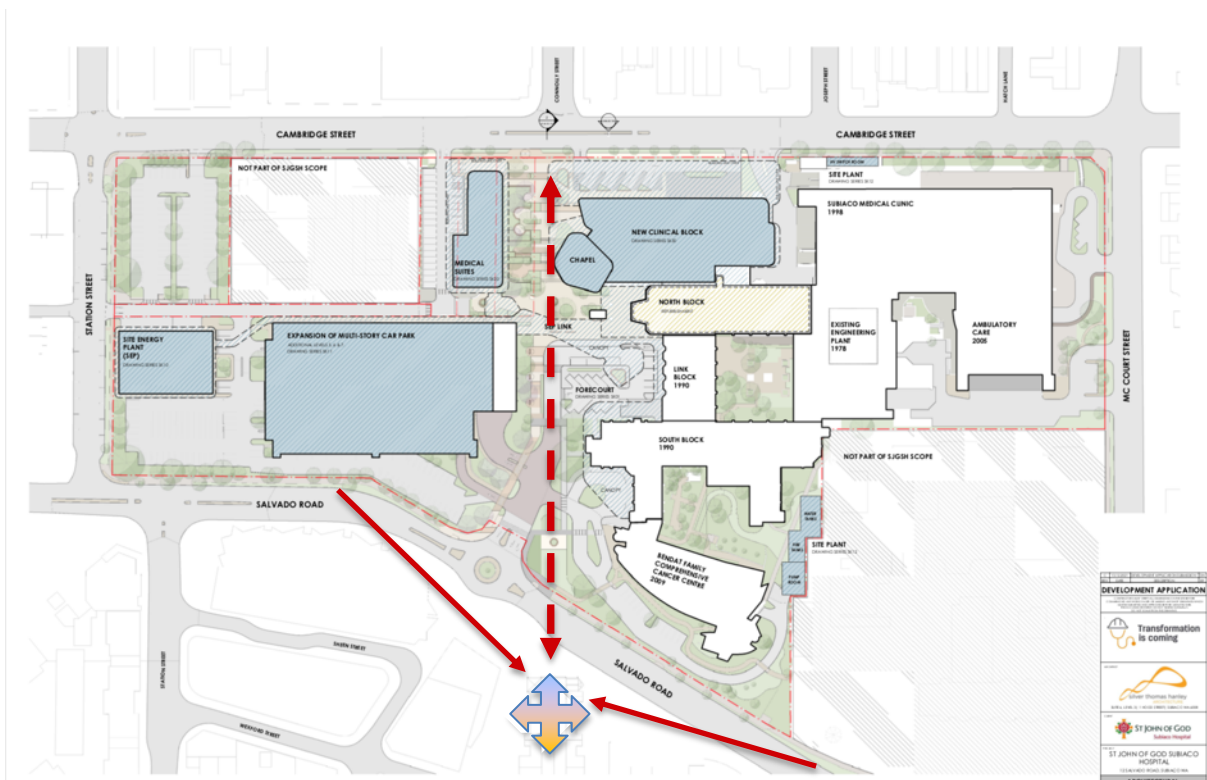


Figure 13. SJOGHS Redevelopment Plan showing the key views lines (red arrows) to St Joseph's Church (cross) and the re-established axis (dotted red). (Silver Thomas Hanley Plan, 2022, with element overlay)



### 4.3 Summary of the Heritage Impact Assessment

The following sets out the summary of the potential impact of the redevelopment proposal in relation to the State Heritage Values of the *St Joseph's Church and Presbytery*.

Heritage Values	Potential Heritage Impact
the place is a landmark feature in the Subiaco and Wembley area due to the prominent church tower and striking design form of the Church and Presbytery in a mixed residential and modern institutional building precinct. The open space to the north, south and east of the site contribute to its landmark qualities;	No impact. The proposed development will not have an impact on the landmark values of the place. The landmark qualities are being retained and enhanced through the proposed landscape treatment which will re-establish the north south connection between the Church on Salvado Road and Cambridge Street.
the Church is a very fine example of the Inter War Gothic style, is in good condition, and has retained a high level of integrity and authenticity;	No impact. The proposed development will not have an impact on this value.
the Church was designed by prominent architect Edgar Le Blond Henderson and is the largest and most sophisticated example of his works in the Roman Catholic Perth Archdiocese;	No impact. The proposed development will not have an impact on this value.
the Church has considerable social value for its continued role as a place of worship and as an administrative centre for the local Catholic community since 1933 and for its association with the development of the Catholic Church in the area since the 1950s; and	No impact. The proposed development will not have an impact on this value.
the scale and associated cost of the buildings, achieved through fund raising efforts during the worst years of the Depression, demonstrates the optimism of the Roman Catholic community for the future, and specifically the associated importance of the Catholic faith in developing that future.	No impact. The proposed development will not have an impact on this value.

## 5. Conclusion

The proposed redevelopment has been considered in relation to its potential heritage impact on the heritage listed St Joseph's Church at 3 Salvado Road, Subiaco. St Joseph's Church is contained within the State Register curtilage for *St Joseph's Church and Presbytery*, which covers the whole of Lot 3 (Nos 1-3 Salvado Road). The Church is at the western end of the lot, with the adjacent Presbytery and a recent medical centre which is not of heritage significance to the east. The potential impact on the values of the place as a whole have been considered.

As the proposal is not within the curtilage and does not affect the tangible fabric or the intangible historical and social values, the only value that could be potentially impacted is its landmark values. It is a distinctive and impressive Church on the rise of the hill in Salvado Road that has stood in this location since 1934, while the locality has undergone considerable change. This has altered the setting of the Church, but has not impacted its landmark values and while the proposed redevelopment includes a new overhead pedestrian link and increased height to the buildings than currently in the locality, they are located in a way that does not impact on the landmark values of the Church.

The proposal has a positive benefit of re-establishing the historic axis running north south between St Joseph's Church and Cambridge Street through the improved pedestrian routes and landscape planning.