
HERITAGE IMPACT STATEMENT

**22 TAMARISK WAY,
WOORREE**

DEVELOPMENT APPLICATION

DATE: 13 DECEMBER 2022

VERSION: FINAL

PREPARED FOR:

SAM BOWERS, ROWE GROUP



This Heritage Impact Statement has been prepared in accordance with the scope of services described in the contract or agreement between Stephen Carrick Architects and the Client. The report relies upon data collected upon a site visit, referenced documents and photographs taken at or under the particular times and conditions specified herein.

Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Stephen Carrick Architects accepts no responsibility for its use by other parties.

CONSULTANT QUALIFICATIONS

Stephen Carrick Architects is an architectural practice focussing on all aspects of heritage, and conservation architecture and architectural projects. The practice has specific expertise in conservation works, conservation planning, residential and commercial projects. They are experienced in the requirements for the preparation of Heritage Impact Statements.

Stephen Carrick Architects have previously prepared Heritage Impact Statements for:

- 173 William Street, Northbridge
- 4 Hubert Street, Guildford
- The McKenzie's Buildings, Kalgoorlie
- 56-58 Carrington Street, Palmyra.
- 289 Murray Street, Perth
- 8 Parker Road, Northbridge
- 5 Dene Street, Mount Lawley
- 44 Holmfirth Street, Menora
- 30 Merrifield Avenue, Kelmscott
- 10 Rokeby Road, Subiaco
- 54 Wood Street, Inglewood
- 130 James Street, Northbridge
- Fairbridge Chapel, Pinjarra
- 330 Crawford Road, Inglewood
- 18-22 Coghlan Road, Subiaco
- 18 Bindaring Parade, Claremont
- 36 Gill Street, East Fremantle
- 56-58 Carrington Street, Palmyra
- Fremantle Technical College Annexe - Fmr Infants and Girls School
- Rokeby Road South Precinct, Subiaco
- Matilda Bay Brewery (fmr), North Fremantle



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EXECUTIVE SUMMARY

This Heritage Impact Statement (HIS) has been prepared by Stephen Carrick Architects for Sam Bowers of Rowe Group on behalf of Andrew Vandeleur, owner, to assess the impact of the proposed demolition of the Woorree Homestead, 22 Tamarisk Way, Woorree. This report also addresses the proposed subdivision of the property. This report focuses on assessing the impact of the proposed concept on the existing place.

The development proposes the following changes to the existing place:

- Subdivision of existing block into seven (7) new lots.
- Demolition of all existing buildings on site.

The impact has been assessed against the following criteria and documentation:

- Available historical evidence
- Available physical evidence
- Statement of Significance

Following the assessment of the Woorree Homestead, it has been determined that the place has been extensively altered with little evidence of original 1879 fabric, layout or detailing. It is the consultants professional opinion that the proposed demolition is considered acceptable. The opinion has been formed following a site visit, a review of available historical documentation and the assessment of the cultural heritage significance of the place.

While demolition is generally discouraged for a place of Some significance it does need to be recognised that the 1879 homestead no longer exists and the building is a 1950s homestead of little cultural heritage significance due to its low authenticity.

The low authenticity (extent of original building fabric) of the homestead means that the cultural heritage value of the place is assessed as low. It is recommended that demolition be approved, with conditions, to recognise the historical value of the former use.

Following the assessment of the impact of the proposal on the cultural heritage values of the Woorree Homestead it is recommended that consideration is given to the following actions:

1. This Heritage Impact Statement should be considered by the client. If accepted by the client, this HIS should form part of the Subdivision and Development Application.
2. This Heritage Impact Statement should be considered by the City of Greater Geraldton as part of their evaluation of the Development Application.
3. An Archival Record of the existing building and site, including landscape elements, in accordance with the Heritage Council of Western Australia's brief, should be undertaken and provided to the City of Greater Geraldton for their approval.
4. Development of interpretation of the history, former use and built form of Woorree Homestead.
5. Retention of part or all of the front boundary fence as well as the existing mature palm trees within the subdivision.

INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared by Stephen Carrick Architects for Sam Bowers of Rowe Group on behalf of Andrew Vandeleur, owner, to assess the impact of the proposed demolition of the Woorree Homestead, 22 Tamarisk Way, Woorree. This report also addresses the proposed subdivision of the property. This report focuses on assessing the impact of the proposed concept on the existing place.

The development proposes the following changes to the existing place:

- Subdivision of existing block into seven (7) new lots.
- Demolition of all existing buildings on site.

This report includes Photographs of the existing buildings, provided by Stephen Carrick Architects, and plans of the proposed demolition and subdivision, provided by Rowe Group.

Woorree Homestead, 22 Tamarisk Way, Woorree is included in the City of Greater Geraldton's Heritage List and Local Heritage Survey (Municipal Inventory); however, it is not included in the State Register of Heritage Places.

This report provides background information on the subject site; a description of the site including listings and significance; a description of the proposal; an assessment of the potential impact of the proposal on the cultural heritage values and design criteria and recommendations arising from the assessment.

As part of this assessment a review of available historical documentation was undertaken by Eddie Marcus, Historian.

The preparation of this Heritage Impact Statement for a place of cultural heritage significance is consistent with best practice in heritage conservation.

The following information has been provided or accessed for the preparation of this Heritage Impact Statement:

- Plan of Subdivision, Lot 757 (No.22) Tamarisk Way, Woorree, Page 1 of 1. Prepared by Rowe Group, dated 12/10/2022
- City of Greater Geraldton: Municipal Inventory of Heritage Places, Last Updated 2015.
- City of Greater Geraldton: Local Planning Policy: Heritage Conservation and Development, dated December 2015.

This heritage impact statement has been prepared in accordance with the principles, processes and practice as outlined in the ICOMOS Burra Charter and the State Heritage Office, 'Guide to Heritage Impact Statements' (2019). Definitions of terms are in accordance with the Burra Charter.

1.1 ACKNOWLEDGEMENTS

The consultant would like to acknowledge the assistance of the following in the preparation of this heritage impact statement:

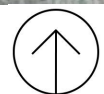
- Sam Bowers: Town Planner, Rowe Group
- Andrew Vandeleur: Owner

1.2 LOCATION PLAN

The Woorree Homestead is located in Woorree, an eastern suburb of Geraldton approximately 15 minutes from the City centre. The Homestead is bound to the east by the Chapman River and further north and east by extensive open farmland. The site contains five main buildings: the homestead, 3 farm sheds and a workers accommodation.



 22 Tamarisk Way, Woorree



Source: Landgate (dated 14/04/2022)

The following section outlines the current heritage listings for Woorree Homestead, 22 Tamarisk Way, Woorree. The section is divided into the following sub-sections:

- 2.1 Listings
- 2.2 State Register of Heritage Places
- 2.3 National Trust of Australia (WA)
- 2.4 Local Heritage Survey (LHS)
- 2.5 Heritage List

2.1 LISTINGS

National Heritage List (Commonwealth)	No
State Register of Heritage Places	No
National Trust of Australia (WA)	No
Local Heritage Survey (LHS)	Yes
Heritage List	Yes

2.2 STATE REGISTER OF HERITAGE PLACES

The Heritage Council of Western Australia maintains a heritage database, 'InHerit'. The database contains information on statutory and non-statutory heritage listings, and the results of heritage surveys and studies. Inclusion on the State Register carries statutory requirements.

Woorree Homestead, 22 Tamarisk Way, Woorree is not included on the Heritage Council of Western Australia's State Register of Heritage Places. The place is included on the HCWA's InHerit database as Place Number 13940 Woorree Homestead.

2.3 NATIONAL TRUST OF AUSTRALIA (WA)

National Trust classification provides community recognition of a place as having cultural heritage significance. It does not carry any legal requirements.

Woorree Homestead, 22 Tamarisk Way, Woorree is not classified by the National Trust of Australia (WA).

2.4 LOCAL HERITAGE SURVEY (LHS)

A Local Heritage Survey (previously known as a Municipal Heritage Inventory) is an ongoing database that records and provides information on places of cultural heritage significance located within the municipality.

Woorree Homestead, 22 Tamarisk Way, Woorree is included on the City of Greater Geraldton's Local Heritage Survey with a Management Category 4.

Management Category 4 is defined as Some Significance: Contributes to the heritage and/or historical development of the locality.

Conservation of the place is desirable. Any proposed change to the place should be in sympathy with the heritage values of the place.

2.5 HERITAGE LIST

In 2015, it was resolved to adopt the City of Greater Geraldton Municipal Inventory of Heritage Places as the heritage list.

Woorree Homestead, 22 Tamarisk Way, Woorree is included on the City of Greater Geraldton's Heritage List.

Inclusion on the Heritage List means that the place is subjected to the regulations contained within the Local Planning Scheme No.1.

HISTORICAL OVERVIEW

The following overview of historical and physical development has been prepared by Eddie Marcus, Historian in November 2022.

3.1 BACKGROUND

A later recollection states the land near the river opposite Woorree was a place for large numbers of Aboriginal people (more than 700 at a time) to hold corroborees well into the era when the area was occupied by colonists.¹

In 1853, Dr Robert T. Foley took up a lease on 17 acres of Location 13 bordering the Chapman River, near the present townsite of Geraldton, and later Location 1076 on which Woorree Homestead now stands.² He named his estate 'Wooree', which one historian states was the name of an Aboriginal girl.³ When Foley died around 1869, his estate was put up for sale, and described as now being 57 acres of land, all under cultivation. A garden of 1.5 acres contained 150 vines, and a "number of gooseberry, fig, peach, and almond trees". Along with a lime kiln, there were two cottages, one of one room and one of two, as well as stables, a stockyard, and piggeries.⁴ The next owner may have been Joseph David Warren, of Race Course Farm, Champion Bay, who offered two farms for sale (one of which may have been Woorree) in 1875.⁵

In 1867, Arthur Housemayne du Boulay arrived in Western Australia, and together with his bride, Caroline Howard, they originally lived at

1 Geraldton Express 23 October 1922: 1. Further research by a suitably qualified Aboriginal consultant would be necessary to establish this claim and its potential significance.

2 Bain, Mary Albertus, *A Life of its Own: A Social and Economic History of the City of Geraldton and the Shire of Greenough, 1846-1988* (City of Geraldton, 1996): 87; *Inquirer* 9 February 1853: 2; Kimberley, W. B. [Warren Burt], *History of West Australia: A Narrative of Her Past Together with Biographies of Her Leading Men* (F. W. Niven & Co, 1897): 163; ['Review of Kimberley's *History of Western Australia*'], *Geraldton Advertiser* 30 May 1898: 2; Geraldton Camera Club, 'Homesteads of the MidWest Region of Western Australia' (1997): n.p.

3 Earlier spellings tend to use Wooree, with the second 'r' appearing around 1900. Bain, *Life of its Own*: 88. In the City of Greater Geraldton's Municipal Inventory, the meaning of Woorree is given as "friendly spirit" in the "local Aboriginal language". Further research is necessary to determine the correct translation.

4 *Inquirer* 24 November 1869: 1

5 *Herald* 3 April 1875: 2

Minnenooka.⁶ However, they did not remain there long, since the sheep industry was not flourishing at the time, and a drought and the low price of wool militated against prospects of a success. In 1868 they returned to England, where Arthur studied law, and was admitted as a barrister at Lincoln's Inns in 1873. The following year they came back to Western Australia, arriving on the Charlotte Padbury, and Du Boulay commenced practice as a barrister and solicitor at Geraldton.

In 1879, the du Boulays acquired Woorree, probably from Joseph David Warren.⁷ Woorree Homestead was erected the same year, using around six local workmen.⁸ The estate was initially a smallholding, but du Boulay gradually built it up by acquiring neighbouring holdings, although he also continued to practice law.⁹ The couple became renowned for their hospitality in district. Eventually through force of circumstances they had to give up Woorree, and spent their last years at Oswald Hill, off Chapman Road.¹⁰

In 1905, another auction gave details of Woorree Estate (now described as 'well-known'), which had expanded to 1,700 acres with 22 paddocks. The homestead constructed by the du Boulays was described as a "splendid eight-roomed stone house, fitted with all the latest improvements and conveniences".¹¹ It is possible it was purchased by the Hoskins family at this time, before being obtained by Christopher Henry Rowan in 1915.¹² Rowan (d. 1950) became known as the 'Lupin King' for his tireless promotion of lupin as a stock food.¹³ He was an expert on sheep production, with early training in New South Wales, followed by some years' service for the South African Government as Chief Inspector of Sheep and

6 Bain, *Life of its Own*: 90; For Minnenooka Homestead, see 'City of Greater Geraldton Municipal Inventory', Place No. 159

7 *Geraldton Guardian & Express* 24 December 1929: 61

8 Bain, *Life of its Own*: 90

9 *Geraldton Guardian* 9 January 1947: 2

10 *Eastern Districts Chronicle* 30 June 1922: 3. Arthur died in 1922.

11 *Geraldton Express* 6 January 1905: 8

12 *Geraldton Express* 13 December 1915: 2. Another source notes owners include Hans Irving, but it is not currently clear when he may have purchased the site. Further research may be necessary.

13 For controversy surrounding lupin as stock food, and its use as Woorree, see Bain, *Life of its Own*: 261

Wool. During this time, he wrote a number of significant works on sheep farming.¹⁴ Mrs Rowan developed the homestead with a "beautiful garden, lawns and pathways which now grace the entrance".¹⁵

The current homestead was constructed in 1950 on the site of the deteriorated original homestead, using some of the same materials as well as stone from Moonyoonooka. John Rowan engaged an Italian builder to work on the house. The palms in front of the house were planted by Mrs Rowan Snr soon after moving into Woorree, although pine trees may date to the early 1900s.¹⁶

Mr Rowan pioneered the export of sheep and cattle to Saudi Arabia in the late 1960s. In 1980 the homestead was re-roofed.

Since c.2007, the surrounding land has undergone significant subdivision and redevelopment. At this time aerial imagery indicates that the current road network was developed making way for the subdivision and construction that has taken place in the last 15 years.¹⁷

Prior to 2007 the Homestead was accessed via a long driveway extending off Place Road. The driveway was bordered either side by rows of trees. The subdivision also resulted in the removal of a number of perimeter trees to the west of the property and the removal of a farm building in the north west corner of the property. In c.2012 another farm building, located between the two existing sheds was demolished.¹⁸

A site visit in November 2022 confirms the homestead has been at least extensively modified with a 1950s overlay, if not an entirely new building from that period. It is possible some material has been reused and some of the walls may be in their original locations but there is little evidence of older detailing. Most of the internal floor levels have been raised following the addition of concrete floors.¹⁹

14 *West Australian* 16 September 1924: 4

15 *Geraldton Guardian & Express* 24 December 1929: 61

16 Geraldton Camera Club, 'Homesteads of the MidWest Region of Western Australia' (1997): n.p.

17 Aerial photographs, 2000-2022, Landgate Mapviewer, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>

18 Ibid

19 Site visit by Stephen Carrick Architects, 23 November 2022

3.2 HISTORICAL PHOTOGRAPHS



01 2000 Aerial photograph. Source: Landgate Map Viewer



02 2006 Aerial photograph. Source: Landgate Map Viewer





03 2007 Aerial photograph. Source: Landgate Map Viewer



04 2010 Aerial photograph. Source: Landgate Map Viewer

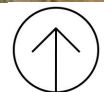




05 2015 Aerial photograph. Source: Landgate Map Viewer



06 2018 Aerial photograph. Source: Landgate Map Viewer





07 2019 Aerial photograph. Source: Landgate Map Viewer



08 2022 Aerial photograph. Source: Landgate Map Viewer



PHYSICAL DESCRIPTION

The following section records the physical description of Woorree Homestead, 22 Tamarisk Way, Woorree. Please refer to the attached 'As Existing' drawings for reference to room names and locations. This section is divided into the following sub-sections:

- 4.1 Site and Setting
- 4.2 External
- 4.3 Internal
- 4.4 Condition
- 4.5 Existing Drawings

4.1 SITE AND SETTING

The Woorree Homestead is located in Woorree, an eastern suburb of Geraldton approximately 15 minutes from the City centre. The City of Geraldton is located in the Mid West region of Western Australia approximately 424km north of Perth.

Since c.2007, the Woorree area has seen extensive expansion through subdivision¹ and as a result the Homestead is now enclosed to the south and west by residential properties. The surrounding properties are typically single storey, masonry construction with a corrugated steel roof on approximately 2000m² lots. The lots often feature large steel clad sheds to the rear and generous street setbacks.

Located in the north east corner of Woorree, the Homestead is bound to the east by the Chapman River and further north and east by extensive open farmland. The Chapman River begins at the coast near Bluff Point and extends approximately 105km north towards Yuna.

4.2 EXTERNAL

The Woorree Homestead is a two storey rendered masonry dwelling with a terracotta tile roof displaying characteristics of a 1950s era farm homestead with influence from the Inter-War Mediterranean style of architecture².

¹ Aerial photographs, 2000-2022, Landgate Mapviewer, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>

² Apperly, Richard, Robert Irving, & Peter Reynolds. 1989. *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*. Angus & Robertson.

The Homestead is set within a large 1.5 hectare lot enclosed to the front by a stone wall approximately 1700mm high. The wall is predominately exposed stone work with prominent mortar joints. The south east section of the front wall has a textured external render.

The property can be accessed via two sets of large gates. The main entry features a decorative set of double steel gates with a smaller pedestrian entry gate to the east. The gates are supported by large stone pillars with stone capitals and lanterns above. The secondary gate is located to the west of the main entry and features matching pillars with a set of large double timber picket gates.

The main gates open into an enclosed front yard that features a bitumen circular driveway. A secondary stone wall continues inside the property and separates the homestead from the additional farm sheds. The wall features a rendered external finish and a steel gate with matching pillars and lanterns. The steel gates are in poor condition. The front yard has perimeter planting consisting of bougainvillea, mature shrubs and ground covers. The front yard also features 11 large palm trees and a central mature tree.

The bitumen driveway and garden beds are bordered by concrete kerbing painted white.

The Homestead is a predominately single storey building with a first floor section along the northern facade. The building extends north to south with a building form that indicates a number of additions and alterations over its lifetime. The hipped roof is clad in a swiss profile terracotta tile. The roof features timber fascias, aluminium gutters and rectangular PVC down pipes.

The Homestead walls are masonry with a stone and brick composition evidenced from an area of deteriorated render. It appears that the masonry is a rubble form of construction. The walls have been rendered with an approximate 20mm thick hard render. The walls are approximately 400mm thick. To the south east and north west sections of the homestead the wall widths vary to include 230mm and 140mm thick walls.

The Homestead has a projecting entry porch with arches to three sides and a hipped tile roof. The

porch is raised with a tiled concrete base. The front door is a double timber panel door.

The windows are predominately timber framed in three sections with a central fixed glazed panel flanked by double hung windows. An aluminium fly screen is located on the outside of the lower sash.

The two storey verandah to the north is supported by a series of rendered masonry arches to the north and western facades. The ground floor base of the verandah is a concrete slab painted red. The northern facade of the homestead features a timber framed french door with fluted glazed panels. A series of timber framed windows also extend along this elevation. The windows are comprised of three sections with a central fixed glazed panel flanked by two casement windows.

A set of timber framed stairs lead to the first floor balcony. The stairs have a timber balustrade with a carpet finish to the treads. The first floor balcony replicates the ground floor verandah and is enclosed to three sides by a series of rendered masonry arches. Steel balustrades extend between each arch. The north east corner of the balcony is splayed. The balcony floor is tiled with a timber sub-structure.

A second ground floor verandah extends along the eastern facade of the homestead. The two ground floor verandahs are separated by timber framed french doors with fluted glazed panels. The eastern verandah features a row of rendered masonry arches which open onto a concrete terraced courtyard. The verandah ceiling material has partially collapsed.

A detached garage is located adjacent to the northern verandah. The garage is a stone structure with a terracotta tiled gable roof. The stonework has a hard mortar which has resulted in significant deterioration to the eastern and western walls. The gutters are PVC with an ogee profile. A small timber door is located in the north west corner of the garage and provides access to the property sheds.

In the north east corner of the homestead is a stone and tile building. The building does not have any openings and appears to house mechanical pumping facilities.

A former worker's accommodation is located in the south east corner of the property. The building is a steel clad building flanked at each end by brick bathroom facilities. The accommodation features

5 rooms with a concrete verandah along the north facade. The building is separated from the main homestead by a rendered stone wall with tiled ridge capping and arched entry ways. A detached toilet block is located between the two buildings. A small inscribed timber plaque is located above an entry arch with the name 'The Bungalow'.

The property has a number of additional structures scattered throughout the lot including three steel clad sheds and a water tank facility. The largest of the three sheds is supported by steel trusses and consists of a large open bay flanked by enclosed storage areas. The roof has a large array of solar panels and a central roof ventilator.

4.3 INTERNAL

The Woorree Homestead has a total of 24 internal rooms, 21 to the ground floor and 3 to the first floor. The descriptions for the ground floor are divided into three sections: the central section, south east section and the north east section. The room names and use are assigned based on observations from SCA site visit in November 2022. The descriptions should be read in association with the 'As Existing' drawings.

Central Section

The central section consists of 11 rooms including an enclosed verandah, 3 living rooms, 2 bedrooms, a dining room, a bathroom, toilet and store room.

The main entry porch enters into an enclosed verandah approximately 11 x 3 metres that extends along the western facade of the Homestead. The verandah has a concrete floor with square format tiles, tiled skirting, plaster ceiling and simple coved plaster cornices. The concrete floor appears to have been poured at a later date raising the finished floor level of the homestead. Four rooms branch off the enclosure: Living 1, Living 2, Living 3 and Bedroom 1.

Bedroom 1 and Living 1 extend to the east of the enclosed verandah connected via doors. Each room has a set of internal double hung windows that face into the enclosed verandah. Both rooms are carpeted with timber skirting and coved plaster cornices.

Bedroom 1 has a built in timber wardrobe and an en suite bathroom. The bathroom contains a toilet, vanity and shower. The bedroom door is a single hollow core with termite damage to the timber frame. The room has contemporary down lights.

Living 1 is entered through a set of french doors with fluted glazed panels. The room features a 1950s style brick fireplace with a simple timber mantle. The room has a central chandelier and wall pendant lights. A small hall and toilet are located to the rear of the room with a door that leads to the eastern verandah and courtyard. An additional store room is located at the rear of the living room. This room was not able to be accessed during the site visit.

To the north of the enclosed verandah is Living 3 and Bedroom 2 both with similar detailing. The floor level steps down approximately 50mm to timber floorboards with a carpet finish. The rooms have simple profiled timber skirting, stepped plaster cornices and fluorescent lights. Living 3 contains built-in timber cabinetry and french doors which open to the northern verandah.

The southern end of the central core consists of Living 2 and Dining 1. Living 2 is accessed from the enclosed verandah through timber french doors with fluted glass. Both rooms have a square proportion with carpeted floors on a concrete slab. Dining 1 is connected to Living 2 by a timber hollow core door with a fluted glass highlight. Both rooms have 1950s detailing with central chandeliers and wall pendant lights. The dining room has two doors to the east, one of which opens onto the eastern verandah and the second connects through to the south east section of the Homestead.

South East Section

The south east section of the homestead contains a number of interconnected rooms accessed from the central section. The section features a series of kitchens and servery spaces as well as an informal dining room and additional living space.

The section is accessed via the formal dining room in the central section. The floor level steps down approximately 100mm to a cork checkerboard patterned floor. The area features 1950s style cabinetry and detailing with coved plaster cornices, timber skirting and fluorescent lights. Servery 1, Kitchen 1 and Servery 2 have bright green benchtops with white cabinets. Servery 1 has a rectilinear form with an exterior door that opens onto the eastern verandah. A second exterior door is located in the kitchen and leads to the eastern courtyard. Servery 2 is separated from the kitchen with a timber sliding door.

Dining 2 is an informal dining nook accessed from the main Kitchen, and is defined by an archway. The rendered masonry walls to the nook have a

dado line at approximately 1700mm high. A pair of double hung windows are located to the eastern wall with a projecting timber sill.

To the south of the Kitchen is Living 4, accessed via timber french doors. The floor level steps down from the kitchen to a carpet finish on a concrete slab. Aluminium sliding windows extending along the southern wall with a small bathroom to the western end. The bathroom has a raised floor level with blue floor tiles and white wall tiles to dado height. The bathroom includes a toilet, vanity and shower.

North East Section

The north east section of the building is partially disconnected from the central section of the building. The section includes a small laundry, kitchen, living room and store room. The main room includes the kitchen and living room space. The room is accessed via a door to the south and a second door on the west elevation opening to the northern verandah. The kitchen has 1980s detailing with timber cabinets, tiled floor and patterned tile splashbacks. The plaster ceiling to the kitchen has partially collapsed. The attached living room has a vinyl floor with a large aluminium framed window to the eastern elevation.

The northern store room is accessed via a door on the eastern elevation. This room was not able to be accessed during the site visit.

First Floor

The first floor contains 3 rooms: Bedroom 3, a walk-in robe and ensuite. Bedroom 3 and the walk-in robe have timber framed french doors with fluted glass panels that open onto the balcony. The two rooms have carpeted floors with timber skirting, plaster ceilings, coved plaster cornices and fluorescent lights. The ceiling to the bedroom is damaged with signs of water ingress.

The bedroom has a timber framed corner window with fixed glass panels flanked by double hung windows. The eastern wall contains two curved built in timber cupboards. A hollow core door connects through to the walk-in robe. The room features a built-in timber wardrobe along the southern wall.

The attached ensuite projects from the eastern wall. The bathroom has blue floor tiles and white patterned wall tiles to ceiling height. The bathroom includes a toilet, vanity and shower.

4.4 CONDITION

The Woorree Homestead is in fair condition. The building is showing signs of deterioration evidenced by partially collapsed ceilings, external render peeling away in sections and deteriorating masonry.

The exterior walls have a textured layer of render with a number of large cracks. The ground floor interior rooms to the main building are generally in sound condition. There is some evidence of termite damage to the door frame of Bedroom 1. The semi-detached laundry and kitchen block is in poor condition. The ceiling to the kitchen has partially collapsed with water damage to the floor of Living Room 5. Part of the ceiling above the rear verandah has also collapsed.

The first floor level is in fair/poor condition. The balcony floor is damaged with delaminated, loose and dislodged tiles. Bedroom 3 has water ingress through the roof. The first floor bathroom is in poor condition with mould build up and damage to the wall tiles.

The detached garage is in poor condition with significant deterioration to the stone structure caused by the use of hard mortar and the adjacent concrete slab. The western stone wall has lost significant building fabric.

4.5 EXISTING DRAWINGS

The following pages contain 'As Existing' Drawings prepared by Stephen Carrick Architects. Photographs of the existing place are included as an Appendix.



DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

NOTES - GENERAL

G.1 DRAWINGS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS

G.2 ALL DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR A DECISION PRIOR TO PROCEEDING WITH THE WORK

G.3 ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK

G.4 BUILDER OR CONTRACTOR SHALL ENSURE ALL WORK COMPLIES WITH THE LATEST AS CODES AND AMENDMENTS

G.5 DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SCHEDULES AND SPECIFICATIONS

Woorree Homestead

Project No. 7355 Date: 1/12/2022

22 TAMARISK WAY,
WOORREE, 6530

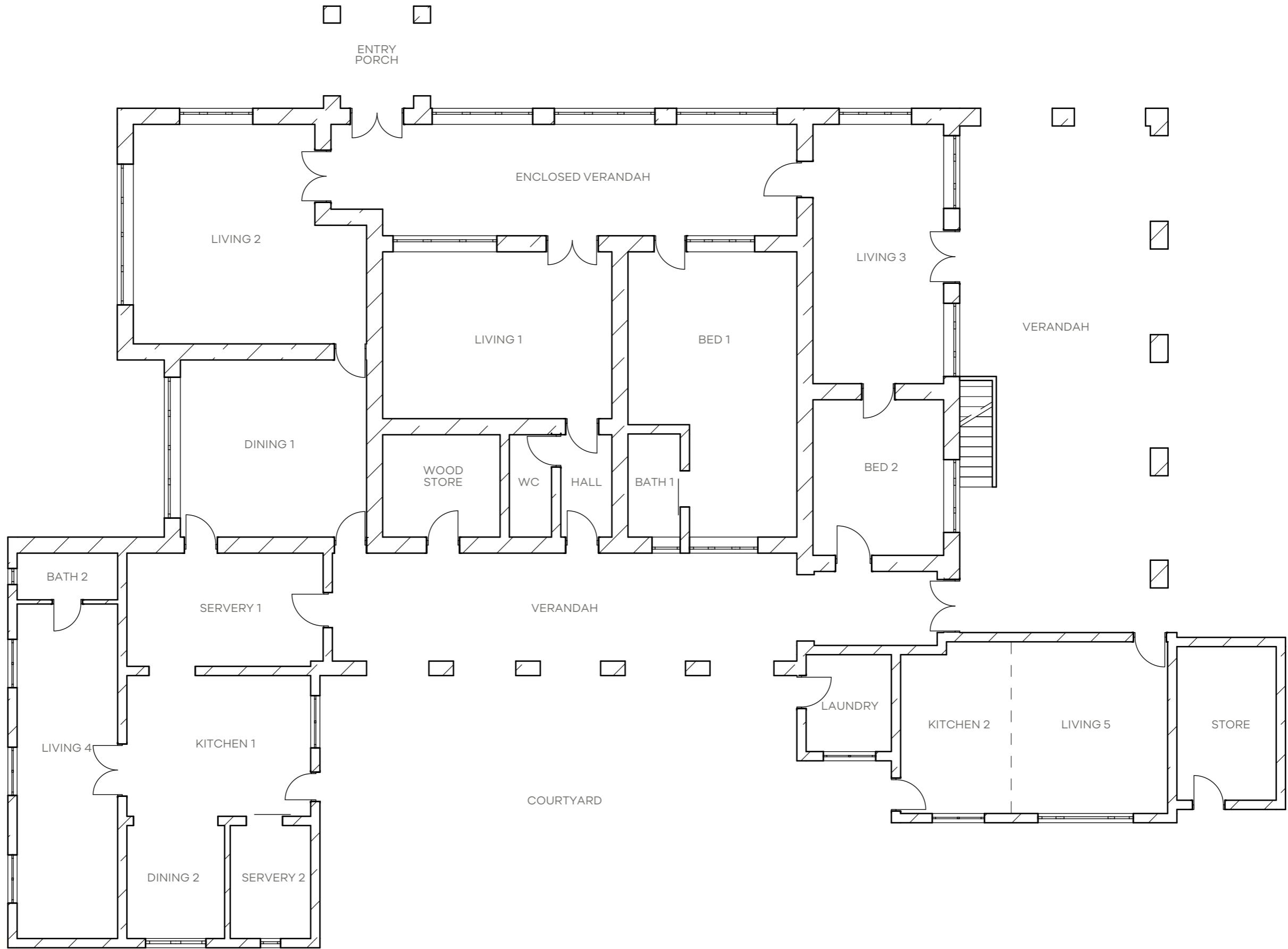
REV.	DESCRIPTION	DATE
1	Heritage Impact Statement	1/12/22

Site Plan

1

Scale: 1:1000 @ A3





DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

NOTES - GENERAL

G.1 DRAWINGS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS

G.2 ALL DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR A DECISION PRIOR TO PROCEEDING WITH THE WORK

G.3 ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK

G.4 BUILDER OR CONTRACTOR SHALL ENSURE ALL WORK COMPLIES WITH THE LATEST AS CODES AND AMENDMENTS

G.5 DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SCHEDULES AND SPECIFICATIONS

Woorree Homestead

Project No. 7355 Date: 1/12/2022

22 TAMARISK WAY,
WOORREE, 6530

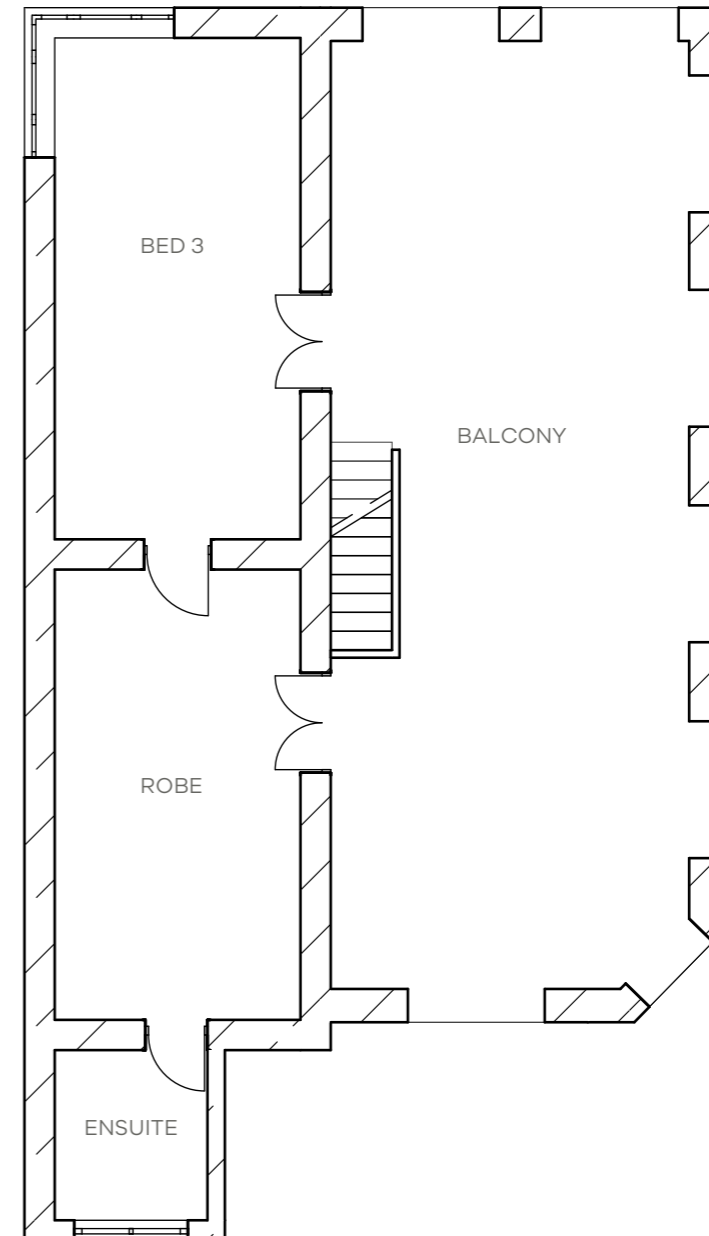
REV.	DESCRIPTION	DATE
1	Heritage Impact Statement	1/12/22

Ground Floor Plan

2

Scale: 1:100 @ A3





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NOTES - GENERAL

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Woorree Homestead

Project No. 7355 Date: 1/12/2022

22 TAMARISK WAY,
WOORREE, 6530

REV.	DESCRIPTION	DATE
1	Heritage Impact Statement	1/12/22

First Floor Plan

3

Scale: 1:100 @ A3



5.1 INTEGRITY

The integrity of a place refers to the extent to which a building retains its original function, generally graded on a scale of high, medium or low.

Woorree Homestead, 22 Tamarisk Way, Woorree has a medium level of integrity. Although not currently permanently occupied the building still maintains its function as a farm homestead. It is difficult to determine what part (if any) of the homestead could be recorded, referenced or described as original.

5.2 AUTHENTICITY

The authenticity of a place refers to the extent to which the fabric is in its original state, generally graded on a scale of high, medium or low.

Woorree Homestead, 22 Tamarisk Way, Woorree has a low level of authenticity. The available historical information suggests that the homestead was first constructed in 1879. Following a site inspection there is little evidence to suggest that the existing homestead has any original materiality. The building has had an extensive 1950s building campaign that has reduced the level of authenticity to low.

5.3 STATEMENT OF SIGNIFICANCE

The following statement of significance is an extract from the City of Greater Geraldton Municipal Inventory of Heritage Places Place Record Form for Woorree Homestead.

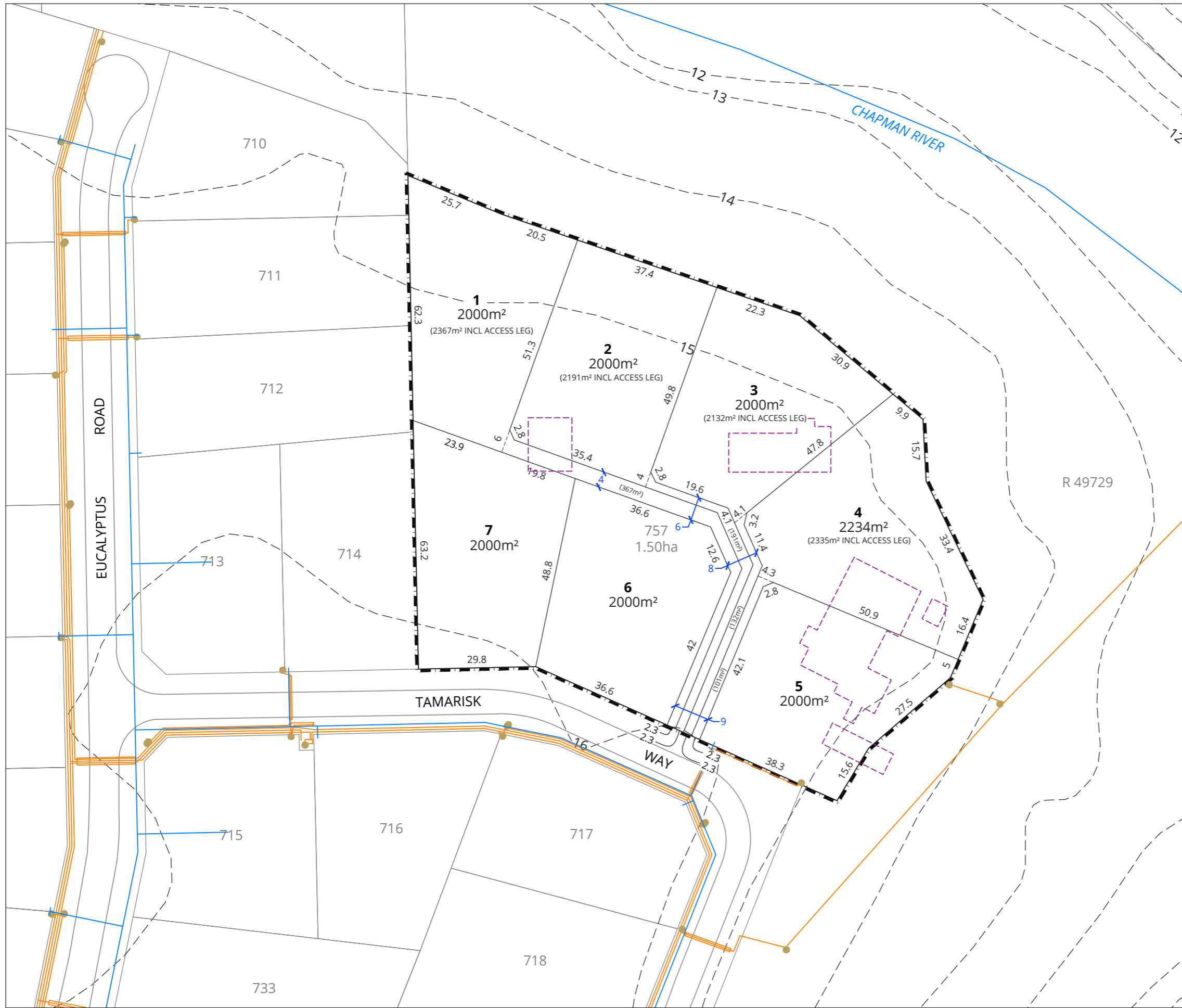
The place has cultural heritage significance for the following reasons:

- Woorree has considerable historic significance as one of the earliest properties to be taken up on the Chapman River and for its association with Dr Robert Foley, Arthur du Boulay and the Rowan family for over eighty years.
- Situated in a picturesque location, the current homestead bares little resemblance to the original homestead although it incorporates some of the construction materials.

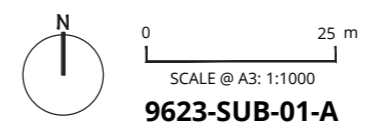
Rowe Group Design has prepared a Development Application for the subdivision of the lot into 7 individual lots and the demolition of all existing buildings on the site.

The following drawings illustrate the proposal:

- Plan of Subdivision, Lot 757 (No. 22) Tamarisk Way, Woorree, prepared by Rowe Group Design, dated 12/10/2022



PLAN OF SUBDIVISION
 LOT 757 (No. 22) TAMARISK WAY
 WOORREE



DRAWN: WC
 DATE CREATED: 2022.10.12
 PROJECTION: MGA50 GDA94
 CADASTRE: LANDGATE
 CONTOURS: WATERCORP 2022

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This section considers the following issues:

- How the proposed demolition will impact on the cultural heritage values of the place?
- Have all options for retention and adaptive re-use been explored?
- Is demolition essential at this time, or can it be postponed in case future circumstances make retention and conservation more feasible?
- Can any new development be located elsewhere on the site, so the significant elements of the place can be retained?

The proposal to Woorree Homestead includes the subdivision of the lot into 7 individual lots and the demolition of all existing buildings on the site

The demolition of a heritage place should be carefully assessed and considered prior to making an informed decision. The City of Greater Geraldton's Management Category 4 (Some Significance) recommends that the conservation of the place is desirable. It also recommends that any proposed change to the place should be in sympathy with the heritage values of the place.

The Statement of Significance refers to the historic significance of Woorree being one of the earliest properties to be taken up on the Chapman River. The statement also acknowledges that the current homestead bears little resemblance to the 1879 homestead.

Based on the available documentary and physical evidence, we can confirm that the original 1879 homestead has been extensively altered or completely remodelled. The current homestead was substantially constructed in the 1950s with further changes representative of the 1980s. Due to the extent of alterations and lack of visible evidence of original detailing, layout and built fabric the building is considered to have little significance overall.

The Statement of Significance refers to the homestead as incorporating some of the 1879 construction materials but does not specify what materials or whereabouts they are located in the current building.

Based on the physical evidence we can not conclusively state that the current building incorporates building material from 1879.

The documentary evidence shows the subdivision of the surrounding land intensified from c.2007 with ongoing new development to this day. The original farm setting that the homestead once occupied is no longer evident and the present day location is representative of a suburban environment. The long tree lined driveway from Place Road has been removed and the current property is accessed off the modern subdivision, via Tamarisk Way.

7.1 CONCLUSION

While demolition is generally discouraged for a place of Some significance it does need to be recognised that the 1879 homestead no longer exists and the building is a 1950s homestead of little cultural heritage significance due to its low authenticity.

In our professional opinion, the low authenticity of the homestead means that the cultural heritage value of the place is assessed as low. It is recommended that demolition be approved with conditions to recognise the historical value of the former use.

RECOMMENDATIONS

Following the assessment of the impact of the proposal on the cultural heritage values of the Woorree Homestead, it is recommended that consideration is given to the following actions:

1. This Heritage Impact Statement should be considered by the client. If accepted by the client, this HIS should form part of the Subdivision and Development Application.
2. This Heritage Impact Statement should be considered by the City of Greater Geraldton as part of their evaluation of the Development Application.
3. An Archival Record of the existing building and site, including landscape elements, in accordance with the Heritage Council of Western Australia's brief, should be undertaken and provided to the City of Greater Geraldton for their approval.
4. Development of interpretation of the history, former use and built form of Woorree Homestead.
5. Retention of part or all of the front boundary fence as well as the existing mature palm trees within the subdivision.

APPENDIX A: PHOTOGRAPHS



01 Steel Entry Gates



02 Rendered stone perimeter wall



03 Timber entry gate



04 Palm trees to front yard



05 Homestead entry yard



06 Homestead with large tree to the west



07 Entry Porch



08 South west corner



09 Missing render to south west corner



10 Southern facade



11 Southern pathway



12 South east corner



13 Eastern courtyard



14 Rear verandah arches



15 Semi detached block



16 North east detached stone store room



17 North east corner



18 North elevation



19 West facade of two storey section



20 Ground floor northern verandah



21 Entry to northern paddock



22 External stairs to first floor verandah



23 Rear verandah with damaged ceiling



24 Rear verandah



25 Enclosed internal verandah



26 Entry to enclosed internal verandah



27 Concrete floor overlay to enclosed verandah



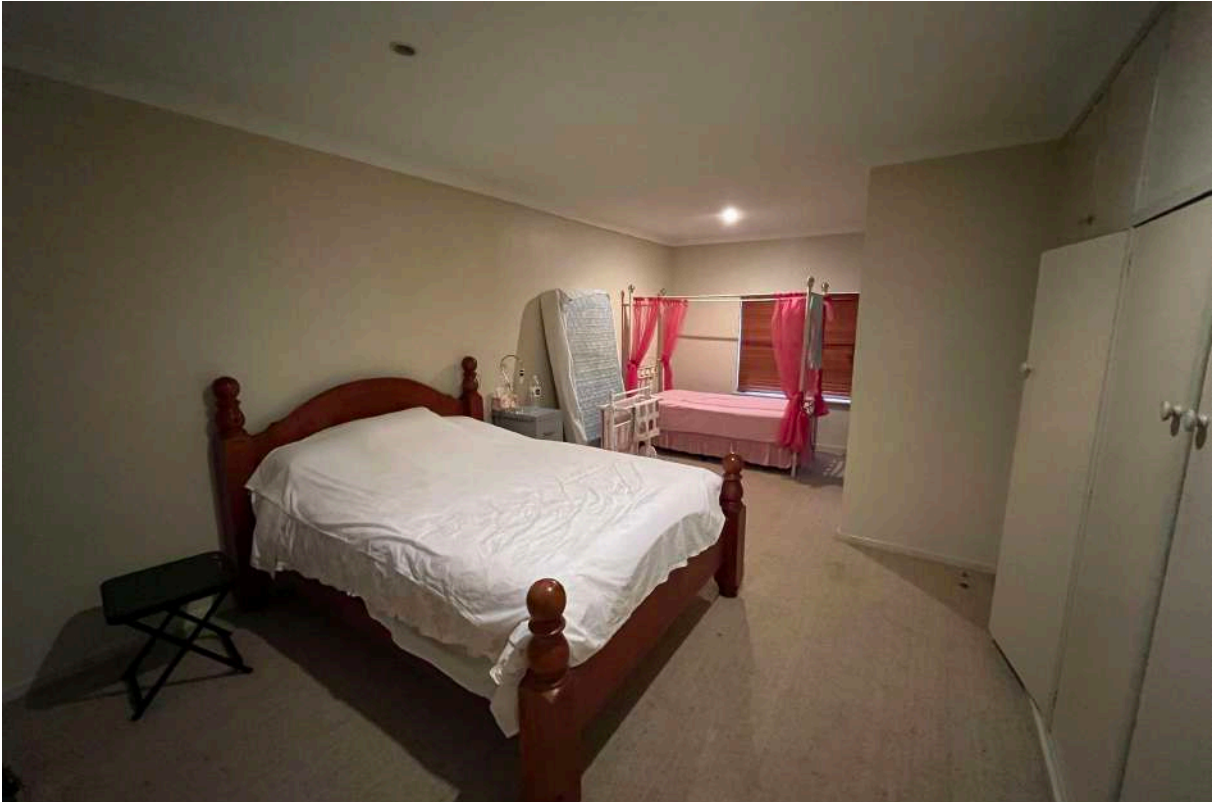
28 Tile pattern to enclosed verandah



29 Living Room 1



30 Living Room 1



31 Bed 1



32 Bed 1



33 Bed 1 door frame termite damage



34 Bathroom 1



35 Living 3



36 Living 3



37 Timber floors under carpet to Living 3



38 Cornice detailing to Living 3



39 Bed 2



40 Bed 2



41 Living 2



42 Living 2



43 Dining 1



44 Dining 1



45 Servery 1



46 Servery 1



47 Kitchen 1



48 Kitchen 1



49 Servery 2



50 Servery 2 sliding door



51 Dining 2 archway



52 Dining 2 nook



53 Living 4



54 Bathroom 2



55 Laundry



56 Kitchen 2 with damaged ceiling



57 Kitchen 2 back wall



58 Living 5 with floor damage



59 First floor balcony



60 First floor balcony



61 Balustrade detail



62 Damage to balcony tiles



63 Door to first floor robe



64 Door to Bed 3



65 Bed 3



66 Bed 3



67 Robe



68 Built in wardrobe to first floor



69 Ensuite



70 Mould and damage to wall tiles in Ensuite



71 Shed 1



72 Storage room to Shed 1



73 Solar panels and cupola to Shed 1



74 Small brick stable to north of Shed 1



75 Shed 2 and 3



76 Shed 3



77 Workers Accommodation



78 Workers Accommodation internal room



79 Rendered stone wall between Homestead and Workers Accommodation



80 Timber sign 'The Bungalow'