



CITY of PERTH

MINUTES

PLANNING COMMITTEE

23 AUGUST 2016

THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED

PRESIDING MEMBER'S
SIGNATURE


DATE: 13/9/16

PLANNING COMMITTEE

INDEX

Item	Description	Page
PL123/16	DECLARATION OF OPENING	1
PL124/16	APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE	1
PL125/16	QUESTION TIME FOR THE PUBLIC	1
PL126/16	CONFIRMATION OF MINUTES	2
PL127/16	CORRESPONDENCE	2
PL128/16	DISCLOSURE OF MEMBERS' INTERESTS	2
PL129/16	MATTERS FOR WHICH THE MEETING MAY BE CLOSED	2
PL130/16	145 – 151 (LOT 99) BARRACK STREET, PERTH – PROPOSED PARTIAL DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF AN EIGHT STOREY HOTEL ('SPECIAL RESIDENTIAL') DEVELOPMENT CONTAINING 79 HOTEL ROOMS, WITH BASEMENT AND GROUND FLOOR DINING USES	3
PL131/16	58 (LOT 5) THOMAS STREET, WEST PERTH – PROPOSED DEMOLITION OF ALL BUILDINGS AND STRUCTURES	14
PL132/16	PROPOSED INTERIM HERITAGE REGISTRATION OF P25118 ELECTRICITY SUBSTATIONS IN PERTH IN THE STATE HERITAGE REGISTER	21
PL133/16	MATCHED FUNDING BUSINESS GRANTS – 2016/17 PROGRAM	25
PL134/16	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	32
PL135/16	GENERAL BUSINESS	32
PL136/16	ITEMS FOR CONSIDERATION AT A FUTURE MEETING	32
PL137/16	CLOSE OF MEETING	33

Minutes of the meeting of the City of Perth **Planning Committee** held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Tuesday, 23 August 2016**.

MEMBERS IN ATTENDANCE

Cr McEvoy - Presiding Member
Cr Adamos
Cr Yong

OFFICERS

Mr Mileham - Chief Executive Officer
Ms Battista - Acting Director Economic Development and Activation
Ms Barrenger - Acting Director Planning and Development
Ms Smith - Manager Development Approvals
Mr High - Manager Economic Development
Ms Denton - Acting Manager Governance
Mr Family - 3D Model Officer
Ms Honmon - Governance Officer

GUESTS AND DEPUTATIONS

Nil

OBSERVERS

Cr Harley

PL123/16 DECLARATION OF OPENING

5.31pm The Presiding Member declared the meeting open.

PL124/16 APOLOGIES AND MEMBERS ON LEAVE OF ABSENCE

Nil

PL125/16 QUESTION TIME FOR THE PUBLIC

Nil

PL126/16 CONFIRMATION OF MINUTES

Moved by Cr McEvoy, seconded by Cr Yong

That the minutes of the meeting of the Planning Committee held on 12 July 2016 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

PL127/16 CORRESPONDENCE

Nil

PL128/16 DISCLOSURE OF MEMBERS' INTERESTS

Nil

PL129/16 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

The Chief Executive Officer advised that in accordance with Section 5.23(2) of the *Local Government Act 1995*, it is recommended that Committee resolve to close the meeting to the public prior to discussion of the following item:

Confidential Schedule No.	Item No. and Title	Reason
4	Agenda Item 4 (Minute Item PL133/16) – Matched Funding Business Grants – 2016/17 Program	5.23(2)(e)(iii)

**PL130/16 145 – 151 (LOT 99) BARRACK STREET, PERTH –
PROPOSED PARTIAL DEMOLITION OF EXISTING
BUILDING AND CONSTRUCTION OF AN EIGHT
STOREY HOTEL (‘SPECIAL RESIDENTIAL’)
DEVELOPMENT CONTAINING 79 HOTEL ROOMS,
WITH BASEMENT AND GROUND FLOOR DINING USES**

BACKGROUND:

SUBURB/LOCATION:	145 - 151 (Lot 399) Barrack Street, Perth
FILE REFERENCE:	2016/5179
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	29 July 2016
MAP / SCHEDULE:	Schedule 1 – Map and coloured perspective for 145 – 151 Barrack Street, Perth
3D MODEL PRESENTATION:	A 3D Model for this application will be available at the Committee meeting.
LANDOWNER:	Mrs L Kakulas
APPLICANT:	Palassis Architects
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Citiplace (P5) (City Planning Scheme Use Area) City Centre
APPROXIMATE COST:	\$15 million

SITE HISTORY:

The 536m² site is located on the south western corner of Barrack and Wellington Streets, Perth with Grand Lane adjacent to the southern lot boundary. The site is occupied by the two storey “Stockade Building” that was constructed in 1910. The existing building is located within the Barrack Street Heritage Area under the City Planning Scheme No. 2 (CPS2) where it has been classified as a ‘heritage building’ in terms of its contribution to the cultural heritage significance of the area, however, it is not listed in the State Heritage Register or in the CPS2 Heritage List.

Council, at its meeting held on **19 November 2013**, approved the partial demolition of the existing building and the construction of a six storey office building on the site. This application did not proceed and has since lapsed.

DETAILS:

Approval is sought to demolish the existing masonry and asbestos clad tower fronting Wellington Street whilst retaining the two storey building fronting Barrack and Wellington Streets and constructing an eight storey hotel building consisting of 79 hotel rooms with basement and ground floor dining uses.

Details of the proposed development are as follows:

Basement Floor Level	This existing basement will be extended and modified to include a 226m ² tenancy with access via a lift and stair case. The new transformer for the site will be located in the modified basement with an escape stair access to the laneway and the lift pit. The remaining basement floor area will be used for back of house and bathroom facilities.
Ground Floor Level	This level includes a 153m ² café tenancy on the Wellington and Barrack Street corner of the site, a 95m ² café tenancy fronting Wellington Street with an alfresco dining area and rear access from the adjoining Grand Lane, hotel lobby and reception, office and luggage room, back of house facilities, end of trip facilities for hotel staff, bathroom facilities, bin store, 12 bicycle parking bays and a loading zone with access off Grand Lane.
First Floor Level	This level includes a 105m ² hotel lounge area, the hotel gymnasium, laundry area, lift and stair access and seven single bedroom hotel rooms ranging in size from 14m ² to 27m ² .
Levels Two to Seven	These levels contains 12 one bedroom hotel rooms ranging in size from 17m ² to 18m ² , lift lobby, stair access and a store room.
Level Eight	This level contains a service roof terrace, service platform and store, lift and stair access, an open pergola structure with awning and solar panels.

The hotel tower is to be constructed of a concrete column and slab structure clad with decorative precast concrete panels and aluminium framed windows. The existing level one façade will be retained and conserved. All existing signage will be removed and the non-original paint work stripped to expose the original façade. A new awning will be constructed to replace the existing damaged awning. A dark colour scheme is proposed for the ground floor façade with new glazed shop fronts.

LEGISLATION / POLICY:

Legislation

Planning and Development Act 2005
City Planning Scheme No 2

Policy

Policy No and Name: 4.1 – City Development Design Guidelines
4.4 – Building Heights and Setbacks
4.5 – Plot Ratio
4.10 – Heritage
5.3 – Bicycle Parking and End of Journey Facilities

COMPLIANCE WITH PLANNING SCHEME:**Land Use**

The subject property is located in the City Centre use area of the Citiplace Precinct of the City Planning Scheme No. 2 (CPS2). The precinct aims to provide a wide range of general and specialised retail uses as well as a mix of other uses such as entertainment, commercial, medical, service industry, residential and minor office. Uses at street or pedestrian level will mainly be shops, restaurants, taverns and other uses, that have attractive shop fronts and provide activity, interest and direct customer service. Other uses will be established above or below street level and major pedestrian levels. 'Special Residential' and 'Dining' are both preferred ('P') uses within the City Centre use area of the Citiplace Precinct. It is considered that the proposed hotel and dining uses comply with the Statement of Intent for the Precinct.

Development Requirements

The Statement of Intent for the Citiplace Precinct recognises that new development will generally be low rise, reflecting the traditional height and scale of adjacent buildings and allowing sun penetration into the streets in winter. Building facades will incorporate interesting elements thereby contributing to a lively, colourful and stimulating environment.

The proposal's compliance with the CPS2 development requirements is summarised below:

Development Standard	Proposed	Permitted / Required
Maximum Plot Ratio	4.02:1 (2,151m ²)	5 :1 (2,675m ²)
Building Height:		
- Barrack Street	10.2 metres at street front (heritage building) with level three and above setback 1.3 metres	14 metres at street frontage with 5 metre setback above 14 metres
- Wellington Street	10.2 metres at street front (heritage building) with level seven encroaching into 45 degree building height plane	21 metres at street frontage extending within a 45 degree height plane
Setbacks:		
- Front (Barrack Street)	Nil up to 10.2 metres and 1.2 metre setback above	Nil permitted up to 14 metres with a 5 metre setback above 14 metres

Development Standard	Proposed	Permitted / Required
Ground Floor – 2 nd floor	Nil	Nil permitted up to 14 metres with a 5 metre setback above 14 metres
3 rd floor – 8 th floor	1.2 metres	5 metres
- Side (Wellington Street)	Nil	Nil Permitted up to 21 metres within a 45 degree height plane
Ground Floor – 6th floor	Nil	Nil Permitted up to 21 metres within a 45 degree height plane
7 th floor and above	1.9 metres encroaches into 45 degree height plane	Nil Permitted up to 21 metres within a 45 degree height plane
- Side (West)	1.9 metres	Nil permitted
- Rear (Grand Lane)	Nil	Nil permitted
Car Parking:		
- Commercial tenant bays	1 loading bay	5 bays (maximum)
Bicycle Parking:		
Special Residential	12 bays	26 bays (minimum)

Variations to the building height, setbacks and bicycle parking provisions applicable to the development can be granted by an absolute majority decision of the Council, in accordance with Clause 47 of the CPS2 and provided Council is satisfied that:

'47(3)(c)(i) if approval were to be granted, the development would be consistent with:

- (A) the orderly and proper planning of the locality;*
- (B) the conservation of the amenities of the locality; and*
- (C) the statement of intent set out in the relevant precinct plan; and*

(ii) the non-compliance would not have any undue adverse effect on:

- (A) the occupiers or users of the development;*
- (B) the property in, or the inhabitants of, the locality; or*
- (C) the likely future development of the locality'.*

COMMENTS:**Consultation**

The proposed development includes variations to the maximum building height, setback and bicycle parking requirements of the CPS2. The plans were advertised to the owners of potentially affected surrounding properties for a period of 14 days, closing on 3 August 2016. No submissions were received.

Design Advisory Committee

At its meeting held on 23 June 2016, the Design Advisory Committee (DAC) having considered the design for the proposed development advised that it supports the development however notes and advises that:

- "1. the proposed height/setback encroachments into the building height plane on Barrack Street is not supported considering the impact on the heritage streetscape and is rather supportive of additional height on the Wellington Street frontage;*
- 2. the proposed design of the ground floor level fronting Grand Lane including the proposed location of the transformer, loading bay and proposed access to the café is not supported. It is considered that café tenancy should be widened and the design achieving maximum transparency, with further consideration being given to materiality to ensure improved integration with the laneway and achieving improved activation and security. The opportunity should be considered to provide stairs to the basement from the southern side of the building as well;*
- 3. the provision of only one lift servicing 79 hotel rooms is questioned in terms of the demands of guests (including disabled), servicing of the hotel and maintenance of the lift;*
- 4. the extent of services including emergency facilities on Wellington Street should be reduced;*
- 5. the rooftop design is considered to be unresolved including services which is to be fully enclosed noting that the use of the rooftop may be a lost opportunity;*
- 6. the opening in the awning on the Wellington Street is questioned as weather protection is required;*
- 7. the absence of any bicycle parking is questioned noting that some provision should be made for staff and guests;*
- 8. further details of the quality materials to the façade is required as this building has an important location at the Barrack Street / Wellington Street intersection."*

In response to the DAC's recommendation, the applicant has modified the ground floor and rooftop design and provided the following information in support of the revised application.

In response to item one of the DAC's recommendations the applicant has stated that the tower element of the development has been setback from the boundary on three sides to give the original Stockade building visual prominence and allowing the tower to recede into the background. The selection of colours, materials and modulated façade will further aid the visual impact of the new tower on the existing building. An increased setback on the eastern elevation will not increase light penetration to the adjacent building or increase the sense of space between the tower and the adjacent heritage buildings given the site is adjacent to Grand Lane. The proposed variation to the maximum building height and encroachment will be further addressed later in the report.

In response to item two, the alfresco dining area and stairs to the ground floor café from Grand Lane has been increased to the full width of the café tenancy by relocating the transformer from the laneway to the basement. The proposed tree located to the rear of the café tenancy adjacent to Grand Lane has been removed as it has been acknowledged that tree is unlikely to grow well on the southern side of the building. The entrance stairs to the café have also been relocated to the west of the alfresco seating area to increase interaction between the café and laneway. Twelve bicycle racks have been incorporated into the rear of the development to provide further activation to Grand Lane. The bin store, loading dock and escape access has also been rearranged with the bins now being accessed from the rear of the loading area. A large window has been added to the southern wall of the corner tenancy number three, opening up to Grand Lane. The redesign of the ground floor will provide improved interaction as well as passive surveillance to Grand Lane. The modifications to the ground floor fronting Grand Lane are considered to satisfactorily address item two of the DAC's comments.

The applicant has advised that the provision of one lift for the hotel development has been calculated based on the number of hotel patrons at an occupancy rate of 80%. A higher speed lift has been selected to meet the demands of the hotel with all maintenance of the lift being undertaken out of hours which is considered an acceptable approach and outcome.

In response to item four, the extent of services and emergency facilities on Wellington Street has been reduced as shown on the revised ground floor plan improving activation to the street. The revised design is considered to address this item raised by the DAC.

The rooftop of the building has been redesigned to accommodate a maximum of 50 people for function purposes. A service toilet is proposed will comply with disabled access provisions. The pergola structure has been reduced in size and a retractable awning included complementing the pergola structure. These modifications are supported and resolve the DAC item five matters raised.

In response to item six of the DAC's comments, the awning on Wellington Street will not be open but will feature a transparent material which will allow light to penetrate

tenancy one whilst still providing weather protection. This information is considered to address this comment.

Twelve bicycle parking bays have been incorporated into the ground floor of the building fronting Grand Lane. The bicycle bays have been provided for guests of the hotel, hotel staff, visitors and tenants of the building. The bicycle parking bays are undercover will be well lit at night and are well located for easy access. The applicant has advised that the hotel expects to mainly attract guests for short term business purposes. Given the site is close to the main retail malls and is well serviced by public transport, a reduced number of bicycle parking bays is considered acceptable.

The applicant has advised that the building tower façade will be constructed of white / grey precast “off form” decorative concrete panels. The balustrades to the balconies will consist of a brass mesh. The reveals of the balconies will be clad with a decorative tile finish to complement the balustrades. The existing building will be stripped back to bare render and the red brick restored and tuck pointed. At ground level, the building will be clad in a dark render or tile finish, with extensive areas of glazing.

Building Height and Setbacks

Under the Building Heights and Setbacks Policy 4.4 of the CPS2, the site is identified as having two different maximum street building heights for each of the street frontages. On Barrack Street, a maximum street building height of 14 metres with nil side setbacks is permitted, provided there are no major openings, with any additional building height being setback 5 metres from Barrack Street up to a height of 65 metres. On Wellington Street, a maximum street building height of 21 metres is permitted with any additional height being contained within a 45° height plane measured from Wellington Street to the south (Murray Street Mall). The existing heritage building has a street building height of 10.2 metres with the proposed new development exceeding the Barrack Street maximum building height of 14 metres above level three of the new development and the Wellington Street angled height plan above level seven.

Clause 7.1 under the Building Height Standards of the Policy states that the Council may consider variations to maximum street building standards where different maximum street building heights are specified for each of the frontages of a corner lot. In determining an appropriate maximum street building height, the Council shall have particular regard to the functionality of the building, impact on the streetscape and sunlight penetration and wind principles of this Policy.

The proposed new tower element has been setback 1.3 metres from the heritage building with a maximum building height of 31 metres. The applicant has advised that by setting the new development back 1.3 metres from the original building and not building to the maximum podium envelope the original building is given greater visual prominence, allowing the new tower to recede into the background. The subject property is located adjacent to Grand Lane, therefore giving an additional six metre separation from the adjoining heritage building to the south and reducing any impact on the streetscape.

The proposed encroachment into the five metre setback above the 14 metre maximum street building height on Barrack Street will not cast any additional shadow over the adjoining streets or properties as it is located on the eastern side of the building. It is setback 3 metres but is not considered to adversely restrict views to the sky adversely impacting on Barrack Street. Given the proposed variation will not impact on solar access to the street or adjoining properties, and will not negatively impact the streetscape, it is considered that the variation to the Policy provisions can be supported in accordance with Clause 47 of the CPS2.

Building Design, Materials and Finishes

The proposed design of the development was generally supported by the DAC as outlined above, with the new building and structures of the development providing appropriate levels of compatibility and contrast to the retained heritage building within the site. However the DAC did raise some concerns with respect to certain elements of the design and the applicant has modified the development's design to address these matters.

In particular, the ground floor has been redesigned to improve interaction with Grand Lane and provide an active street frontage to the laneway. The applicant has also redesigned the roof terrace to provide an additional outdoor function space, reducing the pergola structure and including a retractable awning.

The applicant is considered to have addressed the DAC's concerns however it is noted that these will be further refined at the detailed design stage. In view of DAC's comments, it is considered appropriate to ensure by way of condition, that the final details of the new development in particular, be submitted and approved prior to applying for a building permit.

Heritage

The subject property is not listed on the State Heritage Register or under the CPS2 Heritage List, however it is located within the Barrack Street Heritage Area and is identified as a Heritage Place within that Area, recognising its contribution to the cultural heritage significance of the Area.

The application is subject to the requirements of Policy 4.10 – Heritage that aims to provide protection for places within the boundaries of Heritage Areas that have been identified as contributing to the significance of a Heritage Area; and to ensure that future development, including conservation or adaptation of existing buildings and construction of new buildings, respects and enhances the identified heritage values and character of places of heritage significance. It is recognised that adaptation of heritage buildings for new uses is an important way of ensuring their continued viability. Adaptation will often involve construction of additions to the building or place, as is being proposed. The Council may support such additions or new development where it does not compromise the heritage significance of adjacent buildings or the heritage values of a Heritage Area; and where they are consistent with the orderly and proper planning of the area.

At its meeting held on **13 November 2013**, Council approved the demolition of the tower element of the building and the retention of the Barrack and Wellington Street facades and first bay of the building. The current proposal retains more of the existing building along the Wellington Street frontage. It is considered that the extent of demolition of the existing building and the new hotel building satisfy the Heritage Policy. In regards to the hotel tower, the new building is of a contemporary design and the proportions, setback and height of the new building is considered to be appropriate in relation to the heritage building on the site and to the heritage buildings in the locality.

In accordance with the Heritage Policy, any works to a heritage building may be approved subject to the submission of an acceptable archive record of the place or works. Accordingly, the proposal is generally supported, subject to an archival record of the existing place being required as a condition of any approval. It is also considered that the new shopfronts should enhance and improve the visual relationship between the ground floor level and the upper floors through means such as form, colour and or materials. The applicant has provided further details of the treatment and materials proposed for the ground floor façade, however a sample board of proposed materials and colours for the existing and proposed development can be requested as a condition of any approval.

It is considered that internally the ground floor space should interpret the former internal layout / shop pattern and that this can be achieved through the floor treatment. It was also recommended that, in accordance with the Heritage Policy, the pavement basement lights should be restored and retained as identified in the application. Both of these recommendations can be required as a condition of any approval.

Bicycle Parking

A minimum of 26 bicycle parking bays is required under the City's Bicycle Parking and End of Journey Facilities Policy (5.3). Twelve bicycle racks are proposed to be located on the ground level to the rear of the hotel development off Grand Lane. The minimum bicycle parking requirement of 26 bays is considered onerous given the hotel guests and patrons are unlikely to be arriving by bicycle and these facilities will be mainly used by staff of the hotel. Given the anticipated low demand and the availability of alternative transport modes in this location, it is considered that the variation to the Policy provisions can be supported.

Conclusion

The proposed redevelopment will facilitate the refurbishment of the existing building in the City and provide additional hotel accommodation close the city malls and well serviced by public transport. In response to the concerns of the Design Advisory Committee, the applicant has provided revised plans and elevations to improve the overall presentation and quality of the design.

The development generally complies with the requirements of the CPS2, with the proposed building height and setbacks and bicycle parking variations being supported in accordance with Clause 47 of the CPS2. Other aspects of the

development including materials/finishes can be conditioned to address the Council's requirements. Given the above, it is recommended that the proposed development be supported subject to relevant conditions.

OFFICER RECOMMENDATION

That, in accordance with the provisions of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, Council APPROVES BY AN ABSOLUTE MAJORITY the application for the proposed partial demolition of the existing building and construction of an eight storey hotel ('Special Residential') development containing 79 hotel rooms, with basement and ground floor dining uses, as indicated on the Metropolitan Region Scheme Form One dated 24 May 2016, and as shown on the plans received on 27 May 2016 and 14 July 2016, subject to:

1. final details of the design and a sample board of the high quality and durable materials, colours and finishes for the proposed building being submitted by the applicant for approval by the City of Perth prior to applying for a building permit;
2. final details of the design and use of the roof terrace being submitted by the applicant to the City of Perth for approval prior to applying for a building permit;
3. an archival record of the existing building being prepared and submitted to the City prior to applying for a building permit;
4. the pavement lights to the basement level being restored and retained as identified on the plans dated 14 July 2016 and thereafter being maintained by the property owner and at the owner's expense;
5. the ground floor internal space being designed to incorporate the interpretation of the former internal layout / shop pattern in the finished floor treatment with details being submitted for approval by the City prior to applying for a building permit;
6. air conditioner condensers and any proposed external building plant, lift overruns, piping, ducting, water tanks, transformers, and fire booster cabinets shall be located so as to minimise any visual and noise impact on the occupants of adjacent properties and being screened from all sides and above, including any such plant or services located within the vehicle entrance of the development, with details of the location and screening of such plant and services being submitted by the applicant and approved by the City of Perth prior to applying for a building permit;
7. a Waste Management Plan, identifying a permanent storage and wash down facility for bins for both recyclables and general waste and including a waste disposal/collection strategy demonstrating how these facilities will be serviced by either the City of Perth or by private contractors, being submitted by the applicant and approved by the City of Perth prior to applying for a building permit;

8. the proposed floor levels of the pedestrian entrances to the building being designed to match the current levels of the immediately adjacent footpaths and laneway to the City of Perth's satisfaction;
9. on-site stormwater disposal / management being to the City's specifications with details being submitted by the applicant to the City for approval prior to applying for a building permit;
10. a minimum of 12 secure bicycle parking bays and associated end of trip facilities being provided for hotel staff within the development in accordance with the requirements of the City Planning Scheme No. 2 Policy 5.4 Bicycle Parking and End of Journey Facilities;
11. a Vehicular, Service and Delivery Access Plan, outlining the management strategies to deal with the dropping off and picking up of guests via taxi or other transport; strategies for advising guests upfront of limitations in private car parking in the locality; and including arrangements for on-site servicing of the building, being submitted and approved by the City of Perth with the plan being implemented by the proprietor / manager thereafter to the satisfaction of the City of Perth;
12. in the event that the approved development has not been substantially commenced within six months of the partial demolition of the existing building on site, the site is to be landscaped or aesthetically screened at the owner's cost, with details being submitted and approved by the City of Perth prior to installation, in order to preserve the amenity of the area and to prevent dust and sand being blown from the site, with the site being maintained in a clean and tidy state to the City of Perth's satisfaction;
13. any signage for the development being integrated with the design of the building with and being compatible with the character and significance of the Barrack Street Heritage Area with all signs being subject to a separate application for approval by the City of Perth; and
14. a construction management plan for the proposal being submitted for approval by the City of Perth prior to applying for a building permit, detailing how it is proposed to manage:
 - 14.1 delivery of materials and equipment to the site;
 - 14.2 storage of materials and equipment on the site;
 - 14.3 removal of any asbestos in accordance with the City of Perth's Health regulations;
 - 14.4 parking arrangements for the contractors and subcontractors;
 - 14.5 any dewatering of the site;
 - 14.6 maintaining access through Grand Lane throughout construction; and
 - 14.7 other matters likely to impact on the surrounding properties.

The Planning Committee agreed to defer the item as follows:

Moved by Cr McEvoy, seconded by Cr Adamos

That the Planning Committee defer consideration of the report titled 145 – 151 (Lot 99) Barrack Street, Perth – Proposed Partial Demolition of Existing Building and Construction of an Eight Storey Hotel (‘Special Residential’) Development containing 79 Hotel Rooms, with Basement and Ground Floor Dining Uses, to enable Officers to conduct further discussions with the applicant regarding:

- 1. the servicing of the proposed development;*
- 2. increasing the setbacks of the proposed hotel tower to Barrack Street; and*
- 3. improving the integration of the design of the ground floor shopfronts and canopies with the heritage elements of the proposed development.*

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

6.02pm The 3D Model Officer departed the meeting and did not return.

6.02pm The Chief Executive Officer departed the meeting and returned at 6.03pm.

PL131/16 58 (LOT 5) THOMAS STREET, WEST PERTH – PROPOSED DEMOLITION OF ALL BUILDINGS AND STRUCTURES

BACKGROUND:

SUBURB/LOCATION:	58 Thomas Street, West Perth
FILE REFERENCE:	DA2016/5013
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	10 August 2016

MAP / SCHEDULE: Schedule 2 – Map and Photos for 58 Thomas Street, West Perth

3D MODEL PRESENTATION: N/A

LANDOWNER: Western Australian Planning Commission

APPLICANT: Department of Planning

ZONING: (MRS Zone) Urban, Other Regional Roads
(City Planning Scheme Precinct) West Perth (P10)
(City Planning Scheme Use Area)
Office/Residential

APPROXIMATE COST: \$30,000

SITE HISTORY:

The site is located on the eastern side of Thomas Street and currently contains a single storey building that is entered into the City of Perth's Heritage List. The building was constructed in 1922 and was originally used for residential purposes before being adapted for use as a commercial premise. It has been disused / vacant for approximately the last 15 years. The building on site was unfortunately subject to fire damage which occurred on 1 June 2016, understood to have been caused by unlawful occupants.

DETAILS:

The application proposes the demolition and clearing of all structures on the subject site to provide for future widening of Thomas Street. Whilst there is no timeframe for future widening works, the demolition is proposed due to the poor condition of the existing structures on site as well as the danger posed due to fire damage to persons illegally accessing the site. It is proposed to leave the land vacant until required for its reserved purpose. Following demolition, it is proposed to install bollards on the property boundaries to discourage illegal vehicle parking on the vacant site.

LEGISLATION / POLICY:

Legislation *Planning and Development Act 2005*
City Planning Scheme No. 2

Policy
Policy No and Name: 4.10 – Heritage

COMPLIANCE WITH PLANNING SCHEME:**Development Requirements**

In considering an application for or involving demolition, Council is to have regard to the matters listed in Clause 43(4) and specifically, Clause 48 'Determination of

Application for Demolition' of City Planning Scheme No. 2 (CPS2) which states that Council :

“(a) may defer consideration of the application until -

- (i) it has granted planning approval for subsequent development of the relevant site;*
- (ii) it has issued a building licence for that development; and*
- (iii) it is satisfied that the subsequent development will commence;*

(b) may approve the application, subject to conditions including -

- (i) the retention, maintenance, reinstatement or repositioning of any part of the existing building or structure;*
- (ii) the screening of the site during redevelopment; and*
- (iii) where the development that has been approved has not been substantially commenced for a total period of more than 6 months, the landscaping of or other treatment of the site to the satisfaction of the Council; or*

(c) may refuse the application.”

COMMENTS:

Development Standards

The purpose of Clause 48 of the CPS2 is to avoid situations where buildings are demolished and sites are then left vacant for extended periods, detracting from streetscapes and impacting on local amenity and city vitality. Generally Council has discouraged or refused to approve applications for demolition unless there is a degree of certainty in regard to the timely redevelopment of the site.

Safety and Security

On 25 July 2016, the applicants submitted a property report which was prepared following a fire within the building which occurred approximately one to two weeks earlier. The report stated:

“Challenges faced in the rebuild is the extremely delicate safety issues with much of the building ready to collapse, render/plaster on brick work is too badly heat damaged and would need stripping, many of the wall masonry mortar is heat damaged, brittle, loose and many walls and the chimney would need to be re-laid brick by brick.

It terms of safety, it would be recommended to carry out immediate demolition due to the high safety risks the building poses – even though a “make safe” has been carried out, site has been fenced, bunted and signage installed – The site is still

subject to vagrants jumping the fence and it would take very little wind to complete the collapse of the roof, and trespassers within the building are likely to cause further damage, or further collapse of the building.”

City of Perth Officers have attended the site and concur with the above report findings.

Heritage

The site is listed on the CPS2 Heritage List. City of Perth Officers were originally opposed to any demolition works occurring on site on the basis of the heritage listing and a lack of details regarding proper maintenance arrangements. It was considered that the poor condition of the site was not adequate justification for demolition given at the time of listing in 2008, the site was listed as being in good condition. However, since the occurrence of fire on the site, City of Perth Officers consider that demolition can be considered in accordance with dot point 4 of Section 6.1 of the City's Heritage Policy (4.10) which states:

- *“Where there is significant structural damage to a heritage building, demolition may be approved if there is no practical alternative. Such approval will require the recording for archive of remaining fabric.”*

In accordance with the above, it is recommended that any approval be conditioned to require the submission of a detailed archival record of the place including a thorough history and physical description and supported by historical photographs.

The applicant provided comments from the Heritage Council of Western Australia (HCWA) dated 31 December 2009 who considered the heritage significance of the site under the Government Heritage Property Disposal Process. The HCWA determined that while the place may have some cultural heritage significance, it was unlikely that it would meet the threshold for entry on the State Register of Heritage Places.

Road Widening

It is noted that the existing building is effectively 'split' by a Metropolitan Region Scheme (MRS) Other Regional Roads (ORR) reservation which occupies the front third of the site. The reservation was placed on the site to cater for the future widening of Thomas Street. Whilst the commencement of road widening works has not been confirmed, the ultimate retention of the building as part of any road widening would not be possible, despite the current Heritage List status, given the location of the building within the reservation area. Future demolition of the building is therefore considered an inevitable consequence of the ORR reservation.

The applicants have stated that following demolition, the site will be secured via bollards on the site perimeter. Noting the uncertainty over timing for the widening of Thomas Street, it is considered that a consistent approach to the treatment of vacant sites within the City is required. It is recommended therefore that any approval be subject to a condition requiring the site to be either landscaped and the perimeter secured with bollards or appropriate permeable fencing or alternatively the site to be

secured with aesthetic (non-permeable) fencing/screening. The securing of the site will assist in preventing any unlawful vehicle access.

Conclusion

In recognition of the current safety and security issues associated with the site, it is recommended that the proposed demolition works be supported subject to appropriate conditions relating to the treatment of the site post demolition and submission of an archival record. Noting that part of the site falls within an Other Regional Roads reservation under the Metropolitan Region Scheme, it is recommended that the Western Australian Planning Commission be advised of the City's conditional support.

OFFICER RECOMMENDATION

That:

1. in accordance with the provisions of the City Planning Scheme No. 2, the Council APPROVES BY AN ABSOLUTE MAJORITY the application for the demolition of all buildings and structures at 58 (Lot 5) Thomas Street, West Perth as indicated on the Metropolitan Region Scheme Form One dated 1 February 2016 and as shown on the plans received on 8 March 2016, subject to:

1.1 the site being:

- a. stabilised and maintained dust free; and
- b. landscaped and secured with appropriate perimeter bollards or permeable fencing with a view for public access;
- c. aesthetically fenced or screened;

to the City of Perth's satisfaction within 60 days of the completion of the demolition of the buildings on-site, with details of the above aesthetic treatment and security measures to prevent unauthorised vehicle access being submitted to the City of Perth for approval prior to being installed and maintained thereafter by the landowner;

- 1.2 an archive and photographic record of the building proposed to be demolished being submitted to the City of Perth within 60 days of the completion of the demolition of the building on-site, with the record being prepared in accordance with the State Heritage Office's 'Guide to Preparing an Archival Record', to the City's satisfaction;

1.3 all stormwater being contained on-site;

1.4 no vehicle parking being permitted on the site;

2. as the site partially falls within an other Regional Roads reservation under the Metropolitan Region Scheme, the Western Australian Planning Commission be

advised that Council supports the application for demolition subject to the above conditions and requirements.

The Planning Committee agreed to amend part 1.1 of the recommendation and to include a new part 3 as follows:

1.1 the site being:

- a. stabilised and maintained dust free; and
- b. landscaped and secured with appropriate perimeter bollards or permeable fencing with consideration for providing public access and amenity;
- c. ~~aesthetically fenced or screened;~~

to the City of Perth's satisfaction within 60 days of the completion of the demolition of the buildings on-site, with details of the above aesthetic treatment and security measures to prevent unauthorised vehicle access being submitted to the City of Perth for approval prior to being installed and maintained thereafter by the landowner;

and

- 3. the City seek clarification from the State Government regarding the intended timing for undertaking the road widening of Thomas Street.

Moved by Cr McEvoy, seconded by Cr Yong

That:

- 1. ***in accordance with the provisions of the City Planning Scheme No. 2, the Council APPROVES BY AN ABSOLUTE MAJORITY the application for the demolition of all buildings and structures at 58 (Lot 5) Thomas Street, West Perth as indicated on the Metropolitan Region Scheme Form One dated 1 February 2016 and as shown on the plans received on 8 March 2016, subject to:***

1.1 the site being:

- a. ***stabilised and maintained dust free; and***
- b. ***landscaped and secured with appropriate perimeter bollards or permeable fencing with consideration for providing public access and amenity;***

to the City of Perth's satisfaction within 60 days of the completion of the demolition of the buildings on-site, with details of the above aesthetic treatment and security measures to prevent unauthorised vehicle access being submitted to the City of Perth for approval prior to being installed and maintained thereafter by the landowner;

- 1.2 *an archive and photographic record of the building proposed to be demolished being submitted to the City of Perth within 60 days of the completion of the demolition of the building on-site, with the record being prepared in accordance with the State Heritage Office's 'Guide to Preparing an Archival Record', to the City's satisfaction;*
 - 1.3 *all stormwater being contained on-site;*
 - 1.4 *no vehicle parking being permitted on the site;*
2. *as the site partially falls within an other Regional Roads reservation under the Metropolitan Region Scheme, the Western Australian Planning Commission be advised that Council supports the application for demolition subject to the above conditions and requirements; and*
3. *the City seek clarification from the State Government regarding the intended timing for undertaking the road widening of Thomas Street.*

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

Reason: The Planning Committee considered it appropriate to amend part 1.1 in order to provide public access and amenity. The Planning Committee considered it appropriate to include a new part 3 in order to clarify the State Government's timing for the road widening of Thomas Street.

6.10pm The Acting Manager Governance departed the meeting and returned at 6.12pm.

**PL132/16 PROPOSED INTERIM HERITAGE REGISTRATION OF
P25118 ELECTRICITY SUBSTATIONS IN PERTH IN THE
STATE HERITAGE REGISTER****BACKGROUND:**

FILE REFERENCE: P1023383-3
REPORTING UNIT: Arts Culture and Heritage
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 3 August 2016
MAP / SCHEDULE: Schedule 3 – State Heritage Office assessment

The State Heritage Office (SHO) has written to the City seeking its comments on the proposed interim registration on the State Heritage Register of four electrical substations, three within the City of Perth and one within the City of Vincent.

The Heritage Council has resolved that the subject properties are of cultural heritage significance in terms of the *Heritage of Western Australia Act 1990*, and is seeking a written submission from the City on this proposal given that three of the subject properties fall within the City's boundaries. A copy of the assessment and the location of the buildings have been included in Schedule 3.

At its meeting held on **1 September 2015**, Council resolved that all nominations for properties to be included in the Heritage Council's Register of Heritage Places on an interim level are to be referred to the Council for consideration.

The SHO has also invited Council to nominate a person to attend the meeting at which interim entry on the State Heritage Register will be considered. At its meeting held on **22 October 2015**, Council resolved that Cr Reece Harley be the nominated representative at all Heritage Council Register Committee meetings.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation City Planning Scheme No. 2.

Integrated Planning and Reporting Framework Implications	Corporate Business Plan
	S9 Promote and facilitate CBD living.
	9.2 Review the City's approach to Conservation of Heritage Places.

Policy
Council Policy 6.3 – State Register of Heritage Places

DETAILS:

The four electricity substations are two-storey red brick buildings with stucco detailing, in the Federation Warehouse style. As a group they have cultural heritage significance for the following reasons:

- They are a rare example of a complete set of early twentieth century substations relating to the initial development of an electricity network;
- They were constructed by the City of Perth Council to operate as the main line substations in conjunction with the State Government's East Perth Power Station (1916), the first centralised electricity supply in Perth;
- They have high scientific value for the ability to contribute to the understanding of the development of power delivery to the metropolitan region of Perth;
- They are good examples of utilitarian structures designed to fit within the city streetscape which is an approach that is no longer practiced;
- Construction, installation and supervision of the plants were by international company, Merz & McLellan, which advised the City of Perth regarding electricity production. Significantly, Merz & McLellan were influential in the decision to centralise generation and to switch from direct to alternating current; and
- They were designed by prominent Western Australian Architect Jack Learmonth.

The assessment documentation provided by the SHO identified that the places have a number of unique values. These values are outlined below and detailed in Schedule 3:

- Aesthetic;
- Historic;
- Scientific; and
- Social value.

In addition, the group is considered to be a rare example of a complete set of early twentieth century electricity substations, particularly as the main station they were built to support, the East Perth Power Station, also remains.

The table below highlights the current listing status of the three places within the City of Perth.

Property Address	Database	Municipal Heritage Inventory	Scheme List	State Register
Lt 920 Wellington St Perth	Yes	Yes	Yes	Assessment program
Lt 351 Murray St Perth	Yes	Yes	Yes	Yes
98 Colin St (lot 8) West Perth	Yes	No	No	Assessment program

Property Address	Database	Municipal Heritage Inventory	Scheme List	State Register
Lt 1 Stuart St City of Vincent		Yes		Assessment program

The heritage registration of these properties and the resultant consultation with owners is a SHO process. The City is not aware if the owners of the buildings support State Heritage Registration.

FINANCIAL IMPLICATIONS:

The owners of 98 Colin Street (lot 8) West Perth would be eligible to apply for rate concession (approximately \$790 per annum based on 2016 assessment) and heritage grants if the property is listed in the City Planning Scheme.

COMMENTS:

The three electrical substations identified within the City of Perth were included in the draft data base prepared for the Municipal Heritage Inventory in 2001.

In addition the electrical substation located at Lot 351 Murray St and 920 Wellington Street are already listed in the City Planning Scheme No. 2 (CPS2) Heritage List.

Based on the documentation presented by the SHO, it is demonstrated that the electrical substations meet the criteria for inclusion on the State Heritage Register.

If the places are registered onto the State Register then in accordance with Clause 30 (5)(c) of the CPS2, all the places will be declared as a place of Cultural Heritage Significance and included onto the City Planning Heritage List.

If the electrical substations are not included onto the State Register, it is recommended that the places meet the threshold for inclusion into the CPS2 as having local heritage significance. Therefore it is recommended that Council, in accordance with Part 3 Clause 8 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, states its intention to declare the place as having cultural heritage significance.

In accordance with the Regulations, owners must be informed of a proposal to enter a property into the Scheme Register and be given 21 days to make a submission. Any submissions will then be presented to the Council for a final decision on the matter.

The SHO assessment documentation for the electricity substations demonstrates that the places have significance at a State level and the City of Perth supports their inclusion onto the interim heritage register.

Moved by Cr Yong, seconded by Cr Adamos

That Council:

- 1. advises the State Heritage Office that it supports the Interim listing of the Electrical Substations in Perth referenced as P25118, in the Register of Heritage Places maintained under the Heritage of Western Australia Act, 1990 as outlined;*
- 2. in accordance with Part 3 Clause 8 of the Planning and Development (Local Planning Scheme) Regulations 2015, proposes to include 98 Colin Street West Perth (lot 8) in the City Planning Scheme No. 2 Heritage List and gives the affected owner and occupier a description of the place, the reasons for the proposed entry and 21 days to make a submission on the proposal;*
- 3. requests that the outcome of the above consultation in part 2 above be presented to the Council when it considers the proposal to declare the place to be of cultural heritage significance and worthy of conservation.*

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

6.14pm Cr Harley departed the meeting and did not return.

Moved by Cr Adamos, seconded by Cr Yong

That the Planning Committee resolves to close the meeting to the public to consider Agenda Item 6 (Minute Item PL133/16) in accordance with Section 5.23(2)(e)(iii) of the Local Government Act 1995.

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

6.14pm The meeting was closed to the public with no members of the public in attendance.

PL133/16 MATCHED FUNDING BUSINESS GRANTS – 2016/17 PROGRAM

BACKGROUND:

FILE REFERENCE:	P1032887
REPORTING UNIT:	Economic Development
RESPONSIBLE DIRECTORATE:	Economic Development & Activation
DATE:	8 August 2016
MAP / SCHEDULE:	Confidential Schedule 4 – 2016/17 Applications Assessment Summary (distributed to Elected Members under separate cover)

The Matched Funding Business Grants program has seen the City of Perth establish strong relationships with local businesses dedicated to having an expanded presence in the City, while achieving shared objectives for the benefit of Perth generally.

Previous Funding Rounds

A total of \$596,701 in funding has been approved to City-based businesses since Council Policy 6.19 – Matched Funding Business Grants was adopted by Council in 2009.

At its meetings held on **1 September 2015** and **24 November 2015**, Council awarded Matched Funding Business Grants to ten projects with a total funding allocation of \$126,000 for the 2015/16 financial year.

Of the ten grants awarded, eight businesses undertook their projects and acquitted a total of \$84,272 in grant funding.

These include:

- Kafka Coffee for the establishment of a new café within the existing design studio at 3/62 Fitzgerald Street, Northbridge to service an under activated locality;
- Café Studio for a café fit-out and alfresco dining area at 138 Barrack Street, Perth;
- Eillo for a homeware store and espresso bar fit-out at 218A William Street, Northbridge;
- Makmal Capital to contribute towards the ground floor redevelopment project at 100 Murray Street, Perth for the single largest laneway activation in the history of the Forgotten Spaces Ten Year Strategy;

- My Place Bar and Restaurant for renovations to the alfresco dining area at 70 Pier Street, Perth;
- Henry Saw for the installation of a wall mural on the exterior of the café located in Grand Lane, Perth;
- Young Love Mess Hall for the refurbishment of the building's façade at 175 William Street, Northbridge; and
- Urban Bowl for improvements to their alfresco dining area at 55 St Georges Terrace, Perth.

LEGISLATION / STRATEGIC PLAN / POLICY:**Integrated Planning
and Reporting
Framework
Implications****Strategic Community Plan**

Council Four Year Priorities: Perth as a Capital City
S5 Increased place activation and use of under-utilised space

Policy

Policy No and Name: 6.19 – Matched Funding Business Grants

DETAILS:**2016/17 Funding Round**Promotion

The availability of the City's Matched Funding Business Grants was promoted through the following promotional channels:

- The Guardian Express newspaper and on-line;
- The City's website under its 'Business' and 'News' section;
- The City's Facebook, Twitter and LinkedIn social media; and
- Direct liaison with business owners.

The program's social media activity reached 22,961 online audience members. Officers posted twice on LinkedIn, Twitter and Facebook during the three week application period. A breakdown of social media reach is provided below:

	LinkedIn	Twitter	Facebook
First Post	2,463	6,795	420
Second Post	7,931	4,606	746

Application Period and Assessment Panel

The City accepted applications during a three week period from Friday, 1 July 2016 to Friday, 22 July 2016.

A total of nine applications were received at close of application period. Three applications did not meet eligibility criteria and the remaining six applications were assessed against objectives of Council Policy 6.19 by an internal panel.

The internal panel consisted of the following Officers:

- Manager Economic Development;
- Manager Business Support and Sponsorship; and
- Economic Development Principal.

Summary of Recommendations

The below table provides a summary of applications and the panel's recommendations. A detailed summary of the assessments is provided in Confidential Schedule 4.

Applicant	Address	Project	Requested	Recommended
Myall Wellbeing Centre	102 Railway Parade, West Perth	Business fit-out	\$20,000	\$20,000
Frank'd Hot Dogs	2/49 Lake Street, Northbridge	Shop front activation and presence improvements	\$15,000 – \$20,000	\$3,000
Grand Lane Fish House (name TBA)	135 Barrack Street, Perth	Establishment of building compliance requirements and fit-out for a new restaurant business fronting Grand Lane	\$20,000	\$20,000
Poppo Korean & Japanese Restaurant	137 Barrack Street, Perth	Building renovations (customer toilet relocation and widening of back entrance fronting laneway) to accommodate future alfresco dining expansion into Grand Lane	\$15,000 – \$20,000	\$20,000
What the Bao!	7A Shafto Lane, Perth	Business fit-out	\$20,000	\$10,000
Babooshka Bar	189 William Street, Perth	Minor works and security improvements to existing alfresco and undercover area	\$15,000 – \$20,000	\$10,000
Applicant 7*	Basement, 69 King Street, Perth;	Compliance with liquor licencing and building code requirements (emergency exit and ablution facilities) for a proposed small bar	\$20,000	Ineligible
Training Alliance	Level 1, 14 Ventnor Avenue,	Building fit-out and infrastructure set up of a	\$20,000	Ineligible

Applicant	Address	Project	Requested	Recommended
Group	West Perth	business relocation		
Urban Launch Pad	N/A	Various business start-up costs (platform development, Research, plant/equipment and legal)	\$20,000	Ineligible

* Applicant 7 specifically requested that new business details remain confidential.

The total value of these business projects represents over \$686,617 of immediate direct investment that will contribute to the ongoing resilience and diversity of the City's economy.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 93 972 000
BUDGET ITEM:	Business Support and Sponsorship – Donations and Sponsorship
BUDGET PAGE NUMBER:	85
BUDGETED AMOUNT:	\$185,000 (includes all Business Grant Programs)
AMOUNT SPENT TO DATE:	\$120,505
PROPOSED COST:	\$ 83,000
BALANCE:	\$ 64,495

All figures quoted in this report are exclusive of GST.

COMMENTS:

It is recommended that Council approve six applications, totalling \$83,000 (excluding GST) in Matched Funding Business Grants for the 2016/17 financial year.

The six applications recommended for approval align closely with the City's strategic goals and vision, and with the desired outcomes outlined in Policy – 6.19 Matched Funding Business Grants and the City's Economic Development Strategy 2010.

Subsequent to Council approval, Officers will liaise with the successful businesses to agree on payment schedules and timeframes that suit the needs of each business project and minimise the City of Perth's financial risk. All grant and matched funding must be spent and claimed by 30 June 2017, and each business must provide evidence of spends and before and after photographs of the project undertaken using grant funding, along with a short testimonial that will be used for promotional purposes.

OFFICER RECOMMENDATION

That Council:

1. approves the awarding of six Matched Funding Business Grants totalling \$83,000 as follows:
 - 1.1 \$20,000 to Myall Wellbeing to assist with the business fit-out at Suite 69, City West Centre, 102 Railway Parade, West Perth;
 - 1.2 \$3,000 to Frank'd Hot Dogs to assist with improving alfresco shop front activation at 2/49 Lake Street, Northbridge;
 - 1.3 \$20,000 to Grand Lane Fish House (name TBC) to assist with business fit-out, including compliance with building code and access requirements for a new restaurant business fronting Grand Lane at 135 Barrack Street, Perth;
 - 1.4 \$20,000 to Poppo Korean & Japanese Restaurant to assist with building renovations (customer toilet relocation and widening of back entrance fronting laneway) to accommodate alfresco dining expansion into Grand Lane at 137 Barrack Street, Perth;
 - 1.5 \$10,000 to What the Bao! to assist with the business fit-out at 7A Shafto Lane, Perth;
 - 1.6 \$10,000 to Babooshka Bar to assist with minor works and safety, amenity and security improvements to existing alfresco and undercover area at 189 William Street, Perth;
2. declines the awarding of Matched Funding Business Grants to the following on the basis that the applications were not eligible in accordance with Policy 6.19 – Matched Funding Grants:
 - 2.1 Applicant 7 to assist with liquor licencing and building compliance requirements (emergency exit and ablution facilities) at Basement, 69 King Street, Perth (application for \$20,000);
 - 2.2 Training Alliance Group to assist with the building fit-out and infrastructure set up of a business relocation at Level 1, 14 Ventnor Avenue, West Perth (application for \$20,000); and
 - 2.3 Urban Launchpad to assist with various business start-up costs (platform development, research, plant/equipment and legal) (application for \$20,000).

The Planning Committee agreed to amend the Officer Recommendation by deferring part 1.6, and subsequently amending the total funding amount and renumbering as follows:

Moved by Cr Adamos, seconded by Cr McEvoy

That Council:

- 1. approves the awarding of five Matched Funding Business Grants totalling \$73,000 as follows:**
 - 1.1 \$20,000 to Myall Wellbeing to assist with the business fit-out at Suite 69, City West Centre, 102 Railway Parade, West Perth;**
 - 1.2 \$3,000 to Frank'd Hot Dogs to assist with improving alfresco shop front activation at 2/49 Lake Street, Northbridge;**
 - 1.3 \$20,000 to Grand Lane Fish House (name TBC) to assist with business fit-out, including compliance with building code and access requirements for a new restaurant business fronting Grand Lane at 135 Barrack Street, Perth;**
 - 1.4 \$20,000 to Poppo Korean & Japanese Restaurant to assist with building renovations (customer toilet relocation and widening of back entrance fronting laneway) to accommodate alfresco dining expansion into Grand Lane at 137 Barrack Street, Perth;**
 - 1.5 \$10,000 to What the Bao! to assist with the business fit-out at 7A Shafto Lane, Perth;**
- 2. defers the consideration of part 1.6 of the Officer Recommendation (\$10,000 to Babooshka Bar) to enable Officers to conduct further assessment regarding the application;**
- 3. declines the awarding of Matched Funding Business Grants to the following on the basis that the applications were not eligible in accordance with Policy 6.19 – Matched Funding Grants:**
 - 3.1 Applicant 7 to assist with liquor licencing and building compliance requirements (emergency exit and ablution facilities) at Basement, 69 King Street, Perth (application for \$20,000);**

(Cont'd)

- 3.2 *Training Alliance Group to assist with the building fit-out and infrastructure set up of a business relocation at Level 1, 14 Ventnor Avenue, West Perth (application for \$20,000); and***
- 3.3 *Urban Launchpad to assist with various business start-up costs (platform development, research, plant/equipment and legal) (application for \$20,000).***

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

Reason: The Planning Committee considered it appropriate that part 1.6 of the Officer Recommendation be further assessed against the requirements of Council Policy 6.19 – Matched Funding Business Grants.

Moved by Cr McEvoy, seconded by Cr Yong

That the Planning Committee resolves to re-open the meeting to the public.

The motion was put and carried

The votes were recorded as follows:

For: Crs McEvoy, Adamos and Yong

Against: Nil

6.40pm The meeting was re-opened to the public with no members of the public returning. Therefore, in accordance with Clause 5.26(6)(b) of the *City of Perth Standing Orders Local Law 2009*, the motion was not read aloud but is recorded in the meeting minutes.

PL134/16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

PL135/16 GENERAL BUSINESS**Responses to General Business from a Previous Meeting**

Nil

New General Business**1. Trinity College Crosswalk**

Cr Adamos requested information regarding the provision of a crosswalk on Nelson Crescent, East Perth (Trinity College). The Chief Executive Officer and the Acting Director Planning and Development responded that an overarching review of the road network outside Trinity College (adjacent to the Waterbank development) is being carried out by Officers.

PL136/16 ITEMS FOR CONSIDERATION AT A FUTURE MEETING**Outstanding Items:****1. Alfresco Dining Local Law (raised PL21/06/16, updated 12/07/16 and 02/08/16).**

The A/Director Planning and Development advised that a memorandum update was provided to Elected Members on 3 August 2016 by email (TRIM 142040/16). It is expected that a report will be presented to the Planning Committee for consideration at its next scheduled meeting.

2. Potential Establishment of a Northbridge Chinatown Improvement Reference Group (this matter was raised at Finance and Administration Committee meeting held on 2 August 2016 and comes under the terms of reference of the Planning Committee).

At the Finance and Administration Committee meeting held on 2 August 2016, Cr Chen requested that Officers investigate the potential establishment of a Northbridge Chinatown Improvement Reference Group.

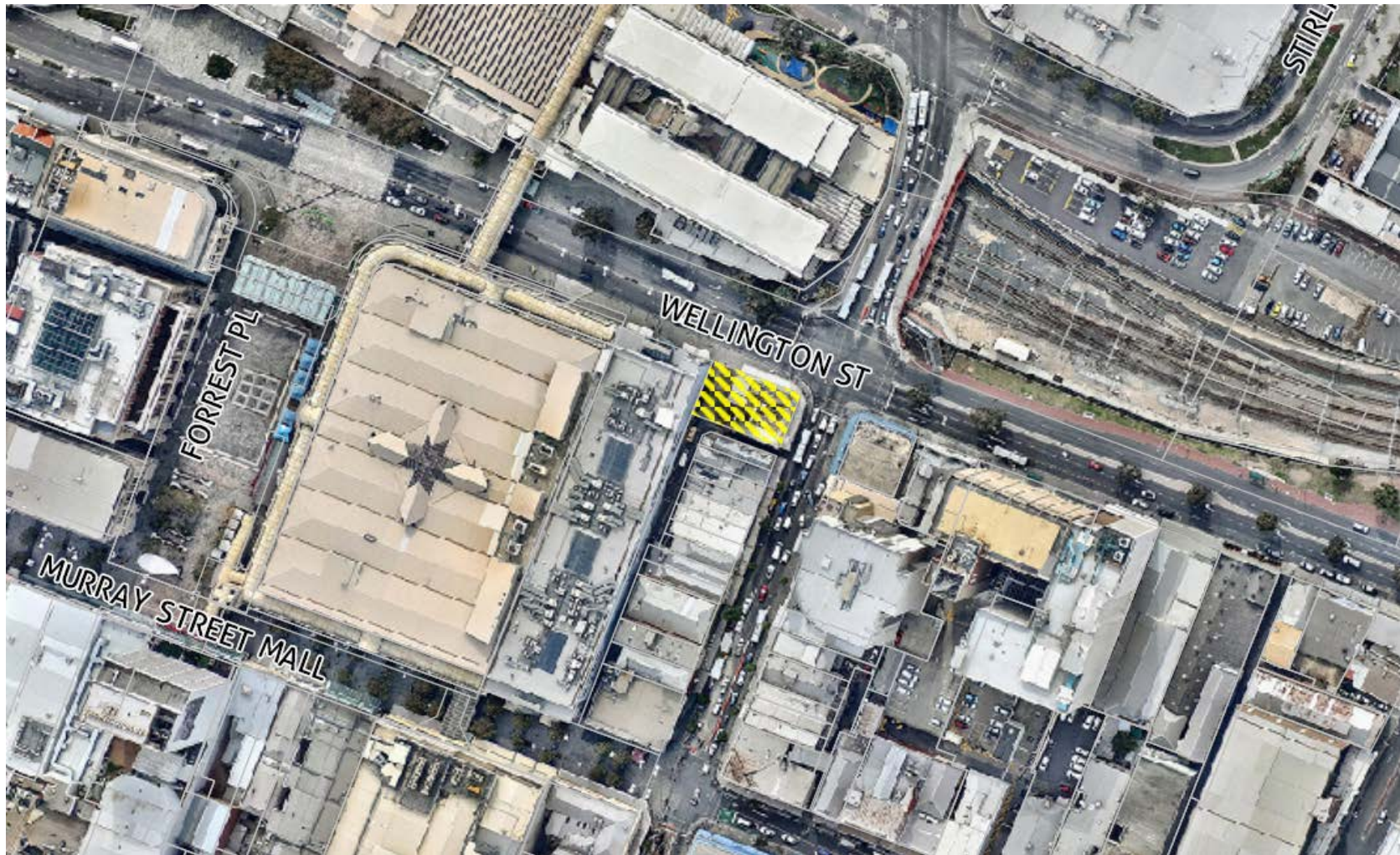
The A/Director Economic Development & Activation and A/Director Planning and Development advised that Officers are currently reviewing the City's current stakeholder and working groups and that this matter would be included in the investigations and information provided to the Elected Members when available.

PL137/16 CLOSE OF MEETING

6.30pm There being no further business the Presiding Member declared the meeting closed.

**SCHEDULES
FOR THE MINUTES OF THE
PLANNING COMMITTEE
MEETING HELD ON
23 AUGUST 2016**

SCHEDULE 1



2016/5179 145 - 151 (LOT 99) BARRACK STREET, PERTH

SCHEDULE 1



2016/5179 145 - 151 (LOT 99) BARRACK STREET, PERTH



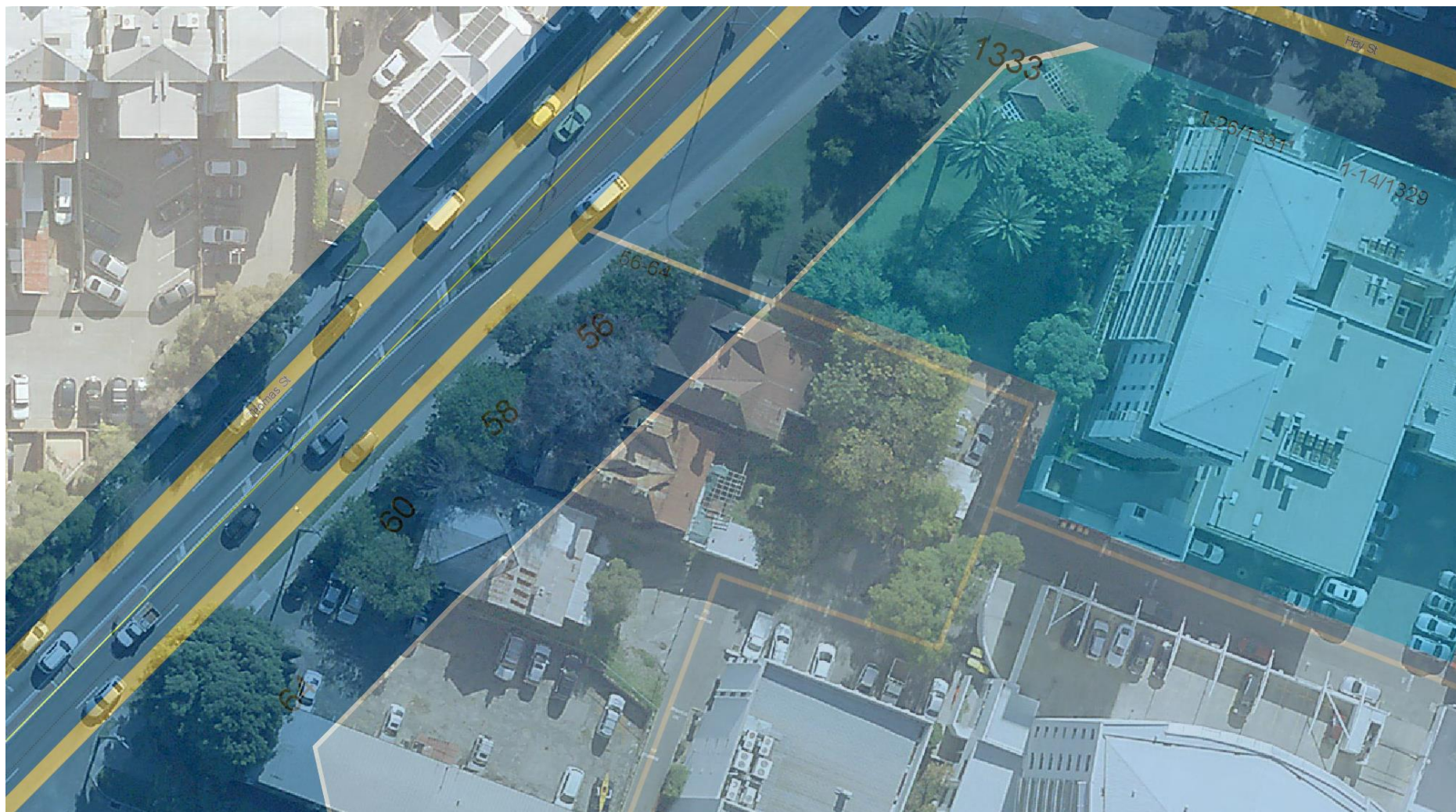
2016/5179 145 - 151 (LOT 99) BARRACK STREET, PERTH

SCHEDULE 2



SCHEDULE 2

58 (LOT 5) THOMAS STREET, WEST PERTH

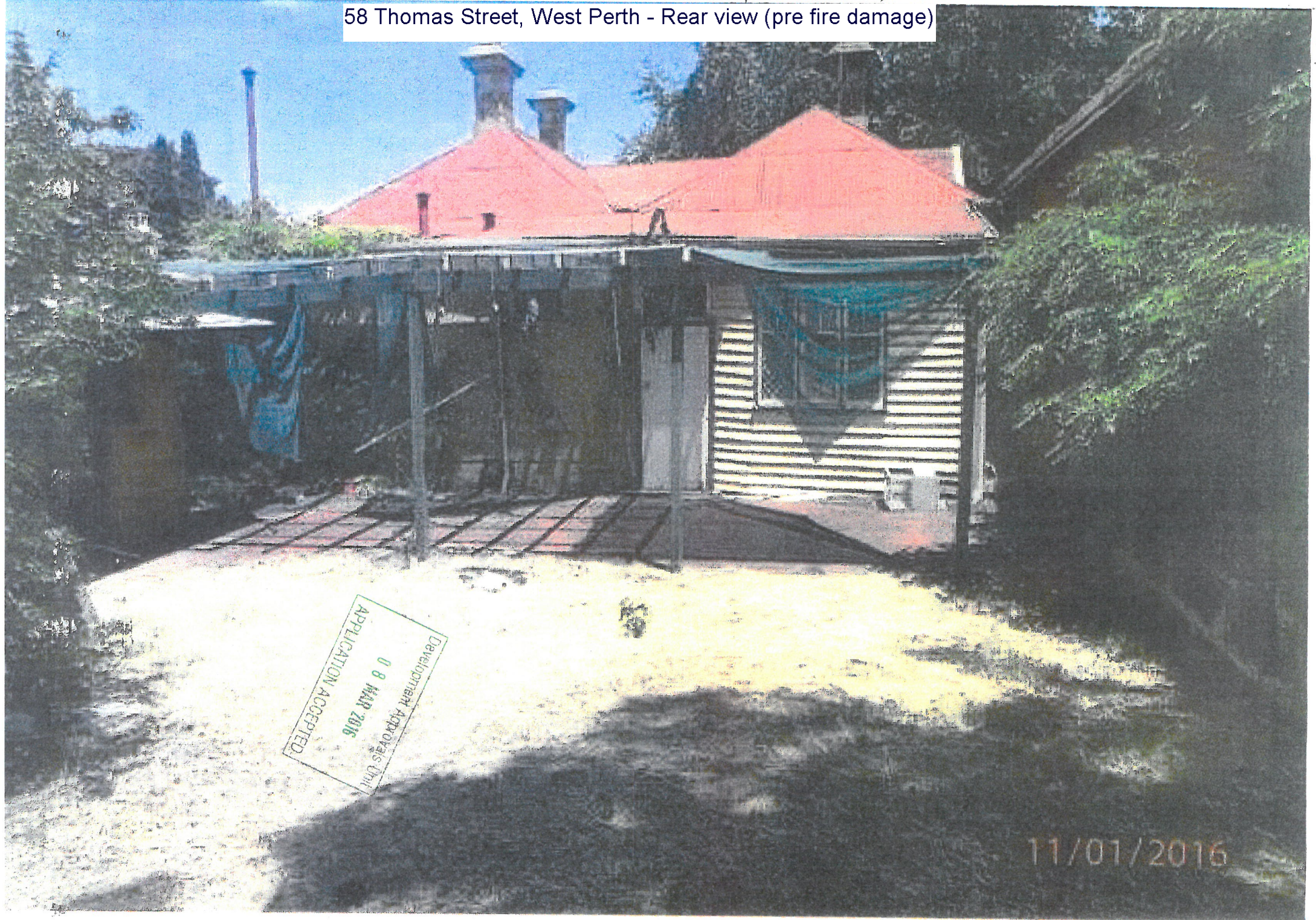


58 (LOT 5) THOMAS STREET, WEST PERTH (PROPOSED ROAD WIDENING MRS)

58 Thomas Street, West Perth - Front view (pre fire damage)



58 Thomas Street, West Perth - Rear view (pre fire damage)



Development Approvals Unit
08 MAR 2016
APPLICATION ACCEPTED

11/01/2016

58 Thomas Street, West Perth - Post fire damage photos

Following Pictures showing – Roof timbers are badly burnt, collapse likely at any moment, Floor timbers are badly burnt, will give way under foot, Chimney stack and sections of external wall Masonry heat damaged, ready to collapse in winds, or movement in building, front boundary brick wall being pushed over by trees, collapse likely in high winds by tree movement.



58 Thomas Street, West Perth - Post fire damage photos



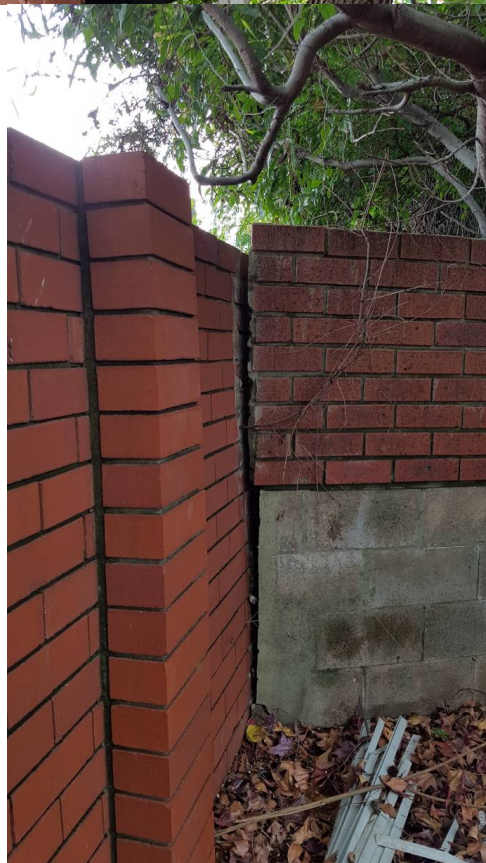
58 Thomas Street, West Perth - Post fire damage photos



58 Thomas Street, West Perth - Post fire damage photos



58 Thomas Street, West Perth - Post fire damage photos



SCHEDULE 3



STATE
HERITAGE
OFFICE

Working on behalf of the Heritage Council to recognise, conserve, adapt and celebrate our State's unique cultural heritage

15 June 2016

YOUR REF	
OUR REF	P25118
ENQUIRIES	Kelly Fleming / 6552 4000

Mr Martin Mileham
Chief Executive Officer
City of Perth
GPO Box C120
PERTH WA 6839

Dear Mr Mileham

P25118 Electricity Substations, Perth

[Incl. 212 Wellington St, Perth (No.1); 325 Murray St, Perth (No.2); 98 Colin Street, West Perth (No. 3); 31 Stuart Street, Perth (No.4)]

Pt Lot 920 on DP43817, Vol. 2820 Folio 192; Lot 351 on DP 301726, Vol. 2033 Folio 3; Lot 1 on D6946, Vol. 1069 Folio 507; Lot 8 on DP495, Vol. 1821 Folio 459; Together as shown on HCWA Curtilage Map P25118.

The Heritage Council's Register Committee recently resolved that the above place is of cultural heritage significance in terms of the *Heritage of Western Australia Act 1990*, and that stakeholders should be consulted on the proposed registration.

We are therefore seeking your written comments on the proposed entry of *Electricity Substations, Perth* in the State Register of Heritage Places. The register entry will be based on the two enclosed documents, so please read these carefully:

- Draft assessment documentation
- HCWA Curtilage Map – showing the area of land that is proposed to be registered

Please make your submission using the attached form. If you would like to provide additional comments or information, these can be submitted in a separate attachment. Please send your submission to us by post or fax, or email info@stateheritage.wa.gov.au by **Wednesday 27 July 2016**.

The *Heritage of Western Australia Act 1990* (Sections 23 [4] and [5]) requires that the relevant local government be invited to nominate a person to attend the meeting at which the proposed registration of a place will be considered. It is entirely your decision whether you nominate someone to attend.

If you choose to nominate an attendee, they become a voting member of the Register Committee when *Electricity Substations, Perth* is considered. At the meeting your nominee will be asked to present the views of the local

stateheritage.wa.gov.au
info@stateheritage.wa.gov.au

government on the proposed registration. Further material including the recommendation to be considered by the Register Committee will be provided to your nominated attendee once a meeting has been scheduled.

The decision of the Register Committee is confidential until your Council has been officially notified. Should you have any queries relating to these confidentiality provisions, please do not hesitate to contact me on 6552 4000.

Please indicate whether you would like to attend this meeting on the attached form, and you will be notified of the meeting date once scheduled if you have opted to attend.

Please note that the owners and other local authority listed on page one of the assessment documentation have also been asked to comment on the proposed registration.

If you would like more time to consider the documentation, or to discuss registration, please contact Senior Heritage Officer Kelly Fleming on 6552 4000 or the above email. We would also be happy to meet with you to discuss the proposed entry of *Electricity Substations, Perth* in the State Register.

We look forward to hearing from you.

Yours sincerely



Penny O'Connor

Director Assessment and Registration

Enc

P.P.



STATE
HERITAGE
OFFICE

LOCAL GOVERNMENT REPRESENTATIVE PARTICIPATION IN A MEETING OF THE REGISTER COMMITTEE OF THE HERITAGE COUNCIL OF WESTERN AUSTRALIA

The Register Committee of the Heritage Council of WA is pleased to invite you to participate in its deliberations about and determination on a place under consideration for entry in the State Register of Heritage Places. This invitation is extended under Sections 23 (4) and (5) of the *Heritage of Western Australia Act 1990*.

Being invited to participate means that you

- become a member of the Register Committee of the Heritage Council for the discussion including the decision as to whether or not this place should be entered in the Register.
- will be asked as part of the discussion to present the views of your local government on the value of entering the place in the Register.
- are invited to participate fully in the discussion about the entry of the place in the Register of Heritage Places.
- are entitled to vote on whether or not the place in question should be entered in the Register.

Please note that the decision on whether or not to enter a place in the Register is made solely on the basis of whether or not the place has sufficient cultural heritage to warrant the protection of the *Heritage of Western Australia Act 1990*.

Confidentiality agreement: as an invited participant we ask you to remember that all discussions and decisions of the Register Committee of the Heritage Council remain confidential to the meeting until such time as the Minister has had the opportunity to consider any recommendation from the Council. Should you have any queries relating to these confidentiality provisions, please speak to one of the Heritage Council officers at the meeting or call the Director Assessment and Registration on 6552 4000.



STATE
HERITAGE
OFFICE

Bairds Building 491 Wellington Street Perth
Tel (08) 6552 4000
Fax (08) 6552 4001
info@stateheritage.wa.gov.au

TO:

STATE HERITAGE OFFICE

FROM:

CITY OF PERTH

RE:

REGISTER OF HERITAGE PLACES

DATE:

I/We refer to your letter of 15 June 2016, advising that the following place is to be considered for entry into the Register of Heritage Places:

P25118 Electricity Substations, Perth

As a relevant municipal Council for the above place, I/We _____
(✓ applicable box)

- ☐ **support the proposed registration**
☐ **have no comment to make on the proposal**
☐ **do not support the proposed registration**

Please provide comments here or attach a separate submission

☐ **I agree for other stakeholders to be advised of our position on registration**

The Council **does/does not*** wish to attend the Heritage Council meeting during which the interim registration of the above place will be considered. (*delete whichever does not apply)

Signed: _____

Name: _____

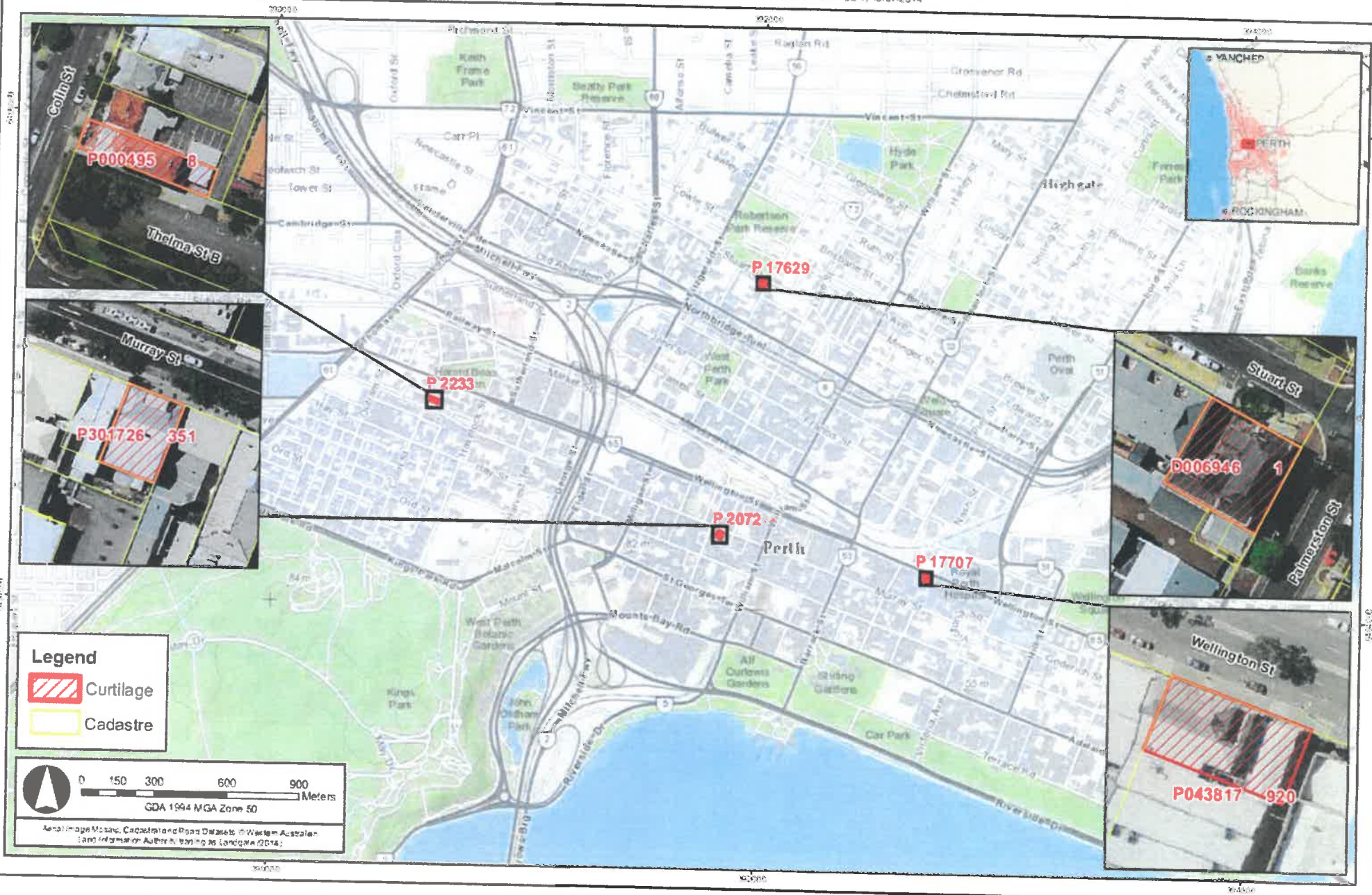
Position: _____



HERITAGE COUNCIL
STATE HERITAGE OFFICE

HCWA CURTLAGE MAP P25118 ELECTRICITY SUB STATIONS, PERTH

MAP 2 OF 2 PREPARED BY BERNHARD KLINGSEISEN (SENIOR LAND INFORMATION OFFICER) 18/07/2014



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HERITAGE COUNCIL
STATE HERITAGE OFFICE

HCWA CURTILAGE MAP P17707 NO. 1 SUBSTATION, PERTH

MAP 2 OF 2 PREPARED BY BERNHARD KLINGSEISEN (SENIOR LAND INFORMATION OFFICER) 18/07/2014

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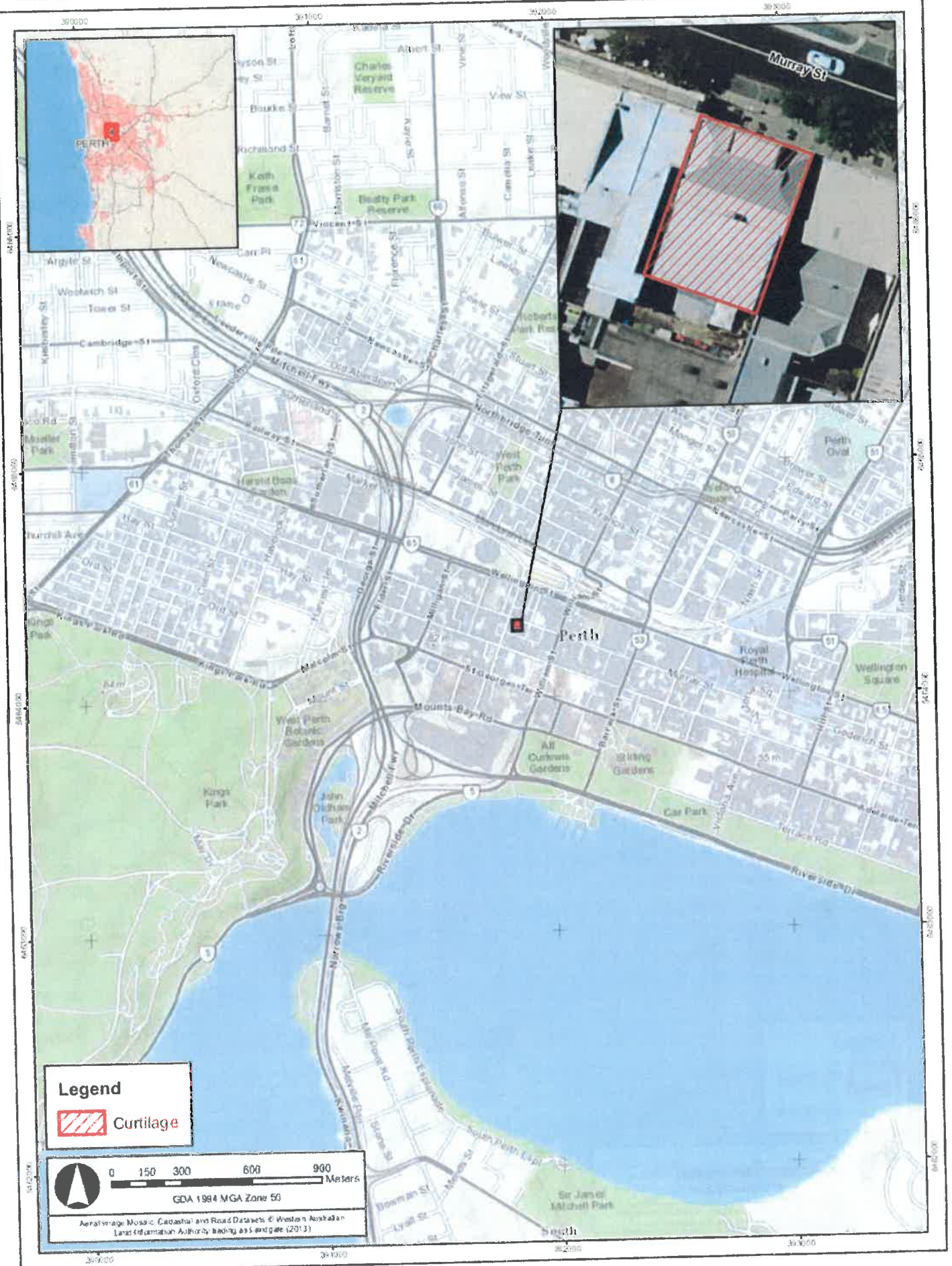




HERITAGE COUNCIL
STATE HERITAGE OFFICE

HCWA CURTILAGE MAP P2072 NO. 2 SUBSTATION, MURRAY STREET

MAP 1 OF 2 PREPARED BY BERNHARD KUNGSEISEN (SENIOR LAND INFORMATION OFFICER) 18/07/2014





HERITAGE COUNCIL
STATE HERITAGE OFFICE

HCWA CURTILAGE MAP P2072 NO. 2 SUBSTATION, MURRAY STREET

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HERITAGE COUNCIL
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HCWA CURTILAGE MAP P2233 NO. 3 SUBSTATION, PERTH

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HCWA CURTILAGE MAP P2233 NO. 3 SUBSTATION, PERTH

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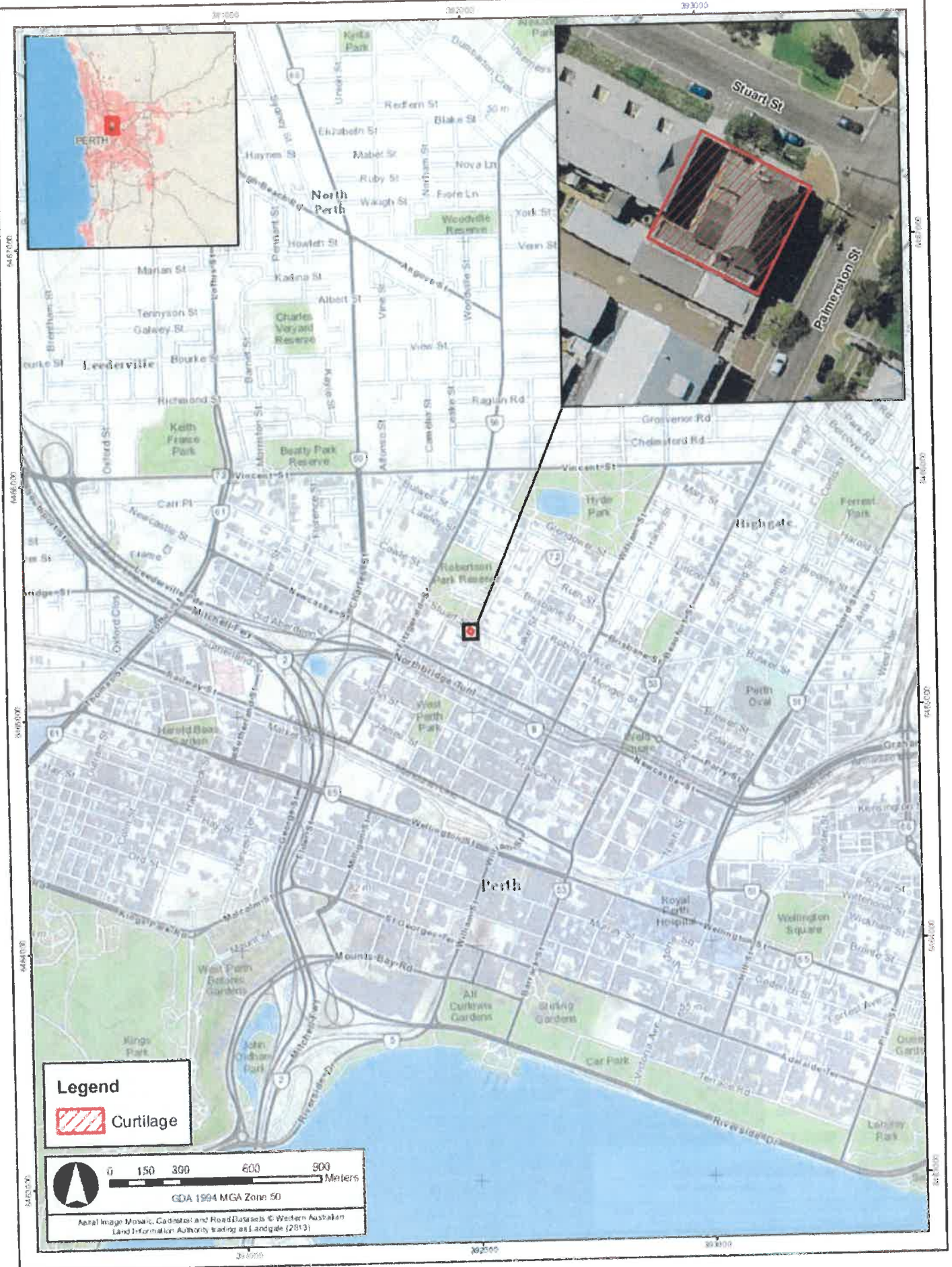


HERITAGE COUNCIL
STATE HERITAGE OFFICE

HCWA CURTILAGE MAP P17629 NO. 4 SUBSTATION, PERTH

MAP 1 OF 2 PREPARED BY BERNHARD KLINGSEISEN (SENIOR LAND INFORMATION OFFICER) 18/07/2014

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HERITAGE COUNCIL
STATE HERITAGE OFFICE

HCWA CURTILAGE MAP P17629 NO. 4 SUBSTATION, PERTH

MAP 2 OF 2 PREPARED BY BERNHARD KLINGSEISEN (SENIOR LAND INFORMATION OFFICER) 18/07/2014

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DOCUMENTATION OF PLACES FOR ENTRY IN THE REGISTER OF HERITAGE PLACES

1. **DATA BASE No.** 25118
2. **NAME** *Electricity Substations, Perth (1914-15)*
FORMER NAME (or OTHER NAMES)
3. **LOCATION** Wellington St, Perth (No.1); 325 Murray St, Perth (No.2);
98 Colin Street, West Perth (No. 3); 31 Stuart Street,
Perth (No.4)
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
 1. Portion of Lot 920 on Deposited Plan 43817 being part of the land in Certificate of Title Volume 2820 Folio 192;
 2. Lot 351 on Deposited Plan 301726 being the whole of the land in Certificate of Title Volume 2033 Folio 3; Lot 1 on Diagram 6946 being the whole of the land in Certificate of Title Volume 1069 Folio 507.
 3. Lot 8 on Deposited Plan 495 being the whole of the land in Certificate of Title Volume 1821 Folio 459;Together as shown on HCWA Curtilage Map P25118.
5. **LOCAL GOVERNMENT AREA** City of Perth, City of Vincent
6. **CURRENT OWNER**
 1. Metropolitan Health Services Board;
 2. Western Power;
 3. Dalcorp Holdings Pty Ltd and Anna Maria Coci.
7. **HERITAGE LISTINGS**

• Register of Heritage Places: <i>P02072 No.2 Substation, Murray Street</i>	Permanent	13/08/2013
• National Trust Classification: <i>P02072 No.2 Substation, Murray Street</i>	Classified	04/05/1981
• Town Planning Scheme: <i>P02072 No.2 Substation, Murray Street</i>	Yes	20/12/1985
• Municipal Inventory: No.4 Substation, Stuart Street	Adopted	12/09/2006
• Register of the National Estate: <i>P02072 No.2 Substation, Murray Street</i>		25/03/1986
8. **ORDERS UNDER SECTION 38 OR 59 OF THE ACT**

9. HERITAGE AGREEMENT

10. STATEMENT OF SIGNIFICANCE

Electricity Substations, Perth, a non-adjacent group of four two-storey red brick buildings with stucco detailing, in the Federation Warehouse style, constructed to a standard plan that was modified to suit each location, has cultural heritage significance for the following reasons:

the four buildings are a rare example of a complete set of early twentieth-century electricity substations relating to the initial development of an electricity network in Western Australia;

the four buildings were constructed by Perth City Council to operate as the main line substations in conjunction with the State Government's *East Perth Power Station* (1916), the first centralised electricity supply in Perth, and one (No.4 Substation, Stuart Street) continued to operate as an electricity substation into the twenty-first century;

the four buildings have high scientific value for their ability to contribute to the understanding of the development of power to the metropolitan region of Perth, especially No.4 Substation, Stuart Street, which retains much of its transformers and other machinery;

the four buildings are good examples of utilitarian structures designed in the Federation Warehouse style to fit within city streetscapes, an approach to constructing and siting industrial buildings that is no longer practised;

construction of the substations and installation of the plant was supervised by international company Merz & McLellan, especially Charles McLellan, who advised the City of Perth and State Government regarding electricity production and was influential in the decision to centralise and to switch from direct to alternating current; and,

the buildings were designed by prominent and prolific Western Australian architect Jack Learmonth Ochiltree and are a good example of his design approach to functional buildings.

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.2 Constructing capital city economies
- 3.13 Developing an Australian manufacturing capacity
- 3.14 Developing and engineering and construction industry
- 4.1 Planning urban settlements
- 4.2 Supplying urban services (power)
- 5 Working
- 7.6 Administering Australia
- 7.8 Establishing regional and local identity

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 108 Government policy
- 112 Technology and technological change
- 308 Commercial services and industries
- 310 Manufacturing and processing
- 401 Government and politics
- 402 Education and science
- 404 Community services and utilities
- 507 Water, power, major transport routes

11.1 AESTHETIC VALUE*

Electricity Substations, Perth is a good example of utilitarian buildings designed in the Federation Warehouse style to fit within residential and commercial city streetscapes, with double-volume space and high ceilings providing light and air movement to accommodate the building's function. (Criteria 1.1)

Electricity Substations, Perth are all landmark buildings due to their scale, proportions and detailing. (Criterion 1.3)

No.4 Substation, Stuart Street contributes to a significant precinct of Federation red brick buildings that are similar in mass, scale, materials and detailing and No.1 Substation, Wellington Street contributes to both the Wellington Street and Royal Perth Hospital precincts. (Criterion 1.4)

No.2 Substation, Murray Street contributes to the historic King Street Precinct of predominantly multi-storey brick commercial buildings of the late nineteenth and early twentieth centuries, in Federation-era architectural styles. (Criterion 1.4)

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Since 1974, No.1 Substation, Wellington Street, has formed part of the extensive Royal Perth Hospital campus, an eclectic collection of purpose-built and acquired buildings with a wide variety of styles. (Criterion 1.4)

11. 2. HISTORIC VALUE

Electricity Substations, Perth was constructed in 1914 and 1915 as part of the centralisation and expansion of Perth electricity supplies in response to the city's rapidly increasing population. (Criterion 2.1)

Electricity Substations, Perth comprises the full set of four substations built by the Perth City Council in conjunction with the State Government's construction of *East Perth Power Station* (1916) to distribute electricity from the new power station through a ring or mainline, and together with the power station represents the first centralised electricity supply in Perth. (Criterion 2.2)

Electricity Substations, Perth demonstrates the interplay between local and state government, being built by Perth City Council to enable the State Government's power centralisation scheme. The reluctance of Perth City Council to relinquish control of electricity provision for their locality is indicated by the inclusion of the Council's name in the entablatures of the buildings at the time of their construction. (Criterion 2.2)

Construction of the substations and installation of the plant was supervised by international company Merz & McLellan, especially Charles McLellan, who advised the City of Perth and State Government regarding electricity production and was influential in the decision to centralise and to switch from direct to alternating current. (Criterion 2.3)

Electricity Substations, Perth was designed by prominent and prolific Western Australian architect Jack Learmonth Ochiltree and is a good example of his design approach to functional buildings. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Electricity Substations, Perth contributes to the understanding of the development of power to the metropolitan region of Perth. No. 4 Substation, Stuart Street in particular retains a large proportion of its transformers and other machinery and has the potential to be used as a teaching and reference site for the history of electricity generation from the early part of the twentieth century until relatively recent times. (Criterion 3.1)

Electricity Substations, Perth yields information that contributes to a wider understanding of the development of electricity to the Perth metropolitan area for most of the twentieth century and into the twenty-first century. (Criterion 3.2)

Electricity Substations, Perth demonstrates the technical innovation and achievement required to bring a large-scale electricity network to serve the population of Perth. (Criterion 3.3)

The interior layout of the buildings, and particularly the extant machinery within No.4 Substation, Stuart Street, has the potential to inform an understanding of the development of electricity in Western Australia. (Criterion 3.2)

11. 4. SOCIAL VALUE

Electricity Substations, Perth contributes to the community's sense of place as distinctive industrial buildings located within residential or commercial streetscapes, particularly *No.2 Substation, Murray Street*, which is part of the historic King Street Precinct, an area recognised by its heritage listings as being valued by the community. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Electricity Substations, Perth is a rare example of a complete set of early twentieth-century electricity substations, particularly as the main station they were built to support, *East Perth Power Station*, also remains extant. (Criterion 5.1)

Electricity Substations, Perth demonstrates the practice of constructing attractive industrial buildings to be sited amongst residential, commercial and other public spaces, which is no longer common practice. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Electricity Substations, Perth is a good representative example of electricity substations constructed in the early twentieth century. (Criterion 6.1)

Electricity Substations, Perth is a good representative example of the practice of using standard plans for multiple buildings of similar use, including adapting those plans to suit specific requirements across varied sites. (Criterion 6.2)

12. 3 CONDITION

Electricity Substations, Perth comprises four buildings, all in good condition. They were very well constructed using high quality materials and were designed to a very high structural specification. They have all been well maintained although No. 1 Substation, Wellington Street and No. 4 Substation, Stuart Street require some cosmetic maintenance.

12. 4 INTEGRITY

No. 4 Substation, Stuart Street displays a high degree of integrity. It was used as an electricity substation until relatively recently and was only decommissioned when new technology made it redundant. It retains most of the operating machinery used until the decommissioning of the building, when it was mothballed.

No. 1 Substation, Wellington Street and No. 3 Substation, Colin Street have been considerably modified to suit other uses. No.2 Substation, Murray Street has had its plant removed and is now vacant, but the layout of the substation remains intact.

12. 5 AUTHENTICITY

No. 4 Substation, Stuart Street displays a very high degree of authenticity. The street frontages retain their original form and the internal spaces retain

their original volumes. Some original machinery remains in situ. There have been some alterations over time, both to the building and the machinery, which reflect the development of electricity generation and distribution to a large metropolitan area.

While there have been a number of modifications to No. 1 Substation, Wellington Street and No. 3 Substation, Colin Street, particularly the introduction of mezzanine levels and the painting of the facades of No. 1 Substation, Wellington Street, the original layout, façade details and volumes are discernable and the buildings could be returned to their original form if required.

No. 2 Substation, Murray Street largely retains its original form and detail, with some windows blocked up or replaced and the first floor balcony enclosed.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment for P02072 *No.2 Substation, Murray Street*. Additional information, pertaining to the main line substation group, was added by Clare Menck, Historian, in May 2015. The physical evidence was compiled by Heritage Architect Lynne Farrow in May 2015, with amendments and/or additions by the State Heritage Office and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Electricity Substations, Perth comprises a non-adjacent group of four two-storey red brick buildings with stucco detailing, in the Federation Warehouse style, constructed to a standard plan that was modified to suit the location of each building. The buildings are sited within central Perth, between one and 1.5 kilometres from each other. They were constructed for Mertz and McLellan in 1914 and 1915, designed by Jack Ochiltree and constructed by Todd Brothers.

The following contextual sections in italics have been taken from 'Heritage Assessment for No. 2 Electric Light Sub-Station 1914 and Murray Mews' completed by Ronald Bodycoat, Heritage Architect, in March 2008, and draw on research undertaken for the Central Perth Precinct in 2002 prepared by Kristy Bizzaca.

The development of Perth was hugely impacted by the discovery of gold in the Kimberley, Murchison and Kalgoorlie regions in the 1880s and 1890s, and the concurrent granting of Responsible Government to Western Australia in 1890.¹ The physical nature of the city changed dramatically with economic prosperity and the increase of population as a result of gold rush immigration. By the turn of the twentieth century, Perth was totally transformed. Its streets became lined with elaborately styled multi-storey buildings, many of which were the design of a now large architectural profession, and developing suburbs surrounded the city.²

Due to the completion of the Fremantle to Guildford railway in 1881 and the later construction of the tramway system extending to the outer suburbs in 1899, Perth became the focus of the growing metropolitan area.³ With the central railway station to the north of the town site and the Government domain to the south, the area in between was consolidated as the commercial and retail centre of Perth.⁴ Banks, insurance buildings, and professional and commercial offices were constructed along St. Georges Terrace, and businesses, shops and warehouses were

¹ Stannage, C. T., *The People of Perth: A Social History of Western Australia's Capital City, City of Perth* (Perth, 1979), p. 193; Seddon, G., & D. Ravine, *A City and its Setting* (Fremantle, 1986), pp. 146-47

² Stannage, *People of Perth*, pp. 193-94; Seddon & Ravine, *City and its Setting*, p. 147. Seddon and Ravine state that: 'In 1904, 10 per cent of central Perth was still vacant land, but by 1911, there was no vacant land left.' (p. 152)

³ Seddon & Ravine, *City and its Setting*, pp. 148-49; Battye, J. S. (ed.), *The Cyclopaedia of Western Australia* (Vol. 1, Hesperian Press 1985 [1912]), p. 359; Stannage, *People of Perth*, p. 194

⁴ Hocking, I., 'Growth and Change in Central Perth', in Pitt Morison, M., & J. White, *Western Towns and Buildings* (UWA Press, 1979), pp. 266-67

established in Murray, Hay and Wellington Streets.⁵ A number of hotels and theatres were built in this central area and large emporiums such as Foy & Gibson's and Sandover's emerged along the tram route and the existing shopping strip of Hay Street.⁶

The gold boom period also caused the city to expand north, east and west, with residential and commercial uses established. Many large Perth Town Lots were subdivided. West Perth developed as a residential area, while north of the railway line manufacturing and commercial uses increased along with residences. The northern part of East Perth, around Claise Brooke, was already a working class residential area and increasingly consolidated as an industrial area.⁷

Electricity was first generated in Western Australia when the Western Australia Electric Light and Power Company began production in 1888. The company was not long-lived. In 1893, Perth Gas Company, which had been distributing gas to the city for ten years, acquired the right to produce electricity and became the City of Perth's main supplier. Electricity at the time was primarily used for lighting, and for electric tramways, and power stations where small local facilities developed in an ad hoc manner. Tramways generally had their own electricity plants.⁸

In 1911, after a five-year legal battle over the sale price, Perth City Council purchased the Perth Gas Company. The final price was £419,312, a significant increase from the £158,866 the Council originally offered in 1906. As a consequence of the sale, Perth City Council acquired three power stations, a gas plant and the electricity distribution system. The three stations were at Wellington Street (900kW), Marquis Street (1500kW) and Ferguson Street, Maylands (110kW).¹⁰

Perth City Council had not long been owners of the Gas Company when they were informed that the land in East Perth on which the largest of the three power plants was situated, in Marquis Street, was to be resumed for railway purposes.¹¹ The cost of relocating the 1500kW plant was estimated at £24,500. Two reports on the Council's options differed significantly, one recommending changing the entire system to alternating current and the other urging the Council to remain with the existing system of direct current.

⁵ Seddon & Ravine, *City and its Setting*, p. 156

⁶ Hocking, 'Growth and Change', pp. 266-68; see also 'Perth Central Area Heritage Survey - Final Report', prepared for the Heritage Council of Western Australia and the City of Perth as part of NEGP 1991/1992, May 2001, Volume 1, pp. 409-11

⁷ SHO Register documentation P15761 *Flats, 72-74 Thomas Street*; P08705 *Robertson Park & Archaeological Sites*; P08728 *Mackays Aerated Waters Factory (fmr)*; aerial photograph 1948, Landgate Mapviewer; Considine & Griffiths, 'No.6 Electricity and Gas Substation East Perth', June 1996, p.8

⁸ Edmonds, Leigh, *Cathedrals of Power: A Short History of the Power Generating Infrastructure in Western Australia 1912-1999* (UWA Press, 2000), pp. 15-18

⁹ Boylen, Louise, & John McIlwraith, *Power for the People: A History of Gas and Electricity in Western Australia* (Perth, 1994), pp. 32-35

¹⁰ Electricity and Gas Department file 'Electric Station – Reports, Correspondence &c, re System Site; Resumption of No. 2 Station: Agreement with Government', SROWA Cons 3054 item 1912/0137A

¹¹ This plant was at the time known as 'No. 2 Substation'. It was situated at Perth Building Lots V86 and part V87, and is not to be confused with the substations that are the subject of this assessment.

However, both reports recommended centralising electricity production. Subsequent advice from a Sydney expert supported the move to alternating current, as direct current was not suitable for an expanding city, as it required close proximity between power production and consumption.¹²

In the same period the new Labor Government, led by John Scaddan, implemented the *Government Trading Concerns Act* (1912) and purchased Perth Electric Tramways Ltd, the other main producer of electricity in the Perth central area.¹³ The Government approached Perth City Council proposing an agreement under which one central power station, owned by the Government, would produce sufficient power for all local requirements, as well as outlying suburbs. Under this proposal, Perth City Council would purchase electricity from the government to on-sell to its residents. The Council initially rejected the proposal, due to concerns that they would not be granted reliable and affordable electricity as a result. A major sticking point was agreement on fixing a price for supplying the outer municipalities. After some amendments, an agreement was finally signed in October 1913, although it took over two months to be ratified by parliament.¹⁴ The Western Australian Government was the first state government to take on public production of electricity.¹⁵

The terms of the Council's agreement included the Government building a 9,000kW power station, with potential to expand as demand increased. To distribute this high-tension power to the City of Perth, the Government would provide a 'ring or main cable' through the municipality, with 'high-tension switchgear and meter panel points (not exceeding four) on the said ring main'.¹⁶ The Council would provide substations at these meter panel points. The ring main was to begin at No. 1 Substation, the site of the Council Electric Power House in Wellington Street. It was then to be laid through central Perth along Murray Street, from Pier Street running west 'as far as the end, passing on its way the proposed position of No. 2 Substation', before reaching No.3 Substation at the corner of Thomas Street and returning north of the railway line with a zigzag route along Aberdeen, Palmerston, Brisbane, Padbury, Bulwer and Summers Streets and back along the river. No. 4 Substation was to be on Palmerston Street.¹⁷ In proposing this route, and the location of substations, the Railways department noted of No. 3 that 'as this Substation is located in a good residential district, it is essential that the building you design

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- 12 Electricity and Gas Department file 'Electric Station – Reports, Correspondence &c, re System Site; Resumption of No. 2 Station: Agreement with Government', SROWA Cons 3054 item 1912/0137A
 - 13 Draft State Heritage Office assessment documentation, 03318 *East Perth Power Station*, August 2004, State Heritage Office file 03318
 - 14 Electricity and Gas Department file 'Electric Station – Reports, Correspondence &c, re System Site; Resumption of No. 2 Station: Agreement with Government', SROWA Cons 3054 Item 1912/0137B&C
 - 15 Draft State Heritage Office assessment documentation, 03318 *East Perth Power Station* (2004)
 - 16 Proposed Agreement between Perth City Council and the Government, August 1913, on Electricity and Gas Department file 'Electric Station – Reports, Correspondence &c, re System Site; Resumption of No. 2 Station: Agreement with Government', SROWA Cons 3054 Item 1912/0137C
 - 17 19 December 1913 letter from WA Government Railways to Merz & McLellan, London, on Electricity and Gas Department file 'Electric Station – Reports, Correspondence &c, re System Site; Resumption of No. 2 Station: Agreement with Government', SROWA Cons 3054 Item 1912/0137C

should be of slightly appearance'.¹⁸ Extant physical evidence indicates that the designs of Nos. 1, 3 and 4 were essentially the same, but modified to suit the location of each building while No. 2 was a modified version of the design to fit within a tighter land area. In 1913, there was no exact location proposed for No. 2 Substation, and the Town Clerk noted to the Council's consultant engineers that 'our chief difficulty is obtaining a site for No. 2 station'.¹⁹ It is likely that a site suitable for the free-standing design used for 1, 3 and 4 could not be found, and thus the design was altered for No. 2 to suit the available land of the present Murray Street site.

Following the conflicting reports from local experts received in 1911, Perth City Council had been advised to secure the services of an international engineering firm, as there was no one available locally at the time with knowledge of electrical production on the scale being proposed.²⁰ A London-based engineering firm, Merz & McLellan, was appointed to oversee the project, as one of the senior partners of the firm, Charles Merz, was in Australia at the time advising the Victorian Government regarding electricity production in Melbourne.²¹ Merz & McLellan sent C. T. Briggs to Perth to supervise the erection of all buildings and plant associated with the new power station. Merz & McLellan were to be responsible for all four substations on the ring main.²²

At the end of 1913 Perth City Council's electrical engineer, Herbert Broadbent, went to London with authorisation to enter and sign contracts for the machinery required for the new electrical system, which he arranged as soon as the Western Australian Parliament ratified the Government's agreement with Perth City Council on 22 December 1913. Merz & McLellan recommended using Allgemeine Elektricitäts Gesellschaft, of Berlin, for the substation machinery, as they were far cheaper than any British company, and, having won the Western Australian Government's contract to provide plant for the new East Perth Power Station, would be able to reduce costs further with bulk orders. The only perceived disadvantage was the 'German name' of the company, but the Council agreed to use the company anyway. Subsidiary machinery, particularly 'step-down transformers', was commissioned from Willians [sic] & Robinson Ltd, who distributed British

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- 18 19 December 1913 letter from WA Government Railways to Merz & McLellan, London, on Electricity and Gas Department file 'Electric Station – Reports, Correspondence &c, re System Site; Resumption of No. 2 Station: Agreement with Government', SROWA Cons 3054 Item 1912/0137C
 - 19 24 December 1913 letter from W.E. Bold to Merz & McLellan, London, on Electricity and Gas Department file 'Electric Station – Reports, Correspondence &c, re System Site; Resumption of No. 2 Station: Agreement with Government', SROWA Cons 3054 Item 1912/0137C. There is no further information on this file to indicate how the present site was determined.
 - 20 Electricity and Gas Department file 'Electric Station – Reports, Correspondence &c, re System Site; Resumption of No. 2 Station: Agreement with Government', SROWA Cons 3054 Item 1912/0137A.
 - 21 Electricity and Gas Department file 'Electric Station – Reports, Correspondence &c, re System Site; Resumption of No. 2 Station: Agreement with Government', SROWA Cons 3054 Item 1912/0137A; Edmonds, *Cathedrals of Power*, p. 124
 - 22 Correspondence between Merz & McLellan and W. H. Bold, Town Clerk, Perth City Council, Aug-Dec 1913, on Electricity and Gas Department file 'Electric Station – Reports, Correspondence &c, re System Site; Resumption of No. 2 Station: Agreement with Government', SROWA Cons 3054 Item 1912/0137C

Westinghouse-designed machinery.²³ The contract with the German firm had to be terminated once World War I began, and it is presumed that British Westinghouse, who took over the equivalent contract for the power station, most likely also took on the contract for the substations.²⁴

By May 1914, Perth City Council determined that 'the plans received from the Council's experts were of little use and new ones had to be prepared'.²⁵ Prominent architect Jack Learmonth Ochiltree, who was a City Councillor and had been involved in the Lighting Committee since its inception, made this recommendation and then promptly resigned from Council and applied for the position of architect for the substations. Although there was some discussion of potential impropriety in this arrangement, Council agreed that Ochiltree was the best person for the job, given his architectural expertise and his detailed knowledge of the electricity project.²⁶ Tenders were called for and the firm of Todd Brothers was appointed to construct *No.2 Substation, Murray Street*, the first of the four to be erected.²⁷

Presumably *Electricity Substations, Perth* were constructed as planned in the following years, as the physical evidence shows moulded stucco lettering with construction dates of 1914 (No.2 and No.3) and 1915 (No.1 and No.4). Certainly all four substations were ready, and fully equipped, in time for the beginning of power generation from East Perth Power Station on 3 December 1916.²⁸

A c.1920 photograph of the Murray Street façade of *No. 2 Substation, Murray Street* shows the brickwork unrendered, but the effect of light moulding features against red brick is similar to the 2008 presentation of white painted stucco features against red painted brickwork. The entablature has raised letters reading 'Perth City Council – No. 2 Electricity Light Sub-Station – 1914'. The upstairs balcony had not yet been enclosed, and had a heavy grid-pattern stucco railing with two central columns to the roof. Upstairs windows are twelve panes each, and appear to be single-hung sashes. At street level there are two large picture windows (now bricked in), each of which has five small panes across the top. Both picture windows have 'Perth City Council' stencilled across them. There does not appear to be a front door, although this may be recessed and therefore not discernible in the shadow. Where a door might be expected are instead two low timber gates with the appearance of a picket fence.²⁹

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- 23 Electricity and Gas Department file 'Electric Station – Reports, Correspondence &c, re System Site; Resumption of No. 2 Station: Agreement with Government', SROWA Cons 3054 Item 1912/0137C
 - 24 Boylen & McIlwraith, *Power for the People*, p. 124
 - 25 'Lighting the City', *West Australian*, Tues 19 May 1914 p.8, <http://trove.nla.gov.au/ndp/del/article/26905636>
 - 26 'City Lighting: Designing Substations', *West Australian*, Fri 22 May 1914 p.7, <http://trove.nla.gov.au/ndp/del/article/26905981>
 - 27 'Perth City Council: Fortnightly Meeting', *West Australian*, Tues 21 July 1914, p.4, <http://trove.nla.gov.au/ndp/del/article/26911337>
 - 28 Draft State Heritage Office assessment documentation, 03318 *East Perth Power Station*, August 2004, State Heritage Office file 03318
 - 29 Reproduced in Boylen & McIlwraith, *Power for the People*, p. 22

In March 1925, the Tramway and Electricity Supply Department called for tenders for alterations and additions at Murray Street, Perth.³⁰ Presumably this was for changes to *No. 2 Substation, Murray Street*. It is not known what changes were made at this time, but this may have been the extensions to the southern switch room that are evident in the fabric.

An undated photograph, possibly from the 1930s, shows No.1 Substation, Wellington Street. Moulded lettering in the centre of the north (Wellington Street) elevation reads 'Perth City Council – 1915 – No1 Electricity Sub Station' and this area is in lighter brick. The west and east end verandahs remain unenclosed. Portal windows are bordered with smooth, light-coloured plasterwork and below the height of the ground-floor windows the central section is striped, with each stripe three courses of bricks.³¹

Increasing demand for electricity in the 1920s, especially from the gas works and glass works at East Perth, led to expansion of *East Perth Power Station* from its original single generator to five generators operating in 1929. The City of Perth subsequently constructed additional substations for the network. Substation No.5 was sited in Maylands, and No.6 opened in 1924 on the corner of Glyde and Brown Streets, East Perth.³²

No.1 Substation, Wellington Street, had a saw-tooth warehouse building added to the south in the interwar years, probably in the 1930s. Undated historical photograph suggests this building was accessed from Wellington Street, between the two sections of the original substation, and used as a vehicle workshop associated with electricity supply.³³

The original 1913 agreement between the Government and Perth City Council was intended to apply for fifty years. By the late 1930s, there was conflict over the agreement between the head of *East Perth Power Station*, William Taylor, and the general manager of Perth City Council, F.C. Edmondson, as the agreed price at which the government sold power to the Council, set at 3 shillings 4 pence in 1913, was so low that it was frequently below production cost.³⁴ It was one of many ad hoc arrangements for electricity supply across the state, with 143 power stations (not counting substations) listed in the state in 1938.³⁵ The arrangement continued until after World War II. In 1946, the

- 30 *The West Australian Mining, Building and Engineering Journal*, W. B. Shaw, Perth, 28 March 1925
- 31 Photograph reproduced in Helena Waldmann, 'Electricity Generation, Transmission and Distribution in Western Australia: Representation on the Register of Heritage Places', report to Register Committee of the Heritage Council of Western Australia, Item 4i, meeting no. 183, February 2007. The image is likely to be 1930s as the saw-tooth building to the rear, identified in the Royal Perth Hospital conservation plan as a 1930s structure, is evident and its high windows remain largely clean, generally a short-lived characteristic of industrial buildings.
- 32 Considine & Griffiths, 'No.6 Electricity and Gas Substation East Perth', June 1996, pp.1-3; Draft SHO assessment documentation, 03318 *East Perth Power Station*, August 2004, updated February 2015, p.9
- 33 Undated photographs supplied by Western Power, reproduced in Helena Waldmann, 'Electricity Generation, Transmission and Distribution in Western Australia: Representation on the Register of Heritage Places', report to Register Committee of the Heritage Council of Western Australia, Item 4i, meeting no. 183, February 2007
- 34 Edmonds, *Cathedrals of Power*, p. 24
- 35 February 1938 Government listing of Electricity Supply Stations in WA, on Premier's Department file 'Civil Defence: Air Raid Precautions - Electricity & Gas Department – protection Electric Power Stations & Gas Works', SROWA Cons 1005 Item 1939/585

State Electricity Commission was established to take responsibility for all electricity production in the State. The Commission purchased the City of Perth Electricity and Gas Department as a going concern in December 1948.³⁶

During World War II, the Federal Government considered power stations and substations as potential air-raid targets, but little appears to have actually been done to protect the buildings.³⁷

War conditions significantly delayed the expansion of power supplies in Perth. Throughout the late 1940s, power cuts were the norm in Perth, with suburbs blacked out on a rotation basis, trams used only at peak times, and businesses asked to turn off unnecessary lights. The extreme power shortages during this period slowed the development of electrical goods in the State, with electricity suppliers deliberately stalling the introduction of new products, and the population reluctant to purchase appliances they were unable to have reliable use of.³⁸

The power supply from East Perth had been established to produce current at 40Hz. By the post-war period this was non-standard, and the new power station at South Fremantle (opened 1951) was fitted for 50Hz production. The SEC undertook an extensive program to convert households for 50Hz current, transferring suburbs one at a time from 1950 to 1959. Once all households in an area had been visited and checked for compliance with 50Hz current, the substation for the area switched off the 40Hz current, waited ten minutes to ensure residents were aware the change had been made, then switched on the 50Hz current.³⁹

Domestic use of electricity boomed from the 1950s. When conversion of electrical appliances from 40Hz to 50Hz began in 1950, only 50% of homes required any conversion work (lighting and radios did not need to be converted). By 1956, 94% of homes needed work, indicating the steep increase in the use of domestic electrical appliances during this period.⁴⁰

Plans to extend the freeway north through Perth in the 1950s resulted in the State Electricity Commission acquiring land on Hay Street in 1965, at the corner with Elder Street. Electrical switchgear and underground cabling was installed to rationalise circuits in response to the Freeway, which was constructed from 1967 and cut across the original main line.⁴¹ It is possible that use of No.3 Substation, Colin Street, changed or even ceased as a result.

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- 36 Draft State Heritage Office assessment documentation, 03318 *East Perth Power Station*, August 2004, State Heritage Office file 03318
- 37 Premier's Department file 'Civil Defence: Air Raid Precautions – Electricity & Gas Department – protection Electric Power Stations & Gas Works', SROWA Cons 1005 Item 1939/585.
- 38 Edmonds, *Cathedrals of Power*, pp. 25-27
- 39 Edmonds, *Cathedrals of Power*, pp. 28-31
- 40 'Annual Report of the State Electricity Commission Western Australia for the year ended 1956', in Edmonds, *Cathedrals of Power*, p. 31
- 41 Main Roads Department, 'Land and Properties Metro: Hay Street Perth: Land for Elder Street and SEC Substation' (file), SROWA Cons 6040 Item 41-325-14

Plans and aerial photographs suggest additions were made at the southern end of *No.2 Substation, Murray Street* between 1942 and 1958.⁴²

From the 1950s, the State Electricity Commission developed the Southwest power grid, with additional stations built at Bunbury, Kwinana and Collie. East Perth became progressively less important in the grid and after the late 1960s became primarily a stand-by facility for peak periods. *East Perth Power Station* ceased power generation completely in December 1981.⁴³

New substations were erected as demand for electricity increased. Major building developments in the area near Hay & Irwin Streets in the early 1970s led to a new indoor substation on the ring main being constructed in 1977-78 on Medical Department land, central to the block bounded by Hay, Murray, Pier and Irwin Streets. Plans for the new substation indicate the shift in approach to such buildings since *Electricity Substations, Perth* was constructed. Despite the large amount of cabling fed out from a substation, which made a corner site preferable, it was agreed that 'it was undesirable for the building to be located on a street frontage', as the design could then be larger and simpler. The new building could, if necessary, have a car-park built over it. Although not completed until 1978, planning began in the early 1970s with claims the new substation was 'urgently needed'.⁴⁴ It is possible that this related to impending decommissioning of No.1 Substation, located only 200 metres away.

In 1974, No.1 Substation was sold to neighbouring Royal Perth Hospital to support its program of expansion in response to the rapid increase in population following the mineral boom of the 1960s. The hospital's engineering department moved into the building, along with a c.1930s building alongside it acquired at the same time. By 1995, only minor, mostly reversible, modifications had been made to the building.⁴⁵ At some point, additions were made to the western end of the building that enclosed the verandahs and added a small additional floor above it, predominantly beneath the original roof line but with a parapet wall extending above it at the west. It is not possible to determine from aerial photographs when this addition was made, but it appears to be visible in a 1985 photograph and is clearly evident in a 1999 image.⁴⁶

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- 42 TPG, 'No.2 Substation (333 Murray Street Perth) Conservation Management Plan', Prepared for HCWA, November 2013, p.11
 - 43 Draft State Heritage Office assessment documentation, 03318 *East Perth Power Station*, August 2004, updated February 2015, pp.11-12
 - 44 Public Works Department, 'Offices – Perth – Medical Department – Site Development – Proposed new SEC Substation' (file), SROWA Cons 5639 Item 1971/293, quote from minutes of meeting, folio 7
 - 45 Considine & Griffiths Architects, 'Royal Perth Hospital Precinct: Conservation Plan', September 1995, pp.16&69
 - 46 Helena Waldmann, 'Electricity Generation, Transmission and Distribution in Western Australia: Representation on the Register of Heritage Places', report to Register Committee of the Heritage Council of Western Australia, Item 41, meeting no. 183, February 2007; Historic aerial photographs, especially 1985, 1995 and 1999, Landgate Mapviewer

The State Electricity Commission amalgamated with the Fuel and Power Commission in 1975 to become the State Energy Commission.⁴⁷ However, it was still popularly known as 'the SEC'.

It is not known when the changes evident in the physical fabric of No. 2 Substation, Murray Street were made, particularly the bricking up of openings and extension of the southern Switch Room. Western Power has not retained files relating to this work, and it is likely that it was undertaken either before 1946, when the place was managed by Perth City Council, or in the early years of State Energy Commission ownership (c.1950s), when record keeping at SECWA was minimal. The place was decommissioned in the 1980s, but the machinery was left in situ.⁴⁸

In 1989, No.3 Substation, Colin Street, was sold to Dalcorp holdings (Luigi Delassandro) and Anna Maria Coci as tenants in common.⁴⁹ The new owners, brother and sister, converted the place to offices. A single-storey section at the rear of the building was demolished at this time.⁵⁰

The State Energy Commission divided into separate agencies in 1995, with Western Power Corporation taking on electricity and Alinta managing gas. In moves towards greater competition, Western Power was further divided in 2006 to create four separate businesses, three focussed on retail and generation and one, continuing to be called Western Power, managing the electricity network, including substations.⁵¹

In the early twenty-first century, safety concerns about possible leakage from the transformers at No. 2 Substation, Murray Street led to the place being stripped of its plant. A special Sunday operation using low-loaders was required to get the machinery out of the building.⁵²

In 2013, No.2 Substation, Murray Street was entered into the State Register of Heritage Places in its own right. The State Heritage Office has subsequently been working with Western Power towards making the place ready for disposal. Recommended pre-disposal works comprise decontamination of the building, removal or disconnection of underground cabling and restoration works to the façade. These works have not as yet commenced.⁵³

In May 2015, No.1 Substation, Wellington Street, is used for storage, as it is considered by the hospital to be unsuitable for staff occupancy. No.2 Substation, Murray Street is vacant, but still owned by Western Power. No.3 Substation, Colin Street, is vacant office space, with the owners identifying the lack of a lift between floors as a deterrent to potential tenants. No.4 Substation, Stuart Street, is also owned by Western Power. It was

47 Western Power, 'History', <http://www.westernpower.com.au/corporate-information-history.html> accessed 11 May 2015

48 Warren Stuber, Western Power, conversation with Clare Menck, 25 November 2008

49 Certificate of Title vol 18211 folio 459

50 Aerial photographs, esp 1985 and 1995, Landgate Mapviewer; Certificate of Title vol 18211 folio 459; SHO file P25118

51 Western Power, 'History', <http://www.westernpower.com.au/corporate-information-history.html> accessed 11 May 2015

52 Warren Stuber, Western Power, conversation with Clare Menck, 25 November 2008; information provided by Graham Horne, Manager, Western Power's World of Energy, October 2006

53 Mike Betham, SHO, email to Clare Menck, 21 May 2015

decommissioned between 2007 and 2013 and is currently unused, but retains its plant.⁵⁴

13.2 PHYSICAL EVIDENCE

Electricity Substations, Perth comprises a non-adjacent group of four two-storey red brick buildings with stucco detailing, in the Federation Warehouse style, built based on a shared original plan. The buildings are sited within central Perth, between one and 1.5 kilometres from each other. They were constructed for Mertz and McLellan in 1914 and 1915, designed by Jack Ochiltree and constructed by Todd Brothers. Substations No.1, No.3, and No.4 have used the same plan, with minor modifications to suit each location, while the plan for No.2 Substation has been subject to variation due to its being located on a more challenging site.

No. 1 Substation, Wellington Street

No. 1 Substation, Wellington Street, is a two storey painted brick building with a hipped corrugated iron roof with Dutch gables, constructed in 1913 in the Federation Warehouse style.

Located on the south side of Wellington Street in central Perth, the building is now part of the Royal Perth Hospital campus. It compliments other buildings of heritage significance within the campus and also those on Wellington Street, including the YHA building opposite (P02132 *St John's Ambulance Building*).

The north façade is aligned on the lot boundary directly against the pavement of Wellington Street and a gate to the east opens into a narrow courtyard, which provides access to the building. A smaller building of similar construction across the courtyard to the east, and also on the Wellington Street boundary, appears to be associated with the substation.

The building has been painted grey. The tuck-pointing and contrasting cement bands of the original brickwork are discernible behind the paint.

The composition of the north façade retains its original 3 bay form, with a wide central bay flanked by two narrower bays, a single wide brick pilaster separating the bays and a double pilaster at each side, all capped with the hipped roof. The first floor retains its original double hung sash windows, two in the central bay and one each in the flanking bays. The window frames are steel and the glazing remains. The ground floor windows have been filled in with face brickwork, although the original openings are discernible, and the keystones and moulded cement sills remain. Horizontally proportioned high level windows have been introduced to each bay, and a flush panel door in the central bay. In the eastern bay part of the inner pilaster has been removed to allow the insertion of one of the horizontal windows.

At each end of the building is a stairwell with solid brickwork to the ground floor and a loggia at the upper level. At the base of each of the stairwells is a round window which has been bricked in, but the casing and keystone are

⁵⁴ SHO file P25118; Helena Waldmann, 'Electricity Generation, Transmission and Distribution in Western Australia: Representation on the Register of Heritage Places', report to Register Committee of the Heritage Council of Western Australia, Item 4i, meeting no. 183, February 2007

discernible. The loggia is constructed of stuccoed brick with an arrayed perforated pattern to the balustrade, a curved opening above the balustrade and a moulded parapet. The western stairwell has been built up to the level of the main roof with face brickwork and the hipped roof of the main part of the building appears to have been extended over.

The front façade faces east to a small courtyard accessed by steel gates. This façade is that of the original east stairwell and has been substantially modified to allow access to the mezzanine levels that have been inserted into the building. On its south side is a full height painted face brick addition that is likely to have housed transformers.

At the ground floor level, an original round window, with its rendered casing and keystone, survives in the centre of the façade. There is an introduced glazed door on the south side of the window that allows access into the ground floor and on the north side of the window is another door that opens into a toilet.

A walkway has been constructed across the mezzanine level inserted above the ground floor, with stairs leading up from the south façade. There is a glazed door with matching side panel dating from the c.1980s at the south end and a double steel door at the north end of the first floor. The third level comprises the upper part of the stairwell. The open verandah has been enclosed and a high level window inserted. The balustrading has been modified.

The south façade is constructed of painted face brick and contains two large openings which have been bricked in and a high level window inserted. There is an introduced steel stair at the east side which lead up to the walkway across the ground floor mezzanine, which crosses the courtyard at the north side, over the Wellington Street gate across to the smaller building to the east.

The west façade is concealed behind a more recent building which has been butted up to the ground and first floor levels.

Internally, the building consists of four levels. Originally there were two double height floors, with a mezzanine inserted into the southern room of the first floor. Mezzanine levels have been introduced to the ground floor and the northern half of the first floor.

Each floor consists of two long narrow rooms about 3.6 metres wide and 13 metres long, separated by a 230 mm brick wall. The southern room is divided in half by a 230 mm brick wall.

On all the levels, the fittings have been removed from the western stair area and a floor inserted.

On the ground floor, the north room has been lined with lining board, and a suspended panel ceiling installed. A new door and high level horizontal windows have been added to the north wall, and a new partition wall now separates the western third of the room. A toilet on the north-east corner is accessed externally from a door at the north end of the east wall.

The mezzanine level (second level) is accessed externally from the introduced external steel balcony. The south side is accessed from a glazed door with a glazed side panel in the south end of the west wall. This opens into a lobby,

part of the original stair and circulation area, which leads into a conference room that is about 6 metres long. The west end of the south side was unable to be accessed. The north side is accessed from an external door in the east wall, which leads into the stair access area. There is a set of steel stairs rising to the next level. The north room is now lined with storage shelves for hospital records and little of the original fabric can be seen.

The first floor (third level) is one of the original levels of the substation and is relatively intact. The stair lobby is divided by a central wall and there is a steel trap door in the south-west corner. A pair of original timber doors leads into the north room, and there is a corresponding pair leading from the north room into the west stair well. A metal stair has been introduced to the east end of the north room to give access to the introduced mezzanine. The long room on the south side retains the earlier cubicles of the transformers.

The first floor mezzanine (fourth level) is accessed by a set of steel stairs. The north room was originally part of a double height space but a mezzanine has been introduced. There is a new opening in the central spine wall. The southern side of this level appears to have been part of the original construction. There are two openings in the south-east and south-west corners with ladders leading down to the third floor.

No. 2 Substation, Murray Street

For a detailed physical description of this building refer to the HCWA Register Entry for *P02072 No.2 Substation, Murray Street*, and the 2013 Conservation Plan prepared by TPG for the place.⁵⁵ A brief summary is below.

No.2 Substation, Murray Street, is at 333 Murray Street, near the junction with King Street but, unlike the other three substations, not on the corner.

The substation is a three-storey face-brick building with stucco detailing and a steel-reinforced concrete structure. It has a central arched entry to Murray Street and large internal spaces. The parapet to the Murray Street façade hides a pitched roof of pre-painted corrugated iron sheeting.

No.2 Substation, Murray Street includes a metal spiral staircase, a feature not included in the other three substations, presumably because they had larger sites to work with.

Recent investigations have discovered a series of underground tunnels extending from *No.2 Substation, Murray Street*, some large enough for a person to walk in.

No. 3 Substation, Colin Street

No. 3 Sub Station, Colin Street, originally two double height storeys, is now a four level rectangular red painted tuck-pointed brick building with a hipped pre-painted red corrugated iron roof, constructed in 1914 in the Federation Warehouse Style. Located on rising ground at 98 Colin Street, on the north-west corner of Thelma Street, the building is a landmark in West Perth. Of particular note is the 390 mm thick brickwork which forms the outer walls of the building.

⁵⁵ TPG, 'No.2 Substation (333 Murray Street Perth) Conservation Management Plan', Prepared for HCWA, November 2013, pp.13-34

The front of the building faces west to Colin Street and is set back behind a three metre deep courtyard which is enclosed by red brick boundary wall with pillars, both capped with white painted cement and with cast iron railings between in a circular and crossed pattern.

The wall finish on the lower level of the front façade is painted tuck-pointed brickwork. There is a circular window in the centre of the ground floor with a stucco casing and tall keystone. The original entry doors on the north side of façade have been replaced with an aluminium door with side and highlights. A band of stucco traverses the façade at the level of the centre of the circular window. An original door opening in the south side of the façade has been bricked in. The stucco band turns up and across the head of this door which also has a tall keystone.

At the upper level of the façade the original open loggia of the stairwell sits on a projecting moulded cornice. The loggia retains its original form and construction, of stuccoed brickwork, with a brick balustrade with single brick perforations arrayed in three rows of five. Wide pillars above the balustrade support a moulded cornice which supports the roof. There are two rectangular openings with curved corners above the balustrade.

The loggia has now been enclosed by lining the open balustrade and filling in the two openings above it. A narrow window has been installed in each of the infilled sections.

The name of the building – Electricity Sub Station No 3 – is mounted in stucco on the western side underneath the roof and the date – 1914 – is mounted in the centre of the balustrade.

The main section of the building with its hipped roof and Dutch gables rises from the rear (east side) of the loggia, where rendered pillars at the corners of the building rise to form a partial corner parapet with cement capped brickwork curving down to the level of the roof and gutter which sits symmetrically between them.

The north façade sits against the lot boundary and is constructed of face brick stretcher bond with a capped parapet. The base of the building is partially obscured by the neighbouring development which abuts it. Originally a symmetrical composition, with the short stairwell loggia at each end of the façade, another level has been added on top of the east stairwell.

There are three rows of four windows, arranged as a pair in the centre and flanked by single windows. The windows are plain fixed glazing and have stuccoed lintels and sills. A band of stucco runs across the building at window head height between the stuccoed corner pillars.

The east façade is the rear of the building, and originally mirrored the front façade. Modifications include the enclosure of the stair loggia and infill of some of the balustrade and openings. At the mezzanine level of the ground floor, the southern half of the east wall has been extended to the outside of the cement cornice that supports the stairwell loggia. Another half level has been constructed on top of this eastern Stair loggia with face brick construction and two small vertically proportioned windows.

The south façade faces Thelma Street and basically retains its original symmetrical composition, with the exception of the addition over the original east stairwell loggia. There are two rows of windows, a central pair flanked by single windows. The original sashes have been replaced and partially blocked in to provide fenestration to the additional mezzanine levels that have been inserted into the two original double height spaces.

There is a band of painted cement across the façade at the sill and heads of the windows, with an additional band at the midline. Each window has a moulded cement sill, set within the band of cement, and there is a tall keystone at the head of each window.

The ground floor brickwork extends of the full length of the building and has a circular window at each end with a keystone extending up to the cement band above the head of the windows.

The brickwork to the first floor terminates at a painted cement pilaster and at either side of the pilasters is the original stairwell loggia. The hipped roof with its Dutch gables has been extended over the east stairwell area.

Internally, the building now has four levels. The original building had two double height storeys, with a mezzanine in the southern half of the first floor. A mezzanine level has been introduced to the ground floor level and the mezzanine of the first floor has been extended across the whole floor to create four storeys. Each floor consists of two long narrow rooms about 3.3 metres wide and 13.5 metres long, separated by a 230 mm brick wall. The original stair and circulation area remains at the west end of the building, and the former stair and circulation area at the east end of the building is now used for toilets, kitchens and storage.

On the ground floor, the main entrance is located at the western end of the building, and is about 2.3 metres deep. A concrete stair runs along the southern half of the west wall. There is a circular window above the foot of the stair and another circular window at the half landing on the south wall.

The entrance to the northern half of the ground floor is located at the north end of the east wall. This northern room is divided in two by a brick wall with a door. The north-west corner of the area is double height and opens up to a mezzanine above. The southern room has been divided into a number of smaller rooms by introduced plasterboard partitions. There are high level windows along the south wall, these windows have been formed in the lower portion of the original window openings.

The ground floor mezzanine area is again composed of two long rooms, the northern room is open to the ground floor in the north-west corner and the eastern part has been partitioned into smaller offices. The southern room is one large room with a concrete ceiling and downstand beams supported on moulded brackets. Four square low level windows have been created from the top portion of the original double hung timber sash windows.

The first floor was not able to be accessed.

The first floor mezzanine is set back at its west end and does not extend over the original west staircase. It is accessed from a staircase that has been introduced to the west end of the main part of the building. The floor plan

reflects that of the other floors, with a long room on the south side, and smaller partitioned rooms on the north side. The concrete ceiling is supported by a series of downstand beams with cement brackets.

No. 4 Substation, Stuart Street

No. 4 Substation, Stuart Street, is a rectangular two storey tuck-pointed red brick building with a medium pitched hipped corrugated iron roof. No. 4 Substation continued to be used for its original purpose into the twenty-first century and is the most intact of the substations.

Located on the south-west corner of Palmerston and Stuart Street in North Perth, the building is a prominent landmark that forms a complimentary precinct with the buildings immediately adjacent to the south and west (The Maltings) to which it is similar in style, mass and materials.

The long Palmerston Street frontage sits behind a narrow courtyard about three metres deep, which is enclosed by a red brick wall with red brick pillars, both capped with white painted cement and with painted cast iron railings between the pillars.

This front façade is a symmetrical composition of one wide central bay flanked by two narrower bays, each defined by wide brick piers. There are two rows of double hung sash windows, with the windows arranged in pairs in the central bay and single in the side bays. The window openings have been filled in with brickwork and a narrow steel frame has been set on the outside of the opening, probably in place of original timber sash windows. Each window has a moulded cement sill.

The red brickwork is relieved by contrasting bands of painted cement across the building at window sill and head height and each window has a tall painted keystone at its head. A contrasting painted cement plinth runs along the base of this façade, and there are two intermediate cement bands between the plinth and ground floor sill.

There is a narrow panel of brickwork at either side of the outer piers, and the building is capped by a hipped roof with Dutch gables and wide eaves. At either end of the façade, and slightly recessed from it, is a wing containing the stair and entry. The wall treatment to this section is solid brickwork at the lower level and a loggia constructed of stuccoed brickwork at the upper level. There is a single timber entrance door with glazed highlight over at the base of each stair wing.

The north façade faces Stuart Street. At the lower level there is a circular window with a cement casing and keystone in the centre of the red tuck pointed brickwork. Two bands of cement – one at the head of the keystone and one at the centre of the window, return around the north and south façades. The upper level is the open loggia of the stairwell, constructed of painted stuccoed brickwork, with panels of arrayed brick sized openings in the balustrade and wide pillars supporting a moulded parapet. The corners between the pillars and balustrade and parapet are curved.

The name of the building – No 4 Electricity Substation – is mounted in protruding stucco letters on the western side of the parapet and the date – 1915 – is mounted in the centre of the balustrade.

The main section of the building with its hipped roof and Dutch gables rises from the rear (south side) of the loggia, with a small parapeted section rising through the gutter. A steel universal ("I") beam projects from this parapet.

The west façade faces a courtyard and appears to be an addition to the original building. The wall material is red face brick but there is no tuck-pointing. At ground floor level is a series of four tall openings, separated by wide brick piers. These are double height transformer bays. The two northernmost have steel gates and contain transformers. The two southern ones have steel doors and are empty.

The south façade abuts the lot boundary, where the neighbouring development (The Maltings) has a red brick boundary wall about 3 metres high. The stucco of the upper level of the stairwell retains its original form but the openings have been filled in. A red brick wing projecting to the west has a hipped roof with a Dutch gable.

Internally, there are two floors to the building, each with a double height ceiling of about 5.3 metres. Each floor consists of two long narrow rooms about 3.6 metres wide and 13 metres long, separated by a 230 mm brick wall. There is a mezzanine level over the west side of the first floor level. There is a stair and circulation area at the north and south ends of the building.

The brickwork of the external facades is 390 mm thick. The first floor and mezzanine on the west side are constructed of concrete with downstand beams. These elements would have been designed to give the building strength to withstand an explosive impact.

On the ground floor the northern door opens up to a stairwell, with a steep metal stair on its south side and a toilet under the return leg of the stair against the north wall. A door on the south wall opens into the long room along the east side of the building. This room has a central trench with a long bank of 15 switchboards along its east side. At the rear of the switchboards, a row of low voltage regulators (used until the decommissioning of the building) fed power from the trench to the top of the west wall.

The stairwell at the south end of the building is similar to the north stairwell, but there is no toilet. A large opening on the west wall of the southern stairwell opens up to a narrow double height room which appears to have been added to the building and forms a wing at the west end of the south wall. This room is about 3 by 12 metres, and has a concrete floor with a trench along the southern side, which is covered with ply boarding. The walls are painted face brick and there is a tall sliding steel door on the north wall. The ceiling is concrete with downstand beams and there is an I-beam and steel hook above the door. At the east end of the room is a series of high voltage regulators that were used until the decommissioning of the building.

The west room of the main building is divided into two by a 230 wide brick wall. There is no remaining equipment in the southern half, but the position of the former walls of the transformer bays can be seen in the east wall. The northern section of the west wall contains four voltage regulators against the central spine wall.

The western side of the northern stair area is double height and has a pair of timber ledged and braced doors on the north side of the west wall.

On the first floor, the long eastern room is now empty. A series of small circular openings at a high level on the north and south walls indicates the location of the entry cables from the street. The ceiling is concrete and has 3 downstand beams.

The western room contains a number of transformers in individual bays that back on to the 230 mm central spine wall and have steel mesh doors. The three northernmost bays are about 1200 wide. The northernmost one is labelled Power Station Feeder, the central one Interconnector Cook Street and the third is unlabelled. The southernmost bays are slightly narrower, and are labelled T4, T2, T11, T3 and there is one unlabelled bay.

There is a mezzanine with a concrete floor over this western side, accessed by two steel ladders at either end of the west wall.

At the northern end of the west wall is a large opening which leads into a room about 3 metres wide and 4 metres deep which has a horizontal metal window dating from about the c.1940s in the north wall. The ceiling is open to the corrugated iron roof.

Each of the east and west rooms has a pair of timber doors lined with steel on the inner leaf on the north and south walls.

The northern stairwell retains its open loggia. The stair balustrade is 230 tuck-pointed brickwork with cement cappings. The stair is steep steel with 14 treads to the lower leg and 12 treads to the upper.

The southern stair well has been filled and divided in two by a brick wall with a steel door and obscure glazed window with mesh. Four steel sheets at the west end cover a manhole and there is a concrete plinth on the west side of the window.

13.3 COMPARATIVE INFORMATION

Substations

The following comparative information noting other substations in the State has been taken from an SHO report prepared by Helena Waldmann, in February 2007,⁵⁶ with amendments and/or additions by State Heritage Office staff and the Register Committee.

- No. 5 Substation was in Maylands, but as there is no readily available information about the place, it is likely that it has been demolished.⁵⁷
- P4663 No. 6 *Electricity Sub Station* (fmr) East Perth [RHP] was from a slightly later phase, constructed from 1924. It was built for the City of Perth in 1924 to cater for the increased demand for electricity in East Perth, in particular for the new Gas Works and Glass Works nearby. It was expanded in 1930 and 1945, and transferred to the State Electricity Commission in 1950. It was decommissioned in the 1960s,

⁵⁶ Helena Waldmann, 'Electricity Generation, Transmission and Distribution in Western Australia: Representation on the Register of Heritage Places', report to Register Committee of the Heritage Council of Western Australia, Item 4i, meeting no. 183, February 2007

⁵⁷ It is not known if this is the same place as the No. 3 substation in Maylands that was operated by the Perth Gas Company and taken over the Perth City Council in 1911.

was vacant for a while, and has since been transformed into apartments.

- P5424 *Electricity Substation, Hay Street, Subiaco* [RHP], is a single storey, brick and tile, single room building built in 1923. It was built by the Municipality of Subiaco, to facilitate the distribution of electricity purchased in bulk from the City of Perth, after the Municipality ceased generating its own electricity at this time. In the 1950s it was compulsory acquired by the State Electricity Commission. It still functions as an electricity distribution substation.⁵⁸
- P15760 *Electrical Substation, Keightley Street, Shenton Park*, is very similar to *Electricity Substation, Hay Street* in terms of design and scale. Its original form is a one room, domestically scaled, brick building with a medium pitched gable roof. As with *Electricity Substation, Hay Street, Subiaco*, its front door is central to the front façade. It has windows on the side elevation that mimic the proportion of the panels of roughcast render at *Electricity Substation, Hay Street, Subiaco*. While this form is still highly visible, it no longer operates as a substation and has been converted to a residence, featuring block like extensions to two sides.
- P17708 *Subiaco Museum* was built as offices in 1911 and converted to a substation in 1923. After being decommissioned in the 1950s, it was converted for community use by the Rotary Club in 1959, and by 1985 it was converted to a museum.⁵⁹ Little evidence remains of its use as a substation aside from the insulators on the front elevation, a sign reading '6,000 volts' and ceiling vent holes identical to those at *Electricity Substation, Hay Street, Subiaco*. The concrete floor of the room behind the insulators has been covered with jarrah floorboards, although some concrete sections remain in the wooden floors of other rooms, which may be associated with its former use.⁶⁰

Aside from Subiaco, the Municipalities of Fremantle, Claremont, Midland, Nedlands, Bassendean, Cottesloe and South Perth each had their own electricity networks in the early twentieth century. In Western Australia electricity supply was centralised as much as possible when the East Perth Power Station was built and municipal power supplies were phased out. Fremantle and Midland surrendered theirs willingly, but the remainder resisted until compulsory acquisition occurred.⁶¹

Little is known about which remnant buildings may exist from the era of municipal power generation and distribution. The State Heritage Office database has files for several substations which are on their respective Municipal Inventories but very little information is available on each. Most

58 State Heritage Office assessment documentation 05424 *Electricity Substation, Hay Street, Subiaco*
 59 Spillman, K. (1985) *Identity prized: a history of Subiaco*. University of Western Australia Press, Western Australia, pp. 301, 357
 60 Conversation, State Heritage Office staff and Christobel Bennett, curator Subiaco Museum, October 2006
 61 SECWA file No. 1/651/200 volume 1

have been converted for other uses, and have little connection left to electricity distribution:

- P494 Claremont Municipal Council Electricity Substation at 280 Stirling Hwy was built 1923/24. The Claremont Electric Light Co. originally provided electricity to the area, the official switching on of the first light occurring in November 1900 at the power station in Guger Street, but the company's existence was short lived and it was taken over by the Municipality in 1904. In 1905 a substation was built at the corner of Davies and Shenton Roads. The Guger Street power house operated until 1924, after which the Municipality purchased electricity from East Perth. The Stirling Hwy substation was extended in 1943, and would have been taken over by the State Electricity Commission in 1951. It was sold in 1985 and converted for commercial use as a Car Service Centre.⁶²
- P4811 Roma at 182 Canning Highway, Como, was built as a substation (date unknown) and converted to three flats c.1963. It has since been converted to a single residence and is included in the Municipal Inventory for being a notable example of a late Twentieth Century Immigrants' Nostalgic style residence.⁶³
- P15932 Bants at 496 Stirling Highway, Peppermint Grove, was used as a substation from the 1940s and purchased in 1963 for commercial purposes by W. H. and J. E. Bants for £5,000.⁶⁴
- P3711 *Electricity Substation, Fremantle (fmr)*, [RHP] constructed in 1932-34 to service the expansion of the tramways and to cope with increased electricity demand in the Fremantle district. The place operated as a municipal substation until it was taken over by the State Electricity Commission in 1952, after which it was converted to other uses. In 1989, it was adapted for use as an energy museum (World of Energy), which operated for 20 years and closed in 2009. The place was permanently registered in February 2012.

There are two small brick substations extant in Fremantle. In North Fremantle, behind the North Fremantle Town Hall (fmr), there is a small building with a pyramidal roof, believed to be associated with the Fremantle Electric Tramways and Electric Lighting Board. It has an unusual ventilation feature on the roof, but no further information is available about it. There is also a small, hexagonal shaped brick building adjacent to the Fremantle train station, believed to be a former substation. It is highly unlikely either is still in use.⁶⁵

In Cottesloe, a small 1930s substation remains at 496 Stirling Highway. It has a parapeted facade in a 1930s style, distinctly different from the early

62 de Burgh, Jim, 'First Light: The Development of a State Government Electricity and Gas Supply in Western Australia' (unpublished, c.1955); Bodycoat, R., & G. Nayton, 'Heritage Assessment: 208 Stirling Hwy, Claremont' (2006)

63 Heritage Today, 'City of South Perth Municipal Inventory' (2000)

64 O'Brien Planning Consultants (1999) Peppermint Grove MI. Information provided by Graham Horne of Western Power

65 Information provided by Graham Horne, Manager, Western Power's World of Energy, October 2006

twentieth-century substations but still a deliberately imposing edifice. It is now in use as a commercial showroom.⁶⁶

The substation at P3273 *Midland Railway Workshops* is still intact and contains some equipment from c.1970s, but ceased operation c.2005. The Power House was built in 1904, and the substation extension added in 1911. It generated electricity until it became available from East Perth, and distributed electricity to the wider Midland Community until the 1920s.⁶⁷

Substations known to have previously existed that are now demolished include:

- P4832 Coode Street Power Station (site of), South Perth. The Hanton Quadrangle of Wesley College is now in this location.⁶⁸ It is recognised as a site on the Municipal Inventory.
- Cook Street Tramways substation, West Perth. The original substation was demolished, but an upgraded modern substation still operates in this location.
- Tramways Power Station, Wittenoom Street, East Perth.
- Perth Gas Co, Wellington Street (West Perth end).
- Tramways Power Station, corner of Kensington St and Claisebrook Road, East Perth.
- Municipal Power Plant, near Axon Street Station, Subiaco. Generated power for the Municipality of Subiaco from 1903 to 1923.

In more recent years, electricity substations have been provided as underground installations or incorporated into new commercial/office developments.⁶⁹

Electricity Substations, Perth is a good representative example of substations constructed in the early twentieth century, particularly those associated with the 1916 East Perth Power Station. It is a rare example of a complete set of substations, particularly as the main station they were built to support, *East Perth Power Station*, also remains extant.

Jack Ochiltree

Ochiltree was a prominent and prolific architect who practised in Western Australia for over forty years between the 1890s and World War Two. The SHO database notes 24 places designed by Jack Ochiltree, of which twelve are entered in the State Register. This includes four Fire Stations, including the landmark P02051 *No.1 Fire Station (fmr)*, Murray Street. Ochiltree was appointed architect to the Western Australian Fire Brigades Board in 1913 and served in the role into the 1920s. His Fire Stations, which like *Electricity Substations, Perth*, are functional buildings, demonstrate a similar level of

⁶⁶ Ron Bodycoat, 'No. 2 Electric Light Sub-Station 1914 and Murray Mews'

⁶⁷ Midland Redevelopment Authority brochure, *The History and Heritage of the Midland Railway Workshops*

⁶⁸ Wesley College heritage trail, available at <http://www.wesley.wa.edu.au/>

⁶⁹ Ron Bodycoat, 'No. 2 Electric Light Sub-Station 1914'

restrained but considered façade detailing with classically derived motifs.⁷⁰
The other eight places entered in the State Register are:

- P18566 *St Boniface Anglican Cathedral & Bishopscourt*, Bunbury
- P03485 *Shops, 452-460 William Street*, Perth
- P02161 *Carlton Hotel*, East Perth
- P11595 *First Church of Christ, Scientist*, Perth
- P03443 *Newmarracarra*, Bringo (Greater Geraldton)
- P02110 *Western Australia Club*, Perth
- P02131 *St John's Ambulance Building*, Perth
- P13930 *Koogereena Homestead*, Kojarena (Greater Geraldton)

Electricity Substations is a good example of Jack Learmonth Ochiltree's design approach to functional buildings.

13.4 KEY REFERENCES

13.5 FURTHER RESEARCH

⁷⁰ Taylor, John J, 'Jack Learmonth Ochiltree (1870-1954)', Western Australian Architect Biographies, <http://www.architecture.com.au/docs/default-source/wa-notable-buildings/ochiltree-jack-learmonth.pdf?sfvrsn=0> accessed 21 May 2015

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