CITY of PERTH

Lord Mayor and Councillors,

NOTICE IS HEREBY GIVEN that the next meeting of the **Planning Committee** will be held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Tuesday, 25 October 2016 at 5.30pm**.

Yours faithfully

MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER

20 October 2016

Committee Members (appointed 22 October 2015):

Members:	**1st Deputy:**	**2nd Deputy:**
Cr McEvoy (Presiding Member)		
Cr Adamos	Cr Green	Cr Limnios
Cr Yong		

Please convey apologies to Governance on 9461 3250
or email governance@cityofperth.wa.gov.au

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth

CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

KNOW YOUR EXITS

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

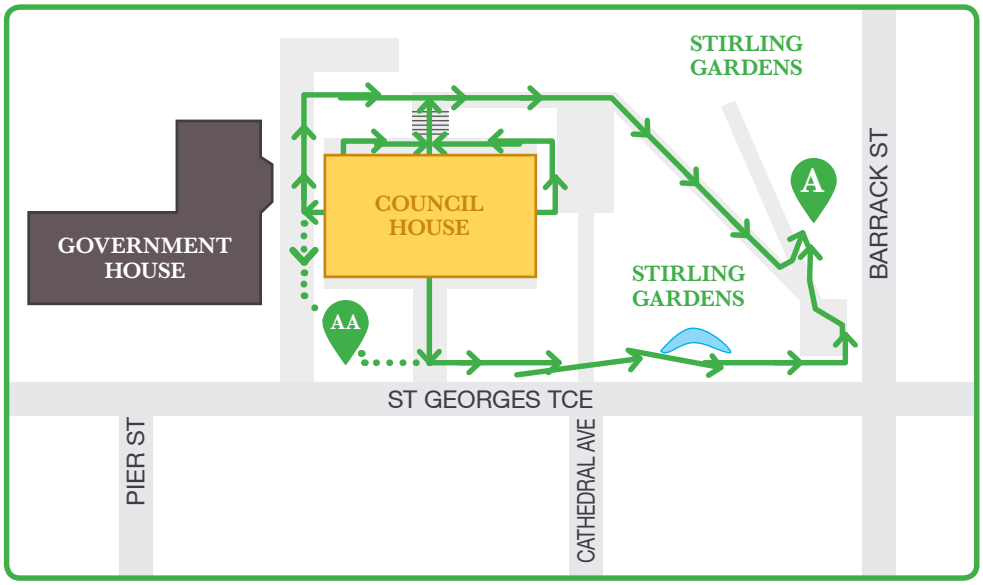
EVACUATION ALARM/PROCEDURES

whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. Do not use the lifts.
4. Remain calm. Move quietly and calmly to the assembly area in Stirling Gardens as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. Do not use the lifts.

EVACUATION ASSEMBLY AREA



A Assembly Area | AA Alternate Assembly Area

PLANNING COMMITTEE

Established: 17 May 2005 (Members appointed 22 October 2015)

Members:	**1st Deputy:**	**2nd Deputy:**
Cr McEvoy (Presiding Member)	Cr Green	Cr Limnios
Cr Adamos		
Cr Yong		

Quorum: Two
Terms Expire: October 2017

TERMS OF REFERENCE: [Adopted OCM 24/11/15]

To oversee and make recommendations to the Council on matters related to:

1. development, building, demolition, sign and alfresco dining applications and proposals for subdivision or amalgamation;
2. the City Planning Scheme and planning policies;
3. identification of long term planning opportunities and major projects, including the Perth City Link, Elizabeth Quay and;
4. strategic town planning initiatives and economic development;
5. Heritage, including:
   - 5.1 the City of Perth Municipal Inventory;
   - 5.2 the Register of Places of Cultural Heritage Significance referred to in City Planning Scheme No. 2, and management of same;
   - 5.3 heritage incentive initiatives;
6. transport and traffic network planning issues;
7. environmental improvement strategies including environmental noise management;
8. liquor licensing;
9. land administration issues, such as street names, closures of roads and rights-of-way and vesting of reserves;
10. applications for events held within the City of Perth that require planning approval as a result of excessive noise or traffic management proposals;
11. legislation and compliance in relation to land use planning.

This meeting is open to members of the public.

INFORMATION FOR THE PUBLIC ATTENDING COMMITTEE MEETINGS

Question Time for the Public

- An opportunity is available at all Committee meetings open to members of the public to ask a question about any issue relating to the City. This time is available only for asking questions and not for making statements. Complex questions requiring research should be submitted as early as possible in order to allow the City sufficient time to prepare a response.
- The Presiding Person may nominate a Member or officer to answer the question, and may also determine that any complex question requiring research be answered in writing. No debate or discussion is allowed to take place on any question or answer.
- To ask a question please write it on the white Question Sheet provided at the entrance to the Council Chamber and hand it to a staff member at least an hour before the meeting begins. Alternatively, questions can be forwarded to the City of Perth prior to the meeting, by:-
  - Letter: Addressed to GPO Box C120, Perth, 6839;
  - Email: governance@cityofperth.wa.gov.au.
- Question Sheets are also available on the City's web site: www.perth.wa.gov.au.

Deputations

A deputation wishing to be received by a Committee is to apply in writing to the CEO who will forward the written request to the Presiding Member. The Presiding Member may either approve the request or may instruct the CEO to refer the request to the Committee to decide whether or not to receive the deputation. If the Presiding Member approves the request, the CEO will invite the deputation to attend the meeting.

Please refer to the 'Deputation to Committee' form provided at the entrance to the Council Chamber for further information on the procedures for deputations. These forms are also available on the City's web site: www.perth.wa.gov.au.

Disclaimer

Members of the public should note that in any discussion regarding any planning or other application that any statement or intimation of approval made by any Member or officer of the City during the course of any meeting is not intended to be and is not to be taken as notice of approval from the City. No action should be taken on any item discussed at a Committee meeting prior to written advice on the resolution of the Council being received.

Any plans or documents contained in this agenda may be subject to copyright law provisions (Copyright Act 1968, as amended) and the express permission of the copyright owner(s) should be sought prior to their reproduction.

PLANNING COMMITTEE
25 OCTOBER 2016

ORDER OF BUSINESS

1. **Declaration of Opening**

2. **Apologies and Members on Leave of Absence**

3. **Question Time for the Public**

4. **Confirmation of Minutes – 4 October 2016**

5. **Correspondence**

6. **Disclosure of Members' Interests**

7. **Matters for which the Meeting may be Closed**

8. **Reports**

9. **Motions of which Previous Notice has been Given**

10. **General Business**

10.1 Responses to General Business from a Previous Meeting

1. Bike Boulevard Project, Crawley

At the Planning Committee held on 4 October 2016, Cr Adamos requested information on the bike boulevard project in Crawley.

The A/Director Planning and Development provided information to the Elected Members by email on Wednesday, 19 October 2016 (TRIM 182874/16).

2. Mardalup Jetty at Claisebrook Cove

At the Planning Committee held on 4 October 2016, Cr Adamos requested information regarding Mardalup Jetty at Claisebrook Cove.

The A/Director Construction and Maintenance provided information to Cr Adamos by email on 12 October 2016 (TRIM 185446/16).

(Cont'd)

10.2 New General Business

11. Items for Consideration at a Future Meeting

Outstanding Report:
Nil

12. Closure

INDEX OF REPORTS

Item	Description	Page
1	8/90 (LOT 8 ON SP 58159) TERRACE ROAD, EAST PERTH – PROPOSED ALFRESCO AREA AND MODIFICATIONS TO HOURS AND SIGNAGE FOR APPROVED 'LOCAL SHOP'	1
2	MATCHED FUNDING BUSINESS GRANT – 2016/17 PROGRAM – BABOOSHKA BAR	17
3	EVENT – WELLINGTON SQUARE – CHINESE CULTURAL WORKS PRESENTS PERTH FESTIVAL OF LIGHTS	19
4	INVESTIGATION OF FOOD AND BEVERAGES PREPARATION WITHIN ALFRESCO DINING AREAS	26
5	EXPANDED CITY OF PERTH BOUNDARY – SUBIACO FOOD BUSINESSES – ALFRESCO AREAS (COUNCIL POLICY 14.4 – ALFRESCO DINING POLICY 2000)	35
6	PROPOSED STREET NAME FOR THE RIGHT OF WAY – 111-121 NEWCASTLE STREET PERTH	38
7	PROPOSED ENTRY OF GRAND CENTRAL HOTEL – 379 WELLINGTON STREET, PERTH IN THE CITY PLANNING SCHEME NO. 2 HERITAGE LIST	41
8	PROPOSED PERMANENT HERITAGE REGISTRATION OF P23847 EDITH COWAN'S HOUSE AND SKINNER GALLERY (FMR) 31 MALCOLM STREET PERTH, IN THE STATE HERITAGE REGISTER.	50
9	REVIEW OF THE STATE GOVERNMENT DRAFT TRANSPORT @ 3.5 MILLION - PERTH TRANSPORT PLAN	53
10	REVISED CYCLE PLAN IMPLEMENTATION PROGRAM 2016-2021	59

ITEM NO: 1

8/90 (LOT 8 ON SP 58159) TERRACE ROAD, EAST PERTH – PROPOSED ALFRESCO AREA AND MODIFICATIONS TO HOURS AND SIGNAGE FOR APPROVED 'LOCAL SHOP'

RECOMMENDATION: ***(APPROVAL)***

That Council:

1. in accordance with the provisions of City Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for modifications to an existing local shop and associated window signs at Unit 8/90 (Lot 8 on SP 58159) Terrace Road, East Perth as detailed on the Metropolitan Region Scheme Form One dated 14 July 2016 and as shown on the plans received on 25 August 2016 subject to:

1.1 the operating hours of the local shop remaining as 7.00am to 9.00pm Monday to Friday, and 8.00am to 9.00pm Saturday and Sunday;

1.2 a revised waste management plan detailing waste collection from the alfresco seating area and management of littering by customers in the vicinity of the tenancy being submitted by the applicant and approved by the City prior to the commencement of the use of the alfresco seating area;

1.3 all window signage being installed and maintained in accordance with the plans submitted by the applicant to the City on 25 August 2016;

1.4 the existing window signage that is unaltered by this application being made good within 28 days of this approval to the City's satisfaction, to comply with the approved plans;

1.5 the proposed A-frame sign not being part of this development approval as it is considered that the sign will have an adverse impact on the visual quality and amenity of the apartment complex at 90 Terrace Road and on the character of the Terrace Road streetscape;

(Cont'd)

1.6 a maximum of two umbrellas being provided on either side of the architectural feature wall with and a maximum of four tables and seven chairs within the designated alfresco seating area;

1.7 the proposed furniture for the alfresco seating area being of high quality, strong, durable, rustproof and weather resistant materials, with the preferred materials being metal or timber and with the feet of any furniture being suitably encased in rubber or plastic to minimise noise. Final details of the furniture being submitted by the applicant and approved by the City prior to the installation of the outdoor furniture;

1.8 the proposed umbrellas providing a minimum clearance of 2.3 metres above the pavement immediately below and must not display any signage, logos or advertising;

1.9 all outdoor furniture, including umbrellas, being stored within the subject tenancy at close of business each day;

1.10 the alfresco area being maintained to a high standard of cleanliness and hygiene, to the satisfaction of the City of Perth; and

1.11 Conditions four to nine of the State Administrative Tribunal orders dated 26 October 2015 remain applicable.

2. the applicant be advised that with regard to part 1.2 above, management of waste from or generated by the local shop shall be in accordance with the waste management plan as approved by the City of Perth.

BACKGROUND:

SUBURB/LOCATION:	Unit 8/90 (Lot 8 on SP 58159) Terrace Road, East Perth
FILE REFERENCE:	2016/5293
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	17 October 2016

MAP / SCHEDULE:	Schedule 1 – Map of Unit 8/90 Terrace Road, East Perth Schedule 2 – Perspective
LANDOWNER:	Mr L Altintas and Mrs S Altintas
APPLICANT:	Mr J Qaraleh
ZONING:	(MRS Zone) Central City Area (City Planning Scheme Precinct) Adelaide (P13) (City Planning Scheme Use Area) Residential R160
APPROXIMATE COST:	$500

SITE HISTORY:

The subject site is located on the northern side of Terrace Road between Burt Way and Bennett Street, East Perth. It is occupied by the recently constructed 'Adagio' development which comprises two, four storey mixed-use buildings fronting Terrace Road located either side of a main vehicle entry, with a 24 storey residential tower to the rear. The subject tenancy is located at the ground floor level of the western four storey building, fronting Terrace Road and adjacent to the vehicle entry. It has an area of approximately 185m^2.

On 25 November 2014 (reference DA-2014/5395), a development application was lodged with the City of Perth for a 'local shop' with associated signage at the subject site. The Council did not support the proposal *"due to amenity concerns which would have adverse impacts on the affected adjoining owners of the proposed tenancy use."* The applicant referred the application to the State Administrative Tribunal (SAT) for review.

The application was the subject of a number of mediation sessions and direction hearings at SAT, in which representatives of the objecting residents of the Adagio Apartments were involved. The applicant submitted revised details for consideration, addressing concerns raised regarding the proposed signage, screening of shelving, and general amenity issues.

At its meeting held on **22 September 2015**, Council considered the progress of the application through SAT and the advice of a SAT senior member and the City of Perth solicitors. It was resolved *"that given the State Administrative Tribunal's apparent disposition to inevitably grant approval for a local shop at 8/90 Terrace Road, East Perth, Council authorises the Chief Executive Officer to negotiate and execute a Consent Order in relation to SAT DR96/2015 Altintas & Anor and City of Perth."*

The SAT issued approval on 26 October 2015 for the revised proposal subject to the following conditions (as prepared by the City of Perth):

"1. A waste management plan including details of a permanent storage and wash down facility for bins for both recyclables and general waste, waste collection, and management of littering by customers in the vicinity of the tenancy shall be

submitted for approval by the City, and be approved by the City, prior to the commencement of trading of the local shop.

2. *Management of waste from or generated by the local shop shall be in accordance with the waste management plan as approved by the City.*

3. *All signage and transparency of window glazing must be installed in accordance with the plan titled 'Elevations DA Rev 3' submitted by the Applicant to the City on 19 August 2015.*

4. *The hours of trading of the local shop must be limited to 7.00am to 9.00pm Monday to Friday, and 8.00am to 9.00pm Saturday and Sunday.*

5. *Vehicles delivering goods to the local shop are restricted to the hours of trading, with the exception of up to two deliveries per day between 5.00am to 7.00am Monday to Friday, and 6.00am to 8.00am Saturday and Sunday, for milk and/or bread only.*

6. *Any shelving, storage, displays and cabinets must be located at a distance of at least one metre away from transparent windows.*

7. *All access to and from the local shop must be restricted to the door facing Terrace Road. Other doors may be used for emergency access only.*

8. *The on-site parking bays allocated to 8/90 Terrace Road, East Perth shall be used only by the tenants of this tenancy (including for the purposes of low-volume deliveries to the local shop, where necessary) and must not be used by customers of the local shop or any other vehicles delivering goods to the local shop.*

9. *Any vehicles delivering goods to the local shop must not park in or obstruct the private driveway to 90 Terrace Road, East Perth."*

The shop currently provides convenience goods including some take away food such as pre-made sandwiches, pies, sausage rolls and coffee.

DETAILS:

An application has been received seeking approval for modifications to the existing local shop at Unit 8/90 Terrace Road, East Perth. The applicant is seeking to:

- modify the approved hours of operation of the shop from 7.00am to 9.00pm Monday to Friday, and 8.00am to 9.00pm Saturday and Sunday to 6:00am to 12:00am Monday to Sunday.

- have an 'A frame' sign next to the shop entry promoting the sale of coffee from the tenancy. The sign is proposed to be located within the strata lot boundaries at all times.

- remove a portion of the existing window signs to the corner of the tenancy to allow further transparency into the tenancy and install two new blank white vinyl screens to the glazed doors to the eastern façade of the shop which are permitted to be used for emergency access only. The signage is proposed to be modified in a way that ensures that the internal shelving remains screened from view of the street. The total area of the existing signage/vinyl screening on the windows is 37.8m^2 with the proposed modifications reducing the overall sign area on the windows to 34.8m^2.

- have an 'alfresco' seating area at the front of the shop within the strata lot boundaries, containing four tables, each with two chairs and an umbrella.

LEGISLATION / POLICY:

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

Policy
Policy No and Name: Policy 4.1 – City Development Design Guidelines
Policy 4.6 – Signs
Policy 6.4 – Terrace Road Design Policy

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject property is located within the Residential Use Area of the Adelaide Precinct (P13) under City Planning Scheme No. 2 (CPS2). The Precinct is intended to be developed as a residential quarter accommodating a wide range of residential and visitor accommodation and employment opportunities serviced by activities which support these uses. The Terrace Road Residential Use Area is intended to remain an area for high density residential uses. Non-residential uses such as kiosks, coffee shops, restaurants and local shops are appropriate provided they are small scale, serve the residents and visitors and are part of a residential or special residential development.

A local shop falls within the Retail (Local) use group under the CPS2 and in the Residential Use Area of the Adelaide Precinct this is a contemplated ('C') use subject to advertising.

The property also falls within the Terrace Road Design Policy area. An objective of the Policy is "*to encourage a range of incidental and complimentary commercial uses adjacent to street frontages in order to increase the level of activity along both Terrace Road and the existing north/south streets*."

Development Requirements

The proposed changes to the existing local shop do not affect any of the approved development standards for the 'Adagio' development.

In accordance with Clause 67 of the *Planning and Development (Local Planning Scheme) Regulations 2015* – Deemed Provisions for Local Planning Schemes, in considering this application the Council is to have due regard to the following matters to the extent that, in the opinion of the Council, those matters are relevant to the proposed development as follows:

"(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;

(b) the requirements of orderly and proper planning…;

(g) any local planning policy for the Scheme area;

(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the … appearance of the development;

(n) the amenity of the locality including the following —

(i) environmental impacts of the development;

(ii) the character of the locality;

(iii) social impacts of the development;

(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;

(y) any submissions received on the application;"

The proposed revised hours of operation require planning development approval as it is varying a condition that was imposed on the existing approval.

A development application is required for the alfresco area under the CPS2 for works altering the external appearance of the building and for modifying the approved use of the land.

The proposed modifications to the signage will vary a condition imposed on the existing development approval and seeks to vary the requirements of the City of Perth's Signs Policy. Variations to the Signs Policy provisions applicable to the development can be granted by an absolute majority decision of the Council, in accordance with Clause 47(3) of the CPS2 and provided the 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 application was advertised to a total of 115 owners at 90 Terrace Road, East Perth from 7 September 2016 to 3 October 2016.

A total of 23 submissions were received during the advertising period all of which were objections to the proposal. The submissions are available for Elected Member viewing if requested and the issues raised are summarised as follows:

Extension of Opening Hours

a) SAT concluded that the shop should only operate during the current approved hours as it believed opening hours beyond these times would negatively impact the residents within Adagio and the surrounding area. Extending the shop opening hours until midnight each day of the week, is neither required nor acceptable for those living directly next to the shop.

b) The extended trading hours will increase the security risk to the whole Adagio complex with people loitering about at night and the early hours of the morning.

c) The use and enjoyment of adjoining residential balcony space will be impacted by the extended operation hours by lighting from the store.

d) The unit was never intended to be open for business seven days a week with long trading hours, otherwise current owners may not have purchased. Other uses within the area are restricted in operating hours 9.00pm or 10.00pm or located where they will not affected residents.

e) There are two shops operating 24 hours, seven days a week in close proximity, which can service the requirements of casual visitors and locals to the area. These shops are separated by a number of levels between the Residential uses above, and as such do not have impact on residents within these buildings.

f) There is no control of wrappings and other material from food that buyer's litter around the front of the building and this will only increase with longer hours. At present the proprietor does not strictly control this and no rubbish bins are provided.

g) One resident who lives above the shop advised they are more than happy for the shop to operate between the hours of 6.00am to 10.00pm latest.

Signage

a) The proposed removal of existing screening located at the corner of the shop would also increase the shop's visibility considerably. The apartments which face the shop directly will be further compromised in terms of privacy and the visual disturbance from the shop would be increased, particularly in the evenings when utilising the balcony for dining and relaxing.

b) The provision of an 'A frame' sign next to the doorway will restrict access and potentially cause harm to the public.

c) The ‘A’ frame sign will add to the visual pollution.

d) The ’A’ frame sign is against the strata by-laws and thus cannot be approved. In spite of the existing restrictions the tenant has been displaying a sign in the entrance for an extended period

e) Removing the existing signs (vinyl wrap) will result in the increase of visual pollution from the shelving and displays and will not be in keeping with the premium complex.

Alfresco

a) Little justification of why umbrellas are needed in the proposed alfresco area, as the proposed area is undercover and is only being proposed to increase the shops “visibility”.

b) The area proposed for the alfresco is not the same design or size as alfresco areas in other commercial developments along Terrace Road.

c) Patrons of the tenancy can utilise existing seats and facilities located along Terrace Road and the many seats and facilities across the road on Langley Park.

d) The proposed ‘alfresco’ area will further lower the standard of the complex and lower property values. The tables and chairs would need to reflect the theme of a premium residential building.

e) There is a concern of where the chairs and tables will be stored.

f) Advertising will be attached to the umbrellas.

g) The alfresco area will promote people to smoke and will result in more rubbish being left around the verge area.

h) The use of alfresco area has the potential to become noisy late at night.

i) Any attempt to anchor the umbrellas will further result in deterioration in the maintenance of the pristine, luxury appearance the residents seek to maintain.

j) The area is too small to house the amount of tables, chairs and umbrellas currently proposed. The alfresco area will create a cluttered appearance and

umbrellas are not feasible. If an umbrella were to be placed in this area it would need to be less than a metre wide as there needs to be space for a thoroughfare.

k) The proposed alfresco area would cause considerable access difficulties to residents and shoppers (in particular the blind, disabled and less mobile pedestrians). The terrace is very narrow with numerous steps, and any objects positioned on the terrace would immediately become a safety hazard and raises a question of liability and insurance.

Parking and Deliveries

a) There have been many occasions where visitors to the convenience store, have parked in the driveway causing issues with access for the residents. The extension of operating hours is likely to increase this as visitors are unlikely to walk to the store at night.

b) Delivery trucks have limited parking space if the Terrace Road curbside bays are full frequently they park in the bus bay which causes problems for the bus drivers.

c) Vehicles have parked on the lawn verge causing damage to the lawn and sprinkler system

d) Terrace Road is mainly a residential street and parking in the evenings is limited, especially if there is functions on at the Pan Pacific, Hyatt and Crowne Hotels.

Breach of Existing Approvals

a) The shop has been continually in breach of the Planning Orders and the strata by-laws.

b) The tenants of the unit are in breach of the conditions of planning approval relating to:

- signage and transparency of window glazing;
- restriction in the hours of trade;
- shelving, storage and displays being screened from view;
- all access to and from the shop being restricted to the door facing Terrace Road; and
- any vehicles delivering goods must not park in or obstruct the private driveway.

c) Approval is required under the strata by-laws for the change in operating hours, signage and use of the alfresco area;

d) The existing, agreed, signage was tampered with and is now in poor order.

General

a) To date there has not been an application to the Council of owners for the proposed changes.

b) Patrons frequently drop rubbish and cigarettes in the vicinity and the shop has not been observed to make any attempt to clean the area. The cleaners employed by the strata have been cleaning this area.

c) The owners of the shop have demonstrated no regard for our residence, maintaining damaged vinyl wrap, signage on external windows, dirty windows, failure to pick up shop rubbish including smoking on the steps and discarding butts, blocking common property fire doors, regularly utilises the side access door which was not permitted under planning approval and cheap hand made signage supported by unauthorised flashing coloured signs.

A summary of the issues raised was provided to the applicant and he has provided responses which form an attachment to this report. A summary of the main points raised by the applicant are as follows:

a) There is sufficient parking allocated to the unit on site for the limited deliveries and staff parking.

b) At no point in time do delivery trucks or visitors to the shop block the common driveway, with other vehicles unrelated to the shop frequently blocking the common driveway.

c) We do not breach the current opening hour restrictions as alleged.

d) The extension of the opening hours will have a beneficial impact on late night security within the area.

e) The petition provided is sufficient proof that the extension of operating hours is needed and warranted.

f) The shop is required to open outside of supermarket operating hours to be successful and the restriction in the number of local shops within the area should be market led.

g) The light emanated from the shop in later hours will not impact on the residents in adjoining apartments and noise generated form the alfresco area during the evening will be limited as there will be few patrons utilising this area at that time.

h) The modifications to signage are necessary to ensure people are aware of the shop with the ‘A Frame’ sign required to promote weekly specials.

i) The claim that the alfresco area will disturb residents or restrict the access is untrue with the storage of the alfresco furniture is easily accommodated within the shop.

j) The alfresco area will assist in protecting customers from rain and sun exposure and help promote the café aspect of the shop with the umbrellas to be removed in inclement weather.

k) The shop only sells four to five packets of cigarettes per day with most of these being sold to residents of the complex and it 6 is unlikely the alfresco area will promote smoking and littering.

l) There is sufficient space to accommodate more than four tables, umbrellas and eight chairs.

m) The shop is always clean with no rubbish with sufficient rubbish bins in the shop for patrons of the shop to utilise.

A petition against the approval of the modifications to the proposed local shop was submitted on 3 October 2016. The petition contained a total of 48 signatures all from the Adagio development at 90 Terrace Road, East Perth (of which multiple submissions have been made from occupants of the same apartments). The petition requested the non-support of the proposal for the following reasons:

"1. The significant detrimental impact to residential and visual amenity that would result from the proposal;
2. The applicant's continues disregard for the amenity of residents in the Adagio development, both prior to and subsequent to operating a Local Shop at Lot 8; and
3. The applicant's continued disregard for the current planning approval conditions that were mediated through the State Administrative Tribunal just over 12 months ago".

The issues raised in the petition are generally reflected in the submissions received during the advertising period.

The applicant provided a petition for support for the proposal for the 'extended hours until 12.00am from the shop'. The petition contained a total of 122 signatures comprising of:

- 16 residents of the Adagio development at 90 Terrace Road, East Perth;
- 10 residents of the Toccata development at 88 Terrace Road;
- eight residents of Reflections East at 98 Terrace Road, East Perth;
- 44 residents from the broader Terrace Road area;
- 18 residents from the broader East Perth area;
- 25 from the broader Perth region; and
- One submission from outside Western Australia.

Copies of the petitions are available for Elected Member viewing if requested.

Comments

The applicant's response and the issues raised by the objectors are discussed under the following headings:

Operating Hours

The applicant advised that almost all of their customers from within the complex and surrounding complexes, offices and hotels have requested business hours to be extended. They have also stated that the peak time for the shop is between 9.00pm to 12.00pm when the larger supermarkets are closed and opening within these times is necessary for the viability of the business.
Regarding the security concerns expressed the applicant has responded the extension of the opening hours will have a beneficial impact on the safety of the area as it will provide late night surveillance to the area and the shop will have a security guard on duty. It is considered that the extension of hours would be beneficial to the safety of the area by providing passive surveillance however this should not be at the detriment to residential amenity within the area.

Clause 2.1 of the Terrace Road Design Policy states the objectives of the land uses within the area is "t*o actively encourage a wide variety of high density residential development supported by a range of complimentary commercial uses along the Terrace Road frontage".* The extension of the operating hours until midnight is not considered to compliment the residential uses due to the potential amenity impacts on the abutting residential uses.

Whilst it is acknowledged that there are a number of 24 hours shops within close proximity of the site this is not a relevant planning consideration. The separation distance between the shop and apartments particularly within the podium level of the building is however of concern with the shop potentially generating noise from additional vehicular and pedestrian movements and light pollution that would have negative impact on the amenity of the residents within these apartments.

It is acknowledged that the matter of operating hours was previously given extensive consideration during SAT mediation and in recognition of the potential impact that later trading hours could have on the residents of the Adagio apartments the parties agreed to a condition limiting the hours from 7.00am to 9.00pm Monday to Friday, and 8.00am to 9.00pm Saturday and Sunday, through a Consent Order. While later trading hours could be enjoyed by some, given the comments received by the affected residents, it is considered that the proposed change of hours should not be supported as this would adversely impact on the residents' amenity and would be contrary to the orderly and proper planning of the locality.

Signage

Whilst the removal of the portion of the signage to the façade of the tenancy will result in visibility into the shop being increased it is considered the signage will still provide sufficient screening to those shelves within close proximity to the shop front. The existing condition requiring any shelving, storage, displays and cabinets being

located at a distance of at least one metre away from transparent windows will still have effect and can be enforced by the City of Perth.

It is considered that the removal of this section of the signage will not add to any visual privacy issues for the balcony which is already clearly visible from surrounding public spaces. It is also considered the proposed modification to the approved window signage to the street façade of the building will have a beneficial impact on the streetscape of the area providing greater visual surveillance and adding visual interest and vitality which is consistent with Clause 5.2.2(a) of the City Development Design Guidelines Policy 4.1.

The installation of the additional white vinyl to the glazed doors to the eastern façade of the shop will assist in compliance with the existing condition requiring all access to and exit from the local shop being restricted to the door facing Terrace Road. This additional vinyl film will also assist with screening shelving and reducing light spill to surrounding apartments.

The 'A frame' sign placed within the shop entry is considered to be inappropriate to the character of the site and potentially will add to visual clutter on the site. It could be a trip hazard to pedestrians and will potentially block pedestrian movement into and out of the tenancy. The sign also could have the potential to become a hazard in strong winds. Given the sign will be portable it could be relocated to a safer location, however this could make it more visually prominent with greater impacts on the amenity of the site. Therefore, the addition of an A-frame portable sign should not be supported.

Alfresco Area

Submissions raised questions regarding the need for the umbrellas for the proposed alfresco area due to lack of direct sunlight to the site. Whilst is acknowledged the alfresco area may not receive direct sunlight for the majority of the time it is considered the umbrellas will provide interest and activation to the shop front and the 'need' for the umbrellas is not a relevant planning consideration.

It has also been raised that the alfresco area will not match existing alfresco areas along Terrace Road and will lower the standard of the complex. The City's scheme and policies do not impose requirements for the design of outdoor seating areas with the appropriateness and design assessed on a case by case basis. The alfresco area is considered to be appropriate in size and location and is not considered to have a detrimental impact on the building or its surrounds.

Concern has been raised regarding the use of the alfresco area having the potential to become noisy late at night. Given the recommended retention of the existing operating hours it is not considered the use of the alfresco area will have any adverse impact on the residents.

Residents raised concerns regarding where the chairs and tables will be stored. The applicant has advised that all furniture will be stored within the shop at close of business and that there is sufficient room to accommodate this. It is considered that

this is an acceptable solution and should be imposed as a condition on any approval granted.

In regard to the concerns expressed regarding smokers the applicant has also advised the area in front of the shop is always maintained clean and there are currently three rubbish bins inside the store for customers to use. It is not considered the alfresco area will result in an increase in smoking and rubbish within the front of the shop however a condition should be imposed on any approval granted requiring an updated management plan be provided prior to the alfresco area commencing detailing littering by customers and waste generated by the alfresco area.

Residents also raised safety concerns and liability issues regarding the alfresco area. The proposed umbrellas will be required to be secured to the satisfaction of the City of Perth with a condition being imposed to this effect. The applicant has also advised that in inclement weather the umbrellas will not use utilised.

The alfresco area is proposed to occupy an area of 1.07 metres from the railing which will leave a pedestrian manoeuvring area between the alfresco area and the shop front of 1.03 metres. Pedestrian flow through this space is currently impeded by the architectural support feature of the building which intrudes into the space by the same distance. The primary access to the tenancy is via the steps directly in front of the tenancy which is not impacted by the alfresco area. Disabled access to the tenancy is currently obtained via the ramp to the east of the tenancy as there are steps to the west and east of the alfresco space. As such the alfresco area will not block any space designated for disabled access to the tenancy or site.

The City of Perth Council Alfresco Dining Policy 14.4 is applicable to public land only however is considered an appropriate guide to assess the proposed alfresco area. The policy states that the minimum practical width of an alfresco dining area is one metre which will allow for 2 chairs and a table. The policy also requires a maximum of one chair per square within an alfresco dining area. The proposed alfresco area is $7m^2$ in size and as such to be in line with the City of Perth's Alfresco Dining Policy a maximum of seven chairs should be provided. To ensure the area is not visually cluttered it is recommended a maximum of two umbrellas be provided on either side of the architectural feature wall with and a maximum of four tables and seven chairs over the area.

The policy also requires furniture to be strong, durable, waterproof, rustproof and weather resistant and should fold or stack for storage for removal from the alfresco dining area each day. The preferred materials are metal or timber with the feet of any metal furniture being suitably encased in rubber or plastic to minimise noise. To provide shade and shelter, high quality market umbrellas are encouraged. It is considered that a condition requiring the proposed alfresco furniture to be of a high quality and being maintained so as not to detract from the prestigious character of the apartments, with final details of the furniture being submitted and approved by the City of Perth prior to its installation.

The City of Perth's Alfresco Dining Policy requires a canopy of umbrellas to provide a minimum headlight of 2.3 metres above the pavement. A height of 2.83 metres is provided above the alfresco area floor to the underside of floor above. As such it is

feasible for the umbrellas to provide this minimum head height clearance with a condition to this affect be imposed on any approval granted.

The applicant has indicated that the proposed umbrellas will have the café name displayed on them. This signage has not been submitted by the applicant and would be subject to a separate application for planning approval. The signage however is considered to have the potential to add to visual clutter within the area and is not considered to be in keeping with the area. A condition should be imposed on any approval granted requiring the umbrellas to display no signage.

Parking and Deliveries

Concern was raised by the residents regarding insufficient parking and illegal parking of vehicles. The applicant has advised that there is sufficient parking in front of the shop and the majority of their customers are from the site and surrounding apartments, offices and hotels and therefore walk to the shop. Deliveries are also limited to two to three times a month with most deliveries undertaken by the owners of the shop which utilise their allocated parking. Furthermore they have stated that not once has a delivery parked within the driveway of the complex and advised that numerous deliveries and tradesmen unrelated to the business are parking within the driveway. Regardless of the allegations, these issues are not relevant to the current proposal.

Breach of Existing Approvals

Concern has been raised regarding ensuring compliance with any existing and proposed development conditions. As with any conditions of development approval, they are enforceable in accordance with the *Planning and Development Act 2005*, with the standard powers and fines applicable.

It has also been noted that the existing, agreed, signage was tampered with and is now in poor order. It is considered appropriate that a condition be imposed on any approval granted for the existing window signage is made good to comply with any modified approval to the City of Perth's satisfaction.

General

In regards to issues raised about the existing signage within the shop, these signs are currently exempt form planning approval as they do not constitute a sign requiring development approval under the City of Perth's Signs Policy 4.6. The City's draft revised sign policy proposes to modify this to require all internal signs within one metre of the shop front to be the subject of development approval however, this would not apply retrospectively to existing signs.

With regard to the shop not being approved as a 'coffee shop' the applicant is not seeking to change the use of the local shop or for the sale of coffee and fresh food to be the predominant use of the tenancy with the sale of these products considered ancillary to the approved use of the Local Shop.

Strata By-Laws

The Council of Owners has raised concerns regarding the compliance with the Strata By-laws. However, compliance with the By-Laws would need to be pursued by the Council of Owners independently. The Strata By-Laws do not fall within the matters which can be considered when determining a development application under the CPS2.

Conclusion

The proposed alfresco area and modifications to the window signs are considered to be an acceptable outcome for the Terrace Road streetscape and is consistent with the intent of the CPS2 and the Terrace Road Design Policy. Subject to conditions discussed within the report these modifications to the local shop are unlikely to have any significant impact on the amenity of the locality or on the residents of 90 Terrace Road and can therefore be supported.

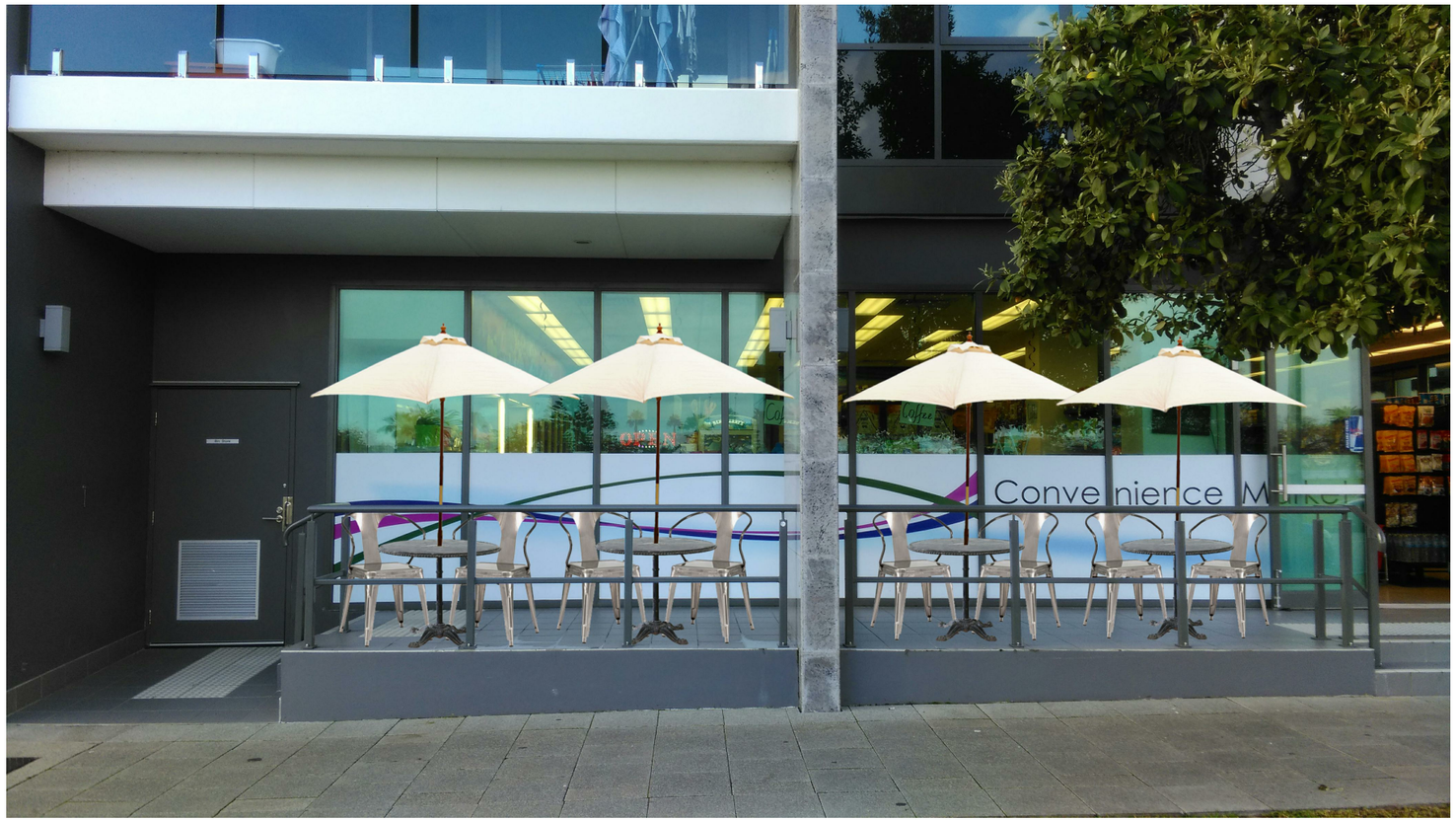
The proposed 'A frame' sign is not supported due to the potential to add to visual clutter within the area and quality of the sign is considered to be inappropriate for the area.

The proposed extension of the operating hours of the shop are also not supported due to the potential impact the hours would have on the amenity of those residents from additional noise and light pollution during late evening hours.

2016/5293 – UNIT 8/90 (LOT 8) TERRACE ROAD, EAST PERTH

SCHEDULE 1

SCHEDULE 2



SCHEDULE 2

REV	DATE	DESCRIPTION	DRAWN
A	02/08/16	First Issue	ER

SOR Drafting Services
Ph: 0468 965 426
contact@sordrafting.com
www.sordrafting.com

PROJECT NAME
8/90 Terrace Rd, East Perth WA

PRELIMINARY

PROPOSED EATING AREA & SIGNAGE ALTERATION
SITE PLAN & STREET VIEW

PROJECT N° 093
SCALE 1 : 2000
SHEET SIZE A3
D16012
SHEET N° 01
REV A

ITEM NO: 2

MATCHED FUNDING BUSINESS GRANT – 2016/17 PROGRAM – BABOOSHKA BAR

RECOMMENDATION: ***(INELIGIBILITY)***

That the Planning Committee notes the Matched Funding Business Grant application for Babooshka Bar located at 3/189 William Street, Northbridge, is ineligible in accordance with Sub-Clause 2.2.11 of Council Policy 6.19 – Matched Funding Business Grants, as the business applicant has previously received City of Perth Matched Funding in the 2015/16 funding round.

BACKGROUND:

FILE REFERENCE:	P1032887
REPORTING UNIT:	Economic Development
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	13 October 2016
MAP / SCHEDULE:	Confidential Schedule 3 – Original Application Assessment

The 2016/17 Matched Funding Business Grant report, detailing the Officers recommendations for funding recipients in the 2016/17 Program, was approved by the Planning Committee and Council on 23 August 2016 and **30 August 2016**, respectively.

However, Council deferred the officer's recommendation to award Babooshka Bar grant funding of $10,000 to assist with minor works and safety, amenity and security improvements to existing alfresco and undercover area in the locality, on the condition that Officers further assess the application against the requirements of Council Policy 6.19 – Matched Funding Business Grants.

This report therefore provides clarification with regards to Council's request for more information at its meeting held on **30 August 2016.**

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Council Four Year Priorities: Community Outcome Perth as a Capital City The City is recognised internationally as a City on the move and for its liability, talented people, and centres of excellence and business opportunities.

Policy
Policy No and Name: 6.19 – Matched Funding Business Grants

DETAILS:

An email and letter dated 7 September 2016 was sent directly to the applicant requesting clarification as to whether their business had previously received a Matched Funding Business Grant from the City over the past five years (TRIM 156951/16).

In an email dated 23 September 2016, the applicant confirmed that there was a legal partnership in place at the time a grant was awarded to a business in the 2015/16 funding round, in which they owned 10% of the business (TRIM 185069/16).

By confirmation of the above, the applicant is ineligible in accordance with criteria detailed in Council Policy 6.19 – Matched Funding Business Grants, specifically:

"2.2 The City of Perth will not consider application from:

2.1.11 any business which has received a City of Perth Match Funding Business Grant over the past five (5) financial years."

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 93 972 000
BUDGET ITEM:	Business Support and Sponsorship – Donations and Sponsorship
BUDGET PAGE NUMBER:	85
BUDGETED AMOUNT:	$145,000 (includes all Business Grant Programs)
AMOUNT SPENT TO DATE:	$ 81,000
PROPOSED COST:	$ 0
BALANCE:	$ 64,000

All figures quoted in this report are exclusive of GST.

COMMENTS:

Based on the provision of the information detailed above, the Planning Committee notes that Babooskha Bar located at 7/189 William Street, Northbridge is ineligible for the Matched Funding Business Grant application in accordance with Sub-clause 2.2.11 of Council Policy 6.19 – Matched Funding Business Grants.

CONFIDENTIAL SCHEDULE 3
ITEM 2 – MATCHED FUNDING BUSINESS GRANT – 2016/17 PROGRAM – BABOOSHKA BAR

FOR THE PLANNING COMMITTEE MEETING

25 OCTOBER 2016

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

ITEM NO: 3

EVENT – WELLINGTON SQUARE – CHINESE CULTURAL WORKS PRESENTS PERTH FESTIVAL OF LIGHTS

RECOMMENDATION: ***(APPROVAL)***

That Council:

1. approves the use of Wellington Square for the Perth Festival Of Lights, from Friday, 24 March 2017 until Sunday, 7 May 2017 from approximately 6.00pm to 9.30pm subject to the event organiser Chinese Cultural Works:

1.1 indemnifying the City of Perth against any claim arising from the event and the applicant's use of Wellington Square and holding a Public Liability Insurance Policy with a limit of indemnity of not less than $10,000,000;

1.2 covering all costs associated with the event including City of Perth supervision and services, cleaning and repairing any damage to Wellington Square resulting from the event and any other costs identified in the management plans to mitigate any risks;

1.3 paying the estimated reserve hire fee of $62,004.55 (excluding GST), Public Building fees, Regulation 18 application fee and associated noise monitoring costs and a $20,000 damages bond;

1.4 complying with the relevant requirements of the Health Act 1911, Food Act 2008, Environmental Protection (Noise) Regulations 1997 and the Health (Public Buildings) Regulations 1992;

1.5 providing management plans to adequately address risk, noise, waste, parking, security and disability access and inclusion to the satisfaction of the City of Perth, at least one month prior to the event;

(Cont'd)

1.6 providing written notification of the event and any noise related issues to the surrounding commercial and residential premises, to the satisfaction of the City, one month and again seven days prior to the event;

1.7 submitting a Certificate of Design Compliance for any structures greater than 500m^2 in accordance with the Building Act 2011.

2. notes that the event organisers will acknowledge the City of Perth in all promotion for the event, appear on all event programs and on all social media, will create a City of Perth lantern featuring the City of Perth crest and invite the Lord Mayor or representatives to speak at the event.

BACKGROUND:

FILE REFERENCE:	P1033199
REPORTING UNIT:	Activity Approvals Unit Environment and Public Health
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	27 September 2016
MAP / SCHEDULE:	Schedule 4 – Site layout and sample images from the Event Brochure

The Perth Festival of Lights celebrates Chinese culture through a display of a variety of beautiful and unique silk lanterns.

The vibrant light displays come in all shapes and forms, including Chinese zodiacs, warriors, temples, mythical creatures, a wide range of animals and many more. To complement the visual experience, there is ambient music which will be played along the tree-lined paths, as well as the interactive sounds that some of the displays have making it a 4D experience.

Chinese Cultural Works (CCW) regularly produces and manages events and productions for a range of stakeholders across Australia. In 2014 and 2015, CCW worked with Logistics & Events Australia to light up local reserves in Dandenong, Victoria, with a 50 metre long dragon during the Chinese New Year. Exhibitions usually consist of up to 35 light displays ranging from moonlit walks, castles, Chinese zodiacs and animal exhibits.

Western Australia is a culturally diverse state and 13.4% of the City of Perth's population background is Chinese. This festival offers the opportunity for people from all backgrounds to attend a Chinese cultural event, and aligns with the City of Perth Strategic Community Plan objectives of "reflect and celebrate the diversity of Perth".

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	*Environmental Protection (Noise) Regulations 1997* *Health Act 1911* *Food Act 2008* *Health (Public Buildings) Regulations 1992* *City of Perth Local Government Property Local Law 2005* *Building Act 2011*
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 IP11 Contribute to and facilitate the activation and use of vacant private and public space. S15 Reflect and celebrate the diversity of Perth

DETAILS:

An application has been received from Chinese Cultural Works to exhibit the Perth Festival Of Lights at Wellington Square from Friday, 24 March 2017 until Sunday, 7 May 2017.

The exhibition will be utilising the eastern portion of Wellington Square, which will be fenced off as a ticketed event. The area will consist of an estimated 34 individual lighting exhibitions ranging in size from small panda bears to a lighted dragon 50 metres long and 7 metres high. Within the exhibition area there will be food and beverage outlets, toilets and up to three stages for cultural performances of traditional Chinese music and dance.

Event organisers are expecting the exhibition to attract approximately 2,000 attendees per session. The maximum number of patrons allowed at the event at any given time will be set by the City of Perth Environment and Public Health in the Temporary (Public Building) Approval, once a site plan has been submitted.

It should be noted that the event organisers have advised that if the proposed traditional music and dance performances are considered to have too great an impact on residents, they would alter performance times accordingly. This will be managed through the noise approval process, which will require event organisers to submit a detailed noise management plan and other supporting documentation.

Audience demographics suggests that most attendees will be family orientated and will arrive by car, therefore the event organiser will be required to advertise suitable transport routes and surrounding car park locations. The City of Perth Royal Street Car Park is within 200 metres of the venue and can accommodate parking requirements.

FINANCIAL IMPLICATIONS:

Account no:	CL 11A80000
Budget item:	Activity Approvals Unit-Parks Gardens & Reserves
Budget page number:	79
Budgeted amount:	-$310,000.00
Income amount received to date:	-$ 56,979.00
Proposed income:	-$ 62,004.55
Total:	-$118,983.55

All figures quoted in this report are exclusive of GST.

The reserve hire fee of $62,004.55 (exclusive of GST) is in accordance with the approved 2016/17 Fees and Charges for non-ticketed events.

A refundable bond of $20,000 will be required to cover any potential damage that maybe caused to the reserve or to any City of Perth.

COMMENTS:

The applicants will be required to provide comprehensive event, risk, noise, evacuation, parking, waste, pedestrian, security and disability access and inclusion management plans. All public health and safety requirements relating to the event will be stipulated in the Temporary (Public Building) Approval, in accordance with the *Health Act 1911* and *Food Act 2008*, granted by the City of Perth Environment and Public Health unit, subject to all relevant information/documentation being submitted. All noise associated with the event will be managed in the Regulation 18 Noise approval in accordance with the *Environmental Protection (Noise) Regulations 1997*.

The event organisers will need to work closely with relevant units within the City of Perth to ensure that all above mentioned plans are adequately addressed.

It is acknowledged that this event has potential to cause some damage to the reserve, however with the correct turf management plan in place being implemented by the event organisers in conjunction with the City of Perth Parks unit, it is anticipated that the recovery time of the reserve can be greatly decreased. Due to the nature of the proposed structures, the City of Perth has been advised that watering of the reserve can continue without any damage to exhibition infrastructure which will enable the growth of the grass to continue whilst the event is in operation. The cost of any repairs to the reserve will be deducted from the bond.

No road closures will be associated with this event and patrons will have ample parking within the vicinity. The reserve is in close proximity to local railway stations and has a frequent bus service along Wellington Street.

Impact on Residents

Most music related events, including concerts, music festivals and circuses are held along the City's foreshore; namely, Supreme Court Gardens, Langley Park, and in more recent years Ozone Reserve. Notwithstanding, Langley Park bears the brunt of these events and as a result does receive complaints especially if they are conducted over an extended period of time, for example, Cirque Du Soleil.

The Supreme Court Gardens, after the redevelopment of the reserve, does not have the capacity to host this event.

Langley Park is heavily used throughout January, February, March and April with Australia Day, Opera in the Park, Perth International Arts Festival and multiple sporting events. Russell Square will also be occupied from January through March 2017 with Fringe World. In order to disburse noise related events and activate other event spaces throughout the city, Wellington Square was considered the best suited site to hold Perth Festival of Lights.

No large events have been held on Wellington Square since 2012, except for a small section used in 2015 Perth International Art's Festival - "The Giants".

A survey of residents directly abutting Wellington Square was carried out between 2 September and 16 September.

Out of 334 survey forms issued, 47 yes and 5 no responses were received.

Four respondents expressed reservations about the proposed duration of 6 weeks being too long.

On this result, it is considered that the majority of residents support the event.

Promotion

There is the opportunity to work closely with event organisers on cross promotion which will be beneficial to the City of Perth as multimedia outlets such as Twitter and Facebook can be utilised.

Support

For several years now, this exhibition has been carried out at City of Greater Dandenong outer Melbourne and at the City of Gold Coast, on the Gold Coast. The event organisers have in the past worked with these Local Councils, and received financial support including waiving the venue hire and reducing the ground hire fee for the duration of the event. It is noted that the event at the Gold Coast had a duration of 70 days.

Perth Cultural Works have asked if the Council would consider supporting this exhibition by reducing the ground hire fees by a third or waving them completely. In consideration of the above, the fee calculated is based on a non-ticketed event which has substantially reduced the fee from $268,363.64 (exclusive of GST) for a ticketed

event to $62,004.55 (exclusive of GST). This non-ticketed event fee is comparable to the event fees charged by other local authorities for this type of event.

Environmental Protection (Noise) Regulations 1997

The event will require approval as a non-conforming event under the *Environmental Protection (Nosie) Regulations 1997*. The organisers will be required to submit a noise management plan detailing;

- Predicted noise levels and noise modelling;
- Venue layout;
- Details of how the applicant proposes to manage noise emissions;
- Complaint response strategies;
- Details of the types of speakers to be used; and
- List of performances and screenings.

Due to the duration of the event, extensive consultation will take place with event organisers both prior to and during the event to ensure minimal impact occurs to surrounding residents.

The Regulation 18 Noise Approval will allow for changes to occur such as reducing noise level limits, extra notification and consultation with residents and noise monitoring both by the city and an independent acoustic consultant throughout the event if necessary.

It should be noted that this event is considered to be low impact as the music component of the event will be completed by 8.30pm (to be finalised) with noise from the lanterns only until finish time (for example, the sound of a tiger roaring) which will be emitted by speakers located in close proximity to the lanterns.

Health (Public Building) Regulations 1992

The applicant will be required to submit a Form 1 'Application to construct, extend or alter a public building' in accordance with the *Health Act 1911* and comply with any other requirements of the *Health Act 1911, Food Act 2008* and *Health (Public Building) Regulations 1992.*

Public health, safety and security of patrons will be addressed in the Temporary (Public Building) Approval.

Economic and Activation Benefits

The Perth Festival of Lights aligns with the objectives set out in the City's Vision 2029 and Strategic Community Plan, these are:

- Collaborate with private sector to leverage City enhancements;
- Increased place activation and use of under-utilised space;
- Development of a healthy night-time economy; and
- Reflect and celebrate the diversity of Perth.

The event delivers on the City of Perth's Economic Development services of developing and supporting tourism, and international engagement. This event has the capacity to promote Perth as a leader in cultural collaboration and is in line with one of the State Government's objectives to attract Chinese visitors to Western Australia.

This family friendly night time event expects to attract families to Wellington Square and the City of Perth. It is a unique event which has not previously been held in Western Australia and is likely to raise the profile of the City of Perth with significant media coverage. The event organisers are committed to acknowledging any support from the City of Perth across promotion, advertising and social media.

It is anticipated that attendees will visit surrounding businesses prior to and after the event, providing economic benefits to those businesses. Event organisers will bring a production crew of 24 from China to work on the event set-up, with seven of these staying for an additional 53 days for the duration of the event and event bump out. It is anticipated that two event managers will travel from Melbourne for the duration of the event.

CONCLUSION:

This event has the potential to generate some noise complaints from the abutting properties and some damage will likely occur on the reserve. However, with the preparation of a number of management and communication plans, it is anticipated that the event will be safe and successful.

The Perth Festival of Lights, exhibited by Chinese Cultural Works will promote interest and vitality in the City of Perth and activate the use of Wellington Square. It is proposed to attract 90,000 patrons across the 45 days the exhibition is open; showcasing traditional Chinese culture, dance music and food, that has captivated audiences both nationally and internationally.

Therefore is it recommended that the use of Wellington Square from Friday, 24 March 2017 until Sunday, 7 May 2017 for the Perth Festival of Lights be approved.

CHINESE CULTURE WORKS

CHINESE CULTURE WORKS

0449 839 996
dazhi.men@hotmail.com

Melbourne:
Level 8,
167-169 Queen St.
Melbourne 3000.Australia
Tel:0061 3 9640 0566
Fax:0061 39600 0699

SCHEDULE 4

Fencing

Visitors' route

Performance stage

Lanterns

Corridors

Catering & smallwares

First aid

Emergency exit

China Light Festival

01

Welcome gate

Dimension：L16×H:8m

Power：2kw

China Light Festival

02

Moneys' corridors, 8 arches
Dimension: L6M×H4.2M/arch
Power: 5KW

China Light Festival

ITEM NO: 4

INVESTIGATION OF FOOD AND BEVERAGES PREPARATION WITHIN ALFRESCO DINING AREAS

RECOMMENDATION: ***(FOR INFORMATION)***

That Council:

1. ***receives the report on the implications of permitting the preparation of food and beverage on a temporary basis in alfresco areas and its implications on the City of Perth Alfresco Dining Local Law 2009 and Council Policy 14.4 – Alfresco Dining Policy 2000;***

2. ***notes that the Council Policy 14.4 – Alfresco Dining Policy 2000 and the City of Perth Alfresco Dining Local Law 2009 will be reviewed in 2017.***

BACKGROUND:

FILE REFERENCE:	P1014820-2
REPORTING UNIT:	Environment and Public Health
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	10 October 2016
MAP / SCHEDULE:	N/A

At the Planning Committee meeting held on **21 June 2016**, a notice of motion was put requesting:

"That the administration prepares a report for the consideration of outlining how the Alfresco Dining Local Law (2009) and Alfresco Dining Policy 2000 can be amended to allow licensees, to, on a temporary basis only, i.e. not more than once per week, be allowed to, inside their existing alfresco permit area, prepare food and drink."

Commercial food preparation in Western Australia must comply with the requirements of the *Food Act 2008* (the Act). Under the Act, food is defined as *"any substance or thing of a kind used, or represented as being for use, for human consumption (whether it is live, raw, prepared or partly prepared*)". The Act utilises the Australian and New Zealand Food Standard Code (ANZFSC) which stipulates the minimum requirement for food safety practices and food premise fit out.

LEGISLATION / STRATEGIC PLAN / POLICY:

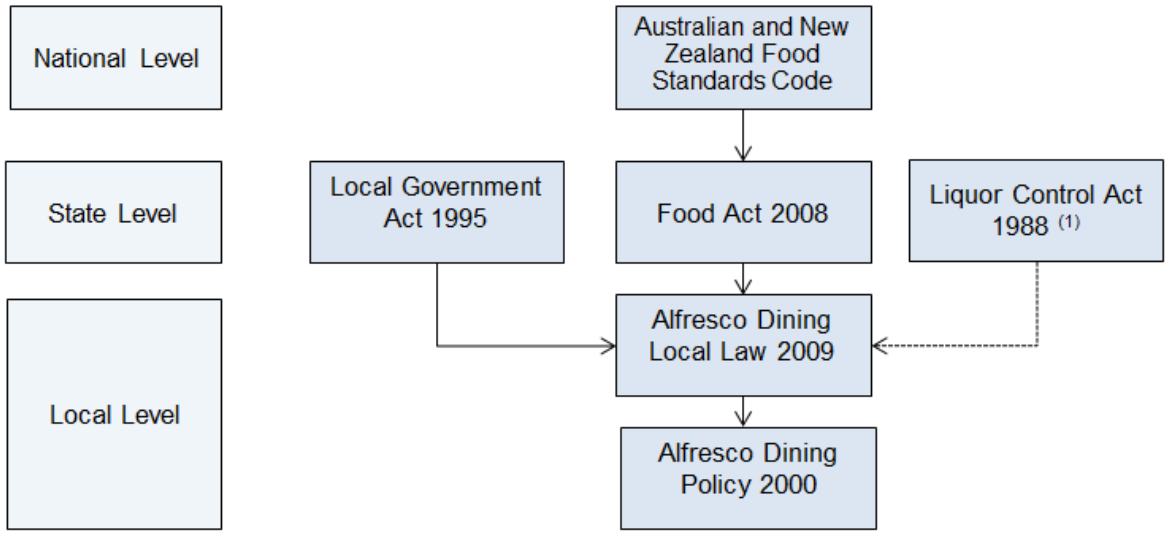
Legislation	*Food Act 2008* *Australian and New Zealand Food Standards Code* *City of Perth Alfresco Dining Local Law 2009*
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Council Four Year Priorities: Capable and Responsive Organisation S18 Strengthen the capacity of the organisation.
Policy Policy No and Name:	14.4 – Alfresco Dining 2000

2 DETAILS:

2.1 Regulatory Framework

In investigating the implications of the permitting, on a temporary basis, the preparation of food and beverage in alfresco areas it is considered important to understand the regulatory framework that governs food and beverage preparation in in Western Australia.

Regulatory Framework
Food and Beverage Preparation



(1) Only applies when food premises that have a liquor licenses for the alfresco area.

The *Local Government Act 1995* provides the City of Perth with the legal ability to adopt a local law for the regulation, control and management of alfresco dining areas; while the *Food Act 2008* provides the legal requirements for how food is prepared.

The City's Alfresco Dining Policy provides the policy guidelines for how alfresco dining is implemented.

2.2 Requirements of the Australian New Zealand Food Standards Code(ANZFSC)

Commercial food preparation must comply with requirements specified in the ANZFSC. Deviation from this standard may increase the risk of food contamination and potentially increase the incidence of food related illnesses reported by patrons.

To ensure compliance with the national standard, food/beverage preparation undertaken in alfresco dining areas would need to meet specific requirements of standards within ANZFSC. These include:

- Standard 3.2.2 - requires that a food business must take all practical measures to process only safe and suitable food and when processing food take all necessary steps to prevent the likelihood of food being contaminated.

- Standard 3.2.3 - requires the provision of hand washing facilities and the provision of smooth and impervious floors, walls, ceilings and finishes in area where food preparation occurs.

With the above standards in view, any proposal to prepare food or beverage in an open alfresco area would need to address:

a) the potential for exposure to physical contamination from dust and other air born particles during processing;

b) the lack of walls and proper ceilings to exclude dirt, dust, fumes, smoke and other contaminants may further increase the risk of food contamination; and

c) space constraints in particular in streets carrying large volumes of pedestrians and associated infrastructure such as bus stops.

In addition, without proper flooring the spillage from food preparation may be deposited onto pedestrian footpaths.

2.3 Application of ANZFSC for Approved Events Temporary Food Outlets & Food Vehicles

Temporary food outlets and food trucks have been approved in the city; examples being the Hawkers Markets, the Food Truck Rumble and the City of Perth food truck trials.

All temporary food outlets and food vehicles at events in the city are allowed to prepare and serve food subject to compliance with the food safety and hygiene requirements as specified in the ANZFSC.

The way these outlets address the requirements of the ANZFSC has been by ensuring that all food is prepared within a space that contains walls and ceilings such as temporary marquees.

Prior to temporary food outlets and food vehicles being approved to trade, the proprietors must submit to the City of Perth, a Special Events Permit application, a copy of their food business registration, a layout / plan of food stall and public liability insurance.

In terms of the preparation of food in an alfresco area, meeting the ANZFSC standards could represent a major obstacle in that to meet requirements mentioned above, the food preparation area would need to be partly enclosed. While it can be achieved, the potential is that the end result could potentially be detrimental to openness expected of alfresco areas. The principle of alfresco dining is to "see and be seen" and greatly contributes to safety in the city and a feeling of vibrancy. The temporary nature of any such enclosures has the potential to create concealment areas in the footpath and may not give the high quality presentation befitting of a capital city.

2.4 Alfresco Dining Local Law 2009

The City of Perth's *Alfresco Dining Local Law 2009* stated purpose and effect is:

"(1) The purpose of this local law is to provide for the regulation, control and management of alfresco dining areas in any public place within the district.

(2) The effect of this local law is to control alfresco dining areas so that they do not interfere with the safe and reasonable movement of pedestrians and vehicles as well as to encourage high quality alfresco dining to enhance amenity, vitality and ambience of the city."

The local law does not specifically prohibit the preparation of food and beverage however it is considered that the intent is to provide a regulatory framework to permit alfresco dining areas for the purpose of patrons being able to dine outdoors on City of Perth footpaths.

The local law does define an **"**alfresco dining area**"** as an area in which tables, chairs and other structures are provided for the purpose of the supply of food or beverages or both by the public or the consumption of food or beverages or both by the public. Similarly, the local law defines "alfresco dining" means outdoor dining or drinking or both in a public place.

The local law provides that alfresco areas are licenced with exemptions to having a licence being considered for a particular event, festival or carnival. Implicit here is the irregularity of an event, as opposed to the on-going nature of how alfresco applies.

Should other structures be permitted in the alfresco dining area for the supply of food and beverages on a temporary basis, this would need to be reflected in the food businesses' alfresco license conditions, for example, the number of chairs, tables for the varied modes of operation with temporary food / beverage setup and the other with a normal alfresco layout.

While the local law does not specifically prohibit the preparation of food and beverage in alfresco areas, it is considered that if the Council were to support the preparation of food and beverages, even on a temporary basis up to no more than once per week within an approved alfresco area, that it would be prudent to amend the local law.

An amendment to a local law usually takes six months to amend as it is delegated legislation and requires approval of the Joint Standing Committee of Parliament. The City of Perth *Alfresco Dining Local Law 2009* is the next proposed local law to be reviewed and it is expected that this is likely to commence in March 2017.

2.5 Council Policy 14.4 – Alfresco Dining Policy 2000

The City's *Alfresco Dining Policy 2000* has stated objectives of:

"(a) encourage high quality alfresco dining to enhance the amenity, vitality and ambience of the City of Perth;

(b) provide a comprehensive framework for the development, management and control of alfresco dining; and

(c) ensure that alfresco dining does not interfere with the safe and reasonable movement of pedestrian and vehicular traffic."

The policy has two clauses that specifically prohibit the preparation of food and/or beverages in alfresco areas. These include:

- Clause 4.8(3) which states *"An alfresco dining area must not be used for the preparation of food and beverage."*

- Clause 5.4(2) which states *"The licensee is not permitted to prepare food and beverages in the alfresco area. For example, cappuccino machines are not permitted in the alfresco area."*

The policy also restricts seating to one chair per square metre. Therefore, the food premises would need to reduce its seats and tables to account for the area taken up by the proposed temporary food/beverage area.

If the Council were to support the preparation of food and beverages, even on a temporary basis up to no more than once per week within an approved alfresco area, that it would require an amendment to the policy.

An amendment to a Council Policy will require a Council Resolution detailing all relevant amendments.

2.6 Impact of Pedestrian Traffic and Cleaning

Essential to the successful implementation of alfresco dining in the city is good management. The local law and policy provide sufficient guidance as to the

placement and management of alfresco areas to ensure that areas continue to have a high quality presentation.

The introduction of food and beverage preparation may present new issues to be considered such as potential safety for food cooking and increased cleaning and maintenance.

Such issues can be managed through the alfresco licensee agreeing to manage the pedestrian movement and to keeping the adjacent footpaths clean and tidy.

2.7 Permitting for Temporary Beverage and Prepared Foods Outlets in Alfresco Dining Areas

Setting aside the current restrictions within the local law and policy, if Council were mindful to implement changes to enable the preparation of food and beverage within alfresco areas it is considered that the City could adopt a risk based approach to implementation. It is considered that there are a number of arrangements that operators may wish to undertake, and each have different levels of complexity.

An example would be “prepared foods” which means food already cooked in an approved commercial kitchen. A temporary outlet might be a bain-marie cabinet keeping the food warm (above 60°C). Similarly, a pop-up bar which is just dispensing drinks, with minimal food handling could be permitted with minimal structural requirements and subject to the Department of Racing, Gaming and Liquor (DRGL) approvals.

Below a number of scenarios have been explored to understand some of the issues that would need to be addressed.

Scenario One: Temporary Beverage Dispensing Outlet (for example, a Mobile Bar)			
ANZFSC Requirements	Liquor Control Act	Alfresco Local Law	Alfresco Policy
Sink	Approval from DRGL	Requires local law amendment:	Requires policy amendment
Hand wash		Clause 1.3 Purpose and Effect	Clause 4.8(3)
Fridge		Clause 1.7 ‘Interpretations’	Clause 5.4(2)
		Clause 2.6 Conditions	
		License to reflect additional structure	

Scenario two: Temporary Cappuccino Machine Outlet			
ANZFSC Requirements	**Liquor Control Act**	**Alfresco Local Law**	**Alfresco Policy**
Sink	N/A	Requires local law amendment:	Requires policy amendment
Hand wash		Clause 1.3 Purpose and Effect	Clause 4.8(3)
Fridge		Clause 1.7 'Interpretations'	Clause 5.4(2)
		Clause 2.6 Conditions	
		License to reflect additional structure	

Scenario three: Temporary "Prepared Foods" Outlet			
ANZFSC Requirements	Liquor Control Act	Alfresco Local Law	Alfresco Policy
Clean utensils	N/A	Requires local law amendment:	Requires policy amendment
Bain-marie (above 60°C).		Clause 1.3 Purpose and Effect	Clause 4.8(3)
Fridge (below 5°C).		Clause 1.7 'Interpretations'	Clause 5.4(2)
		Clause 2.6 Conditions	
		License to reflect additional structure	

Scenario Four: Temporary Food Outlet Cooking in Alfresco Dining Area e.g. Paella Cooking			
ANZFSC Requirements	Liquor Control Act	Alfresco Local Law	Alfresco Policy
Difficult to comply with Standard 3.2.2	N/A	Requires local law amendment:	Requires policy amendment
Difficult to comply with Standard 3.2.3		Clause 1.3 Purpose and Effect	Clause 4.8(3)

Scenario Four: Temporary Food Outlet Cooking in Alfresco Dining Area e.g. Paella Cooking			
ANZFSC Requirements	Liquor Control Act	Alfresco Local Law	Alfresco Policy
		Clause 1.7 'Interpretations'	Clause 5.4(2)
		Clause 2.6 Conditions	
		License to reflect additional structure	

2.8 Fee structure and compliance management considerations

Another issue for consideration is whether the current alfresco fee structure is appropriate or whether a commercial lease would be more appropriate if the introduction of food preparation in alfresco areas was supported.

Staffing levels would also need to be considered to accommodate the additional workloads in ensuring compliance with food safety in the expanded food/beverage preparation areas and other local law requirements, such as ensuring City footpaths are not obstructed.

COMMENTS:

The investigation into food and beverage preparation in alfresco areas on a temporary basis of no more than once per week has identified the following matters for Council's consideration:

1. While the *City of Perth Alfresco Dining Local Law 2009* does not specifically preclude food and beverage preparation, it would be prudent to amend, especially to give the Council to clear head of power to approve and impose appropriate conditions;

2. Council Policy 14.4 – Alfresco Dining Policy would require an amendment.

3. The ANZFSC requires food cooking areas to be enclosed with walls and a ceiling and this may impact the look and feel of the alfresco areas.

4. Permitting temporary prepared food outlets and temporary beverage outlets could be permitted subject to them meeting minimal requirements, which would need to be assessed by the City on a case by case basis. This would be similar to the process of assessments undertaken for applicants seeking a "Special Events" permit.

5. Whether the cooking or preparation of food and/or beverages within an alfresco area, all scenarios would necessitate the provision of electricity and water to the alfresco area to meet ANZFSC requirements.

While outside the remit of this report, it is also worth noting that such a shift to allowing food businesses to conduct food preparation in alfresco dining areas could be viewed as a major policy change proposal. The City of Perth would be moving away from considering the footpath as a priority for pedestrians to allowing the commercialisation and privatisation of the footpath space for businesses.

ITEM NO: 5

EXPANDED CITY OF PERTH BOUNDARY – SUBIACO FOOD BUSINESSES – ALFRESCO AREAS (COUNCIL POLICY 14.4 – ALFRESCO DINING POLICY 2000)

RECOMMENDATION: ***(APPROVAL)***

That Council supports the recommendation to allow alfresco dining policy standards historically in place for food businesses located within the extended City of Perth (recently acquired area from the City of Subiaco) continue as an exception to the current City of Perth Council Policy 14.4 – Alfresco Dining Policy 2000.

BACKGROUND:

FILE REFERENCE:	P 1014820-2
REPORTING UNIT:	Environment and Public Health
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	14 October 2016
MAP / SCHEDULE:	Schedule 5 – Audit of Subiaco alfresco. Schedule 6 – Photographs – Examples of Subiaco alfresco.

As a result of the *City of Perth Act 2016*, the City of Perth has acquired a number of new food businesses with alfresco dining areas. Alfresco dining policy standards in terms of pedestrian clearways and building lines for businesses previously operating in the City of Subiaco differ from current standards outlined in the City of Perth Council Policy 14.4 – Alfresco Dining Policy 2000.

The purpose of this report is to determine if Council is supportive of honouring the historical alfresco dining conditions/approvals in place for food businesses now incorporated into the expanded City of Perth as a result of the *City of Perth Act 2016*.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	*City of Perth Alfresco Dining Local Law 2009*
Integrated Planning and Reporting Framework	**Strategic Community Plan** Council Four Year Priorities: Capable and Responsive Organisation

Implications S18 Strengthen the capacity of the organisation.

Policy
Policy No and Name: 14.4 – Alfresco Dining 2000

DETAILS:

To facilitate a balance between different footpath uses and ensure safety for all users, pedestrian clearways for alfresco dining are specified within the current City of Perth Council Policy 14.4 – Alfresco Dining Policy 2000. Policy 14.4 requires that food premises with alfresco dining to locate:

- furniture a minimum of 2.5 metres away from the building line; and
- furniture adjacent to the kerb with a minimum kerb clearance of 600mm. In areas where kerbs are flush with the road, the minimum kerb clearance must be 1 metre.

The placement of alfresco dining in the City of Subiaco has been historically different to the City of Perth's requirements, with premises permitted to place their alfresco dining along the building line.

In an effort to ensure consistency across alfresco dining areas in the city, an audit of alfresco dining setups for newly acquired food businesses was undertaken in June 2016. The audit examined six food premises with alfresco dining areas within the new area extending from Hampden Road through to Broadway in Nedlands.

Audit Results

Schedule 5 details results of the audit undertaken by City of Perth Officers.

Generally, the audit results indicate that if standards within the City of Perth Council Policy 14.4 – Alfresco Dining Policy 2000 are applied to these food businesses, the inclusion of an alfresco dining area will not be feasible as businesses will not have the required space to comply with clearances and to place their alfresco furniture.

Schedule 6 details photographs of examples of alfresco areas in Subiaco.

COMMENTS:

The appropriate location for an alfresco dining area is not always straight forward and well-defined. As such, Council Policy 14.4 – Alfresco Dining Policy 2000 allows for exceptions in specific circumstances on a case by case basis. Clause 3.1(2) of the policy states that "in exceptional circumstances the City of Perth may permit alfresco dining in specified streets to be located adjacent to the building line".

To date, there have been several exceptions to policy standards where the location of street furniture has been approved against the building line due to safety and obstruction reasons.

Examples include:

- The Court Hotel, Northbridge;
- Bean & Bagel, West Perth;
- Coast Café, West Perth; and
- Etro Café, Perth.

Officers are currently undertaking a review of Council Policy 14.4 – Alfresco Dining Policy 2000, and this is expected to be completed in early 2017.

RECOMMENDATION

It is recommended that Council supports the recommendation to allow alfresco dining policy standards historically in place for food businesses within the extended City of Perth (newly acquired areas from the City of Subiaco) to continue as an exception to the current City of Perth Council Policy 14.4 – Alfresco Dining Policy 2000.

The new areas of the City of Perth will be included in the new Alfresco Dining Policy.

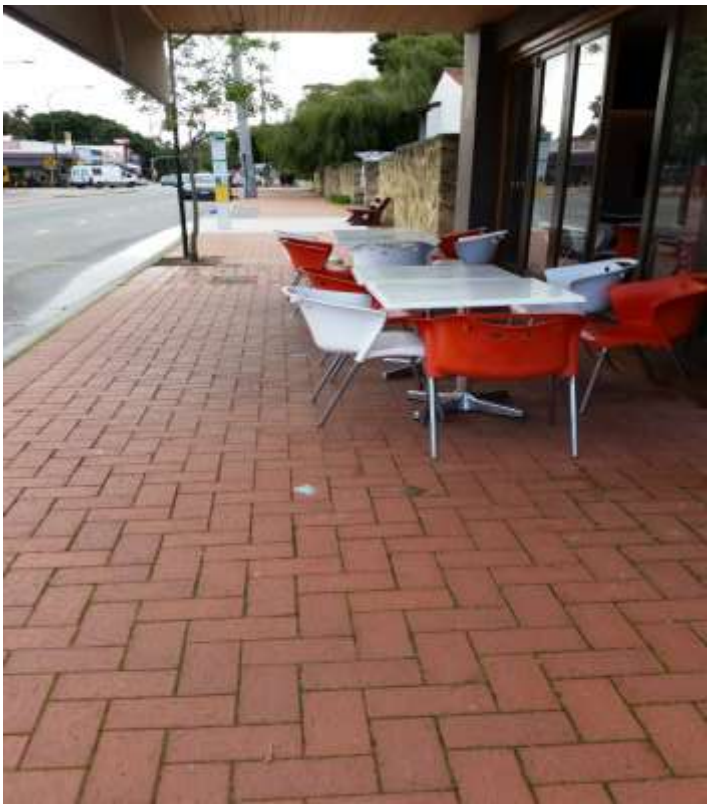
Audit of existing foot path width and compliance with City of Perth Council Policy 14.4 – Alfresco Dining Policy 2000

Premises name and address	Foot path width measured from street kerb	City of Perth alfresco requirement (2500 mm clearance and 600 mm away from street kerb)	Area remaining for alfresco dining
The Byrneleigh Tavern 156 Hampden Road, Nedlands	3000 mm	3100 mm	-100 mm Alfresco dining not **feasible**
Chilliz Takeaway 38 Broadway, Nedlands	3200 mm	3100 mm	100 mm Alfresco dining not **feasible**
Heather's Hutch Cafe 140 Broadway, Nedlands	3200 mm	3100 mm	100 mm Alfresco dining not **feasible**
Tenth State Unit 2, 10 Broadway, Nedlands	3200 mm	3100 mm	100 mm Alfresco dining not **feasible**
Felix and Co Specialty Coffee Unit 8, 160 Hampden Road, Nedlands	3000 mm	3100 mm	-100 mm Alfresco dining not **feasible**
Burgermeister 170B Hampden Road, Nedlands	3000 mm	3100 mm	-100 mm Alfresco dining not feasible

Photographs showing examples of Alfresco areas in Subiaco

The Byrneleigh Tavern

Chilliz Takeaway



ITEM NO: 6

PROPOSED STREET NAME FOR THE RIGHT OF WAY – 111-121 NEWCASTLE STREET PERTH

RECOMMENDATION: ***(APPROVAL)***

That Council seeks the Geographic Names Committee's approval for the private right-of-way located at 111-121 Newcastle Street, Perth be named 'Pilpel Lane.'

BACKGROUND:

FILE REFERENCE:	P1002137-4 & P1000713-4
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	10 October 2016
MAP / SCHEDULE:	Schedule 7 – Map and aerial photograph of right-of-way located at rear of 111-121 Newcastle Street, Perth

The City of Perth has received several requests from the Pilpel family to have a road named to acknowledge the Pilpel family's current and historical connection with the Perth area. The family has provided the following information regarding their connection to the locality.

Joshua Pilpel was born in Palestine in 1892 and arrived in Perth, Australia as a 17 year old in 1911 with little financial resources. He first worked as a guillotine operator and envelope maker for the English Paper and Printing firm Spicers and Detmolds in Bannister Street, Fremantle. After 15 years with Spicers, Joshua set up his own business in 1927, in a 1st Floor building in a laneway owned by McLean Bros and Rigg, a hardware firm, buying second-hand printing equipment from other printers, with the help of a silent partner. The laneway was bordered by Murray Street in the south and Wellington Street to the north.

During the depression years they worked 44 hours per week, four hours on Saturday. Working with a staff of three, Joshua was able to repay his silent partner and the business Pilpel became his own.

Joshua's son, Richard Pilpel entered the business in 1948. Tragedy struck that same year when Joshua Pilpel went blind, but the tenacity of father and son kept Pilpel and Co progressing forward. New plant was bought at the rear of Pilpel and Co and in 1988 Print Finish Line, a trade house in the binding area, was established. This was unique in as much as these two entities worked in together and serviced the trade as well. In 2006, Richard Pilpel received the Printing Industry Recognition Award for Outstanding Service to the Printing Industry. Two years later he was awarded an Order of Australia Medal (OAM) in the Queen's Birthday Honours List for

his services to the printing industry. Richard left the organisation after six years in the business.

Richard's son, David Pilpel entered the business in 1978 followed in 1981 by the younger son Geoffrey, who is now a Director of the company.

A major move to a new factory and office at 148 Beaufort Street, Perth occurred in 1999, helping to raise the profile of the firm. The printing company has continued with an unblemished reputation for 89 years. Pilpel Print is one of Perth's most awarded printing firms at both state and national levels.

On the 1 February 2010 the Right Honourable The Lord Mayor Lisa Scaffidi wrote to the Geographic Names Committee requesting the name Pilpel to be considered for naming a future street or laneway in the City of Perth:-

On the 17 March 2010 the Minister for Lands approved the name 'Pilpel' for inclusion into Reserve Register for future use within the City of Perth.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Part 2, Clause 26 of the *Land Administration Act 1997*	
Integrated Planning and Reporting Framework Implications	**Strategic Community Plan** Council Four Year Priorities: Capable and Responsive Organisation S18	Strengthen the capacity of the organisation.

DETAILS:

The City of Perth has received a request from the Pilpel family seeking the Council's support for the right-of-way located at the rear of the properties at 111-121 Newcastle Street, and abutting the Pilpel printing factory and office at 148-150 Beaufort Street, to be named 'Pilpel Lane'. The subject right-of-way is privately owned with records indicating that it is currently a deceased estate (Estate of Ms E White). The right-of-way provides access to the commercial land uses 111-121 Newcastle Street, Perth.

The right-of-way is currently maintained by the owners of the properties that abut the laneway. The right-of-way is also used by the City of Perth Waste and Cleansing unit for the collection of refuse and recycling.

FINANCIAL IMPLICATIONS:

The street name plates and poles to be supplied and installed at both ends of the right of way will cost $1,160.00. As the right-of-way is privately owned and the City of Perth has not budgeted for these costs, Mr Geoff Pilpel was approached in relation to the expenditure and has agreed to pay the costs.

COMMENTS:

The Geographic Names Committee, established under Landgate is responsible for approving road names and has established the "Policies and Standards for Geographical Naming in Western Australia". In accordance with this Policy, private roads and rights-of-way must be clearly identified and uniquely named to facilitate the application of standardised addressing to all land parcels. The delivery of emergency and other services to residents and businesses are often impeded when private road names are not officially recorded.

The subject right-of-way is not currently named. Naming a private right-of-way does not mean that the City or the Minister for Lands is accepting responsibility for that private road other than of ensuring its name meets the required naming policies.

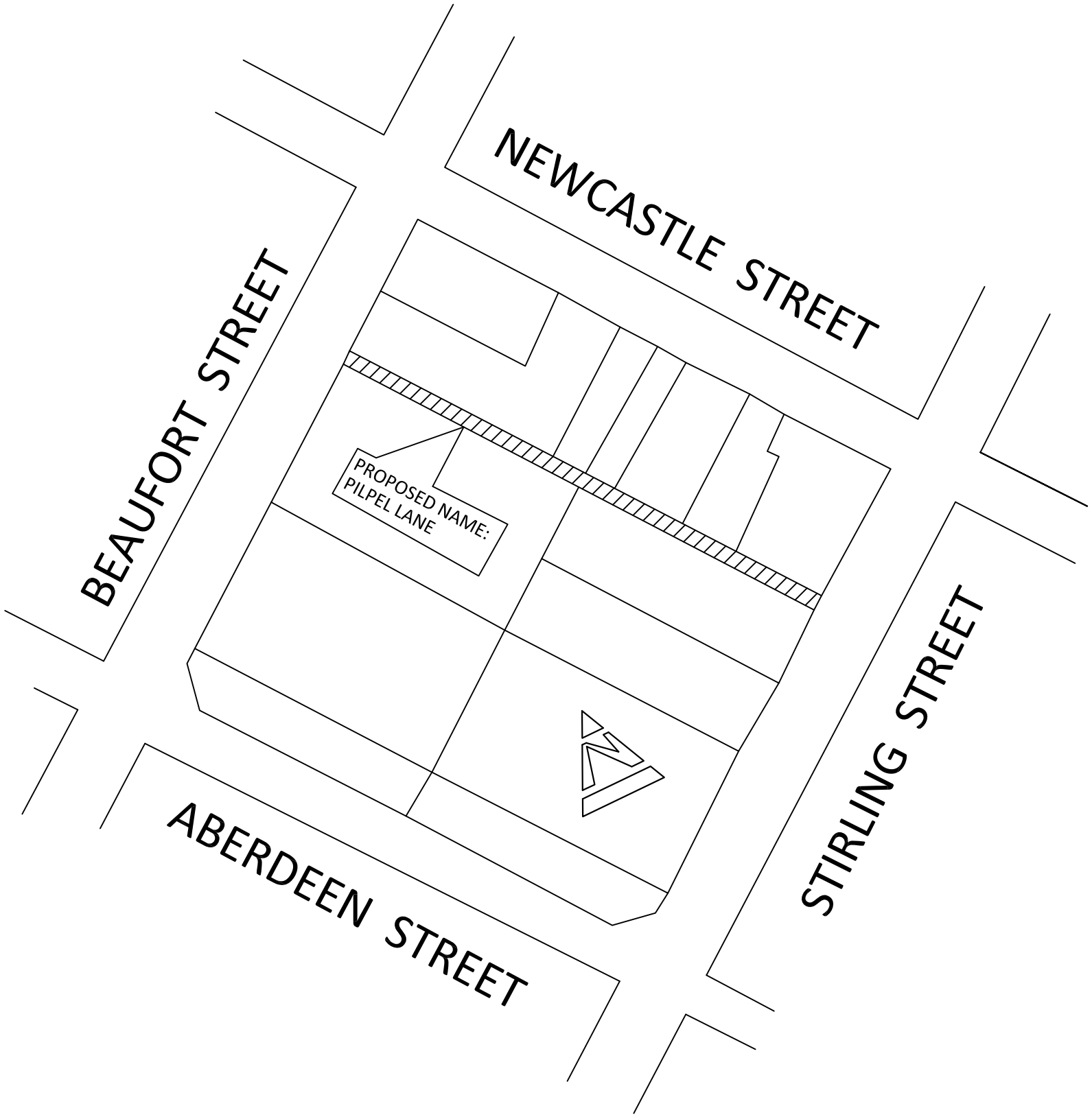
It is Council's practice to issue new road names that are consistent with the road names in the surrounding area or that have a historical association with a particular place or locality. Given the immediate proximity of the right-of-way to the Pilpel printing business in Beaufort Street and the history of the area, it is agreed that the name 'Pilpel Lane' would be appropriate.

The naming of the right-of-way will satisfy the policy requirements to assist with the delivery of emergency and other services.

As per the policy guidelines, the applicant is required to show that there was an attempt made to contact the owners of the deceased estate. Mr Geoff Pilpel has endeavoured to make contact with the owners of the right-of-way via mail and telephone calls. He has forwarded a receipt for Registered Post of a letter requesting approval for the right-of-way to be named 'Pilpel' no comment has been received.

Given the above it is now recommended that Council seeks the Geographic Names Committee's approval for the subject private right of way located at 111-121 Newcastle Street, to be named 'Pilpel Lane'.

SCHEDULE 7



REV	DATE	REVISION DETAILS	APP.
--	--	–	--

CITY of PERTH
COUNCIL HOUSE,
27-29 ST. GEORGE'S TERRACE, PERTH.

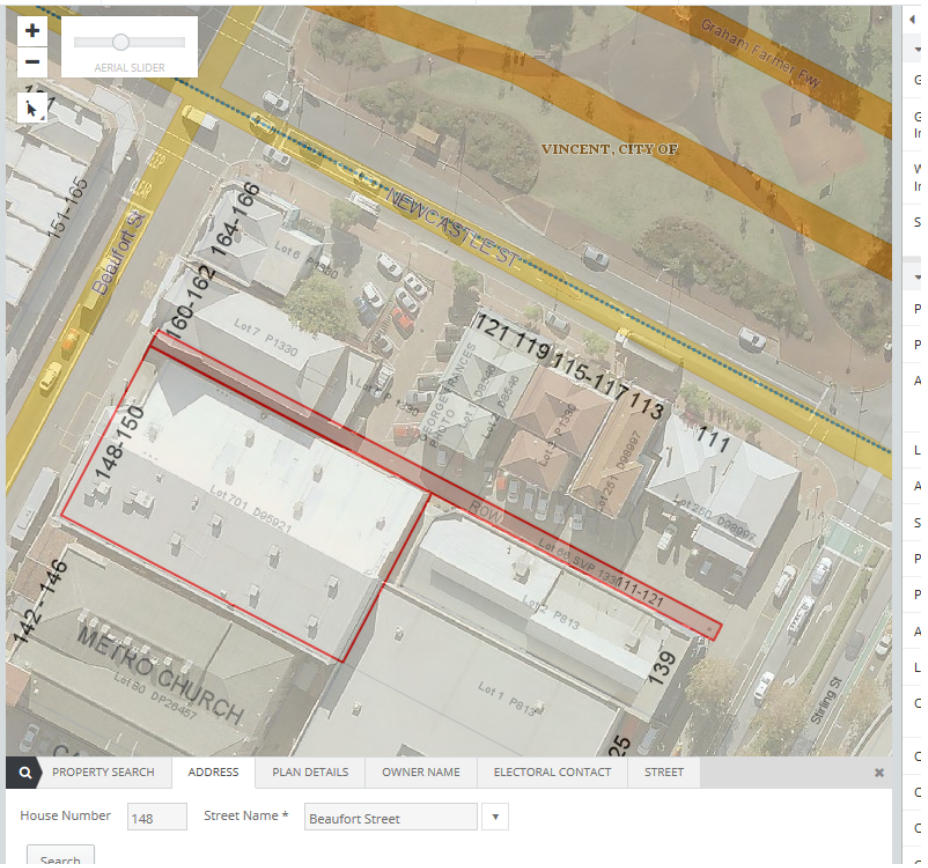
NORTH

PROPOSED NAMING OF LANEWAY:
PILPEL LANE, NORTHBRIDGE

MANAGER, DEVELOPMENT APPROVAL

CAD REF: Pilpel Lane Naming.dwg

A3



I:\CPS\Admin Services\Committees\5. Planning\AS161019 - Reports\2 Sch - SCHEDULE XX - Pilpel Ariel View.pdf

ITEM NO: 7

PROPOSED ENTRY OF GRAND CENTRAL HOTEL – 379 WELLINGTON STREET, PERTH IN THE CITY PLANNING SCHEME NO. 2 HERITAGE LIST

RECOMMENDATION: ***(APPROVAL)***

That Council:

1. ***in accordance with Part 3 Clause 8 of the Planning and Development (Local Planning Scheme) Regulations 2015, proposes to include Grand Central Hotel, 379 Wellington Street, Perth 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; and***

2. ***notes that Officers will report back to Council with the results of the consultation with owners and occupiers proposed at part 1 above.***

BACKGROUND:

FILE REFERENCE:	P1023133-3
REPORTING UNIT:	Arts, Culture and Heritage
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	21 September 2016
MAP / SCHEDULE:	Schedule 8 – State Heritage Office Assessment Schedule 9 – City of Perth Draft Heritage Place Assessment Schedule 10 – Consultant Advice Confidential Schedule 11 – Informal Owner Submission (Confidential Schedule distributed to Elected Members under separate cover)

At its meeting held on **13 September 2016**, the Planning Committee resolved to defer this item as follows:

"That the item titled "Proposed Entry of Grand Central Hotel – 379 Wellington Street, Perth in the City Planning Scheme No. 2 Heritage List" be deferred for further investigations and discussions to be carried out between City of Perth officers and the property owner."

The following information has been included subsequent to the Planning Committee's recommendation at its meeting held on **13 September 2016**:

It should be noted that in accordance with the City of Perth's standard procedures, further consultation between Officers and the landowner in relation to identifying specific zones of cultural heritage significance of a place that is being considered for heritage listing is not usually undertaken at this point in the heritage listing process. As far as Officers are aware, to date, all such consultation has occurred after a property is heritage listed.

In accordance with Part 3, Clause 8 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Regulations) the local government must not enter a place in the Heritage List unless the local government:

"(a) notifies in writing each owner and occupier of the place and provides them with a description of the place and the reasons for the proposed entry;
(b) invites each owner and occupier to make a submission on the proposal within 21 days on the day on which the notice is served or with a longer period specified in the notice; and
(c) carries out any other consultation the local government considered appropriate; and
(d) following any consultation and consideration of the submissions made on the proposal, resolves that the place be entered in the heritage list with or without modification, or that the place be removed from the heritage list."

This report requests Council to initiate this process, following which, the City will formally consult with the owner, undertake any other consultation considered appropriate and consider any submissions received by the owner and occupier.

Should the place be entered on the Heritage List, any impacts of heritage listing on development will be determined and negotiated through the development application process.

At its meeting on **17 March 2015** Council considered a Planning Committee Recommendation (in part):

"That Council…approves further assessment, and consultation with affected landowners, of those properties detailed in the attached Confidential Schedule 11 for the purposes of possible inclusion in the City Planning Scheme No.2 Register of Places of Cultural Heritage Significance."

The report proposed that the City investigate a number of places to determine if they were of cultural heritage significance. The names and addresses of the places were presented in a Confidential Schedule and were referred to in the report as properties A, B(1), B(2), C, D, E, F, G, H, I, J and K.

The further assessments were requested to progress possible inclusion of the places on the City of Perth Planning Scheme No. 2 Register of Places of Cultural Heritage

Significance [herein referred to as the Heritage List in accordance with Part 3, Clause 8 of the *Planning and Development (Local Planning Scheme) Regulations 2015]*.

Council resolved to refer the report back to the Planning Committee for the following reason:

"Council were concerned that consultation with the people affected or potentially affected had not taken place and therefore agreed that the item should be referred back to the Planning Committee for further consultation."

As a result, the City engaged with affected landowners of the properties.

At its meeting held on **5 April 2016**, Council considered an amended version of the original report that included results of consultation with the affected owners of the aforementioned properties. In that report the places were grouped according to the action recommended for the progression of the heritage listing process.

At this meeting Council resolved (in part) as follows:

"That Council:

1. In relation to the results of landowner consultation on heritage assessments:

1.1 notes that properties A, B, C, D & E are of possible cultural heritage significance as a group and that Officers will report to Council with a draft Heritage Area Planning Policy for the properties;

1.2 notes that property K forms part of a group of properties that are currently being investigated by Officers as a possible Heritage Area;

1.3 notes that further assessment is required to determine if properties H, I and J are of cultural heritage significance and worthy of built heritage conservation, and requests that Officers undertake internal site inspections of the properties to determine their internal condition and authenticity;

1.4 in accordance with Part 3 Clause 8 of the Planning and Development (Local Planning Scheme) Regulations 2015, proposes to include properties F and G in the Heritage List and gives each owner and occupier a description of the place, the reasons for the proposed entry and 21 days to make a submission on the proposal; and…"

The subject of this report is Grand Central Hotel, 379 Wellington Street, Perth, identified as Property I in previous confidential Council reports considered at the meetings held on **17 March 2015** and **5 April 2016.**

Given that Council has endorsed the further assessment of this place and the owner is fully aware of the proposal to investigate the heritage significance of the place it is no longer considered necessary to present this information in a confidential manner.
As noted in part 1.3 of the Council resolution dated **5 April 2016**, Grand Central Hotel and Properties H (Motor House, 68 Milligan Street, Perth) and J [Kastellorizo

(Wiluna) Flats, 1298 Hay Street, West Perth] were considered to require further heritage assessment, including internal site inspections, prior to progressing the heritage listing process.

The results of internal site inspections of Motor House and Kastellorizo (Wiluna) *Flats* were reported to Council at its meeting held on **19 July 2016**. The Grand Central Hotel was not included in that report pending receipt of additional heritage assessment of the place.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	*Planning & Development Act 2005 (WA)* *Planning & Development (Local Planning Schemes) Regulations 2015* *State Planning Policy 3.5 Historic Heritage Conservation* *Town Planning Regulations 1967* *Heritage of Western Australia Act 1990* City Planning Scheme No. 2
Integrated Planning and Reporting Framework Implications	**Corporate Business Plan** Council Four Year Priorities: Healthy and Active in Perth S15 Reflect and celebrate the diversity of Perth. 15.3 Review and further develop the City's approach to the conservation, management and celebration of its cultural heritage.

DETAILS:

The subject of this report is the Grand Central Hotel, which has been identified for possible inclusion on the Heritage List.

The City identified a number of places for possible inclusion on the Heritage List based one or more of the following criteria:

- the place has a construction date prior to 1940;
- the place is classified by the National Trust (WA); and/or
- the place has been assessed by the State Heritage Office (SHO) for possible inclusion on the State Register of Heritage Places (State Register) but found by the Heritage Council of WA (HCWA) to not meet the threshold for State Registration, noting that the SHO deals with places that are deemed to be significant to the development of the State and that properties relevant to local area history are dealt with by local governments under provisions of the *Planning & Development (Local Planning Schemes) Regulations 2015*.

This report provides a recommendation to Council regarding the inclusion of the Grand Central Hotel on the Heritage List based upon the findings of three heritage assessments, being:

1. The SHO heritage assessment of the place (refer to Schedule 8);

2. Draft City of Perth Heritage Assessment including findings of an on-site interior inspection of the place as requested by Council at its meeting held on **5 April 2016** (refer to Schedule 9); and

3. A complete heritage assessment undertaken by an independent heritage consultant (refer to Schedule 10).

The independent heritage report referred above was not undertaken for Motor House and Kastellorizo (Wiluna) Flats that, together with the Grand Central Hotel, constituted the group of places Council requested Officers to assess more fully, including an internal site inspection, prior to reporting back to Council.

The extra heritage assessment was commissioned to ensure that an additional independent and full assessment of the place was obtained given the recent media attention that the possible heritage listing of this place had attracted.

A timeline and summary of the heritage listing process, to date, for the group of three properties Motor House (Property H), Kastellorizo (Wiluna) Flats (Property J) and Grand Central Hotel (Property I), is provided in Table 1 below.

Table 1

Date	Property	Report to Council	Action	Outcome
17 March 2015	A, B(1), B(2), C, D,E, F, G, H, I, J, K	Confidential	Referred to Council to progress heritage listing process.	Referred back to Planning Committee – further owner consultation required
17 March 2015 – 30 July 2015	A, B(1), B(2), C, D,E, F, G, H, I, J, K	N/A	City consulted with affected owners. Preliminary in-house review of existing SHO and National Trust (NT) documentation undertaken to better inform proposed Council report.	Findings: A – E to be progress as part of a Heritage Area F & G Proposed to be included in Heritage List H, I, J –Further onsite assessment required K – to be progressed as part of a Heritage Area
5 April 2016	H, I, J	Confidential	Amended Council report prepared including owner comments and outcomes of in-house review of SHO and NT documentation. Recommendation to progress heritage listings as	Council resolution as per Officer recommendation

Date	Property	Report to Council	Action	Outcome
			follows: A – E to be progress as part of a Heritage Area F & G Proposed to be included in Heritage List H, I, J –Further onsite assessment required K – to be progressed as part of a Heritage Area	
5 April 2016 – 19 July 2016	H J	N/A	On-site internal inspections undertaken to inform proposed Council report	Findings included in Draft City of Perth Heritage Assessment
19 July 2016	H, J	Public	Report prepared including findings of on-site inspection. Report recommended: • progression of heritage listing for Property H. • not to progress heritage listing for Property J.	Council resolution as per Officer recommendation
11 July 2016 – 31 July 2016	I	N/A	Independent Heritage Consultant - Phillip Griffiths commissioned to undertake heritage assessment of Property I	Assessment found place worthy of inclusion of Heritage List.
Planning Committee to be held on 13 September 2016 and Council meeting to be held on 20 September 2016	I	Public	Report recommends to progress heritage listing process.	To be determined

Assessment Criteria

As directed by *State Planning Policy 3.5 Historic Heritage Conservation,* all heritage assessments the City has considered in determining the heritage significance of Grand Central Hotel were prepared in accordance with the SHO's *Criteria for the Assessment of Local Heritage Places and Areas* published by the HCWA. These guidelines deem that a place will be of cultural heritage significance to the locality if it meets one or more of the following criteria:

Aesthetic Value	It is significant in exhibiting particular aesthetic characteristics.
Historic Value	It is significant in the evolution of the pattern of the history of the local district.
Research Value	It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district. It is significant in demonstrating a high degree of technical innovation or achievement.
Social Value	It is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.
Rarity	It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.
Representativeness	It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

Heritage Assessments

The heritage assessments that provide the basis for considering Grand Central Hotel for inclusion on the Heritage List are:

State Heritage Office Heritage Assessment

The City originally considered the Grand Central Hotel for possible inclusion on the Heritage List due to both the early construction date of 1904 and the SHO Assessment (refer to Schedule 8) undertaken as part of the process of considering the place for possible inclusion on the State Register.

The HCWA found that the Grand Central Hotel does not meet the threshold for inclusion on the State Register, however, the SHO assessment showed it to have cultural heritage significance at a local level as one of Perth's last remaining coffee palaces which, although substantially changed, is still being used for the proposes similar to the original.

City of Perth Draft Heritage Place Assessment

As per the **5 April 2016** Council resolution, Officers undertook an internal site inspection of the Grand Central Hotel in order to further determine the cultural heritage significance of the place. The findings of this inspection, including photographs, have been included in the Draft Heritage Place Assessment for the place (refer to Schedule 9).

This assessment (refer to Schedule 10) demonstrates that the Grand Central Hotel has cultural heritage significance at a local level for its aesthetic and historic values. The place is also considered rare and has a moderate degree of integrity and authenticity. It is considered to meet the threshold for inclusion in the Heritage List.

Independent Heritage Consultant Advice

In addition to the internal site inspections requested by Council at its meeting held on **5 April 2016** to complete the City's heritage assessment of the Grand Central Hotel, the City also commissioned a heritage consultant to undertake an additional, complete and independent assessment of the place.

The advice provided by the independent heritage consultant (refer to Schedule 10) finds that the place has cultural heritage significance at a local level for its aesthetic and historic values. The place is also considered rare and has a moderate degree of integrity and authenticity.

Findings of Heritage Assessments

The findings of all three heritage assessments agree that the Grand Central Hotel meets the threshold for entry on the Heritage List.

Owner Consultation

Following the report considered by Council at its meeting held on **17 March 2015** the owner was invited to comment on the possible heritage listing and on the previous Heritage Assessment prepared by the SHO (refer to Schedule 8).

In response to this communication, the owner wrote to the City stating that they did not support possible Heritage Listing (refer to Confidential Schedule 11).

The owner's comments were included in the report considered by Council at its meeting held on **5 April 2016.**

Deemed Provisions – Requirements

In accordance with Part 3, Clause 8 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the local government must not enter a place in the Heritage List unless the local government:

"(a) notifies in writing each owner and occupier of the place and provides them with a description of the place and the reasons for the proposed entry;

(b) invites each owner and occupier to make a submission on the proposal within 21 days on the day on which the notice is served or with a longer period specified in the notice; and

(c) carries out any other consultation the local government considered appropriate; and

(d) following any consultation and consideration of the submissions made on the proposal, resolves that the place be entered in the heritage list with or without modification, or that the place be removed from the heritage list."

Should Council resolve to propose that the Grand Central Hotel be included on the Heritage List, further consultation will be undertaken with each owner and occupier of the place. A copy of the Draft Heritage Place Assessment will be provided and the owner and occupier will have a period of 21 days to make a submission on the proposal.

Following the close of the submission period Officers will report back to Council. At this time Council may consider the Draft Heritage Place Assessment and any submission received as part of making a final decision on the proposed heritage listing.

FINANCIAL IMPLICATIONS:

If the Grand Central Hotel is included in the CPS2 Heritage List the owner will be eligible to apply for the City's suite of Heritage Incentives. This includes heritage grants, heritage awards, heritage rate concession and transfer of plot ratio and bonus plot ratio.

COMMENTS:

The City of Perth Draft Heritage Place Assessment demonstrates that the Grand Central Hotel warrants entry in the Heritage List. Both the SHO Assessment and the independent heritage consultant's advice reflect this position.

Further consultation will be undertaken with the owner and occupier prior to Council making its final decision on the proposed heritage listing.

REGISTER OF HERITAGE PLACES

Below Threshold

1. DATA BASE No. 2135

2. NAME *Grand Central Hotel* (c. 1900)

FORMER NAME(s) Grand Central Coffee Palace
Grand Hotel
Grand Central YWCA

3. LOCATION 379 Wellington Street, Perth

4. DESCRIPTION OF PLACE

Portion of Perth Town Lots Q1 and Q1$^1/_2$ being part of the land in Diagram 1734, and being the whole of the land comprised in Certificate of Title Volume 1586 Folio 085.

5. LOCAL GOVERNMENT AREA City of Perth

6. OWNER Wintide (Australia) Pty Ltd

7. HERITAGE LISTINGS

- Register of Heritage Places: Below Threshold 25/08/1995
- National Trust Classification: ----------
- City of Perth Planning Scheme ----------
- Register of National Estate: ----------

8. CONSERVATION ORDER

---

9. HERITAGE AGREEMENT

---

10. STATEMENT OF SIGNIFICANCE

Grand Central Hotel has cultural heritage significance at a local level as one of Perth's last remaining coffee palaces which, although substantially changed, is still being used for the purposes similar to the original.

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11. 1 AESTHETIC VALUE

Grand Central Hotel is a landmark when viewed from the northern side of the railway line because of its austere facade. (Criterion 1.3)

11. 2. HISTORIC VALUE

Grand Central Hotel is an example of the style of alcohol free hotel built for the Temperance Movement to provide accommodation. (Criterion 2.1)

Grand Central Hotel was constructed at the time of the Goldboom, a significant cultural and development phase in the history of the State, and a period of rapid development of Perth. (Criterion 2.2)

11. 3. SCIENTIFIC VALUE

---

11. 4. SOCIAL VALUE

---

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Grand Central Hotel is one of the last remaining coffee palaces constructed in the city which, although substantially changed, is still being used for the purposes similar to the original.

12. 2 REPRESENTATIVENESS

Grand Central Hotel is representative of the 1930s modernisation of buildings constructed during the Goldboom period. (Criterion 6.1)

12. 3 CONDITION

Grand Central Hotel is in good condition.

12. 4 INTEGRITY

Substantial alteration to *Grand Central Hotel* has occurred over the years and although the function of many rooms within the building has changed, the layout of the original section of the building is evident. The place is still used for unlicensed accommodation and retains a moderate degree of integrity.

12. 5 AUTHENTICITY

Although some original features of the interior of the building remain, substantial refurbishment and alterations to the building fabric has occurred. Original interior fittings and fixtures and those that date from the 1930s refurbishment no longer exist. *Grand Central Hotel* retains a low degree of authenticity.

13. SUPPORTING EVIDENCE

13. 1 DOCUMENTARY EVIDENCE

The Grand Central Coffee Palace was constructed as a three-storey building at the turn of the century in Wellington Street, in close proximity to the Perth Railway Station.

The site of *Grand Central Hotel* comprises portion of Perth Town lots Q1 and Q1$^{1}/_{2}$. In 1884, Perth Town lots Q1, Q2 & Q3 extended the length of Barrack Street from Murray Street in the south, to Wellington Street in the north.[1] Prior to the coffee palace, which was constructed circa 1900, the site was occupied by another building which may have been the premises of the Western Australian Manufacturing Company.[2]

In 1891, John Besley Veryard purchased the property from Ferguson. In 1898, John Veryard, inherited the property. It seems likely that the coffee palace was constructed after 1898.[3]

The discovery of gold in the Western Australia led to Goldrushes in the 1890s which quadrupled the colony's population. The increased population and prosperity created a buoyant economy. Hotels and accommodation facilities proliferated throughout Perth to provide for the surging population. From 1890, Western Australia was a self governing colony and Perth developed rapidly after construction of the railway and Perth Central Railway Station in 1894.

The influx of immigrants from throughout Australia and overseas brought political changes with new trade unions, lodges, sporting bodies and women's organisations developing in the community during the 1890s. Influential and outspoken minority groups lobbied their causes with varying degrees of success. One such cause was the Women's Christian Temperance Union, which together with other temperance movements, espoused the evils of liquor.[4] In response to the temperance movement, coffee palaces were constructed during

---

1 CT Vol 14 Fol 1.

2 ibid.

3 J Veryard was a building contractor, he acquired the property in 1898, CT Vol 14 Fol 1, CT Vol 14 .Fol 1, John Veryard (1851-1924): 5th son of the John Besley Veryard. He worked in *The Inquirer* office(1866-69), was a building contractor, produce merchant, the second Mayor of Leederville(1904/5) and later a MLA for Balcatta(1905-1908) and Leederville(1914-21). Battye Library Biographical Index. In 1901 a state concert took place in the coffee palace. 1897/98 Wise's Postal Directory lists John B Veryard, 335 Wellington Street.

4 Crowley, F. K. *Australia's Western Third* (1960) , pp. 142-145.

the gold rush period in addition to hotels. The coffee palaces offered similar accommodation and facilities to hotels but were unlicensed.

The Grand Central Coffee Palace was one of the many coffee palaces constructed during the late 1890s and into the early 1900s in Perth. It reflected the architecture of the period with its impressive gabled parapet and Victorian filigree verandahs on the first and second floors. The words, 'The Grand Central Coffee Palace' were painted on the west side of the building in large bold lettering, clearly visible in the Wellington Street streetscape from the Perth Central Railway Station.

In 1903, the premises were leased to Elizabeth Ellis and for a period of ten years continued to be under the management of the Ellis's.[5] During 1907, and 1908, J. H. and Mrs E. Robinson were listed in the postal directory for that establishment.[6]

In 1918 Veryard sold the property to William Padbury, a merchant of Guildford.[7] Padbury leased the coffee palace to Thomas Kelly and Amelia Cecilia Kelly.[8] In 1925, Padbury had to sell the property and Albert Harvey and John Olley became the owners.[9]

In 1938, the name of Grand Central Coffee Palace changed to Grand Central Hostel.[10] An extensive refurbishment of the building took place about this time, resulting in a facade bearing little resemblance to that of the original.[11] After the death of Albert Olley, in 1941, probate was granted to his widow Lydia Olley.[12]

Mrs Olley owned the property until 1947 when Thomas Deane, a hotel proprietor, and Julia Stack of the Majestic Hotel became equal owners of the property.[13]

In 1956, the Board of Management of Royal Perth Hospital purchased the property. 'The Grand Hostel', as the place was then known, was purchased by Royal Perth Hospital to accommodate the residential requirements of the nursing staff at Royal Perth Hospital. Some alterations were made to the property at that time in response to fire and safety requirements of Perth City Council. [14]

---

5 1905 & 1906 Wise's Postal directory lists A. L. Ellis as the manager of Grand Central Coffee Palace at 335 Wellington Street. CT Vol 41 Fol 285 and CT Vol 41 Fol 285.

6 Wise's Postal Directory: 1906 & 1907.

7 CT Vol 601 Fol 58 Third generation of Veryards; Nairn, J.,*Walter Padbury* , 1986.

8 CT Vol 601 Fol 58 Lease from 1918 Wise's Postal Directory 1918 Mrs Amelia C Kelly

9 Padbury's Morgator died, and the estate administrator organised a sale of the property. Licensed Victualler of the Shaftesbury Hotel CT Vol 896 Fol 116. With a mortgage in the favour of Walter Clark CT Vol 896 Fol 116.

10 Wise's Postal Directory 1937 Coffee Palace: 1938 AH Olley Grand Central Hostel.

11 The style of the extensive refurbishment , particularly the facade, indicates an architectural style of the late 1930s, suggesting that the name and image of the place changed.

12 CT Vol 896 Fol 116.

13 Morgator was Lydia Olley CT Vol 1060 Fol 316.

14 *Servio News* No. 11 Vol 1 30 Oct 1975 also see Conservation Plan for Royal Perth Hospital by Considine & Griffiths Architects Pty Ltd.

In 1971, with the completion of Jewell House, a purpose built residential facility for the nursing staff in Goderich Street, the Grand Hostel was no longer required by the Royal Perth Hospital. Mr Alan Farnham leased it and operated a guest house until the property was sold to 379 Pty Ltd in 1976.[15]

For a short period from 1978, Garry and Kerry Hoar owned the property, however a mortgage lapsed, and a power of sale was exercised in March 1981. The property was auctioned and subsequently sold to the highest bidder (undisclosed amount) after being passed in at the auction when bidding reached $360,000.[16]. Valmay Pty Ltd purchased the site at that time.[17] In 1988, Feluga Pty Ltd purchased the property.[18]

During the 1980s, the hostel operated as a lodging house with low cost accommodation, in the basement, offered to backpackers, in addition to the regular rooms. Bathrooms were converted to accommodation facilities with boards over the baths providing additional sleeping spaces.[19]

The Young Women's Christian Association of Perth (Inc) purchased the property in 1992, with financial assistance from the Lotteries Commission.[20] They proposed to provide budget accommodation for up to 80 people as well as provide a base for many of its support programs, thereby enabling an increase in the services offered to young men and women. It was also envisaged that the 'Grand Central YWCA', the new name introduced by YWCA, would become a 'City Safe House' for people of all ages.[21]

They commissioned Architects Bateman Groom & Jones to refurbish the building. The refurbishment involved an upgrade of the first and second floor accommodation rooms and bathroom facilities on those floors. The third floor was converted from a residential function to offices. A new kitchen block was constructed, and the dining room was refurbished. The Wellington Street ground floor rooms were altered and converted to a cafe.[22] In September and October 1993, overseas delegates attending the 2nd World Congress on Art Deco: 'Deco Down Under', stayed at the 'Hotel'.

The YWCA were unable to provide a viable return from the place and sold the property to Wintide (Australia) Pty Ltd in May 1995.[23] Wintide (Australia) Pty Ltd have subsequently commissioned Architects Woodhead Firth and Lee to refurbish the third floor which will increase the capacity of the place by converting the third floor from offices to accommodation.[24]

---

15 *Servio News* No. 11 Vol 1 30 October, 1975. CT Fol 1440 Fol 849

16 *The West Australian* 22 January 1981, p. 33.

17 CT Vol 1440 Fol 849.

18 Brian Coppin Company *Sunday Times* 28 August 1994.

19 YWCA Oral history.

20 YWCA Media Release 20 July, 1992. CT Vol 1586 Fol 085.

21 YWCA Media Release 20 July, 1992.

22 *Express Magazine. undated*

23 A company registered in Queensland, CT Vol 1586 Fol 085

24 Woodhead Firth & Lee, Tender advertisement *The West Australian* 22 July 1995.

13. 2 PHYSICAL EVIDENCE

The four-storey brick building is constructed to the building line of the south side of Wellington Street.[25] It is flanked on the west by a two-storey commercial building (now disused), and abuts a multi-storey commercial building on the east that is almost double the height of *Grand Central Hotel*.

A sealed right-of-way to the west of the building continues to a rear court. The rear of the building is now protected by a brick wall that seals the building from the right-of-way and rear court.

The building has an austere 1930s exterior with a flat street facade that is rendered. Evidence of two brick chimneys, corrugated clad pitched roof with dormer windows, and the fenestration treatment on the west elevation, indicate that the street facade, as it stands today, is an edifice to an earlier structure. The street facade has a central vertical section that projects slightly forward of the face of the wall to accentuate the entrance. This central feature projects above the parapet level and finishes in a gable shape - which now bears the name 'Grand Hotel' - and hides the roof behind. The street facade is symmetrical and the facade is divided into three bays.

The fenestration on the building is rectangular in shape and recessed. The end bays on the street facade contain blocks of three separate windows at the first and second floors with two smaller windows on the third floor. The central section comprises glass panelled doors, a small balcony on the first and second floors, and three separate windows on the third floor. The small balconies are protected by a fine metal balustrade.

The street elevation features exposed downpipes that run down the face of the building, and a suspended metal awning that extends the full frontage of the building and over the footpath. The downpipes are angled to provide a decorative element.

The interior of the building comprises twenty-eight rooms that are in the basement and on the first and second floors. The interior comprises: reception, cafe, kitchen and dining room on the ground floor; and, lounges on the first and second floors. The rooms on the second floor contain bathroom facilities. Shared toilet and laundry facilities are to the rear of the corridors in the basement and on the first floor. Three are also offices within the roof space of the third floor.

Circulation routes within the interior of the building are located towards the front of the building. A carved timber stair is at the eastern end of the interior while a lift well (believed to contain the original lift cars) is at the western end. On each floor there is a foyer created between the stair landing and the lift well. In front of the foyer is a wide passage that leads to the balcony (first and second floors), and behind the foyer is the entrance to a large single space that accommodates a lounge (first and second floors), dining room (ground floor) and large office (third floor). Corridors either side of the foyer give access to

25 Originally built as a three-storey building, the roof space was converted to accommodate offices.

offices and rooms and run the length of the 'arms' of the building. A metal external stair links the building at three levels.

The interior of the building is simply detailed with decorative cornices and plain arched openings in the foyer on each floor, and decorative arches in the foyer on the first floor. Remnant anaglypta ceilings are visible in the lobby of the ground and first floors. The main feature of the interior is the dining room. The ceiling is divided by beams that intersect over support columns. The beams are decorated with mouldings and painted in different colours. The columns are grecian inspired but are not classical. In the reception area on the ground floor, more simply detailed columns (not true orders) are featured. The windows in the dining room are semi-circular arches with decorative mouldings. The stairwell, on each level, also contains semi-circular arched windows divided into six lights, all are now sealed in a closed position. Sections of the third floor ceiling are sealed on the rake, reflecting the shape of the roof including the original dormer windows that are no longer extant.

The building is 'U'-shaped in plan, which encloses verandahs. Extensive refurbishment took place in 1938, which included the remodelling of the street facade to that which we see today. Further works were carried out, in 1956, and in the 1980s, when the west 'arm' of the building was extended and some bathrooms were converted to rooms. The interior stair from the basement was relocated and evidence of this remains in the bricked-up arched headed door and window openings on the south and west elevations. Steps in the rear court, that once led to a doorway, are now redundant.

In 1992, the rear balconies off the first and second floor lounge, were enclosed with weatherboard cladding. A paved balcony has been created at the first floor with a criss-cross timber balustrade. Further weatherboard cladding has been fixed to the west wall of the internal court. The roof was re-clad including the plant room roof. Exposed air conditioning ducts and water pipes are evident on the south wall and the walls that form the internal court.

Other works carried out in 1992 included: removing existing window frames and doorway on the street elevation and installing bi-fold windows; the creation of a cafe with a servery access to the dining room behind; reglazing existing stained glass windows; removal of two brick chimneys from the east elevation, at the southern end; removal of the external illuminated sign; new highlight windows; upgrading the bathrooms; new brick screen wall to rear; new downpipes to north elevation; and, new floor coverings and repainting to all levels.[26]

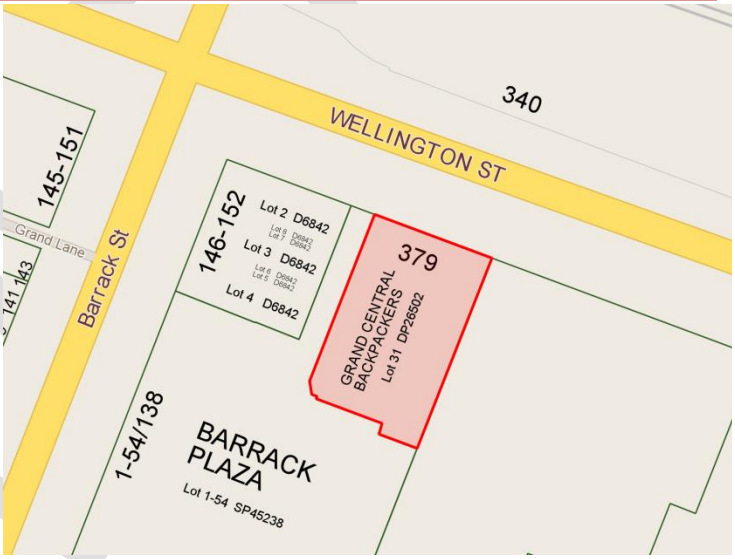
13. 3 REFERENCES

---

26 See Bateman Grundmann Wilson Jones Architects Drawing Nos 91.16.04 to 91.16.07 incl. and 91.16.11, dated 16 July 1992, for plans and elevations.

Heritage Place Assessment

NAME AND LOCATION DETAILS

Building Name	**Grand Central Hotel**
Former Name	**Ellis's Grand Central Coffee Palace, Grand Hotel, Grand Central YWCA**
Street Name and Suburb	Wellington Street, Perth
Street Number	379
Former Location	-
Lot Details	Lot 31 DP26502
Property Key	177100
Location Description	South side of Wellington Street in close proximity to the Perth Railway Station and Barrack Street.
Location Diagram	

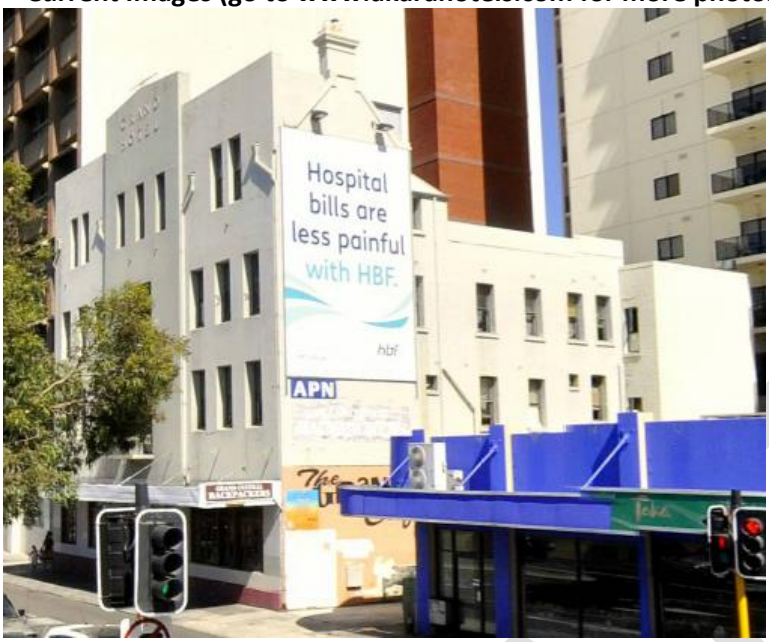
BUILDING DETAILS

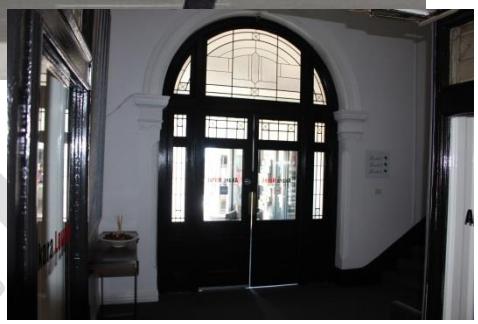
Building Type	Heritage Building
Heritage listings	Below Threshold State Register 25 August 1995
Place Type	Building
Construction Date	c.1900
Date Source	State Heritage Office Place Assessment 25 August 1995 City of Perth Site Inspection 10 May 2016

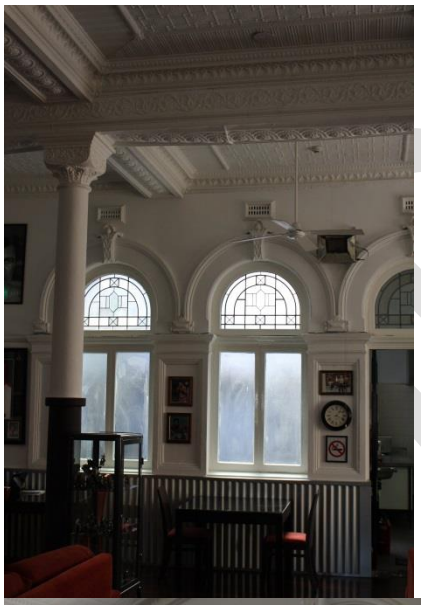
DRAFT

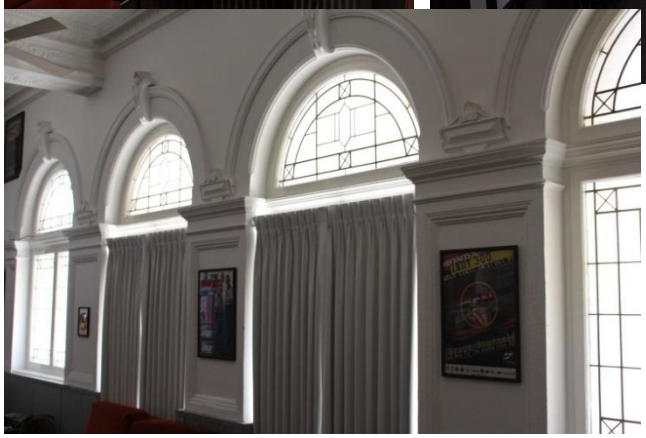
IMAGES

Current Images (go to www.akarahotels.com for more photos)

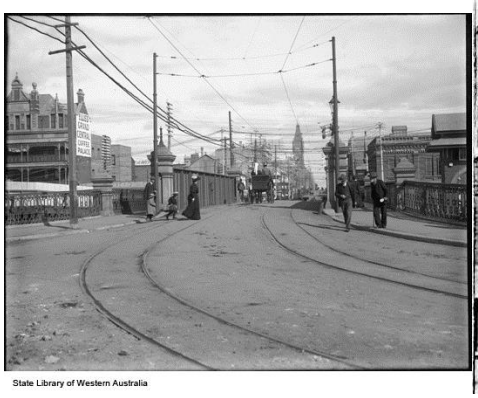








Archival Images



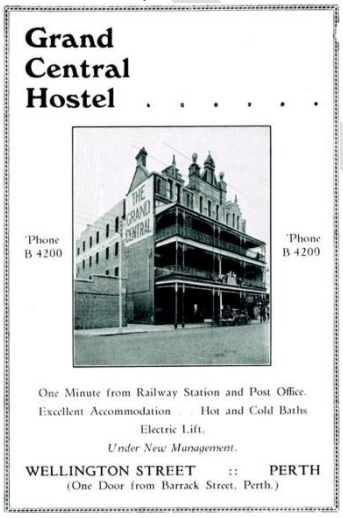
State Library of Western Australia

C1900

c.1905

State Library, 1906

State Library, 1927



1930

State Library of Western Australia

State Library, 1956

STATEMENT OF SIGNIFICANCE

Aesthetic Value	The place is an example of a commercial building constructed during the period of economic affluence and increased development that followed the gold boom. The place is a landmark when viewed from the northern side of the railway line because of its austere façade. The place is an example of how Perth was transformed by the Art Deco movement.
Historic Value	The place reflects the way of life of the wealthier residents of Perth in the late nineteenth and early twentieth century. The place reflects the expansion and development of commerce and trade in the City of Perth in the early years of the twentieth century. The place is an example of the style of alcohol free hotel built for the Temperance Movement to provide accommodation. The place was constructed at the time of the Goldboom, a significant cultural and development phase in the history of the State, and a period of rapid development of Perth.
Research Value	-
Social Value	-
Rarity	The place is one of Perth's last remaining coffee palaces which, although substantially changed, it is still being used for the purposes similar to the original.
Representativeness	The place is representative of the 1930s modernistation of buildings constructed during the Goldboom period.

PHYSICAL DESCRIPTION

Materials	Rendered brick and concrete.
External	Four-storey building with original tuck pointed façade, gabled parapet and Victorian filigree verandahs on the first and second floors replaced with a 1930s rendered façade which reflects the original symmetry and fenestration. Features of the original building behind the 1930s façade are visible from the west including brick chimneys, corrugated clad pitched roof with dormer windows and window fenestration.
Internal	The building has been refurbished multiple times however the original external form, up-shaped plan and internal layout remain evident. Extant original features include decorative arched openings and decorative glazed panel arched doors, carved timber staircase, semi-circular arched windows, decorative cornices, anaglypta ceilings and columns decorated with mouldings.

DRAFT

Architectural Period	Inter-War Stripped Classical
USE	
Original use	Coffee Palace and Hotel
Present Use	Hotel
Other Use	Hostel, Backpackers, Budget Accommodation
DESCRIPTION NOTES	
Condition	The place is in good condition and is being well maintained.
Integrity	The place is still used for unlicensed accommodation and therefore retains a moderate degree of integrity.
Authenticity	Although substantial refurbishment and alteration has occurred, some original features remain and the layout of the original section of the building is evident. The place retains a moderate degree of authenticity.
HISTORICAL NOTES	
History	The building dates from the period of commercial expansion in Perth following the gold rush of the 1890's, when a large number of hotels or 'pubs' were built in Perth, on the outskirts of the city and in country towns. They provided accommodation and refreshment to travelers and the increasing number of immigrants arriving in the state, including the large proportion of working men from Victoria. Typically a hotel was constructed on a corner with entrance to the public bar addressing the corner and the entrance for residents on one of the streets. There was often a tower or other feature on the corner and a verandah with elaborate cast iron decoration along the street facades. (Extracted from M. Pitt Morrison and J. White in C.T. Stannage, A New History of Western Australia; U.W.A. 1981). In response to the temperance movement, coffee palaces and hotels were constructed during the gold rush period. The coffee palaces offered similar accommodation and facilities to hotels but were unlicensed. The Grand Central Coffee Palace was one of many coffee palaces constructed during the late 1890s and into the early 1900s in Perth. From 1903 – 1913 the premises were leased to Elizabeth Ellis. A newspaper article from the Sunday Times on 15 November 1903 (Trove) announced the new management: *To residents and visitors alike the want of a first-class coffee palace has been long felt – somewhere to go for those who desire to get away from the ordinary hotel or hash-house life. Many persons, both male and female, ladies especially, object to go to hotels; to many of them the surroundings are objectionable. Then the ordinary boarding houses – well, they need not to be described, as they are too well known to most of us. Dirty kitchens, badly-cooked food, dirty, slovenly owners that make one sick to look at is the usual type. Mrs Ellis has started the Grand Central*

DRAFT

Coffee Palace in Wellington Street, near Barrack Street. It is a first class four-storey building, quite new and fresh, has splendid accommodation, single rooms, hotel and cold baths, good cuisine, a large and lofty dining room, reading and smoke rooms, ladies' room, drawing room, special verandahs, and everything up to date. The chargers are reasonable, and as there is a rush on for rooms, those who wish to secure first-class accommodation, civility, and comfort should pay Mrs Ellis a visit at once.

During 1907, and 1908 J. H and Mrse E. Robinson were listed in the postal directly for that establishment. In 1938, the name Grant Central Coffees Palace changed to Grand Central Hostel. After the death of Albert Olley, in 1941, probate was granted to his widow Lydia Olley. Mrs Olley owned the property until 1947 when Thomas Dean, a hotel proprietor, and Julian Stack of the Majestic Hotel, became equal owners of the property.

In 1956, the Board of Management of Royal Perth Hospital purchased the property. 'The Grand Hostel as the place was then known was purchased by Royal Perth Hospital to accommodate the residential requirement s of the nursing staff at the Royal Perth Hospital. Some alterations were made to the property at the time in response to fire and safety requirements of Perth City Council.

In 1971 Jewell House, a purpose built residential facility for the nursing staff in Goderich Street, was constructed and the Grant Hostel was no longer required by the Royal Perth Hospital. Mr Alan Farnham leased it and operated a guest house until the property was sold to 379 Pty Ltd in 1976.

For a short period from 1987, Garry and Kerry Hoar owned the property however a mortgage lapsed, and a power of sale was exercised in March 1981. The property was auctioned and subsequently sold to the highest bidder (undisclosed amount) after being passed in at the auction when bidding reached $360,000. Vlmay Pty Ltd purchased the site at that time. In 1988 Feluga Pty Ltd purchased the property.

During the 1980s, the hostel operated as a lodging house with low cost accommodation in regular rooms and the basement offered to backpackers. Bathrooms were converted to accommodation facilities with boards over the baths providing additional sleeping spaces.

The Yong Women's Christian Association of Perth (Inc) purchased the property in 1992, with financial assistance from the Lotteries Commission. They proposed to provide budget accommodation for up to 80 people as well as a base for many of its support programs, thereby enabling an increase in the services offered to young men and women. It was also envisaged that the Grand Central YWCA the new name introduced by YWCA, would become City Safe House for people of all ages.

They commissioned Architects Bateman Groom & Jones to refurbish the

DRAFT

building. The refurbishment involved an upgrade of the first and second floor accommodation rooms and bathroom facilities. The third floor was converted from a residential function to offices. A new kitchen block was constructed, and the dining room was refurbished. The Wellington Street ground floor rooms were altered and converted to a cafe. In September and October 1993, overseas delegates attending the 2nd World Congress on Art Deco 'Deco Down Under' stayed at the 'Hotel.'

The YWCA was unable to provide a viable return from the Palace and sold the property to Wintide (Australia) Pty Ptd in May 1995. Wintide (Australia) Pty Ltd subsequently commissioned Architects Woodhead Firth and Lee to refurbish the third floor which will increase the capacity of the place by converting the third floor from offices to accommodation.

The building has been owned by Central City Pty Ltd since October 2007 and is now operating as Akara Hotel.

Comparative Evidence - other Coffee Palaces in the City of Perth

Name	Address	Construction Date	Place Status
Horseshoe Coffee Palace	corner Murray and Pier Street. Perth	c.1900	Demolished (carpark)
Burnett's Coffee Palace and Temperance Hotel (Perth's first 'Coffee Palace') although the building, constructed, was previously the (licensed) Devonshire Arms, prior to that The Mason's Arms.	corner Hay and Barrack Streets, diagonally opposite Town Hall, Perth WA	c1900	Existing
Continental (Windsor) Coffee Palace	575 Wellington St, Perth	Further research required	
Rechabite Coffee Palace	Wellington St, Perth	c.1900	Demolished (Forest Chase)
Royal Coffee Palace	165-167 Murray St, Perth	c.1900	Demolished (David Jones)
Musson's (Sydney) Coffee Palace (Hotel)	Murray St, Perth	c.1900	Demolished (Forest Chase)
Cornwall Coffee Palace (previously the Yankee Coffee Palace)	239 Murray St (between William and Barrack Sts), Perth	c.1900	Demolished (Piccadilly Arcade)
Prince of Wales Coffee Palace	Murray St, Perth	Further research required	
(Shafto's) Victoria Coffee Palace	Wellington St, Perth	Further research required	
Wilson's Coffee Palace	King St, Perth	Further research required	
Paris Coffee Palace	corner of James and Pier Street, Northbridge	c.1900	Demolished
Metropolitan Coffee Palace	18 Stirling St, Northbridge	c.1900	Existing
Brittania Coffee Palace	245 William St, Northbridge	c.1897	Existing
Perth Coffee Palace (Rechabite Hall)	224 William St, Northbridge	1924	Existing

DRAFT

31 July 2016
Job Number: 16143
Our Reference:01GCH

Chief Executive Officer
City of Perth
27 St Georges Terrace
Perth WA 6000

Griffiths Architects

[redacted]

[redacted]

GRAND CENTAL COFFEE PALACE, 379 WELLINGTON STREET, PERTH-HERITAGE VALUE FOR POSSIBLE CPS2 HERITAGE LIST

Thank you for your enquiry with respect to the above premises, and for the opportunity to examine the heritage value of the place. The City seeks independent advice on whether or not the place has sufficient heritage value to meet threshold for entry into City Planning Scheme 2 Heritage List.

Background

This evaluation I based on a review of previous assessments and a site visit in the company of the owner's representative [redacted], on 29 July 2016.

Two assessments have been prepared in relation to The Grand Central Coffee Palace.

The first assessment was prepared by the Heritage Council of Western Australia (Heritage Place no 2135) and set out to examine whether or not the place had State Heritage value. Standards applicable to assessment have shifted somewhat since that assessment was prepared. However,

Griffiths Architects
ABN 91 277 671 706
Unit 1, 315 Rokeby Road, Subiaco
Western Australia 6008
Telephone 08 9381 1666
Facsimile 08 9381 1566
mail@griffithsarchitects.com.au
www.griffithsarchitects.com.au

Architecture
Heritage
Interiors

the assessment was considered by the Heritage Council's Register Committee and in August 1995 it was determined that the place did not meet threshold for entry in the State Register. The committee did conclude that the place had local heritage value.

The second assessment was prepared by the City of Perth, using information from the Heritage Council's assessment and providing additional comparative information, and it concluded that the place is significant for the following reasons:

> The place is an example of a commercial building constructed during the period of economic affluence and increased development that followed the gold boom.
>
> The place is a landmark when viewed from the northern side of the railway line because of its austere façade.
>
> The place is an example of how Perth was transformed by the Art Deco movement.
>
> The place reflects the way of life of the wealthier residents of Perth in the late nineteenth and early twentieth century.
>
> The place reflects the expansion and development of commerce and trade in the City of Perth in the early years of the twentieth century.
>
> The place is an example of the style of alcohol free hotel built for the Temperance Movement to provide accommodation.
>
> The place was constructed at the time of the Gold boom, a significant cultural and development phase in the history of the State, and a period of rapid development of Perth.
>
> The place is one of Perth's last remaining coffee palaces which, although substantially changed, it is still being used for the purposes similar to the original.
>
> The place is representative of the 1930s modernistation of buildings constructed during the Gold boom period.

Documentary Evidence

The requirement for documentary evidence for local heritage places only needs to provide a brief history of the place relevant to its significance. Details include the historical evolution of the place, dates of importance, past and current uses, and associated persons or events.

Other than providing a context for the coffee house phenomenon and its importance, the historic background provides an adequate basis for assessment at the City level. The information draws on the Heritage Council's below threshold assessment, as previously noted, and adds historic photographs and a good deal of comparative information.

To get a better understanding of the theme of Coffee Palaces, some further research was undertaken.

Coffee palace was a term used for temperance hotels, which were fairly widespread in Australia commencing in the 1880s. The places included most of the same facilities that were offered in licenced hotels, including accommodation, function rooms, dining rooms, ballrooms and the like. The Australian movement was associated with the gold boom starting in Victoria, as a reaction to the behaviour generated by the boom. Grand and Royal were terms commonly included with place names and styling was frequently lavish. They were designed to appeal to the wealthy.

Moreover, the gold rush also generated a divide in social class and gender; prompting the beginning of a long contest for cultural dominance which, among other factors, led to increasing social unrest surrounding alcohol consumption, particularly public drinking within the 'male world of primary industries'.[1]

This divide between the drinking culture and the temperance movement led to a century long struggle for the overriding cultural style in Australia. Temperance activists in Australia mainly

[1] R Room, 'The Long Reaction against the Wowser: The Prehistory of Alcohol Deregulation in *Australia' Health Sociology Review,* vol.19, no.2, 2010, p.151

consisted of religious groups directing their cause towards mutual help and persuasion. Part of their solution was the spread of coffee palaces in effort to eventually substitute the tavern.[2]

Even though the movement's influence in Perth had been somewhat dormant, this changed as the eastern states fell into an economic depression and gold was discovered at Coolgardie and Kalgoorlie in Western Australia in 1892 and 1893.[3] Within two years, the west began to emulate the rest of the continent and serving alcohol drinking was limited to the 'six o' clock swill.'[4] By 1904, 20 ornately detailed Coffee Palaces had been completed in Perth.[5]

As the movement gained traction nationwide in the 1880's, its support broadened and The Women's Christian Temperance Union (WCTU) became a formidable force in the movement as it leaned towards political action. Their influence brought a progression in suburbanisation and increased effort to achieve complete abolition of the liquor trade to counter the high rates of arrest for public drunkenness on the streets of Australian cities and towns. By the 1890's state laws allowed voters to secure a 'local option' of restrictions on alcohol sales in every state except Western Australia. Perth eventually followed suit in 1911.[6]

Even though the coffee palace era was relatively short-lived, the long struggle for cultural dominance 'brought thousands onto the streets in demonstrations, and influenced the outcome of elections'. [7] Though moves to bring about abolition eventually failed, the temperance movement made a significant mark in Australian history as 'almost one in three

---

[2] Ibid. p.154.

[3] DC Noyce, 'Coffee Palaces in Australia: A Pub with no Beer' *M/C Journal*, vol.15, no.2, 2012, p.464

[4] Room, op.cit. p.155.

[5] Noyce, loc. cit.

[6] Room, loc. cit.

[7] Noyce, loc. cit.

Australian voters expressed their support for prohibition of alcohol in their State' prior to the outbreak of World War II. [8]

Ironically, most Coffee Palaces applied for licences in later years, and some, including The Grand Central Coffee Palace, were investigated from time to time for having alcohol on unlicensed premises.

From this one can conclude that the coffee palace was an important historic theme for short duration. A number survive as various forms of short-term accommodation in the City and Northbridge, as the comparative information notes.

Construction date

The actual date of construction is not material to determining significance. However, there has been some conjure about the construction date and while exhaustive research was not undertaken to establish it, a photograph taken in 1895 from the Barrack Street bridge (BL 009631D) indicates it had not been built and then a further photograph taken in 1900 (BL5323B/122) reproduced in The History of Perth Electric Tramways by I Pleydell (p35) shows it complete. So the construction dates can be narrowed to between 1895-1900. A title search may clarify the issue.

The assessment doesn't manage to locate the Art Deco makeover in time. However, photograph from 1935 (BL 041361PD) shows the original design still in place. There was a name change in 1938 and this was also a time when confidence was returning to the West Australian economy which probably puts the re-styling date at around that time. Numerous other buildings were remodelled in the Art Deco style at that time. For example, the State Theatre in Beaufort Street, Mount Lawley underwent a thorough remodelling to re-emerge as

[8] R Fitzgerald & T Jordan, Under the Influence: A History of Alcohol in Australia, Harper Collins, Sydney, 2009, p.145.

the Astor Theatre. The makeover at the Grand Central Coffee Palace was largely confined to restyling the façade.

In addition to the works to adapt the place that were documented in the assessment, plaques in the lobby indicate that works were carried out to design by Cameron Chisholm and Nichol and built by R. J. Davies in 1963, and by Bateman Grundmann Wilson Jones Architects and completed by Cooper and Oxley in 1993. The works include general refurbishment and upgrades to the kitchen, bathrooms and some external upgrades.

Physical Evidence

Exterior

The physical evidence offered is very brief and matter of fact and makes no judgement on design quality. The Art Deco make over is not described, but an examination of the Art Deco elements would indicate that they are fairly perfunctory. There have been other changes to the exterior, including the replacement of windows and café style windows inserted into the frontage.

The building has a full block width frontage and then two wings leading off the south comprising bedrooms and bathrooms. The wings would appear to have been extended. As with many hotels, the main design effort was at the street frontage and in the main rooms on the ground and first floors, including the entrance and stair hall, reception, dining room and lounges.

Interior

The assessment notes that the building has been refurbished multiple times. However, the original external form, 'U'-shaped plan and internal layout remain evident. The bedroom rooms in the two south wings are replicated in numerous hotels of the period and are unremarkable.

However, in the front or northern section of the building, the spatial arrangements and rooms, particularly at ground floor retain some very fine qualities, including the dining room, hall, stairs and first floor lounge. In these areas, the Art Deco makeover barely impacted on the spaces or features. Remaining original features include decorative arched openings with dosserets, and archivolts, and decorative glazed panel arched doors, carved timber staircase, semi-circular arched windows to the staircase, decorative cornices, pressed metal ceilings and columns decorated with mouldings. The dining room and stair would be the finest elements in the building.

Comparative

The comparative analysis reveals that the type was once a common one, though the analysis does not distinguish between those with accommodation and those that may simply have provided refreshments. The Britannia Coffee Palace, 245 William Street, designed by Thomas Anthoness would be the largest and most intact surviving of the type in the City of Perth and would be a possible candidate for inclusion in the State Register. By virtue of its inclusion on the State Register, Rechabites Coffee Palace is included as part of Rechabites Hall.

Burnett's Coffee Palace is also listed and noted as existing, however, this was built in 1883 and subsequently acquired by T. Quinlan and demolished in 1891 for the present building that stands on that site.

Of the list of coffee houses noted in the assessment as possibly being extant, those identifiable from digital mapping are modest in scale, generally two storey and of those that it was possible to locate, they would all appear to have been re-purposed.

Threshold for entry

CPS 2 provides guidance on what might be entertained for entry in the Scheme List of Places of Cultural Heritage Significance.

30 Declaration of Places of Cultural Heritage Significance

(1) If, in the opinion of the Council, a place -

(a) is of cultural heritage significance or has special interest related to or associated with the cultural heritage; and

(b) should be conserved or enhanced,

the Council may, by resolution, declare the place to be significant and worthy of conservation.

The clause does not specify criteria by which council might make its judgement.

The State Heritage Office has developed a guide to assist local government assess its heritage in a document titled *Criteria for the assessment of local heritage places and areas; a practical guide to identifying, grading, and documenting places and areas in local government inventories.*

The guide sets out criteria for consideration and notes that a place is only required to meet one criterion to be considered to be of local heritage value. Pages 6-12 of the guide provide the four criteria and then pages 13 -15 provide guidance on degrees of significance.

The City's practice with assessments has been to follow this guide and the recommended criteria and the criteria qualifiers.

Discussion

This section tests the assessed values against the assessment criteria noted above. To be considered for entry, the place need only meet one of the criteria, and this accords with accepted practice.

Aesthetic value.

The assessment has a number of values in the statement of significance that relate to the aesthetic criteria.

The criteria are as follows; -

A place or area included under this criterion will have characteristics of scale, composition materials, texture and colour that are considered to have value for the local district.

This may encompass:

- creative or design excellence
- the contribution of a place to the quality of its setting
- landmark quality
- a contribution to important vistas.

A place will not necessarily need to conform to prevailing 'good taste', or be designed by architects, to display aesthetic qualities. Vernacular buildings that sit well within their cultural landscape due to the use of local materials, form, scale or massing, may also have aesthetic value.

For a place to be considered a local landmark, it will need to be visually prominent and a reference point for the local district.

A number of aesthetic values are included in the City's statement of significance statement of significance

The place is a landmark when viewed from the northern side of the railway line because of its austere façade.

The place is an example of how Perth was transformed by the Art Deco movement.

The place is representative of the 1930s modernistation of buildings constructed during the Gold boom period.

In terms of aesthetic value claims are not made as to design excellence and certainly externally the aesthetic value is not particularly strong. However, it does meet the landmark criteria and is certainly a city entry landmark on the northern approach, particular since Beaufort Street traffic flows were made dual once more.

The interiors of the front portion of the building do, however exhibit some fine aesthetic qualities and could be included as elements of design excellence.

Historic values

A place or area included under this criterion should:

- Be closely associated with events, developments or cultural phases that have played an important part in the locality's history.
- Have a special association with a person, group of people or organisation important in shaping the locality (either as the product or workplace of a person or group, or the site of a particular event connected with them).
- Be an example of technical or creative achievement from a particular period.

Contributions can be made in all walks of life including commerce, community work and local government. Most people are associated with more than one place during their lifetime and it must be demonstrated why one place is more significant than others. The associations should be strong and verified by evidence and, ideally, demonstrated in the fabric of the place.

Several historic values have been brought to the statement

The place is an example of a commercial building constructed during the period of economic affluence and increased development that followed the gold boom.

The place reflects the way of life of the wealthier residents of Perth in the late nineteenth and early twentieth century.

The place is an example of the style of alcohol free hotel built for the Temperance Movement to provide accommodation.

The place was constructed at the time of the Gold boom, a significant cultural and development phase in the history of the State, and a period of rapid development of Perth.

The first, second and fourth values suggest that the building is representative of a significant era of the City's development and the third represents a particular thrust in reaction to the perceived degenerative influence of the Gold Boom. While the first, second and fourth values are a matter of fact and important enough, the value related to the Temperance movement is very strong.

Research and Social values

No claims are made for values under these headings.

Rarity

This criterion encompasses places that either are rare from the time of their construction, or subsequently become rare due to the loss of similar places or areas.

A place or area of rarity value should:

- Provide evidence of a defunct custom, way of life or process; or
- Demonstrate a custom, way of life or process that is in danger of being lost; or
- Demonstrate a building function, design or technique of exceptional interest.

The statement of significance says:

> The place is one of Perth's last remaining coffee palaces which, although substantially changed, it is still being used for the purposes similar to the original.

This claim is true to the extent that there are not many left in the City. What is certainly true is that the place represents a lost custom and a very small number of places do that too. Rarity could therefore stand as an indication of the degree of significance.

Representativeness

This qualifier assesses whether a place is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

- A place included under this criterion should provide a good example of its type.
- A place may be representative of a common building or construction type, a particular period or way of life, the work of a particular builder or architect, or an architectural style.
- To be considered a good representative example, the place should have a high level of authenticity.

The statement of significance notes:

> The place is representative of the 1930s modernistation of buildings constructed during the Gold boom period.

This statement makes no claim in respect of quality, but is rather a statement of fact. However, it might also be said that it is representative of temperance hotels.

Condition, Integrity and Authenticity

While Condition and Integrity are considerations in assessing the significance of a place, it is possible for a place of poor condition or poor integrity to be identified as significant on the basis of a value to which Condition and Integrity are relatively unimportant (eg. a ruin with high historic value).

Places identified in an inventory will usually have a Medium to High degree of Authenticity.

However it is possible to include places of low Authenticity if they exhibit evolution of use and change that is harmonious with the original design and materials.

The three terms are defined as follows:

Condition The current state of the place in relation to the values for which that place has been assessed, and is generally graded on the scale of Good, Fair or Poor.

Integrity The extent to which a building retains its original function, generally graded on a scale of High, Medium or Low.

Authenticity The extent to which the fabric is in its original state, generally graded on a scale of High, Medium or Low.

The City's assessment concludes the following:

Condition-The place is in good condition and is being well maintained.

Integrity- The place is still used for unlicensed accommodation and therefore retains a moderate degree of integrity.

Authenticity-Although substantial refurbishment and alteration has occurred, some original features remain and the layout of the original section of the building is evident.

The place retains a moderate degree of authenticity.

We affirm these assessments.

Grading of Significance

For each place that meets one or more of the above criteria, the Degree/Level of Significance section should be applied to assist in determining a level of management that might be appropriate to protect heritage values. Each heritage place can then be graded with one of the following levels of significance.

Level of Significance	Description	Desired Outcome
Exceptional significance	Essential to the heritage of the locality. Rare or outstanding	The place should be retained and conserved.

	example.	Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place).
Considerable significance	Very important to the heritage of the locality. High degree of integrity/ authenticity	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place
Some/Moderate significance	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.	Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible
Little significance	Does not fulfil the criteria for entry in the local Heritage List.	Photographically record prior to major development or demolition. Recognise and interpret the site if possible.

Using these criteria, one would have to conclude that the place has at least some significance.

It is possible for the front section of the building to represent the values and the degree of significance. In other words, the front portion of the building has the highest significance and the remaining sections much less significance.

Conclusion

In our view the place is worthy of inclusion in the CPS2 Heritage List. There is the capacity for a fairly high degree of intervention, as the degree of significance suggests, notably the rear portion of the building. However, the first order issue is for the City to determine whether or not the place is to be included in the list.

Yours sincerely,

PHILIP GRIFFITHS FRAIA RIBA M.ICOMOS
ABWA Reg.No. 1071
for Griffiths Architects

CONFIDENTIAL SCHEDULE 11
ITEM 7 – PROPOSED ENTRY OF GRAND CENTRAL HOTEL – 379 WELLINGTON STREET, PERTH IN THE CITY PLANNING SCHEME NO. 2 HERITAGE LIST

FOR THE PLANNING COMMITTEE MEETING

25 OCTOBER 2016

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

ITEM NO: 8

PROPOSED PERMANENT HERITAGE REGISTRATION OF P23847 EDITH COWAN'S HOUSE AND SKINNER GALLERY (FMR) 31 MALCOLM STREET PERTH, IN THE STATE HERITAGE REGISTER.

RECOMMENDATION: ***(APPROVAL)***

That Council advises the State Heritage Office that it supports the Permanent registration of the Edith Cowan's House and Skinner Gallery (fmr) at 31 Malcolm Street Perth referenced as P23847, in the Register of Heritage Places maintained under the Heritage of Western Australia Act, 1990.

BACKGROUND:

FILE REFERENCE:	P1023133-3
REPORTING UNIT:	Arts Culture and Heritage
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	17 October 2016
MAP / SCHEDULE:	Schedule 12 – State Heritage Office assessment

The State Heritage Office (SHO) has written to the City of Perth seeking its comments on the permanent registration on the State Heritage Register of Edith Cowan's House and Skinner Gallery referenced by the SHO as P23847 and located at 31 Malcolm Street Perth.

In accordance with Section 50(1) of the *Heritage of Western Australia Act 1990*, 31 Malcolm Street was interim listed on the 23 September 2016. The Heritage Council of Western Australia has resolved that the subject property is of cultural heritage significance in terms of the *Heritage of Western Australia Act 1990*, and is seeking a written submission from the City of Perth on the proposal for permanent registration given that the subject property falls within the City of Perth's boundaries. A copy of the assessment location of the building is at Schedule 12.

At its meeting held on **1 September 2015**, Council resolved it must consider that all nominations for properties to be included in the Heritage Council's Register of Heritage Places where permanent registration is proposed and the interim registration has not been considered by the Council.

The SHO has also invited the Council to nominate a person to attend the meeting at which permanent entry on the State Heritage Register will be considered. At its

meeting held on **22 October 2015**, Council resolved that Cr 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	**Strategic Community Plan**	
	S7	Collaborate with private sector to leverage
	S9	Promote and facilitate CBD living.
	9.2	Review the City's approach to Conservation of Heritage Places.
	S15	Healthy and Active in Perth
	15.1	Undertake a full review of the Grants, Donations, Sponsorships and Event Funding Policies
Policy		
Council Policy	6.3 – State Register of Heritage Places	

DETAILS:

The Statement of Significance prepared by the SHO states Edith Cowan's House and Skinner Gallery (former) comprising a two storey brick, stone and iron roof Victorian Rustic Gothic style house in the centre of the site and three storey face brick and corrugated fibro cement roof art gallery and offices in the Post War International style located adjacent and to the rear of the house, has cultural heritage significance for the following reasons:

- the place has close associations with Edith Cowan, the first woman member of an Australian parliament, and her husband, James Cowan, for whom the place was constructed, and who resided there at various times;

- the place has close association with Rose and Josiah Skinner, for whom the additional building was constructed in 1958, and who established the Skinner Gallery there, which was a leader in encouraging and promoting modern Australian art in the late 1950s and 1960s;

- the Skinner Gallery was one of the first purpose designed and built, privately run art galleries in Australia and the first in Western Australia;

- although denuded of some of its architectural detail, the house retains many of the characteristics of a Victorian Rustic Gothic style house and does so in a manner which allows it to be a fine, distinctive remnant of the style;

- the ground floor of the gallery building contains the brightly lit and elegantly simple space of the gallery at the lower or ground floor level; and

- with its distinctive landscape setting, comprising a deep front set back and leafy gardens, its imposing architecture and prominent location, the house section of Edith Cowan's House & Skinner Gallery (fmr) has a minor landmark quality in the context of Malcolm Street.

The assessment documentation provided by the State Heritage Office (refer to Schedule 12) identified that the places have a number of unique values. These values are outlined below and expanded in full at Schedule 12:

- Aesthetic,
- Historic, and
- Social value.

It is noted that in accordance with the SHO criteria, the assessment needs to only meet a minimum of one value to meet the threshold for entry into the State Register.

The heritage registration of the property and the resultant consultation with owners is a State Heritage Office process set out under the *Heritage Act of Western Australia 1990*. The City of Perth is not aware if the owner(s) of 31 Malcolm Street support State Heritage Registration.

FINANCIAL IMPLICATIONS:

Given the property is currently Interim listed on the State Register the owners of 31 Malcolm Street Perth are eligible to apply for rate concession, heritage grants, and transfer of plot ratio.

COMMENTS:

Edith Cowan's House and Skinner Gallery referenced by the State Heritage Office as P23847 and located at 31 Malcolm Street Perth was interim listed in January 1999 and removed by the Minister in August 2000.

The property was included in the draft data base prepared for the Municipal Heritage Inventory in 2001 as a level two place and worthy of consideration for inclusion onto the City Planning Scheme.

The SHO assessment documentation for 31 Malcolm Street Perth demonstrates that the places have significance at a State level and the administration of the City of Perth supports the inclusion onto the heritage register.

GOVERNMENT OF WESTERN AUSTRALIA

STATE HERITAGE OFFICE

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

23 September 2016

YOUR REF
OUR REF P3847
ENQUIRIES Penny O'Connor/ 6552 4000

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

Dear Mr Mileham

P3847 Edith Cowan's House and Skinner Gallery (fmr)
31 Malcolm Street, Perth, Lot 220 on Deposited Plan 301703 being the whole of the land contained in Certificate of Title Volume 1177 Folio 570.

Please be advised that the above place has now been entered in the Register of Heritage Places on an interim basis, pursuant to section 50(1)(a) of the *Heritage of Western Australia Act 1990* (the Act).

The entry of this place in the Register on an interim basis was published in the *Government Gazette* on 23 September 2016. A copy of the notice is attached for your information, together with a copy of the Register entry and assessment documentation.

The *Heritage of Western Australia Act 1990* requires that a local government be invited to nominate a person to attend the meeting at which permanent entry in the Register will be considered. Please note that you have the discretion whether or not to nominate an attendee.

If you choose to send a representative, they become a voting member for discussion and decision making purposes. Any recommendations of the meeting are confidential until such time as a decision has been made public on the matters discussed and your Council officially notified.

Please indicate on the form attached if you would like to nominate a representative to attend this meeting, and whether your Council has any comments to make with regards to permanent registration by **Friday 4 November 2016.**

Should you require further information, please contact the State Heritage Office on 6552 4000.

Yours sincerely

Penny O'Connor
Director Assessment and Registration
Enc.

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

Bairds Building 491 Wellington Street Perth PO Box 7479 Cloisters Square PO WA 6850 P: (08) 6552 4000 F: (08) 6552 4001 FREECALL (regional): 1800 524 000

COP Imaged Record - 28/09/2016

GOVERNMENT OF WESTERN AUSTRALIA

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 23 September 2016, advising that the following place is to be considered for entry into the Register of Heritage Places on a permanent basis:

P3847 Edith Cowan's House & Skinner Gallery (fmr)

As the local government authority 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 for the following reasons:***

_____
_____
_____
_____
_____
_____

(attach separate submission if necessary)

This municipal Council ***does/does not**** wish to attend the Heritage Council meeting during which the permanent registration of the above place will be considered.
**delete whichever is not applicable*

Signed: _____

Name: _____

Position: _____

COP Imaged Record - 28/09/2016

GOVERNMENT OF WESTERN AUSTRALIA

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.

COP Imaged Record - 28/09/2016

HERITAGE COUNCIL OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

INTERIM ENTRY

1. **DATA BASE No.** P3847
2. **NAME** *Edith Cowan's House & Skinner Gallery (fmr)* (1893,1958)

   OTHER NAMES House and Gallery

3. **LOCATION** 31 Malcolm Street, Perth

4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**

   Lot 220 on Deposited Plan 301703, being the whole of the land in Certificate of Title Volume 1177 Folio 570

5. **LOCAL GOVERNMENT AREA** City of Perth

6 **OWNER AT INTERIM** Mr Francesco Cardaci
Mr Carlo Charles Cardaci

7. **HERITAGE LISTINGS**

• Register of Heritage Places:	Removed	22/08/2000
	Interim	23/09/2016
• National Trust Classification:		----------
• Town Planning Scheme:		----------
• Municipal Inventory:		----------
• Register of the National Estate:		----------

8. **ORDERS UNDER SECTION 38 OR 59 OF THE ACT**

   ----

9. **HERITAGE AGREEMENT**

   ----

10. **STATEMENT OF SIGNIFICANCE**

Edith Cowan's House & Skinner Gallery (fmr) comprising a two storey brick, stone and iron roof Victorian Rustic Gothic style house in the centre of the site and three storey face brick and corrugated fibro cement roof art gallery and offices in the Post War International style located adjacent and to the rear of the house, has cultural heritage significance for the following reasons:

> the place has close associations with Edith Cowan, the first woman member of an Australian parliament, and her husband, James Cowan, for whom the place was constructed, and who resided there at various times;

COP Imaged Record - 28/09/2016

the place has close association with Rose and Josiah Skinner, for whom the additional building was constructed in 1958, and who established the Skinner Gallery there, which was a leader in encouraging and promoting modern Australian art in the late 1950s and 1960s;

the Skinner Gallery was one of the first purpose designed and built, privately run art galleries in Australia and the first in Western Australia;

although denuded of some of its architectural detail, the house retains many of the characteristics of a Victorian Rustic Gothic style house and does so in a manner which allows it to be a fine, distinctive remnant of the style;

the ground floor of the gallery building contains the brightly lit and elegantly simple space of the gallery at the lower or ground floor level; and,

with its distinctive landscape setting, comprising a deep front set back and leafy gardens, its imposing architecture and prominent location, the house section of *Edith Cowan's House & Skinner Gallery (fmr)* has a minor landmark quality in the context of Malcolm Street.

The most recent elements of the current landscaping including brick paving and limestone walls have been assessed as having little cultural heritage significance. The awnings and air conditioning units have been assessed as being intrusive.

COP Imaged Record - 28/09/2016

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)

- 7.2.3 Working to promote civil liberties
- 7.2.4 Forming political associations
- 8.10.2 Creating visual arts
- 8.13 Living in cities and suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 307 Intellectual activities, arts and crafts
- 401 Government and politics
- 407 Cultural activities
- 604 Innovators
- 605 Famous and infamous people

11. 1 AESTHETIC VALUE*

Although denuded of some of its architectural detail the house section of the *Edith Cowan's House & Skinner Gallery (fmr)* retains many of the characteristics of a Victorian Rustic Gothic style house and does so in a manner which allows it to be a fine, distinctive remnant of the style. The gallery section of *Edith Cowan's House & Skinner Gallery (fmr)* is a utilitarian resolution of the requirements of the brief and while not a distinctive design, it does contain the brightly lit and elegantly simple space of the gallery at the lower or ground floor level. (Criterion 1.1)

Both elements of *Edith Cowan's House & Skinner Gallery (fmr)* are a la mode design solutions, rather than being particularly creative, relative to the time of their construction. (Criterion 1.2)

With its distinctive landscape setting, comprising a deep front set back and leafy gardens, its imposing architecture and prominent location, the house section of

* 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.

COP Imaged Record - 28/09/2016

Edith Cowan's House & Skinner Gallery (fmr) has a minor landmark quality in the context of Malcolm Street. This type of setting has become uncommon in Malcolm Street. (Criterion 1.3)

The house element *of Edith Cowan's House & Skinner Gallery (fmr)*, constructed in 1893, is a remnant of a former streetscape. It once played a strong and integral role, in a late nineteenth and early twentieth century streetscape. The streetscape is now fragmented and the house is one of a small number of elements in the street, which contributes to its aesthetic qualities. (Criterion 1.4)

11. 2. HISTORIC VALUE

The house element of *Edith Cowan's House & Skinner Gallery (fmr)* is indicative of the move of the wealthy citizens of Perth away from the commercial city centre and the beginning of the trend towards the development of substantial homes to the west of the city. It is evidence of the dynamic nature of the city. (Criterion 2.1)

Edith Cowan's House & Skinner Gallery (fmr) is significant for the construction of the two storey house in 1893, for James Cowan and Edith Cowan, although they had a previous residence on the site from 1883. It is also significant for the construction of the major additions to the place in 1958 for Josiah and Rose Skinner, for the Skinner Gallery. The construction of a purpose designed and built, privately run art gallery in particular was an innovation. (Criterion 2.2)

The place is significant for its close association with Edith Cowan, the first woman member of an Australian parliament, and her husband, James Cowan, for whom the place was constructed, and who resided there at various times; and with Rose and Josiah Skinner, for whom the additional building was constructed in 1958, and who established the Skinner Gallery there, which was a leader in encouraging and promoting modern Australian art in the late 1950s and 1960s. The Skinner Gallery was one of the first purpose designed and built, privately run art galleries in Australia and the first in Western Australia. Further, the place is associated with prominent Perth architect, R. J. Ferguson, who has conducted his practice in various locations on the site since the 1960s. (Criterion 2.3)

Edith Cowan's House & Skinner Gallery (fmr) is significant for having been designed by Robert Thompson McMaster, who designed a number of villas around Kings Park as well as commercial buildings in a Federation style, including the Central Arcade from Murray Street to Wellington Street, United Service Hotel in St George's Terrace, Ozone Hotel in Adelaide Terrace, Smith's Chambers in Barrack Street, and the *Broken Hill Hotel at Victoria Park.* (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

---

11. 4. SOCIAL VALUE

Edith Cowan's House & Skinner Gallery (fmr) has been valued by the community for its association with Edith Cowan, the first woman to be a Member of Parliament in Western Australia. It is valued also for the Skinner Gallery, which was established there by Josiah and Rose Skinner in the 1960s, as one of the leading galleries in Australia, encouraging Australian artists, a number of whom

COP Imaged Record - 28/09/2016

became leading figures in the art world in the latter part of the twentieth century, and as the first privately run art gallery in Western Australia. In its brief life as the Skinner Gallery and Leonardo's Coffee Lounge, the place was a significant point of social and cultural focus for Perth and the State. (Criteria 4.1 & 4.3)

Edith Cowan's House & Skinner Gallery (fmr) contributes to the community's sense of place as one of the first houses to be constructed in Malcolm Street, and as a well-known landmark in West Perth. To the arts community, Skinner Gallery played a significant role in the history of the growth and development of a number of major Western Australian artists. (Criterion 4.2)

Edith Cowan's House & Skinner Gallery (fmr) has associations with Krantz and Sheldon Architects who drew the plans for the gallery in 1958, and R. J. Ferguson, a prominent Perth architect and long term tenant of the building since the 1960s. (Criterion 4.3)

12. DEGREE OF SIGNIFICANCE

12. 2 RARITY

---

12. 2 REPRESENTATIVENESS

Edith Cowan's House & Skinner Gallery (fmr) is a fine example of a Victorian Rustic Gothic house, although a good deal of detail has been lost. The losses include the verandahs, the grand main entry and some interior detail. The gallery section is representative of utilitarian Post War International style architecture. This space is a good, if modest example, of International style art gallery space. (Criterion 6.1)

12. 3 CONDITION

Edith Cowan's House & Skinner Gallery (fmr) has two component parts. The house portion retains substantial portions of its original construction. Verandahs have been removed and some sections of the house have been modified. The main entry has been extensively modified. The masonry has been painted over resulting in a loss of detail. The brick quoining and stonework, for example, are barely distinguishable. Cumulative maintenance has obscured the original details of the place and some elements have been removed. The place is generally in very good condition. The gallery section in the 1958 building has had little maintenance on it, but due to its comparatively recent origin, this has not been detrimental. The ground floor has been refurbished for the Goddard de Fiddes Contemporary Art. The upper floors have had minor upgrades and are in good condition. The interiors are in good condition and the exteriors are in fair to good condition.

12. 4 INTEGRITY

The house element of *Edith Cowan's House & Skinner Gallery (fmr)* has been used for office accommodation since 1958, but the alterations to accommodate this requirement were relatively modest. The legibility of the house remains readily apparent and the present office use is reasonably benign. The integrity of

COP Imaged Record - 28/09/2016

the house element remains moderate. The gallery element (1958) has been partly restored to its original use in recent times and the remaining sections are used for offices. Both uses are compatible and allow the original intent of the place to be read reasonably well. The integrity of this section of the building is moderate to high.

12. 5 AUTHENTICITY

The house section of *Edith Cowan's House & Skinner Gallery (fmr)* has been stripped of its verandahs and the external elements of the grand main entrance have been lost. Paint has obscured much detail of the exterior materials. Much of the interior detail has been altered, but important elements such as the basic room geometry, major finishes, staircase, and fireplaces are intact. The main stair has minor modifications at the upper landing level. The house retains a moderate to high degree of authenticity. The gallery has been altered in a number of ways, but is significantly intact and therefore retains a moderate to high degree of authenticity. The gallery office spaces have been retained as offices and therefore retain a high degree of authenticity. The restaurant at second floor level has been stripped out and converted into offices, and therefore retains a low degree of authenticity.

COP Imaged Record - 28/09/2016

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect with amendments and/or additions by the State Heritage Office and the Register Committee.

13. 1 DOCUMENTARY EVIDENCE

Edith Cowan's House & Skinner Gallery (fmr) is a house (1893) in a style approaching the Victorian Rustic Gothic style, and additions (1958) in the Post-War International style. It is a two storey brick, limestone and iron house built for James and Edith Cowan in 1893; with three storey additions, comprising a purpose designed art gallery, formerly the Skinner Gallery, and offices, by Krantz & Sheldon, Architects, in 1958, constructed for Josiah and Rose Skinner by Messrs. E. Allwood and Son.[1]

Arrowsmith's plan of the town site of Perth, published in 1833, includes Section L, with 'Rd. from the Great Lakes' extending from the western most point of St. Georges Terrace.[2] Lots at Location L were accessed from the 'Rd. from Fremantle', this section of which was renamed Mount Street on Assistant Surveyor Hillman's Plan of the Town of Perth, published in 1838.[3] In the 1840s, 'Mount-Street was all black sand, no road, no houses'.[4] The first house in Mount Street was built for William Knight in 1851, and named Mount House (demolished 1960).[5] The Knights were among the colony's well known and affluent citizens, and the area in which Mount House was located became a prestigious residential area in the latter part of the nineteenth and early twentieth centuries.

By 1855, the 'Rd. from the Great Lakes' had been rerouted to meet Hay Street at the western end of the town of Perth, and St. Georges Terrace terminated at its western end at the intersection with Mount Street.[6] The Pensioner Barracks were constructed at the western end of St. Georges Terrace in 1863-1867.[7] In 1871, land at Mount Eliza was set aside for public use.[8] By 1877 a rifle range had been established there, with access via the western extension of Malcolm Street, which is shown on the 1877 plan of the City of Perth, located to the south of the Barracks and parallel to Mount Street.[9] As the City of Perth gradually expanded to the east, north and west in the 1870s and 1880s, there was more development in

---

1 City of Perth Rate Books, West Ward 1896-97, and South Ward, 1898; Specifications of Additions to 31 Malcolm Street, June 1958; and R. J. Ferguson with Robin Chinnery and Philip Griffiths, site visit 18 November 1998

2 Plan of the town site of Perth (J. Arrowsmith, London 1833) in Seddon, George, and Ravine, David, *A City and Its Setting: Images of Perth, Western Australia* (Fremantle Arts Centre Press, 1986) p. 100

3 Plan of the town of Perth (J. Arrowsmith, London 1838) in Seddon, George, and Ravine, David op. cit., p. 100

4 Roe, Mrs. J. B., 'Some Old Time Memories' in *Early Days*, Western Australian Historical Society Journal and Proceedings Vol. 1, Pt. 1, pp. 4-6

5 Seddon, George, and Ravine, David op. cit., p. 278

6 Perth town site in 1855, Margaret Pitt Morison Research Collection in Seddon, George, and Ravine, David op. cit., p. 120

7 Plan of City of Perth, 1877 in Seddon, George, and Ravine, David op. cit., p. 278

8 Seddon, George, and Ravine, David, *A City and Its Setting*, p. 119

9 Plan of City of Perth, 1877 in Seddon, George, and Ravine, David op. cit., p. 120

COP Imaged Record - 28/09/2016

the vicinity of Mount and Malcolm Streets. In 1872, Mrs. Edward Millett noted that on the slope of Mount Eliza 'are built some of the best houses in Perth, and the view from them is so fine...'.[10]

Following the opening of the Fremantle-Guildford Railway in 1881, development and redevelopment in the vicinity of Perth Railway Station and the rail facilities led to a shift westward in the residential areas of Perth. In the 1880s, West Perth was laid out, 'continuing a slow transfer of power and wealth from the original base around Government House in the east end of town'.[11] Mount Street and Malcolm Street were further developed in the 1880s and early 1890s, as this process continued. The area was considered a desirable residential area by the wealthy elite of the City of Perth as the inner city was consolidated into the CBD.

James Cowan (1848-1937), police magistrate at Perth (1870-75), clerk of the Legislative Council (1875-79), Registrar and Master of the Supreme Court (1879-90), senior police magistrate and magistrate of the Local Court at Perth, Resident Magistrate and Chairman of the Licensing Court of the Swan district from 1890, was a prominent and well known member of Perth society in the latter part of the nineteenth and early twentieth centuries.[12]

James Cowan's wife, Edith Dircksey Cowan (née Brown, 1861-1932), social worker and politician, was the first woman elected to an Australian parliament. She was elected to the Legislative Assembly of Western Australia in 1921 for the seat of West Perth, following legislation passed in 1920 to allow women enter parliament.[13] Edith married James Cowan in 1879,[14] and they had four daughters and a son between 1880 and 1891. Edith became actively involved in voluntary organisations and community service in Perth in the 1890s.[15]

From 1891, she worked with the Ministering Children's League; and from 1894, with the House of Mercy for unmarried mothers (Alexandra Home for Women).[16] She served as the first secretary of the Karrakatta Women's Club (1894), and was later elected its vice-president and president.[17]

In a period in which few public offices were open to or held by women, she served on the North Fremantle Board of Education, and was a staunch advocate of state education.[18] In 1906, she was a foundation member of the Children's Protection Society, which was instrumental in the legislation for the State

---

10 Millett, Mrs. Edward, *An Australian Parsonage, or, The Settler and the Savage in Western Australia* (E. Stanford, London, 1872) in Seddon, George, and Ravine, David op. cit., p. 143

11 Seddon, George, and Ravine, David, *A City and Its Setting*, p. 119

12 Battye, J. S., *The Cyclopedia of Western Australia* (Cyclopedia Co., Perth, 1912-13) pp. 367-68. Note: There are some errors in Battye re Cowan, in particular the year of his marriage to Edith Dircksey Brown is given as 1876, rather than 1879; and Battye states that Cowan was the first to build in Mount Street, rather than Malcolm Street. The confusion may have arisen as at the time at which Cowan purchased Lot L50, the lot was recorded in the Rate Book as Mount Street, as the original lots faced Mount Street on the south and extended north to the future Malcolm Street.

13 Nairn, Bede, & Serle, Geoffrey, (eds.) *Australian Dictionary of Biography*, Vol. 8, 1897-1939 (Melbourne University Press, Melbourne, 1981), pp. 123-24

14 'Our City Letter,' *Victorian Express*, 19 November 1879, p. 3

15 Nairn & Serle, op. cit., p. 123

16 Ibid.

17 Ibid.

18 Ibid.

COP Imaged Record - 28/09/2016

Children's Act (1907); and in 1915, she was one of the first women appointed to the bench of the Children's Court established under the Act.[19]

An initiator of the Women's Service Guild (1909), of which she was vice-president to 1917, she was prominent in the guild's fundraising, public meetings and lobbying of the government, which led in 1916, to the establishment of King Edward Memorial Hospital for Women, serving as secretary of its advisory board.[20] She played an active part in the Western Australian National Council of Women, serving as president (1913-1921) and vice president to her death in 1932.[21] She was also a foundation member of Co-Freemasonry in this State (1916); and the first woman member of the Anglican Social Questions Committee from 1916, and a co-opted member of the Synod from 1920.[22] Her war work during World War I earned her an O.B.E. in 1920.[23] One of the first women appointed as a Justice of the Peace (1920), she was a keen advocate of the appointment of women to similar positions.[24]

Following his marriage to Edith in 1879, Cowan offered for sale his substantial landholdings on Pier Street, Howick (later Hay) Street, and elsewhere.[25] In 1882, Perth Town Lots L48, L49, and L50, Malcolm Street were recorded in the Perth Rate Books as a 'Dwelling Lot', with an annual value of £12, owned by Daniel Lang, Servant.[26] James Cowan, Registrar, purchased Lots L49 and L50 on 10 July 1882,[27] although Cowan sold Lot L49 in August 1882.[28] In 1883, a residence was erected on Lot L50, then described as being on Mount Street,[29] but the nature of this building is unknown.[30] The Cowans, with their son and daughter, took up residence at the place in 1883, and their second daughter was born there in the same year.[31]

In 1884, James Cowan was recorded as the owner and occupier of 'house and grounds' at Perth Town Lots L49 and L50, with annual values of £60 and £70.[32] Two more daughters were born at the place in 1885 and 1891.[33] Edith's daughter from 1885 was described as being born at 'Bayview, Perth',[34] and it is probable

---

19 Ibid.

20 Ibid.

21 ibid, pp. 123-124

22 ibid, p. 124

23 Ibid.

24 Ibid.

25 'Classified Advertising,' *West Australian*, 26 October 1880, p. 2

26 Perth Rate Book, 1882. note: These lots were recorded in the Rate Books as Malcolm Street, in this year, as Mount Street for 1883-88, and as Mount and Malcolm Streets for 1889-92

27 Certificate of Title Perth Building Lots L49 and L50, Vol. 9 Fol. 65, 10 July 1883; and Perth Rate Book, 1883, p. 6

28 Certificate of Title Perth Building Lots L49 and L50 Vol. 9 Fol. 65, 4 August 1882

29 'Classified Advertising,' *West Australian*, 2 January 1889, p. 3

30 City of Perth Rate Book 1883, p. 6. note: The place was recorded as 'Vacant Ground', with 'house' inserted. Malcolm Street was recorded in the West Ward to 1898, and thereafter South Ward.

31 Cowan, Peter, *A Unique Position: A Biography of Edith Dircksey Cowan, 1861-1932* (University of Western Australia Press, Nedlands, 1978) p. 51

32 City of Perth Rate Book 1884, p. 6

33 Cowan, Peter, *A Unique Position: A Biography of Edith Dircksey Cowan, 1861-1932* (University of Western Australia Press, Nedlands, 1978) p. 51

34 'Family Notices,' *Daily News*, 11 June 1885, p. 3

COP Imaged Record - 28/09/2016

Bayview was the name of the first Cowan residence on Lot L50. In 1891, part of Lot L50 was sold to William Alexander, 'H.M. Servant', where a substantial house was constructed for him in 1891-92.[35]

By 1892, they were residing, temporarily, in Aberdeen Street while their new house was constructed,[36] and in April 1893 they were living in Cottesloe.[37] The 1883 property on Lot L50 was almost certainly demolished, therefore, by September 1892. It is certain that the Cowans were living at their new residence at 31 Malcolm Street by July 1893, when Edith advertised for a 'housemaid to assist with children'.[38] The new building was designed by Robert Thompson McMaster, and tenders for the erection of a 'two-storey villa residence' were called in August 1892.[39]

McMaster (1865-1915) designed a number of villas around Kings Park as well as commercial buildings in a Federation style, including the Central Arcade from Murray Street to Wellington Street, United Service Hotel in St George's Terrace, Ozone Hotel in Adelaide Terrace, Smith's Chambers in Barrack Street, and the *Broken Hill Hotel* at Victoria Park (RHP). He was also mayor of Victoria Park and McMaster Street there is named in his honour.[40]

A drawing of the house at 31 Malcolm Street in 1895 shows the two-storey brick dwelling, with steps leading from the porch at the main entrance to the house on the east, and with verandahs at the front on the northwest, and at the rear on the southeast, with two water closets, one at the front at the eastern end of the verandah, and the other at the rear, at the southwest corner of the house.[41] A water tank is located adjacent to the rear of the house, with a windmill on trestles in the rear yard to the south of the house, and stables at the rear of the lot on the southwest.[42]

Perhaps the new residence was not suitable for the Cowans, or they may have just wished to live by the coast, since by November 1896 they were once again living in Cottesloe, on Avonmore Terrace.[43] From 1896, 31 Malcolm Street was rented to tenants: Mrs. Mary Hinckley, widow, in 1896 and 1897, and, in 1898, to Peter Ullbrick; it was also the address of the Merne Club in these years.[44]

---

35 Certificate of Title Perth Building Lots L49 and L50 Vol. 9 Fol. 65. 8 December 1891; and City of Perth Rate Books 1885-92, p. 6. Note: In 1892, only Alexander was recorded as the owner of Perth Town Lot L50; in 1893, Cowan was inserted, and both were recorded as owners of houses and grounds at Lot L50.

36 'Advertising,' *Daily News*, 24 September 1892, p. 3

37 'Advertising,' *Daily News*, 17 April 1893, p. 1

38 'Advertising,' *Daily News*, 20 July 1893, p. 3

39 'Classified Advertising,' *West Australian*, 30 August 1892, p. 8

40 Taylor, John J., 'Robert Thompson McMaster (1865-1915)', Western Australian Architect Biographies, www.architecture.com.au, accessed 8 August 2016

41 Surveyor's Field book 2153, 1895. PROWA Cons. 3464 WAS 84 Item 15, p. 43

42 Ibid.

43 'Classified Advertising,' *West Australian*, 4 November 1896, p. 8; City of Perth Rate Books 1893-1896; Cowan, Peter, *A Unique Position*, p. 86

44 City of Perth Rate Books 1896-1898; and Wise's Post Office Directory 1897, p. 238, and 1898, p. 239

COP Imaged Record - 28/09/2016

Mount Eliza, Reserve 1729A, gazetted as a public park in 1890, was developed from 1895, firstly as Perth Park, and from 1901, renamed The King's Park.[45] With the Gold Boom of the 1890s, land values nearby in 'fashionable West Perth', increased dramatically.[46] With the impact of the boom, the annual value of 31 Malcolm Street increased from £63 in 1895 to £90 in 1897, with the capital value of £2,000, values which were maintained until the early 1900s, when the economic downturn in Western Australia saw the values decline to £85 and £1,200 respectively.[47]

In 1899, the house at 31 Malcolm Street was again rented to a tenant, Mrs. Wilbur, widow, and during this tenancy the place was recorded in use as a Boarding House.[48] James and Edith Cowan reoccupied it for a short period in 1899, before it was re-let to Mrs. Wilbur in 1900.[49] The increased population due to the Gold Boom had led to heavy demand for accommodation, and the House at 31 Malcolm Street was one of a number of larger homes in Perth, which were put to use as boarding houses in the late nineteenth and early twentieth centuries.

The place continued to be rented to tenants from 1900 to 1909, including Charles Alfred Richard Hill, civil servant, and Emily Bertram, milliner (1901); Mrs. Fletcher, widow (1902); James Woolcott Walker, grazier (1902-05); Susannah Retallack Braddock (1906); and Florence Edith Sinclair (1906-08), who kept it as a boarding house, as did the next tenant, Laura Finey (1908).[50]

The Cowans remained at Avonmore Terrace, Cottesloe, until after May 1911,[51] when they relocated back to 31 Malcolm Street, West Perth.[52] James Cowan retired from the Bench in November 1914, at a time when Edith was becoming increasingly involved in work for the war effort, following the outbreak of World War I in August 1914.[53]

During the next four years, as Edith served as Chairman of the Soldiers' Welcome Committee, and Vice President and then the first Chairman of the Soldiers' Institute, and one of the three Trustees, due to its central location in West Perth, the house at 31 Malcolm Street often accommodated friends who were engaged in the same work.[54] Throughout this period, Edith Cowan continued to be active in her other social work, and her home provided her with a central base for this work. In 1920, she was awarded an O.B.E. for her

---

45 Erickson, Dr. Dorothy and Taylor, Robyn, 'A Thematic History of Kings Park and Botanic Garden Perth, Western Australia' (Commissioned by Kings Park and Botanic Garden through the Department of Contract and Management Services, 1997), pp. 81-82

46 Stannage, C. T., *The People of Perth: A Social History of Western Australia's Capital City* (Perth City Council, Perth, 1979) p. 224

47 City of Perth Rate Books 1895-1905

48 Wise's Post Office Directory 1899, p. 246

49 City of Perth Rate Books 1899-1900. Note: Mrs. Wilbert, per Wise's Post Office Directory 1899, p. 246

50 City of Perth Rate Books 1900-1909; Wise's Post Office Directory 1905, p. 389

51 'Advertising,' *West Australian*, 19 May 1911, p. 8

52 Post Office Directory, 1912

53 Cowan, Peter op. cit., p. 133, and p. 146

54 ibid, p. 149

COP Imaged Record - 28/09/2016

participation in the war effort.[55] Between 1911 and 1919, the place was closely associated with Edith Cowan and the most important period of her work.

The Cowans, with their daughters Dircksey and Helen, continued to reside at 31 Malcolm Street until 1919, when the place was sold to Samuel James Phillips.[56] By August 1919, the Cowans had moved down the road to 71 Malcolm Street, West Perth, where they were to reside for the rest of their lives.[57] Born in Perth in 1855, Philips had managed his father's property at Irwin before acquiring large pastoral leases at Mingenew and Yandanooka.[58] He was a member of the Irwin Road Board, of which he was Chairman in 1883, appointed a JP in 1885, and MLC for Irwin in 1890.[59] He resided at the place only briefly before his death on 21 June 1920, when it was transferred to his executors, who sold it to Lillian Mary Healey on 4 March 1921.[60]

Lillian Mary Healey owned and occupied 31 Malcolm Street from 1920, and divided the place into two flats; whilst she occupied the lower level, the first floor flat was rented to tenants.[61] The Title was transferred to Lilian Mary Healey and Frances Mabel Healey as joint tenants on 16 November 1929, but within 12 months the Title reverted to Lilian, following the death of Frances on 4 August 1930.[62] Albert M. Corbett occupied the second flat for many years.[63] Following World War Two, in the late 1940s and 1950s, many of the other large old homes in Malcolm and Mount Streets, West Perth were converted to flats and non-conforming offices.[64]

After Lilian Mary Healey's death on 17 September 1944, the place remained in the ownership of her Estate, and was occupied by tenants in the early 1950s, including Amy Johnson in the flat formerly occupied by Lilian Mary Healey, with Miss Gwen Corbett, and later Bert Mullineux in the second flat.[65]

A Metropolitan Sewerage plan of Malcolm Street in 1953, shows four steps leading from the street to a gravelled area at either side and in front of the building; four steps lead rise to the main entrance; a verandah extends along the recessed section of the front, with a brick w. c. built one end; another w. c. is

COP Imaged Record - 28/09/2016

---

55 ibid, p. 146

56 Certificate of Title Perth Town Lots L49 and L50. Vol. 9 Fol., 65. 22 January 1919; City of Perth Rate Books 1909-1919

57 'Public Opinion,' *Daily News*, 6 August 1919, p. 4; Johns, Fred, *Who's Who in Australia 1927-8* (Hassell Press, Adelaide, 1927) p. 60

58 Erickson, R. (ed.), *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1987-88) p. 2482

59 Erickson, R. (Ed.) op. cit., p. 2482

60 Erickson, R. (Ed.) op. cit., p. 2482; and Certificate of Title Perth portion of Perth Town Lot L50 Vol. 703 Fol. 3 4 March 1921. Note: Healey is sometimes recorded as Healy.

61 City of Perth Rate Books 1920-1944.

62 Certificate of Title portion of Perth Town Lot L50 Vol. 703 Fol. 3 16 November 1929 and 2 October 1931.

63 City of Perth Rate Books 1920-1944; and *Wise' s Post Office Directory* 1937-38, p. 44.

64 City of Perth Malcolm Street October 1947-March 1979, File 311/ 81; and Mount Street 8 March 1944-21 November 1969, File 63/ 71.

65 Certificate of Title portion of Perth Town Lot L50 Vol. 703 Fol. 3 19 February 1945; and City of Perth Rate Books 1951-1953.

located at the rear of the building by the rear stairs; and the rear verandah is extant.[66]

On 25 January 1955, the house at 31 Malcolm Street was transferred to Josiah James Skinner, Business Manager, Rose Skinner, Married Woman, John Cumming Skinner, Farmer, and Joyce Halleen, Married Woman, all of 40 Mount Street, Perth, as tenants in common.[67] The two flats at House at 31 Malcolm Street were converted to offices, some of which were occupied by the owners, and the remainder were leased to tenants.

Josiah (Joe) Skinner, developer and promoter, and his wife, Rose, applied to the City of Perth for approval of additions to 31 Malcolm Street in May 1958. The proposed art centre was to be '... an entirely altruistic venture, having for its aim the fostering of the arts in Western Australia and assistance to artists.'[68]

The initial application for the plans by Krantz & Sheldon, Architects, to designs by Josiah Skinner, was not approved as construction of a building on the boundary of the lot was considered 'most undesirable'.[69]

In June 1958, Architects Krantz & Sheldon drew modified plans for additions to the house at 31 Malcolm Street, which were approved by the Perth City Council.59 Built by Messrs. E. Allwood & Son, the three storey building was joined to the original house by an arched entry on the north of the older building to join the two buildings, in fulfillment of the requirement of the Perth City Council that it should be one building.[70] The new three storey building was purpose designed for an art gallery, with exhibition spaces on two floors, '... studio spaces for art classes, rooms for other cultural activities and a meeting centre for artists and musical societies', and a restaurant and coffee shop, Leonardo's Coffee Lounge, on the top floor.[71] Parquetry flooring was a feature; it remains extant under the present carpets at the upper levels, and has been restored at the ground level.[72] On completion of the work, the Skinner Gallery was opened in October 1958.[73]

The original two storey building at *Edith Cowan's House & Skinner Gallery (fmr)* was tenanted in 1958, with the Town Planning Board occupying the main portion, and in the front portion the Country Publicity Co., which subsequently relocated to

---

66 Metropolitan Sewerage Sheet 11 & 11A, November 1953. PROWA Cons. 4156.

67 Certificate of Title portion of Perth Town Lot L50, Vol. 1177 Fol. 570, 25 January 1955.

68 Letter from Rose Skinner to Mr. Green, Perth City Council, 25 May 1958. City of Perth File 311/ 81 Box 336 October 1947-May 1979.

69 R. J. Ferguson with Robin Chinnery and Philip Griffiths, site visit, 18 November 1998. City Building Surveyor's Department, 7 May 1958, City of Perth Malcolm Street Buildings, October 1947-May 1979. File 311/ 81.

70 Specifications of Additions to 31 Malcolm Street, June 1958; and R. J. Ferguson with Robin Chinnery and Philip Griffiths, site visit 18 November 1998.

71 Letter from Rose Skinner to Henry Froudist, 5 July 1958, in "The Festival of Perth' in Erickson, Dorothy 'History of the Visual Arts in Western Australia' in Draft, November 1998.

72 Site visit by Robin Chinnery and Philip Griffiths, 18 November 1998.

73 The Skinner Gallery occupied the ground and first floors of the building. The first floor kitchen as used for openings and the other three spaces on the first floor were used for display and storage purposes. The house basement as used for uncrating art works and further storage. The ground floor space was arranged according to the needs of the time ad was rented out as offices. R. J. Ferguson, correspondece to HCWA dated 19 April 1999, HCWA file P3847.

COP Imaged Record - 28/09/2016

the garage at the rear of the building, after it was converted to offices.[74] R. J. Ferguson, a prominent Perth architect, was a later tenant of this building from the 1960s.[75]

The Skinner Gallery was reputed to be the first commercial gallery in Australia, and a major promoter of Western Australian and Australian artists. In the late 1950s and 1960s, it was the major venue associated with the annual Festival of Perth in promoting the visual arts, bringing national and international artists to this State.[76] It became one of the top three galleries in Australia, introducing new artists, many of whom became well known in Australian art, and in this role was very informative and instructive on the arts in Western Australia.[77] Among these artists were painters Robert Juniper, Geoffrey Allen, and Bryant McDiven; potters John Fawcett and Francis Kotai and Heather McSwain; weaver Marie Miller; fabric printer Ida Ott-Nielsen; and those nationally prominent including Fred Williams and Ray Crooke. Rose Skinner was a strong promoter, 'one of the most vital of the national dealers', and her patronage ensured success.[78]

Under Perth City Council By-law No.65, which came into effect in 1962, the land at *Edith Cowan's House & Skinner Gallery (fmr)* was classified as Zone 2, Residential Flats; however, as the place was in continued use as offices, art gallery, coffee shop and restaurant, the lawfully established non-conforming use was acknowledged.[79]

In October 1974, R. J. Ferguson & Assoc., Architects, drew plans for a building connection at first floor level between the two buildings at *Edith Cowan's House & Skinner Gallery (fmr)* and renovation.[80] The latter included removal of two doors in the earlier building, and the fitting of a new door with a steel frame in the passage.[81] In the newer building, some changes were made to the fittings and partitioning; 'a/c' was removed and windows glazed; and a new lobby constructed.[82]

In August 1975, the application of R. J. Ferguson for Skinner & Co. for approval to construct a covered walkway between the two buildings at *Edith Cowan's House & Skinner Gallery (fmr)* at the first floor level was approved by Perth City Council, and the building licence issued for the work.[83] The Skinner Gallery closed in 1976.[84]

---

74 City of Perth Malcolm Street Buildings October 1947-May 1979, correspondence, 1958. File 311/ 81.

75 R. J. Ferguson with Robin Chinnery and Philip Griffiths, site visit, 18 November 1998.

76 'The Festival of Perth' in Erickson, Dorothy 'History of the Visual Arts in Western Australia' Draft, November 1998.

77 Dorothy Erickson, telephone conversation with Robin Chinnery, 19 November 1998

78 'The Festival of Perth' in Erickson, Dorothy 'History of the Visual Arts in Western Australia' Draft, November 1998.

79 Letter from Town Clerk to Manager, R. J. Ferguson & Associates, 7 August 1975. Perth City Council Malcolm Street Buildings, October 1947-March 1979, File 311/ 81.

80 R. J. Ferguson & Co., First Floor Plan Building Connection and Renovation 31 Malcolm St. Perth, 8 October 1974.

81 ibid.

82 Ibid.

83 31 Malcolm Street, Covered way connecting existing buildings. City of Perth Approvals Licence 1233/ 75; and MRPA 10/ 3388.

84 *The West Australian*, 16 April 1976, p. 23.

COP Imaged Record - 28/09/2016

On 26 October 1978, *Edith Cowan's House & Skinner Gallery (fmr)* was transferred to Kardinya Projects Pty. Ltd. of 200 St. Georges Terrace.[85] In January 1979, the company sought preliminary approval from Perth City Council to re-develop the place, with a proposal to erect an office building at the site.[86] The Council advised that such a proposal would not be supported, as it was 'firm in its policy that this area of the City should be retained as a residential precinct.'[87] The buildings continued to be leased as offices to various tenants, including R. J. Ferguson & Associates Pty. Ltd., Architects.[88]

In mid-1981, the place was sold to Newmills Pty. Ltd. of 31 Malcolm Street, Perth for $420,000, and transferred on 20 August 1981.[89] R. J. Ferguson & Associates Pty. Ltd. continued in occupation of the top floor of the Skinner's building, whilst some of the other tenancies were subject to change.[90]

In 1981, plans by R. J. Ferguson & Associates Pty. Ltd., Architects, for additions and alterations to the grounds of *Edith Cowan's House & Skinner Gallery (fmr)* were implemented. The existing retaining wall to St. Georges Terrace was built up, brick paving was laid, the old garage was removed, and the grounds landscaped.[91] Sometime after 1981, an external timber staircase with water closet under one landing, at the south-west corner of the House, was demolished for safety reasons.[92]

In 1998, the ground floor of the Skinner building (1958) was restored and refurbished, during which the corner copper fireplace was removed, and the current tenant, Goddard de Fiddes Contemporary Art, took up occupation of the place.[93] Other alterations were undertaken at this time to achieve large display surfaces, a storeroom and kitchen.[94] R. J. Ferguson & Associates Pty. Ltd., Architects, continue to occupy the second floor as offices, whilst the first floor is used primarily for storage. The original building (1893) is occupied as offices by tenants, Warner Music Australia.

13. 2 PHYSICAL EVIDENCE

Edith Cowan's House & Skinner Gallery (fmr) is a house (1893) in a style approaching the Victorian Rustic Gothic style, and additions (1958) in the Post-War International style. It is a two storey brick, limestone and iron house, with three storey additions, comprising a purpose designed art gallery and offices.

---

85 Certificate of Title portion of Perth Town Lot L50. Vol. 1177 Fol. 570. 26 October 1978.

86 Letter from G. O. Edwards, Town Clerk, City of Perth to Manager, Kardinya Projects Pty. Ltd., 23 February 1972. City of Perth Malcolm Street Buildings October 1947-March 1979, File 311/ 81.

87 ibid.

88 All verandahs had been removed prior to Ferguson & Associates occupying the double garage and laundry building at the rear of the house. R. J. Ferguson, correspondence to HCWA dated 19 April 1999, HCWA file P3847.

89 Handwritten notes, R. J. Ferguson & Associates Pty. Ltd., 9 June 1981; and Certificate of Title portion of Perth Town Lot L50. Vol. 1177 Fol. 570. 20 August 1981.

90 Handwritten notes, R. J. Ferguson & Associates Pty. Ltd., 9 June 1981; and R. J.

91 R. J. Ferguson & Associates Pty. Ltd., Architects, Additions & Alterations to 31 Malcolm St. Perth, August 1981.

92 R. J. Ferguson, correspondence to HCWA dated 19 April 1999, HCWA file P3847.

93 R. J. Ferguson with Robin Chinnery and Philip Griffiths, site visit, 18 November 1998.

94 R. J. Ferguson, correspondence to HCWA dated 19 April 1999, HCWA file P3847.

COP Imaged Record - 28/09/2016

Edith Cowan's House & Skinner Gallery (fmr) is located on the south side of Malcolm Street, a short distance west of the Mitchell Freeway. Malcolm Street is a two-way pair road, which is set on a steep gradient, with a broad footpath with Urbanstone unit pavers. There are Queensland Box trees (*Lephostemon conferta*) planted at about twenty metre intervals in the pavement. The house is the more visually prominent of the two buildings, because it is set closest to the front boundary. Without its verandahs, the house does not make a large visually complex impact upon the streetscape, but rather contributes to it in a restrained manner. It is striking as an isolated element of its time, the more remarkable as the one clearly pre-Federation building in the street.

The house and gallery buildings are set well back from the front boundary. The area between the street pavement and the buildings has been landscaped in a number of stages. All of the work to the gardens is a product of the Skinner Gallery era and several later modifications. The trees in the rear garden may pre-date 1958. There is a limestone wall along the front boundary, interrupted by the pedestrian entrance to the gallery on the eastern boundary and the vehicular access at the western boundary. There is a low limestone wall at the front boundary. The forecourt, apart from the formal entrance to the gallery, is paved for parking with brick pavers. The rear or western side of the building is treated with brick paving, and trees located on the adjoining properties shade the paved area. There is one large London Plane tree (*Platinus x acerfolia*) in the rear carpark. There are young shade trees planted in the front carpark. The entrance to the gallery is set well below the street pavement level. The route to the entry from the street is paved with brick pavers and paving slabs in a grid and infill pattern, with soft landscaping to either side. The descent from the street to the entrance is made in easy stages.

Malcolm Street is a strip of mixed urban development, with buildings created through an extensive period of activity in the early part of the twentieth century and subsequently in the post-World War Two period, including to the present day. Buildings from the late nineteenth century are diminishing in number and are being replaced by larger multi-unit residential buildings.

Edith Cowan's House & Skinner Gallery (fmr) complex divides into two separate sections, the former residence and the art gallery and office building.

The house is set well back from the property boundary and well down the slope off Malcolm Street. It is an asymmetrically planned two-storey house, constructed of brick and stone and a Colorbond custom orb hip and gabled roof. The style is approaching the Victorian Rustic Gothic style, but is much simplified in its form. This simplification has been stripped back still further by the removal of the grand main entrance, decorative details and verandahs. The masonry elements have been painted over with the result that further detail has been lost.

The front of the house is constructed of limestone with brick quoins and is arranged in four bays. The leading bay, with its single storey bay window, is a gabled element with a scalloped fascia board, an oculus gable vent, and a single French window leading onto a polygonal balconette, which uses the oculus motif for its balustrade treatment. The balconette then becomes a bay window at the ground floor level. The centre window to the bay window arrangement has been removed to make a front door for the tenants of the house and a light framed

COP Imaged Record - 28/09/2016

awning has been fixed over this new entry. The string course under the balconette balustrade then runs across the entire front of the house and its remaining three bays. It would appear that this was the flashing string for a verandah roof, though there is no other evidence of a verandah on the walls. The sewerage drawings indicate the extent of the verandahs. The second and third bays are similar, but are simply flat wall planes with double hung sash windows and a four panel door. The roof over these two bays is a hipped roof, which links through to the gabled roof of the thrust bay at the eastern end. The last or western bay is set lower than the adjacent bays, with a parapet capping in lieu of the hipped roof of its neighbours.

The eastern elevation was the main entry elevation of the house, prior to the construction of the gallery in 1958, and once had a sweeping staircase to the entry. This elevation is similar to the present front elevation to Malcolm Street, but has a full height bay window arrangement, to the south of the entry door. The entry has a two pane and two panel door set in a side and awning light surround, which has stained glass leadlights. The rear elevation is constructed of English bond brickwork, and has French windows, which once led out onto verandahs that overlooked the Swan River. The ends of the joists have been left in the wall of the ground floor section of the verandah. Openings to the ground floor and cellar have been modified, where there is evidence of a pair of windows having been joined to make a single larger opening.

The house plan is arranged in two parts, the living rooms to the eastern end of the house and the service rooms to the west. There are four living rooms on each floor and two service rooms. The original front entrance is located at the center of the eastern end of the plan and has an entry hall, from which the first two rooms are entered. The hall has lath and plaster ceiling, deep cornices and a ceiling rose and this decorative theme flows through the whole of the ground floor and the major rooms of the first floor. The hall is divided from the stair by engaged piers with cornice capitals and an arch with a run architrave. The stair leading to the first floor is made of timber with turned newels, a moulded handrail, and turned balusters. The stair to the basement is located under the first flight of the main stair and is screened from the ground floor by timber paneling.

The main rooms to the ground floor have 4 panel doors, deep moulded skirtings, plastered walls, lath and plaster ceilings and ceiling roses. These rooms have fireplaces, most of which retain their surrounds. It would appear that some floorboards have been replaced with particle board as a base for carpeting. The rooms to the first floor follow the pattern of those on the ground floor, except that the smaller rooms have lath and plaster ceilings without cornices. The western end of the stair at the first floor has been modified to eliminate the need for negotiating two flights of stairs when passing from the western to the eastern side of the first floor, where there is a small difference in floor levels. In the original arrangement, this movement required descending to a common landing and then moving back up to either level of the first floor. Modern toilets have been introduced at both ground and first floor levels. Both floors have been fitted out with carpet and modern furniture. The south east room at first floor level has been isolated from the remainder of the house and has a link to the adjacent gallery building.

COP Imaged Record - 28/09/2016

The basement has a granolithic floor and painted limestone walls. The soffit of the ground floor above has been covered with suspended ceilings in most of the basement area. The area has been fitted out with dry partitions.

Most of the fabric of the house is authentic, well maintained and in good condition. The masonry walls do not have cavities and in a number of locations, notably on the southern and western sides, this has given rise to the ingress of moisture.

The second building is the three storey Post-War International style art gallery and office accommodation building. The second floor level was originally a coffee lounge and restaurant, but is now an architect's studio and office space. This building is set still further into the site and therefore further down the slope which falls away from Malcolm Street. The approach to the entrance is via a gentle stepped and ramped landscape, through shady plantings. The building has salmon pink stretcher bond brick walls, shallow fascias, no gutters and a very shallow pitched fibrous cement roof. The entrance elevation is made up of timber framed joinery, laid out in geometric patter ns, with this glazed screen arrangement set in front of the structure of upstand concrete beams, which carry the first and second floors. There is an arched wall between the house and gallery at ground floor level, together with a glazed link at the first floor level of the house, which is the second floor level of the gallery. The eastern elevation has minor window openings, and the southern elevation has a range of windows which take advantage of the views to the south over the Swan River. Windows to the west are arranged in sets of three with fixed centre panes and pairs of awning lights either side. The western wall has a number of air conditioning units attached to its ground floor level and one of the windows has a unit set into it.

The entry has a mosaic tile floor and a staircase which leads to the upper floors. The stair landings have timber parquet flooring. The open tread staircase has steel carriages and timber treads with steel balusters and a timber handrail. The walls are face brickwork.

The ground floor is a simple rectangular space with blackbutt timber flooring laid over the concrete slab, with face brickwork walls, some of which have been clad with Gyprock and others simply painted. A store and workroom has been created on the eastern side of the room with Gyprock partition walls. The soffit of the gallery is the concrete floor slab to the first floor, to which the lighting has been attached.

The first floor is partitioned off as a series of offices and stores, together with a kitchen and toilets. The parquet flooring extends from the lobby part way into the accommodation area, thought the latter section has been carpeted over, and then the remainder of the floor is concrete with a carpet finish. The floor plan is compartmented with partition walls; however, the layout is little changed from the form it took at the time of the completion of the building.

The second floor is an open plan office with services such as toilets located on the eastern wall. The studio, the former coffee lounge and restaurant, has a suspended mineral fibre tile ceiling with trougher light fittings, painted face brickwork walls, and a carpeted floor, with wall mounted air conditioning units on the west wall. There are no traces of its former use.

COP Imaged Record - 28/09/2016

Each of the areas of the building has undergone a small amount of change and the fabric as a whole would appear to be in reasonable condition.

13. 3 COMPARATIVE INFORMATION

The following places directly associated with Edith Cowan are on the State Register:

- P2232 *Edith Dirksey Cowan Memorial*, Kings Park Rd (RHP 20/8/00) – first civic monument erected in Australia to honour an Australian woman
- P3726 *Glengarrry Station Complex*, Moonyoonooka, (RHP 30/5/200) – birthplace of Edith Cowan

The statements of significance for the following places on the State Register acknowledge the work of Edith Cowan:

- P2438 *King Edward Memorial Hospital for Women* (RHP 16/4/92) – Edith Cowan was involved with the hospital from its inception and establishment at the former Industrial School on the site.
- P603 *Wearne Hostel,* Cottesloe (RHP 24/3/2000) – Edith Cowan was one of many eminent Western Australian Anglicans who supported the place's establishment as the Ministering Children's League Convalescent Home

Other notable recognition accorded to Edith Cowan has occurred in the following forms:

- The creation of Edith Cowan University (ECU) in 1991: Western Australia's newest university and also oldest education institution (as it has its origins in the 1902 establishment of Claremont Teacher's College). ECU is the only university in Australia named after a woman.
- An image of Edith Cowan featuring on the reverse side of the polymer $50 note issued in October 1995.

There are a small number of other places on local heritage lists that are also associated with Edith Cowan.

13. 4 KEY REFERENCES

No key references

13. 5 FURTHER RESEARCH

Further research may yield additional information with respect to plans, photographs and specifications.

Archaeological research should be carried out as opportunities arise with any works at the site. There is archaeological potential at the sites of the stables and the tank and windmill.

COP Imaged Record - 28/09/2016

Published by:
Gazette

GOVERNMENT GAZETTE
Western Australia
Previous Close Next

No. 172. 23-Sep-2016
Page: 4119 Pdf - 244kb

Special

HERITAGE OF WESTERN AUSTRALIA ACT 1990

Entry of Places in the Register of Heritage Places

PROPOSED PERMANENT REGISTRATIONS (PRIVATE)

Notice is hereby given in accordance with Section 49(1) of the *Heritage of Western Australia Act 1990* that, pursuant to a direction from the Minister for Heritage, it is proposed that the place described below be entered in the Register of Heritage Places on a permanent basis. The Heritage Council invites submissions on the proposal, which must be in writing and should be forwarded to the address below not later than 8 November 2016. The place will be entered in the Register on an interim basis with effect from today in accordance with section 50(1) of the *Heritage of Western Australia Act 1990*.

Edith Cowan's House and Skinner Gallery (fmr) at 31 Malcom Street, Perth; Lot 220 on DP 301703, being the whole of the land in C/T V 1177 F 570.

GRAEME GAMMIE, Executive Director, Department of the State Heritage Office, Bairds Building, 491 Wellington Street, Perth WA 6000.

23 September 2016.

Government of Western Australia
State Law Publisher. All contents Copyright (C) 2003.
All rights reserved. Disclaimer

COP Imaged Record - 28/09/2016

ITEM NO: 9

REVIEW OF THE STATE GOVERNMENT DRAFT TRANSPORT @ 3.5 MILLION - PERTH TRANSPORT PLAN

RECOMMENDATION: ***(INFORMATION)***

That Council endorses the submission to the State Government draft Transport @ 3.5 Million, Perth Transport Plan as detailed in the report titled "Review of the State Government Draft Transport @3.5 million – Perth Transport Plan".

BACKGROUND:

FILE REFERENCE:	P1030804
REPORTING UNIT:	Transport
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	12 October 2016
MAP / SCHEDULE:	NA

The State Government's draft *Transport @ 3.5 Million Perth Transport Plan for 3.5 Million People and Beyond* (the Plan) was released for public engagement on 29 July 2016. The Plan was informed by overarching long term strategic planning frameworks detailed in the Metropolitan Strategic Land Use Plan Perth and Peel @ 3.5 Million and the Strategic Environmental Assessment Perth and Peel Growth Plan for 3.5 million.

The State Government intend for the Plan to act as a long term guiding document for transport infrastructure, which will consider how the transport network across the greater Perth region could be developed in order to work more efficiently as the population approaches 3.5 million people and beyond (approximately in 2051).

The Plan is currently in draft form and open for comment until 28 October 2016. During the development of the Plan, the State Government did not engage with local authorities. Officers are proposing that the contents of this report be captured and relayed to State Government's Transport Portfolio as a formal response from the City of Perth.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications	**Strategic Community Plan**	
	Getting Around Perth	
	S3	Proactive planning for an integrated transport system, including light rail, that meets community needs and makes the sustainable choice the easy choice.
	S4	Enhanced accessibility in and around the City including parking
	Perth as a Capital City	
	S6	Maintain a strong profile and reputation for Perth as a city that is attractive for investment
	Living in Perth	
	S9	Promote and facilitate CBD living
	S12	Provide facilities to cater for the growth of the residential community

DETAILS:

The City of Perth welcomes State Government's long term plan for transport infrastructure, which aims to develop a robust, efficient transport network as Perth's population approaches 3.5 million people. The City of Perth is supportive in general terms of many of the proposed enhancements to the transport network.

General Comments

Officers strongly support the Plan's intention to prioritise spending on central infrastructure within a 15 to 20 kilometre radius of the city. This aligns well with Federal, State and Local Government policies relating to targeted urban infill. Given the potential for significant growth in the central area of Perth, it is considered that the Plan presents a unique opportunity for the City of Perth to collaborate closely with State Government and other inner metropolitan local government authorities to ensure that future growth is well planned, well designed and well supported by sustainable transport infrastructure. It is considered that the Plan could be developed further in demonstrating how land-use outcomes are facilitated and supported by transport infrastructure investment.

Officers note that there is currently no priority for the order that public transport projects should be completed within very general timeframe classifications (by 2.7 million, by 3.5 million and beyond 3.5 million). It is suggested that to add more strength and legitimacy to the Plan, there needs to be a more detailed assessment that prioritises the projects within each of these general population projections. Furthermore, the Plan would be strengthened by the inclusion of some discussion on how the nominated mode share targets are to be achieved by the planned infrastructure and other network improvements.

The Plan also does not contain any magnitude of cost for the proposed enhancements to the transport network and does not give any indication of how these are likely to be funded. The Federal Government's recent Smart Cities Plan made a clear funding commitment towards prioritising improvements to major transformational infrastructure projects, including public transport accessibility. $50 million has been committed towards infrastructure projects, including urban rail. The role of public transport in delivering productivity outcomes has been well articulated by the Senate Committee's report on this matter in 2014, which provides substantial justification for ongoing public transport infrastructure development in Australian cities.

The City of Perth wishes to work with the State Government to determine the most beneficial enhancements to the public transport network and identify available funding mechanisms to realise those benefits. The potential of value capture mechanisms to aid infrastructure delivery is referenced in the City of Perth draft Transport Strategy, and recognition of this financing method in the Plan is supported.

Integrated Transport Network – Inner City Subway

The City of Perth strongly supports the inclusion of an inner city subway system in the Plan and considers that this would be the primary transport system for the City of Perth and inner local government authorities. The City of Perth would like to see a firmer commitment to the project with State Government taking a more proactive approach towards the timing around the introduction of a subway system. Currently the Plan identifies the system's implementation at "beyond 3.5 million".

In order to achieve the draft population targets set by the State Government of 50,000 residents by 2030, introducing a subway system sooner would assist with increasing density and would enable the City of Perth to meet and likely exceed the targets. As such, the City of Perth will collaborate with the State Government in facilitating these population targets should the timing for the subway system be brought forward. Suitable locations for new subway stations will be identified by the City of Perth in concert with the State Government. As areas around these stations will benefit from improved accessibility, the City of Perth will ensure the planning controls governing surrounding land is structured to yield the best results including facilitating high density infill developments. The City of Perth will use its City Planning Scheme (and modify the scheme as necessary), policies and procedures to achieve maximum value capture in the city context around a subway system and will ensure that optimum approvals processes are in place.

The City of Perth undertakes to work closely and collaboratively with the State Government and other local government authorities to identify and utilise all necessary policy levers available as it is recognised that to achieve what is a city changing project will require a strong partnership from all three levels of government as well as the private sector.

The City of Perth is committed to working with the State Government in the development of a business case which examines the benefits of value capture if the State Government commits to a shorter timeframe for the proposed subway system. The City of Perth will aim to make the subway system successful for both the State

Government and City of Perth and will initiate discussions with the Federal Government for funding through the Smarter Cities program.

Integrated Transport Network – Bus Network

An overarching bus network strategy is lacking within the Plan. Bus routes are traditionally based on historical urban growth patterns and do not take into account changes in urban form and density over time. The State Government's draft Perth Central Area Transport Plan recognises the current inadequacies around a strategic plan for the bus network and proposed a clearer vision.

The City of Perth strongly advocates for the State Government to undertake a wholesale review of the metropolitan bus network, including the Central Area Transport (CAT) routes, with the aim of improving legibility, integrating new higher capacity public transport options and reducing negative public transport impact currently being experienced on some city streets.

The location of the Perth City Busport needs to be considered as part of the bus strategy review. Assessment and confirmation of the most appropriate location for this facility and any future bus stations within the City of Perth needs to be critically assessed to determine optimal locations. The benefits of this will be realised by the City of Perth and also the State Government through a more efficient and effective bus network operation.

Integrated Transport Network – Light Rail

Through the City of Perth draft Transport Strategy, the City of Perth is advocating for a more evolved multi modal public transport network that could potentially replace some bus services in the central city with a mixture of higher capacity, higher frequency modes including light rail, bus rapid transit and a subway system.

The City of Perth notes that the Plan potentially proposes duplication of services through its multi-modal approach. An inner city subway system, as the primary transport system, could deliver network capabilities similar to light rail with the added benefit of not encroaching on the public realm. Should the timing for the subway system be brought forward, then the light rail system may not be required. Alternatively, the light rail system could function effectively as a secondary transport system for Perth and surrounding suburbs. The City of Perth would be supportive of this primary and secondary transport system approach, supplemented by a bus system. It is important that all transport systems are planned and implemented in a co-ordinated way to maximise value capture opportunities and to ensure that individual modes do not compete.

The City of Perth is committed to working with State Government to achieve a coordinated transport network and are supportive of the desire of other inner Local Government jurisdictions for a coordinated public transport system linking inner suburban areas.

Integrated Transport Network – Ferries

The Plan does not fully consider the extent to which water based transport services can contribute to the overall network in the medium to long term. The City of Perth's draft Transport Strategy recognises that significant development along the Swan River will see many major sites such as Elizabeth Quay, Waterbank and the new Perth Stadium which will become operational in the short term. This will bring with it greater opportunities to use the river for transport services, including water taxis and alternatives to the traditional ferry services which may be suited to operating at high speeds in the Swan River.

Road Network – Proposed East West Link

The City of Perth strongly opposes the proposed introduction of a new bridge or tunnel connecting Canning Highway at Berwick Street to Riverside Drive at Plain Street, and a complementary tunnel connecting Riverside Drive at Plain Street with the Narrows Interchange and Mounts Bay Road. The City of Perth agrees with the Town of Victoria Park's view regarding the unclear rationale for this link and questions the need for it given reducing traffic volumes on the Causeway over many years. The proposed connection linking to Plain Street, a City of Perth road, is likely to result in greater traffic volumes in East Perth with associated negative consequences for traffic congestion, local amenity and livability, thus creating significant challenges for this area.

Furthermore, the proposed east west link conflicts with the Department of Planning's Perth Convention and Exhibition Centre masterplan and is also contrary to the State Government strategy to increase the use of public transport and keep traffic away from the city. For example, the CAT Plan seeks to ensure that the city has a sustainable, integrated and more balanced transport system. Also, the Perth Parking Policy aims to reduce the impacts of vehicular traffic on urban form and amenity within central Perth.

Active Transport

The City of Perth is supportive in general terms of the Plan's intentions to improve active transport through the implementation of a connected high quality walking and cycling environment. The City of Perth notes that it will continue working with the State Government and surrounding local government authorities to align strategic plans in this regard.

It is suggested that the State Government accelerate the proposed timing for implementation of an active travel connection across the Swan River at Heirisson Island to achieve active transport journey targets.

Linkage to the public transport experience is of key importance for a successful walkable environment and hence the State Government should recognize the need for improving walkability in the vicinity of public transport access points, and also at traffic signals.

Priority needs to be given to the Moore Street level crossing being replaced by a grade separated pedestrian, cycle and general traffic crossing.

FINANCIAL IMPLICATIONS:

There are no financial implications attached to this report.

COMMENTS:

The City of Perth will prepare a formal submission to State Government using the above points. The submission will highlight the various aspects of the Plan that the City of Perth supports, will suggest amendments and will detail areas of alignment between the Plan and the City of Perth's transport planning, economic development and strategic land use planning functions.

ITEM NO: 10

REVISED CYCLE PLAN IMPLEMENTATION PROGRAM 2016-2021

RECOMMENDATION: ***(APPROVAL)***

That Council:

1. ***approves the revised draft City of Perth Cycle Plan Implementation Program 2016 – 2021 as detailed in Schedule 13; and***

2. ***notes the progress update on the City of Perth Cycle Plan Implementation Program 2014 – 2019 as detailed in this report titled "Revised Cycle Plan Implementation Program 2016-2021".***

BACKGROUND:

FILE REFERENCE:	P1022728-4
REPORTING UNIT:	Transport
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	11 October 2016
MAP / SCHEDULE:	Schedule 13 – Draft Cycle Plan Implementation Program 2016-2021

At its meeting held on **9 October 2012**, Council adopted the Perth Cycle Plan 2029 along with the Cycle Plan Implementation Program 2012 – 2017. The Implementation Program is updated biannually and subsequently, the Implementation Program 2014 – 2019 was approved by Council at its meeting held on **24 February 2015**.

The purpose of this report is to:

- present an updated Implementation Program 2016 – 2021 for review and approval by Council; and
- provide an update on progress for the specific infrastructure projects that were outlined in the Implementation Program 2014 – 2019.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting	**Corporate Business Plan** *Getting Around Perth*

Framework Implications	S3	Proactive planning for an integrated transport system, including light rail, that meets community needs and makes the sustainable choice the easy choice.
	S4	Enhanced accessibility in and around the City including parking
		Living in Perth
	S9	Promote and facilitate CBD living
	S12	Provide facilities to cater for the growth of the residential community

DETAILS:

The City of Perth Cycle Plan 2029 (Cycle Plan 2029) was endorsed by Council in 2012. The Plan outlines a vision to be a more cycle-friendly city where cycling in an attractive, convenient and popular transport option. To achieve this, the Cycle Plan 2029 identifies actions around creating a strategic cycle network, playing an active role in encouragement and promotion of cycling, and providing more education and training for all road users.

The purpose of the Implementation Program is to identify specific infrastructure projects to be delivered over the next five years. Targets around encouragement, promotion, education and training are also identified. The Program is updated biannually to capture new opportunities, and ensure any changes in the associated capital works programs are reflected.

Progress to date

In accordance with the overall strategy, the City is progressively implementing key east-west and north-south cycle routes. A variety of treatments are used, including on road cycle lanes, shared paths and pedestrian priority zones.

Since the adoption of the Cycle Plan 2029 in 2012, approximately $5.69 million has been spent on cycling infrastructure projects within the City of Perth. This includes an allocation of approximately $4.62 million from the Perth Parking Management Fund between 2012/13 and 2015/16.

Cycle projects delivered by the City of Perth are summarised in the attached Implementation Program 2016 – 2021, with the most recently completed projects including:

- Harvest Terrace Stage 1 – shared path between Malcolm Street and Parliament Place;
- Railway Street – shared path between Thomas Street and Sutherland Street, including a connection through to the existing shared path on Market Street; and
- Barrack Street – cycle lanes between Wellington Street and St Georges Terrace.

In addition to these projects, cycle infrastructure has recently been delivered (or is currently under construction) as part of major redevelopment projects, including:

- The shared pedestrian and cycle bridge delivered as part of Elizabeth Quay;
- The Wellington Street separated cycle path being delivered as part of Perth City Link;
- The Swan River shared pedestrian and cycle bridge currently under construction as part of the Perth Stadium development; and
- New shared paths through the Waterbank site.

In 2015/16 approximately 25 new bike parking rails were installed, many at the request of local businesses. In total there are approximately 420 on-street bike racks available for public use throughout the city, and 54 secure bicycle racks at Elder Street carpark. The City is also working with the Public Transport Authority (PTA) to deliver secure bicycle parking at train stations within the City of Perth.

To support the delivery of infrastructure, the City of Perth has been involved in a range of cycling-focused education, encouragement and promotional initiatives. In 2015/16 this included a Bike Week Breakfast for 500 cyclists, free bike maintenance and coffee pop ups, basic bike maintenance and cycle confidence courses, renewing the City of Perth TravelSmart maps and finalising a series of cycle safety animations. Officers have also undertaken a Bike Share Feasibility Study, mapped end-of-trip facilities throughout the CBD, and developed a cycle plan costing tool to better inform our Implementation Program.

Revised Cycle Plan Implementation Program 2016 – 2021

The updated Implementation Program 2016 – 2021 (refer to Schedule 13) outlines a strategy for delivering new cycle infrastructure over the next five years. It acknowledges the complexity of providing high quality cycle infrastructure in a CBD context by allowing more realistic delivery timeframes, comparative to previous versions of the Implementation Program.

To enable accurate tracking of implementation progress, future cycle plan projects have been identified as standalone or dependent. Where possible, projects have been aligned with an overarching major capital works program to ensure the cost effective delivery of new infrastructure.

Delivery timeframes for smaller integrated cycle plan projects have been removed from the revised Implementation Program. These projects will be delivered as opportunities become available, such as through Council's ongoing road resurfacing program.

The updated Implementation Program identifies projects within the Crawley/Nedlands area which now falls within the City of Perth. These projects will be considered if an opportunity becomes available, but a dedicated timeframe for implementation cannot be provided until the Cycle Plan 2029 has been updated.

Previous versions of the Implementation Program have included cost estimates for all projects, regardless of the design stage. This has resulted in inaccurate and unrealistic cost estimates being published, and as such this approach has not been continued in the revised program.

For dependent projects, an indicative cycle plan contribution has been identified based on discussions between project officers. For standalone projects, cost estimates are provided for projects for which a quantity survey cost estimate has been undertaken.

Current Projects

The updated Implementation Program provides a complete list of current and upcoming projects (refer to Schedule 13). Individual project progress as of October 2016 is summarised below.

Dependent Projects

- *Milligan Street Stage 1 (Parallel Walks)*

As part of the parallel walks intersection upgrade at Milligan Street and St Georges Terrace, head start boxes and cycle lanes on the Milligan Street approaches to the intersection will be provided.

Status – Detailed design underway; construction forecast for 2017/18
Indicative Cycle Plan Contribution – $35,000

- *Murray Street West, Stages 2 & 3 (Two Way Streets)*

As part of the two-way conversion of Murray Street between Thomas Street and Elder Street, cycle lanes are to be provided including head start boxes and cycle signal head starts at controlled intersections.

Status – Detailed design underway; construction forecast for 2017/18.
Indicative Cycle Plan Contribution – $150,000

- *Hill Street (Two Way Streets) – New Project*

As part of the two way conversion of Hill Street, an opportunity to provide cycle infrastructure has been identified and is being investigated as part of the design investigation process. This does not have any financial implications for the Cycle Plan budget at this stage. The revised alignment will be included in the updated Cycle Plan.

Status – Initial investigations underway.
Indicative Cycle Plan Contribution – to be advised.

- *Kings Park Road (Streetscape Enhancement)*

A new shared path is proposed along the southern side of Kings Park Road. As part of the road upgrade, an on-road facility may also be considered.

Status – The Kings Park Road Masterplan project is currently being carried out by the Coordination and Design Unit. A feasibility study and concept design for a shared path has been completed. Detailed design and construction subject to funding constraints.

Standalone Projects

- *Aberdeen Street (CW2136) – New to Implementation Program*

On-road cycle lanes between Beaufort Street and Pier Street, including head start boxes and cycle signal head starts at controlled intersections. This project is in the Cycle Plan 2029 but was not included in previous versions of the Implementation Program. It is a vital project which will complete a key missing link in the cycle network.

Status – Detailed design underway; construction forecast for 2016/17.
Construction Cost Estimate – QS cost estimate pending.

- *Harvest Terrace Stage 2 (CW1956)*

Continuation of the existing shared path from Parliament Place to Hay Street and improving connectivity to the existing George Street principal shared path.

Status – Detailed design complete; construction forecast for 2016/17.
Construction Cost Estimate – $488,000.

- *Hay and Murray Street Malls (CW0179)*

This project seeks to create pedestrian priority zones in Hay and Murray Street Malls to formalise legal, slow speed cycling. To proceed, an amendment to the *City of Perth Thoroughfares and Public Places Local Law* was required.

Status – Amendments to the local law to enable slow speed cycling through the malls is currently on hold while options are explored.

- *Trafalgar Bridge (CW2080)*

Investigations being undertaken in 2016/17 to rectify noise issues and create a pedestrian priority zone which will allow slow speed cycling across Trafalgar Bridge.

- *Kensington Street (CW2075)*

Feasibility and concept design study to commence in October 2016 to determine preferred infrastructure type.

- *Milligan Street Stage 2 (CW0179)*

Feasibility and concept design study to commence in 2016/17 to determine preferred layout of cycle lane and integrated cycle treatments between St Georges Terrace and Wellington Street.

- *Harvest Terrace Stage 3 (CW1956) – Extension of Current Project*

An opportunity to continue the Harvest Terrace cycle facility between Hay Street and Murray Street has been identified. This will connect Harvest Terrace Stage 2 with the future Murray Street cycle lanes. Design to commence in 2016 with construction timed to align with the Murray Street Two Way program. The extended alignment will be included in the updated Cycle Plan.

Supporting Infrastructure

Three premium bike repair stations will be installed along major cycle paths in 2016. A new cycle totem counter, which displays real time data on cycling numbers, will also be installed on Barrack Street in 2016.

Current State Government Projects

As part of the Charles Street Bus Bridge project, the recently completed Railway Street shared path will be extended through to the existing Roe Street shared path at Milligan Street. This project will be completed in early 2017.

Other projects currently under construction include the Wellington Street separated cycle path and the Swan River shared pedestrian and cycle bridge, as mentioned above.

FINANCIAL IMPLICATIONS:

There are no financial implications attached to the recommendations of this report. The City's current Ten Year Financial Plan includes an annual budget consideration of $500,000 to continue cycling infrastructure improvements.

COMMENTS:

Cycling numbers continue to increase

Since the adoption of the Cycle Plan 2029 there has been a marked commitment by the City of Perth towards providing for cycling in the city environment. This has translated into an increase in the number of people cycling. The State Government has reported significant increases in cycling numbers above the rate of population growth, with a 32% increase in cyclists on the principal shared path (PSP) network near the CBD from 2011 to 2015.

The data also shows that the most common entry point into the city for cyclists is via the Narrows Bridge, with an average of 2,396 riders each work day. This figure is commensurate with cyclists using the Sydney Harbour Bridge.

The 2016 Super Tuesday visual bicycle counts indicate cycling growth in areas where new infrastructure has been delivered. For example, the number of cyclists at the intersection of Barrack Street and St Georges Terrace increased 49% between 2015 and 2016.

The 2015 Australian National Cycling Participation Survey shows that Western Australia is still a leader in cycling participation, with 23% of the population riding at least once a week (up from 18% in 2013) comparative to 17% or less in NSW, Victoria, Queensland and South Australia.

State Government Partnerships

As the Capital City of Western Australia, the City of Perth is committed to working in partnership with State Government to deliver a safe, easy to use and well-connected cycle network. This network is informed by the Cycle Plan 2029 as well as the State Government's West Australian Bicycle Network Plan. The latter is currently under review and expected to be released at the end of 2016.

As mentioned above, between 2012/13 and 2015/16, $7.5 million was allocated from the Perth Parking Management Fund for the implementation of cycling infrastructure within the City of Perth.

Historically the Perth Central Area Transport Plan (PCATP) has been the State Governments method of highlighting cycling projects to be funded from contributions to the Perth Parking Levy. The current PCATP lacks a funding allocation for specific projects within the City, including cycling infrastructure. This issue has been raised with the Department of Transport and City of Perth Officers are working with State Government to refine a funding schedule for priority projects.

Update to the Cycle Plan 2029

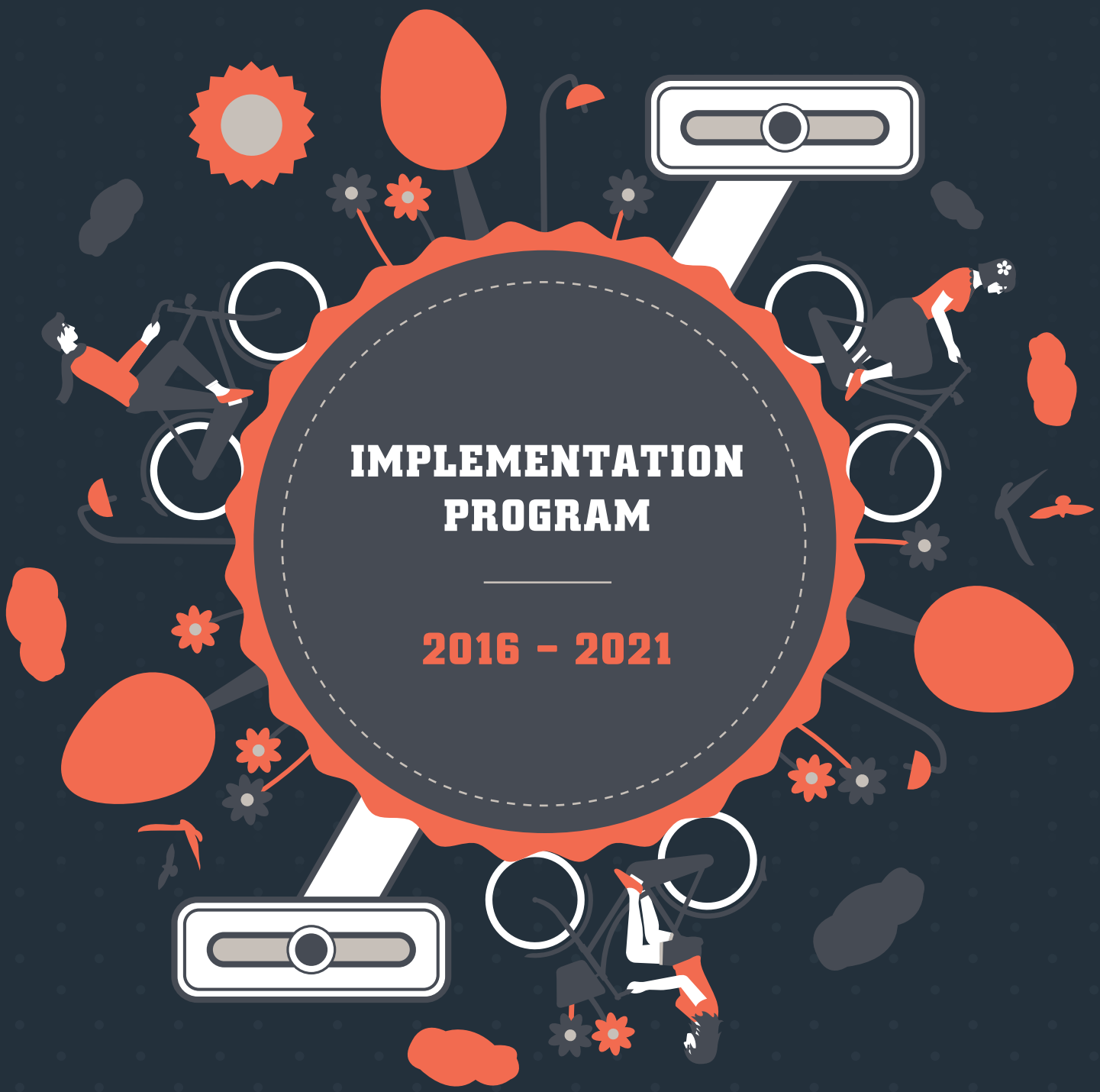
The Cycle Plan 2029 was released in 2012, with financial resources allocated over 5 years. An updated Cycle Plan is needed, not only to guide the City through the next phase of implementation, but also to ensure the following are appropriately considered:

- Changes to City of Perth boundaries to include sections of Nedlands previously within the City of Subiaco;
- City of Perth Transport Strategy, to be released in October 2016;
- Perth Transport Plan @ 3.5 Million, released by the State Government in July 2016, and
- The revised WA Bicycle Network Plan, expected to be released later this year.

The updated City of Perth Cycle Plan will be released in early 2017.

DRAFT

City of Perth



IMPLEMENTATION PROGRAM

2016 – 2021

CITY OF PERTH CYCLE PLAN 2029

Contents

1. Introduction 3
2. Capital Projects 4
2.1 Progress to Date 4
2.2 Future Projects 6
2.2.1 Dependant Projects 6
2.2.2 Standalone Projects 7
2.2.3 Crawley/Nedlands Projects 8
2.2.4 Supporting Infrastructure 8
3. Operational Projects 9
3.1 Progress to Date 9
3.2 Future Projects 9
3.2.1 Encouragement, Promotion and Education 9
3.2.2 Monitoring and Maintenance 10
3.2.3 Public End of Trip Facility 10
3.2.4 Update to the Cycle Plan 10

1. Introduction

The City of Perth Cycle Plan 2029 was endorsed by Council in 2012. The Plan identifies the following goals and actions:

Delivering the Strategic Cycle Network

Goal: Cyclists of various abilities will have access to an integrated, accessible and safe strategic cycle network

Action: Create a strategic cycle network to introduce key east-west and north-south routes and implement complementing key infrastructure

Increasing Bicycle Use

Goal: The City of Perth will have an informed community that participate in cycling and both acknowledge and appreciate the environmental, economic and social benefits that cycling provides

Actions: Play an active role in the encouragement and promotion of cycling

Provide more education and training for all road users, and increase the viability of cycling to develop an inclusive and vibrant cycling culture

The Implementation Program (this document) details the Cycle Plan projects to be delivered over the next five years. The program is based on project priority as well as opportunities identified to collaborate with other capital works programs. A summary of the capital and operational projects delivered since 2012 is also provided.

The Program is updated biannually to capture new opportunities, and ensure any changes in associated capital works programs are reflected.

2. Capital Projects

2.1 Progress to Date

On Road Cycle Lanes and Shared Paths

Table 1 and Table 2 show cycle infrastructure projects that have been delivered by the City of Perth since 2012. These projects focus on the creation of key east-west and north-south routes through the CBD. The projects are identified as either dependant or standalone to indicate whether or not they were delivered within an overarching capital works program, such as Two Way Streets, Parallel Walks or Streetscape Enhancement.

Cycle infrastructure is also delivered within the City of Perth by State Government and/or as part of major redevelopment projects. Recent projects include:

- The Barrack Street cycle lanes between Riverside Drive and St Georges Terrace delivered as part of Elizabeth Quay,
- The shared pedestrian and cycle bridge delivered as part of Elizabeth Quay,
- The Wellington Street separated cycle path being delivered as part of Perth City Link,
- The Swan River shared pedestrian and cycle bridge currently under construction as part of the Perth Stadium development, and
- New shared paths through the Waterbank site.

These projects are delivered by external authorities in collaboration with City of Perth officers who are involved in the design process to ensure consistency with the Cycle Plan 2029.

Bike Parking

There are approximately 420 on-street bike racks now available for public use throughout the City, and 54 secure bicycle racks at Elder Street carpark. The City is also working with the Public Transport Authority (PTA) to deliver secure bicycle parking at train stations within the City of Perth.

Table 1: Standalone cycle infrastructure projects delivered since 2012

Standalone Projects - Completed							
Cycle plan projects delivered independent of other capital works programs.							
Cycle Route	**Section**	**Cycle Infrastructure**	**Est. Project Cost (Design & Con.)**	**Delivery Date**			
				2012/13	**2013/14**	**2014/15**	**2015/16**
Stirling St	Roe St to Newcastle St	Cycle lanes	$140,000				
Mount St Bridge	Over Mitchell Freeway	Pedestrian priority zone	$35,000				
Barrack St Bridge	Roe St to Wellington St	Shared path on bridge	$35,000				
Wellington St	George St to Elder St	Shared path markings	$35,000				
George St	Market St to Hay St	Shared path (signs & lines upgrade)	$30,000				
Harvest Tce Stage 1	Malcolm St to Parliament Pl	Shared path	$261,000				
Roe St Stage 1[a]	Thomas St to Sutherland St	Shared path	$1,558,000[b]				

Table 2: Dependant cycle infrastructure projects delivered since 2012

Dependant Projects (Cycle Plan Contribution) - Completed							
Cycle plan projects delivered as part of an overarching capital works program, with funding contributed from the cycle plan budget.							
Cycle Route (Associated CW Program)	**Section**	**Cycle Infrastructure**	**Est. Project Cost (Design & Con.)**	**Cycle Plan Contribution**	**Delivery Date**		
					2013/14	**2014/15**	**2015/16**
Murray St West Stage 1 (Two Way Streets)	William St to Elder St	Cycle lanes / integrated treatment	$1,052,500	$90,000			
Murray St East (Two Way Streets)	Barrack St to Irwin St	Integrated cycle route	$860,000	$40,000			
Aberdeen St (Black Spot Program)	Lake St intersection	Cycle lanes	$85,000	$17,000			
Mounts Bay Rd (Major Capital Works)	Spring St to William St	Shared path	$2,358,000	$200,000			
	Spring St / Mounts Bay int.	Integrated intersection treatments		$26,000			
	Mill St / Mounts Bay int.			$26,000			
Barrack St (Two Way Streets)	Wellington St to St Georges Tce	Cycle lanes	TBC[b]	$140,000[b]			

[a] Funded by Department of Transport

[b] Figures to be confirmed when the close out report is finalised.

2.2 Future Projects

This section identifies cycle plan projects to be delivered by the City of Perth over the next five years. The proposed timeframes include design, approval and construction.

Additional cycle infrastructure projects are expected to be delivered by State Government agencies during this period in collaboration with the City of Perth.

2.2.1 Dependant Projects

Where possible, cycle plan projects are aligned with an overarching major capital works program to ensure the cost effective delivery of new infrastructure. These are known as 'dependent projects' and are outlined in Table 3 for projects planned over the next five years. The delivery of these projects is subject to change in the overarching capital works program.

Table 3: Dependant cycle infrastructure projects to be delivered 2016/17 to 2020/21

Cycle Route (CW Program)	**Section**	**Cycle Plan Classification**	**Preferred delivery timeframe** (based on overarching CW program schedule)				
			16/17	**17/18**	**18/19**	**19/20**	**20/21**
Milligan St Stage 1 (Parallel Walks)	St Georges Tce to Spring St	Integrated cycling route (intersection treatment)					
Murray St West Stage 2 & 3 (Two Way Streets)	Thomas St to Havelock St (S2)	City cycle route (cycle lanes)					
	Havelock St to Elder St (S3)	City cycle route (cycle lanes)					
Hill St (Two Way Streets)	Wittenoom St to St Georges Tce	City cycle route (cycle lanes)					
Kings Park Rd (Streetscape Enhancement)	Thomas St to Cliff St	Regional route (shared path & cycle lanes)					
Pier St (Streetscape Enhancement)	St Georges Tce to Wellington St	Integrated cycle route					
Irwin St (Streetscape Enhancement)	St Georges Tce to Murray St	Integrated cycle route					
Aberdeen St (Parallel Walks)	Fitzgerald St intersection	City cycle route (intersection treatment)					
Hay St West (Two Way Streets)	William St to Elder St	Integrated cycle route					
Murray St East Stage 2 (Two Way Streets)	Irwin St to Lord St	Integrated cycle route					

There are a number of smaller cycle infrastructure projects that will also be delivered as opportunities become available, such as through Council's ongoing road resurfacing program.

These projects, outlined in Table 4, are all integrated cycle routes and involve minor signage and line marking with no (or minor) civil works. As the associated programs are small scale and highly responsive to other works programs, delivery timeframes have not been identified.

Table 4: Minor integrated cycle route projects

Cycle Route	Section
Cliff & Mount Street	Kings Park Rd to Mount St Bridge
Mercantile Ln / King St	St Georges Tce to Wellington St
Royal St	Lord St to Trafalgar Rd
Victory Tce	Trafalgar Bridge to Jewell Lane
James St	Shenton St to William St
Francis St	Parker St to Beaufort St
Shenton St	James St to Aberdeen St
Milligan St North	Roe St to James St
Parker St	James St to Aberdeen St
Lake St	Roe St to Aberdeen St
Nicks Lane & Queen St	Murray St to James St
William St	Mounts Bay Rd to Newcastle St
Howard St / Enchantress Way	St Georges Tce to Geoffrey Bolton Ave
Sherwood Crt / Duchess Way	St Georges Tce to Geoffrey Bolton Ave

2.2.2 Standalone Projects

Table 4 outlines standalone cycle infrastructure projects planned over the next five years. No related major capital works programs have been identified for these projects at this stage.

Table 4: Standalone cycle infrastructure projects to be delivered

Cycle Route	Section	Cycle Plan Classification	Proposed delivery timeframe (design, approval & construction)				
			16/17	17/18	18/19	19/20	20/21
Aberdeen St	Beaufort St – Pier St	City cycle lanes					
Harvest Tce Stage 2 (Section 1)	Parliament Pl – Hay St & George St	Integrated (shared path / separated cycle path)					
Trafalgar Bridge	Trafalgar Bridge at Claisebrook Cove	Pedestrian Priority Zone (new surface treatment)					
Kensington St / Fielder St	Royal St - Kensington St - Victory Tce	City cycle route & integrated cycle route					
Milligan St Stage 2	St Georges Tce - Wellington St	Integrated cycle route					
Harvest Tce Stage 2 (Section 2)	Murray St - Hay St	Integrated (shared path / separated cycle path)					
Aberdeen St	William St intersection	City cycle lanes (intersection only)					
Colin St	Kings Park Rd - Arthur St	City cycle route					
Spring St	Milligan St - Mounts Bay Rd	City cycle route					
Thomas St	Wellington St - Stirling Hwy	Regional route (shared path)					
Goderich St	Lord St - Plain St	City cycle lanes					
Bennett St	Royal S - Riverside Dr	City cycle lanes					
Nelson Cr / Hale St	Plain St - Hay St	City cycle lanes					

2.2.3 Crawley/Nedlands Projects

Table 7 identifies potential cycle infrastructure projects in the Crawley/Nedlands area which now falls within the City of Perth.

This includes a Bike Boulevard project, linking Claremont to UWA, currently under investigation by the Department of Transport. All other projects are identified in the draft City of Subiaco Bicycle Plan and will be considered in detail as part of the City of Perth Cycle Plan Update (see Section 3.2.4).

Table 7: Crawley/Nedlands cycle infrastructure projects

Cycle Route	Section	Proposed Classification
Subiaco Draft Bicycle Plan Projects		
Princess Rd Bicycle Lanes	The Avenue to Broadway	City cycle route (cycle lanes)
The Avenue Bicycle Lanes	Princess Rd to Broadway	City cycle route (cycle lanes)
Stirling Hwy	Hampden Rd to Winthrop Ave	Regional route (shared path)
Stirling Hwy	Existing underpasses (x2)	Regional route (underpass upgrades)
Hackett Drive	Mounts Bay Rd to Princess Rd	City cycle route (upgrade)
Fairway Bicycle Lanes	Princess Rd to Stirling Hwy	City cycle route (cycle lanes)
Monash Ave Shared Path	Hampden Rd to Winthrop Ave	Regional route (shared path upgrade)
Hampden Rd	Stirling Hwy to Monash Ave	To be determined
State Government Projects		
Claremont Quarter to UWA Bike Boulevard	Broadway to UWA	Integrated cycle route (Bike Boulevard)

2.2.4 Supporting Infrastructure

The City will continue to provide on-street bicycle parking at strategic locations and in response to requests by local businesses. Three premium bike repair stations will be installed along major cycle paths in 2016/17. A new cycle totem counter, which displays real time data on cycling numbers, will soon be installed on Barrack Street.

3. Operational Projects

3.1 Progress to Date

The City is involved in a range of cycling education, encouragement and promotional initiatives. In 2015/16 this included:

- A Bike Week Breakfast event for approximately 500 cyclists at the Bell Tower,
- “Beyond the Bike” photography exhibition in Grand Lane during Bike Week,
- “Projector Bike” night time ride series during Innovation Month,
- Bicycling WA Ride2Work Breakfast,
- A series of bike maintenance and cycle confidence courses,
- Creation of a TravelSmart promotional video for cycling in Perth,
- Updated TravelSmart maps,
- Creation of a series of cycle safety animations,
- Updated Council’s internal and external intramaps to include cycling information, and
- Ongoing engagement with cyclists, including bike maintenance and free coffee pop ups at various locations.

In 2016, the City undertook a feasibility study for the implementation of a public bike share scheme in Perth. The study found that there were some significant barriers to the implementation of a successful public bike share scheme in the short term.

The City has also been working with the Department of Transport to develop a reliable database of end-of-trip facilities within the Perth Parking Management Area (PPMA).

3.2 Future Projects

3.2.1 Encouragement, Promotion and Education

The City will continue to participate in a range of encouragement, promotion and education activities, including Ride2Work day, Bike Week, regular bike maintenance and free coffee pop-ups, and basic bike maintenance and cycle confidence courses.

On-going engagement with cyclists and the general public is essential for encouraging good behaviour, promoting sustainable transport choices and communicating issues. This includes spreading road safety messages such as “share the path”, “ring your bell” and “ride bright”. Regular engagement also provides a valuable platform for engagement on upcoming infrastructure projects.

The Transport Unit is working to better integrate active transport messaging into city-wide events and initiatives. We will also be updating information on Council’s transport related webpages to better reflect our priorities, promote our successes and offer more relevant information.

Your Move

‘Your Move’ is an integrated travel behaviour change program being rolled out by the Department of Transport over five years from 2016/17. Focused on inner Perth, the program

offers significant engagement opportunities for cycling, as well as other sustainable transport choices. The City of Perth are key stakeholders in the program.

3.2.2 Monitoring and Maintenance

The City will continue to monitor permanent MRWA cycle counters, review census data and participate in Super Tuesday counts. The sites used for Super Tuesday need to be revised to ensure they accurately reflect cycling behaviour in the City. City of Perth has recently purchased some additional cycle counters which will allow monitoring of more sites, more often.

An overarching monitoring strategy needs to be developed to ensure consistent and comparative reporting on cycling statistics. This will include imbedding data collection processes within the project methodology for new infrastructure projects.

The City will continue to work closely with State Government to ensure cycling related issues are addressed quickly and effectively.

3.2.3 Public End of Trip Facility

In 2016/17, the City will commence work with the Department of Transport to investigate the feasibility of a public end-of-trip facility in the CBD.

3.2.4 Update to the Cycle Plan

The City of Perth Cycle Plan 2029 was released in 2012, with financial resources allocated over 5 years. An updated Cycle Plan is needed, not only to guide the City through the next phase of implementation, but also to ensure the following are appropriately considered:

- Changes to City of Perth boundaries to include sections of Crawley and Nedlands previously within the City of Subiaco,
- City of Perth Transport Strategy, to be released in October 2016,
- Perth Transport Plan @ 3.5 Million, released by the State Government in July 2016, and
- The revised WA Bicycle Network Plan, expected to be released later this year.

The updated City of Perth Cycle Plan will be released in early 2017.