

# BASSENDEAN HOTEL DA Design Report



# TEAM INTRODUCTIONS



Owner/ Operator



Architect & Interior Design



Landscape Architect

# State Planning Policy 7.0

## Design Principles

1

### Context & Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

2

### Landscape Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within broader ecological context.

3

### Built Form & Scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

4

### Functionality & Build Quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefits over the full life cycle.

5

### Sustainability

Good design optimises the sustainability of the built environment, deliver positive environmental, social and economic outcomes.

6

### Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

7

### Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

8

### Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviours and use.

9

### Community

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

10

### Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

# Principle 1: Context & Character

## Location & Context Diagram

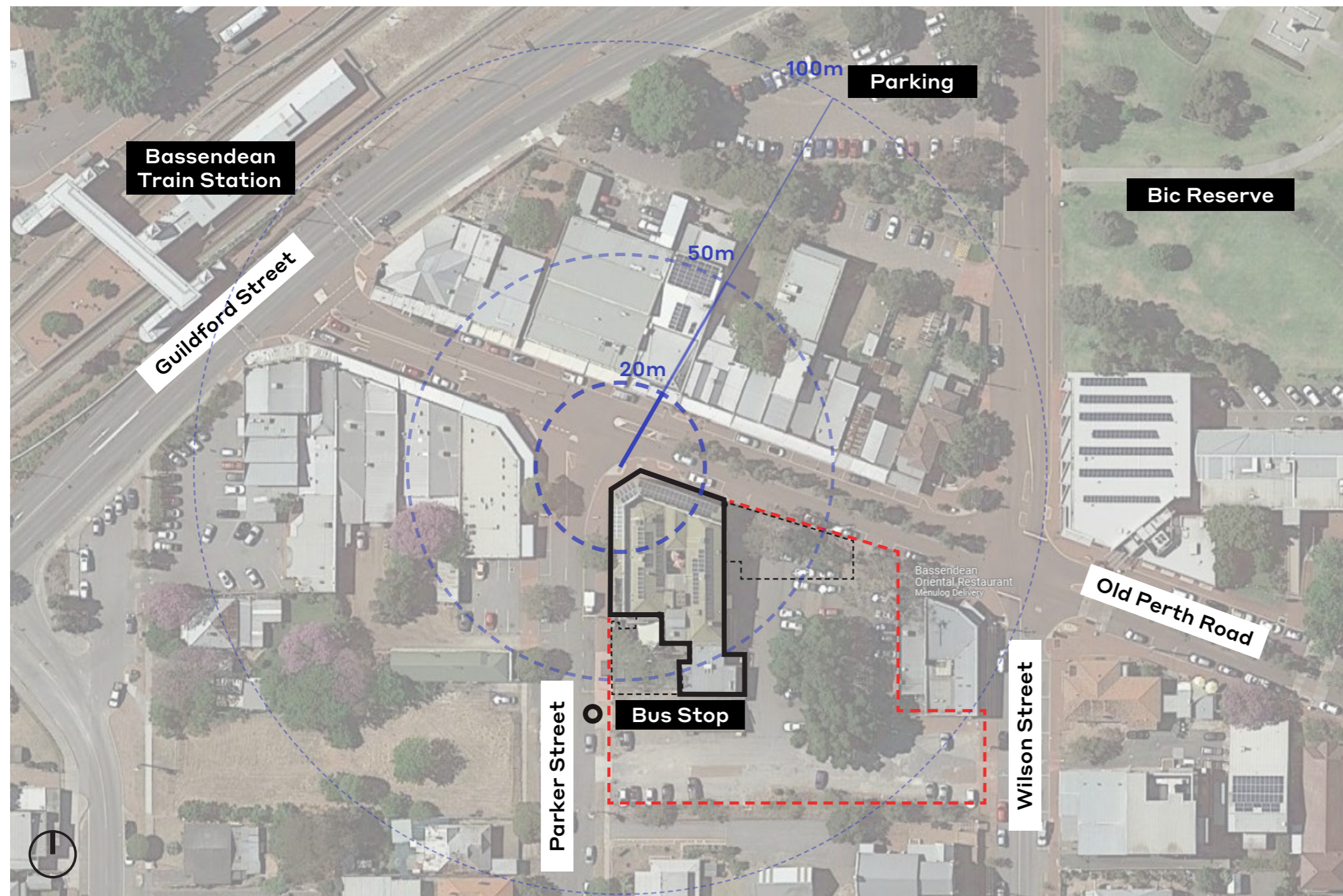
Town Centre Zoning (Local Planning Scheme No. 10)



# Principle 1: Context & Character

## Site Plan & Street Presence

Identified as a landmark building in Bassendean (Bassendean Town Centre Strategy & Guidelines)



# Principle 1: Context & Character Heritage

## Visual Architectural Timeline

c. 1930



c. 1974



Current



### HERITAGE OVERVIEW:

- Originally built in 1930
- **Bassendean Hotel is Place No.163 on the Town's Municipal Heritage Inventory and has a level of significance of Category 2.**
- Category 2 is 'Considerable Significant'. Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
- **The place is not on the State Register, and therefore the requirements of the Heritage Act 2018 are not applicable.**
- Bassendean Hotel is Place No. 31 on the Town's Heritage List
- **In the 1950s the hotel was remodelled internally in the style of the period and the majority of the internal fittings and features were removed.**

### MHI STATEMENT OF SIGNIFICANCE:

- The place has aesthetic value as a good, intact example of the Inter War Free Classical style.
- The place has value as a landmark in the streetscape and demonstrates the original town centre of Bassendean.
- The place has historic value for its association with the development of Bassendean in the Inter War period and for the community campaign waged against the hotel which illustrates the strength of the temperance movement at the time.
- The place has social value for the many community members who have worked or attended the place for a variety of reasons since 1930.

# Principle 1: Context & Character Heritage Narrative

Located on the corner of Perth Road and Parker Street, Bassendean, Perth, Western Australia, the Bassendean Hotel was opened in 1930. The two-storey hotel has seen the road close and reopen and been the local watering hole for the community.

Its initial opening was opposed by the strong local temperance movement and once the opposition was beat Patrick Connolly was granted the permit to open the hotel and the locals of Bassendean lined up down the road to be the first in for a pint on it's opening date. From this point on the hotel was a community meeting point for sporting clubs, special events, visiting tourists and local pub goers.

The original design of the hotel featured on the ground floor a Saloon Bar, Public Bar, Parlour, Entrance, Lounge, Office, Dining Room, Kitchen, Staff Dining, Store, Staff Bathroom, Lavatory. On the upper floor were 18 bedrooms, Lounge, Bathrooms, Lavatories and female Staff Bedrooms and Stair Hall.

Patrick Connolly was the first licensee for the hotel and the hotel was quickly established as a venue for local events.

Throughout the 20th century the building underwent additions and alterations as requirements and legislation changed. In the 1950s the hotel was remodelled internally in the style of the period and the majority of the internal fittings and features were removed. In the 1970s, licensing laws no longer required hotels to provide accommodation and taverns became a popular destination.

### Controversial Beginnings

**HOTEL WANTED AT WEST GUILDFORD.**

To the Editor "Swan Express,"  
Sir,—A ratepayer at the West Guildford Road Board annual meeting last week said "These will probably be a pub, before a Mechanics' Institute."  
Well—a pub, there is badly wanted, the only difficulty being the class of public accommodation provided. A "house" erected near the station for the purpose of providing seats of beer for waiting passengers and all other refreshments of a questionable quality would serve the district, which has at present a very reliable and abstemious population, even the manure works being, as far as can be judged, careful to select the most trustworthy workmen, indifferently.

We don't want a landlord who, when asked for Jameson's whiskey, turns the obverse side of the label of the bottle to the customer, nor one who induces a working man, who calls for a pint on the way home after a day's toil, to stop and take four pints, thereby losing his appetite for dinner and retaining his wife's temper. These difficulties seem associated inseparably from high rents and speculative owners.

The only remedy is, a State hotel, the greatest difficulty being the jealousy of the district politicians.—Yours, etc.,  
**WEST GUILDFORD GO BRAGH.**  
West Guildford, June 9.

**1927 ● Dec 23 – Hotel at Bassendean**  
Letter to the editor Swan Express -

**Feb 17 - Bassendean, To Be or not to be – The Bassendean Hotel**  
Opinion piece published, discussing the argument for and against the basis, mentioning states control over pubs.

**1928 ● Feb 24 – Bassendean News – Emu Brewery**  
Rep for Emu Brewery confirms the Bassendean hotel will definitely stock emu brew

**Bassendean**

To be or not to be—Bassendean Hotel. The Licensing Board have reserved their decision. There was a lot of talk in the "Swan Express" regarding details should be considered. Then, who can see their way the controlling influence?

The West-Guildford station is a fine one. The new Brewery in connection with it is a fine one, and one of the most rapid traders in the district. It is a pity that the new water supply is not yet complete. It is a pity that the new water supply is not yet complete. It is a pity that the new water supply is not yet complete.

**CORRESPONDENCE**

**BASSENDEAN**  
A PROGRESSIVE SUBURB.

(To the Editor "The Swan Express.")  
Sir,—Most of the suburban areas of Perth have made great progress, but it is doubtful if any of them can show results equalling Bassendean, whose rapid rise under the most trying and difficult circumstances has been phenomenal. Looking back a few years, an old resident who remembers the dreary waste of sand and swamp must feel proud when his or her eye encounters at intervals the beautiful places which were once a terrible desert. Neatly built villas, with their lovely gardens and flower beds, splendid roads, a fine hotel, picture gardens and recreation grounds of all descriptions, all tend to illustrate what can be really accomplished by the hand of man, which has been the main factor in transforming this wilderness into a Peasly spot.—Yours, etc.,  
**FRANK L. HARRIS.**  
41 Anley Road, Bassendean.

**1931 ● 31 Oct – Bassendean: A Progressive Suburb**


**• HOTEL WANTED – 1910, JUNE 10**

### The Publicans

#### THE FOUNDER: PATRICK CONNOLLY

- Mr Patrick Andrew Connolly was a well-known racing identity & philanthropist
- His horses won only the most important races including the principal races in Australia
- Successes included the Perth Cup, Melbourne Cup, Kalgoolie Cup, Sydney Cup and Doncaster Handicap
- He was the leading racehorse breeder in WA and hundreds of his horses became winners
- With the wealth he amassed from horse breeding/racing he invested in hotel properties
- By the time of his death in 1946 he had multiple investments in hotels across WA
- Over the years he donated many donations (overall amount not known) but believed to be in the hundreds of thousands of pounds

**MR. P. A. CONNOLLY.**  
DEATH ON SATURDAY.  
Racing Man and Philanthropist



The Late Mr. P. A. CONNOLLY.

#### HISTORY OF OWNERS

- 1929 ● Patrick Connolly**  
Built in 1929 for Patrick Connolly by Blackmore Brothers to a design by architects J.H.G. Hargrave and E.S. Porter.  
The construction of the hotel caused considerable controversy as many community members and churches in the district valued a teetotal lifestyle. An active opposition group formulated a well organized 'No License' campaign to keep Bassendean free of licensed hotels. The campaign failed to gain support with the legislators and the license was granted in 1929 after two attempts.  
He died 28<sup>th</sup> December 1946  
Big into horse racing
- 1950's(ish) Mr & Mrs Joe Allen** [between 1946 and 1973]  
Daphne Allen was the youngest daughter
- 1973 ● Murray McHenry**  
In 1973, the hotel was acquired by publican Murray McHenry who undertook major renovations of the premises. It was during the 1970s that a drive-in bottle shop was provided as well as an expansion of the restaurant which was named 'Paddy Connolly's' in honour of the first owner.

### Community

**BALL AT BASSENDEAN**



**OLD NEWSPAPER ABOUT THE MIDLAND - BASSENDEAN CYCLE CLUB**



**1931 - HUNTING.**  
Western Australian Hunt Club starts at Bassendean Hotel  
(The West Australian 15 June 1931 p.3)

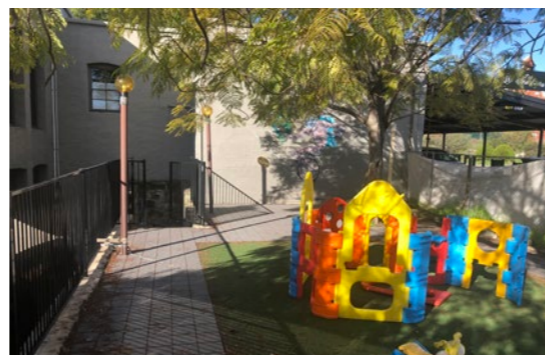
The Bassendean Hotel was the scene of formalities prior to the hunt on Saturday afternoon, and great interest was taken by residents in this, the first meet held at Bassendean. Rain overnight had laid a heavy scene in the surrounding country, and the master of hounds, Mr. J. P. Sun-dercombe, lost no time in leading the huge field of riders to the hunt cart, from which the pack was dropped in Beechboro road. This arrangement was good for huntsmen and huntswomen who had an opportunity of settling to their mountain route to the throw-off. This lay along the Perth-road, and crossed the railway line through low scrub to Beechboro-road. Hounds hunted hard, and appeared in great fettle as they put a quarry for a hard run in rough country. Going due west, with a bright sun in their faces riders were given plenty to do to keep up with the master. The pace was fast throughout with followers frequently being partially swept from their saddles while negotiating stunted jarrah country, with very thick undergrowth. A split in the field occurred when a lady rider came to grief. Later the master had the misfortune to strike wire but the god-for-tune to escape with a nasty shaking when his horse came down. Hounds lost scent in Beechboro. After a grueling chase, cards were called two miles out of Bassendean on the north side of the railway line but a number of riders were straggling long, after the majority had boarded their cars for home. A final check up revealed no serious mishap after an afternoon's sport which was voted by all to be up to the best hunting standard.

The meet next week will be at the San-dringham Hotel, Belmont. Lady members are asked to call at the Capitol Theatre for tickets in connection with sports gala week at the Capitol Theatre. It is desired that the "WA" Hunt Club be well represented with all other sports clubs.

Some of you might recognise Mr Middleton he had a Bike Shop on Great Eastern Highway in Midland next door to the old Salvation Army Hall.  
Norm's father, Mr. Marshall is also in the photo.  
Taken from the Swan Express - August 20, 1970  
Source: Norma Lawson

## Principle 1: Context & Character Current Building Condition

- Level 1 verandah is structurally unsound.
- Over 5 decades of unsympathetic extensions and haphazard repairs and renovations.
- Parts of the building & services in dilapidated condition.
- Multiple building code non-compliances.





## Principle 1: Context & Character Our Vision



**"Our vision is to elevate the hospitality offering at the Bassendean Hotel by creating a distinct destination with a proud local identity.**

**The opportunity lies in the rejuvenation of a historic landmark and venue which pays homage to the rich history of Bassendean Town. The design response is inspired by the building itself and the guest experience personified by its colourful history.**

**The new venue will be underpinned by casual, yet high quality food and beverage offerings, honest service and an inclusive environment to welcome the community and appeal to a diverse group of patrons."**

*'By 2030, the town centre has been transformed into a vibrant hub of mixed uses and activities with a unique sense of place, rich in history and heritage...It is a place where people want to be...'*

Town of Bassendean Vision 2030  
- Community Plan

# Principle 1: Context & Character

Heritage Consultant (advice notes) - Philip Griffiths

Because it was built in the period of restricted trading hours, this and other hotels like and including the Bassenden Hotels were made robust to withstand the 'six o'clock swill'. When completed the hotels had a tiled dado at ground floor level, tuck-pointed brick walls with rendered quoins and string courses with rendered arches to windows, and steel framed windows. The upper floor appears to have had rendered walls from the outset.

Verandahs were timber framed with square timber posts, post brackets, a framed frieze with asbestos cement panels, and a balustrade in the same treatment. Bedrooms were designed to accommodate single men doing business in the town and the nearby industrial areas.

## Conservation and Adaptation Options

A good conservation option would be to restore the front of the hotel to its original presentation which would add to its visual richness and presentation. There would be no argument with respect to this approach.

Alternatively, a sympathetic approach might be a good one. It is possible to remove the cement render to reveal original features and some trial render removal might determine whether this is possible.

A possible approach, should this not be feasible, would involve tiling the dado, then smooth rendering above, picking out the quoins strings and the like in accordance with the only photograph that is available from the period. Your render in the DRP presentation shows an appropriate approach in terms of the treatment of the dado, openings and render details.

The key is to be respectful of the 'Inter-War Fee Classical style and landmark qualities of the place.

The present verandah construction looks like it has a very short life left in it and a new verandah might be erected that takes its cues from the historic verandah, but is more suited to contemporary use. Balustrades should be a simply designed and not introduce Federation period motifs into it. The original verandah did not allow visual access up to it and was designed to provide some privacy to the rooms, which is a function no longer required. Plain detailing such as vertical balusters would be more appropriate than lace or glass in a reimagined verandah.

Other than the balustrades, your DRP presentation seems to confirm this as your preferred approach.

The steel framed windows should be conserved.

Colours are not so important. Though it might be possible to figure out original colours by paint scrapes, the hotel has had many colour schemes and the selection of a colour scheme is not so important for a place of this level of significance, but very important for a good fresh outcome. The present colours take the life and detailing out of the building, and something like the colour contrast and depth of hue of the original building would better present it and breathe new life into it.



c1930



Existing

1. Expose original brickwork

2. Dado, openings & render details

3. Balustrade



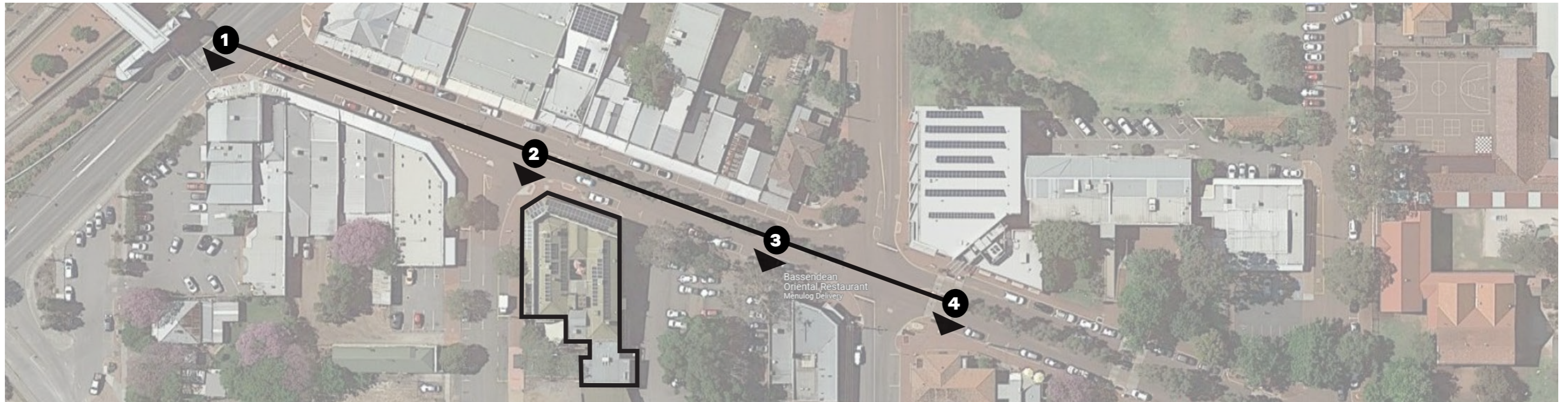
Proposed  
RE-PURPOSE EXISTING BALUSTRADE  
'FRAMED FRIEZE' DETAIL

Proposed Facade Treatment:

1. Expose original brickwork/ tuck-point detailing
2. Tiled dado and articulation of openings & render details
3. Balustrade
  - Retain existing level 1 balustrade
  - (*'..plain detailing - vertical balusters'*)
  - Enhance horizontal banding with a 'frame frieze' inspired by original 1930's

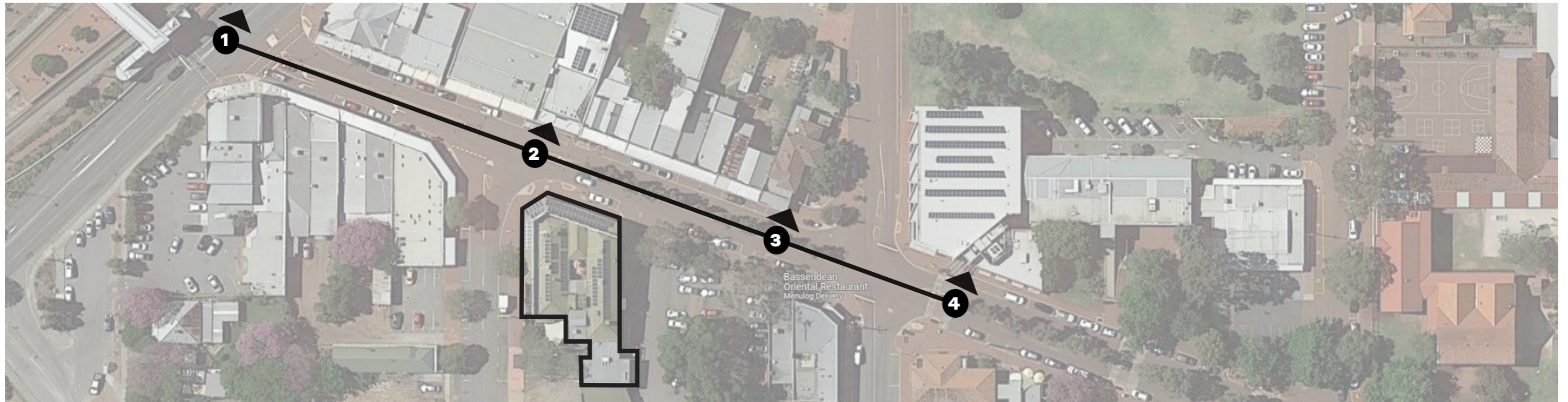
# Principle 3: Built Form and Scale

## Street Elevation - Old Perth Road (West end)



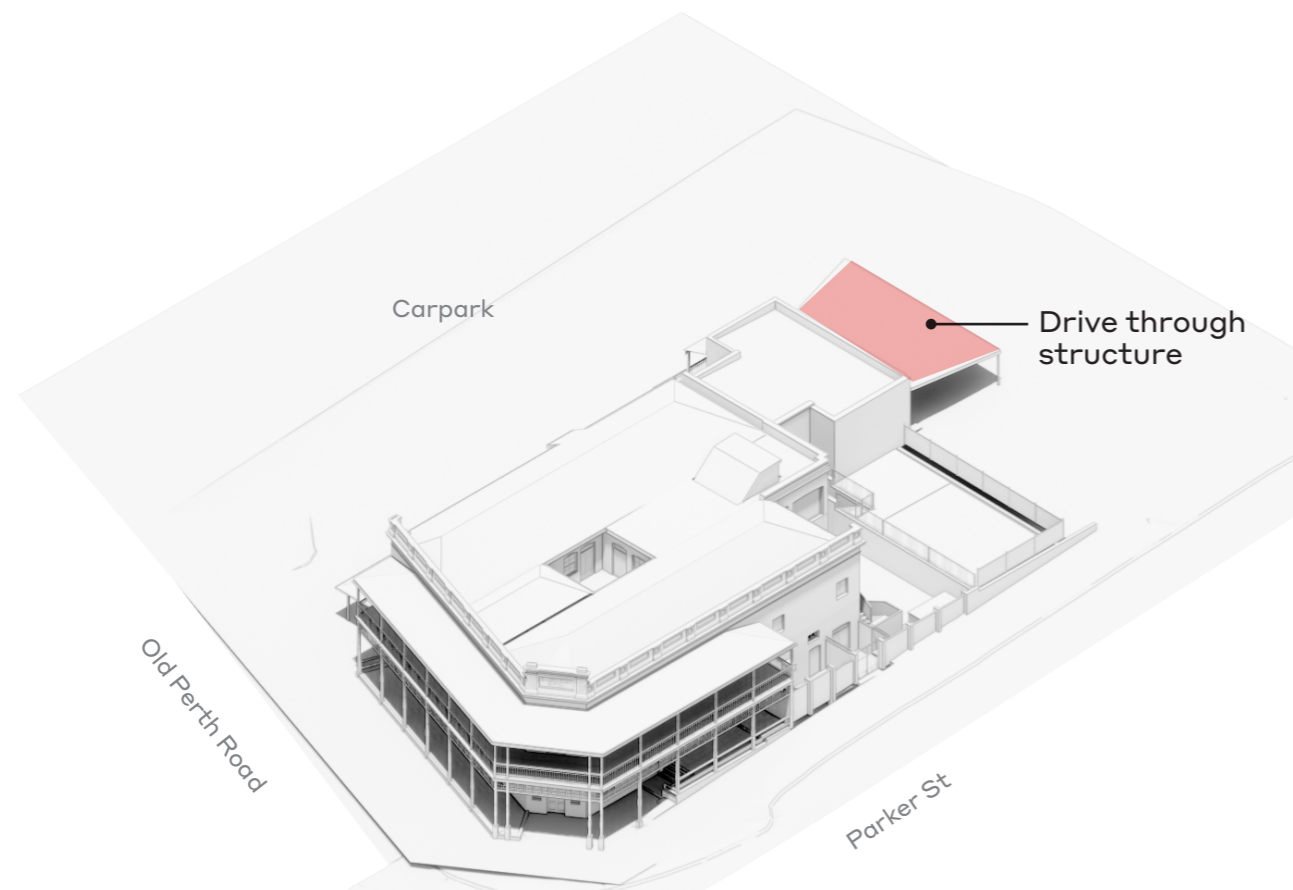
# Principle 3: Built Form and Scale

## Street Elevation - Old Perth Road (West end)

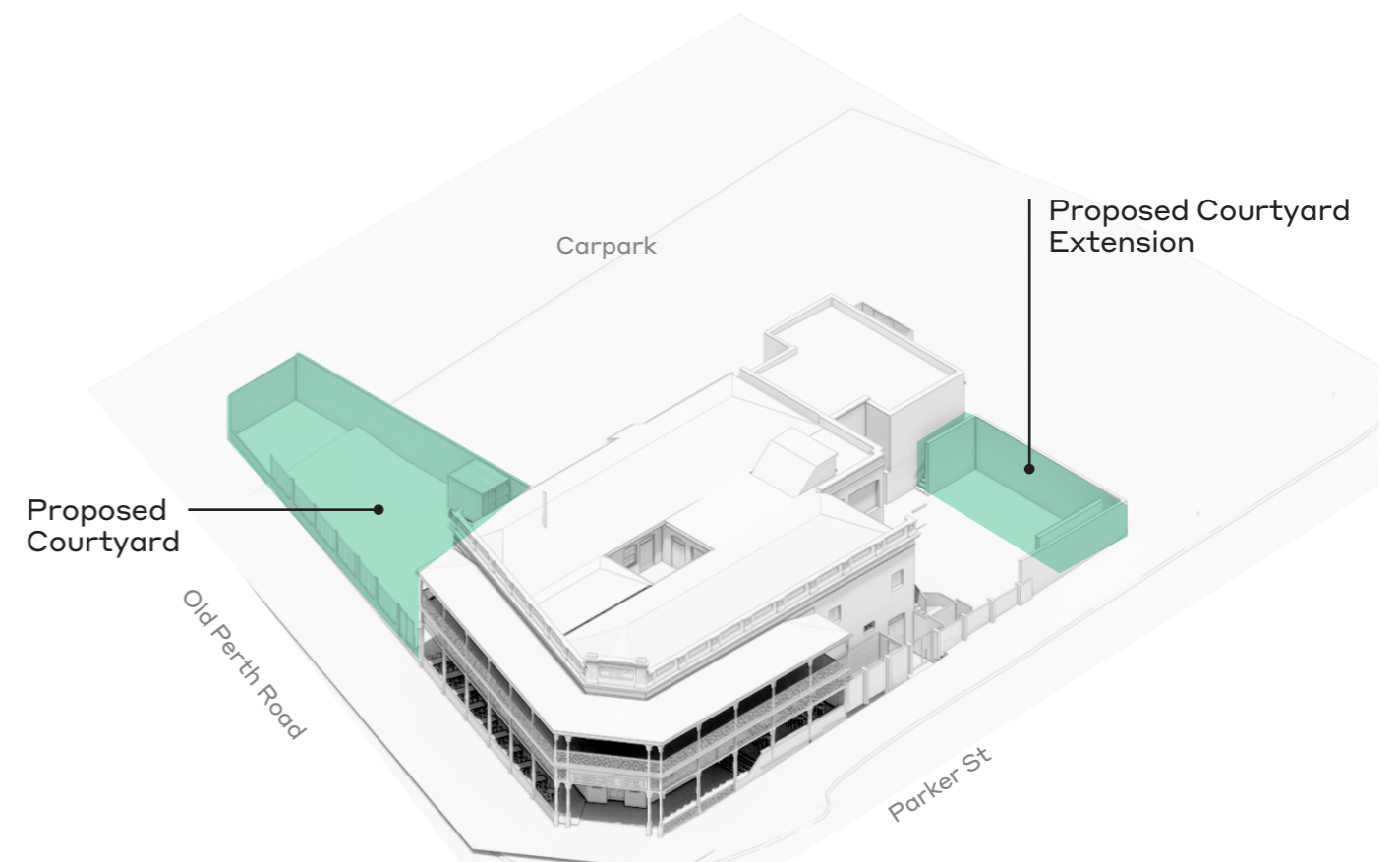


## Principle 3: Built Form and Scale Existing & Proposed

- No additions to enclosed building footprint.
- Removal of redundant built entourage ie. Bottle shop drive-through structure, east portico structure, redundant services etc.
- Propose new and enhanced landscaped courtyard amenities.
- Courtyard screening along Old Perth road responds to, and is sympathetic to the streetscape form and scale.



EXISTING  
BUILT FORM



PROPOSED  
BUILT FORM

# Principle 3: Built Form and Scale

## Old Perth Road Facade



New low level wall with open frame detail

Enhancement to existing building facade

PROPOSED

# Principle 3: Built Form and Scale

## Parker Street Facade



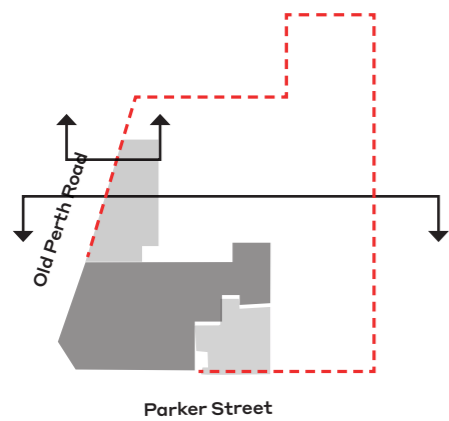
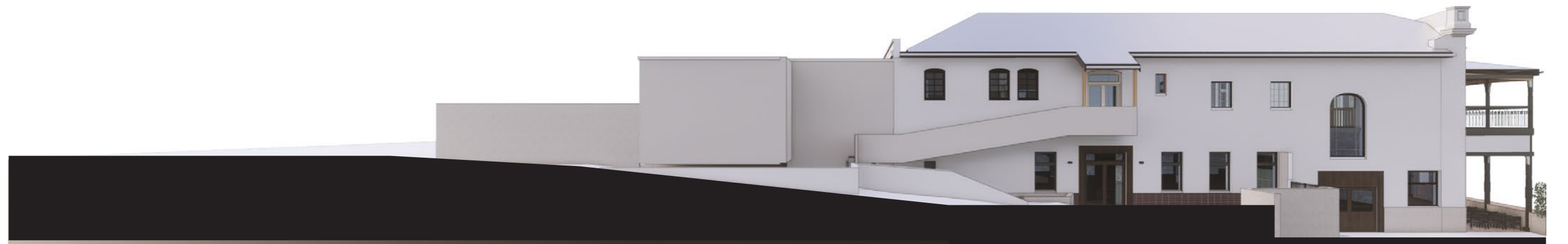
PROPOSED

\* Levels are indicative pending further resolution

# Principle 3: Built Form and Scale

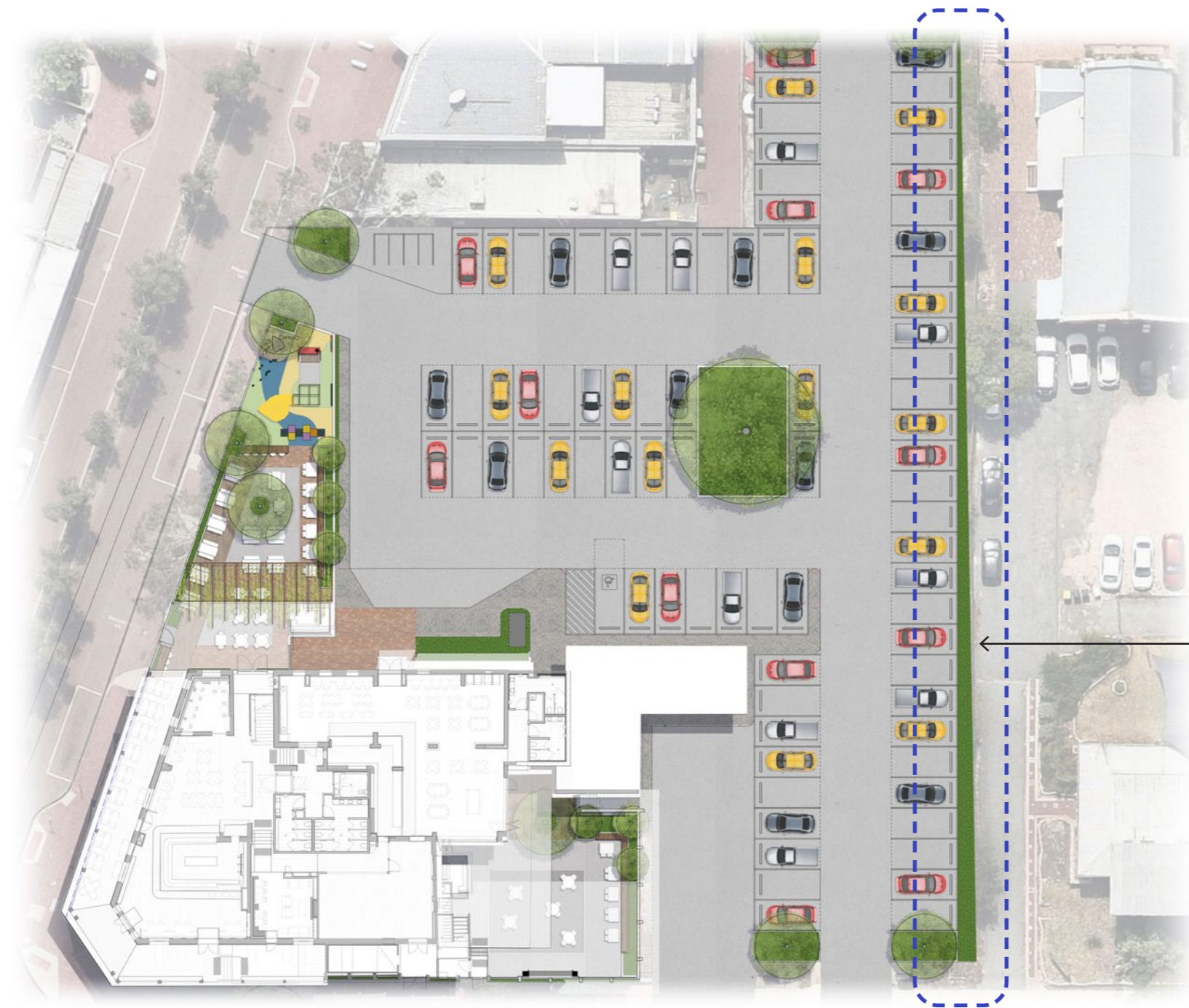
## Site Sections

\* Levels are indicative pending further resolution





# Principle 3: Built Form and Scale Boundary Treatment

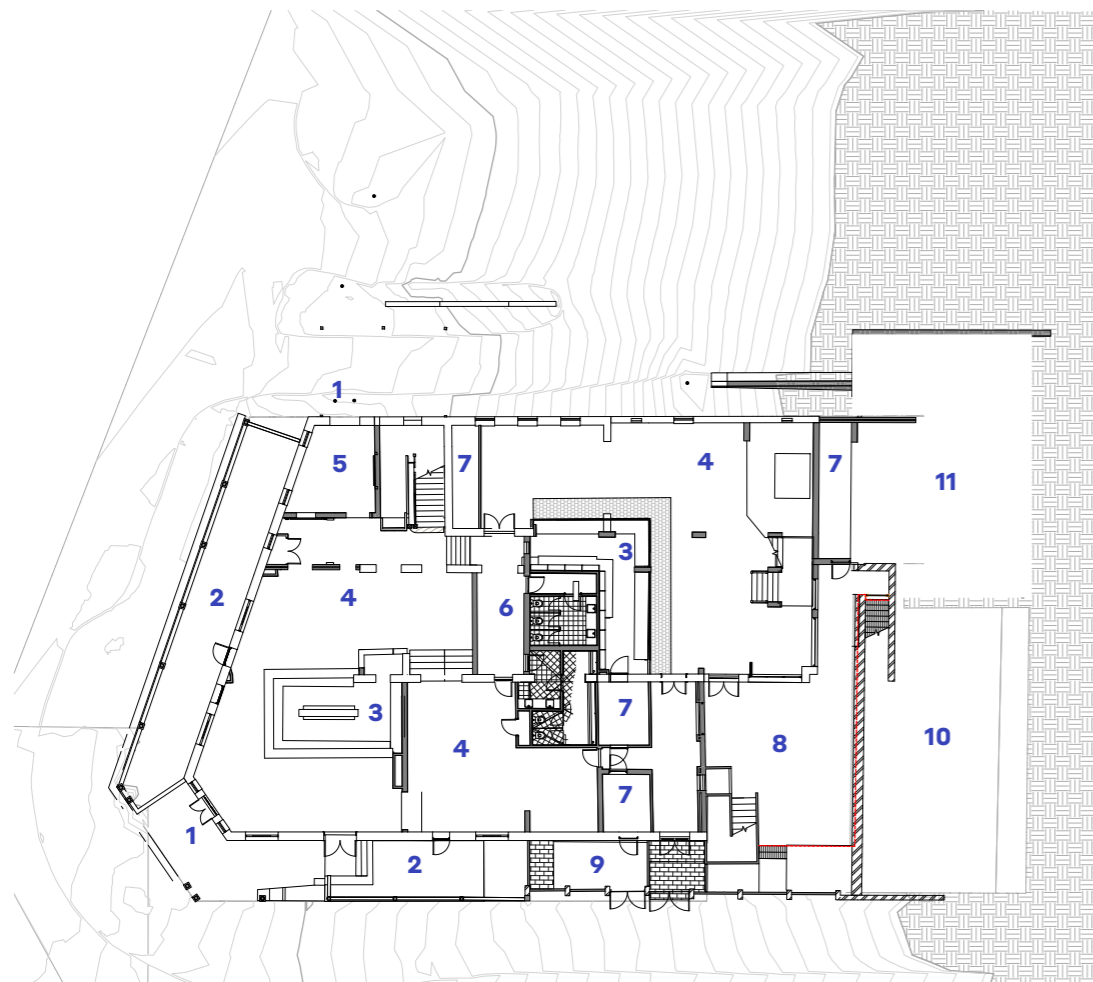


EXISTING CONDITION

SITE PLAN

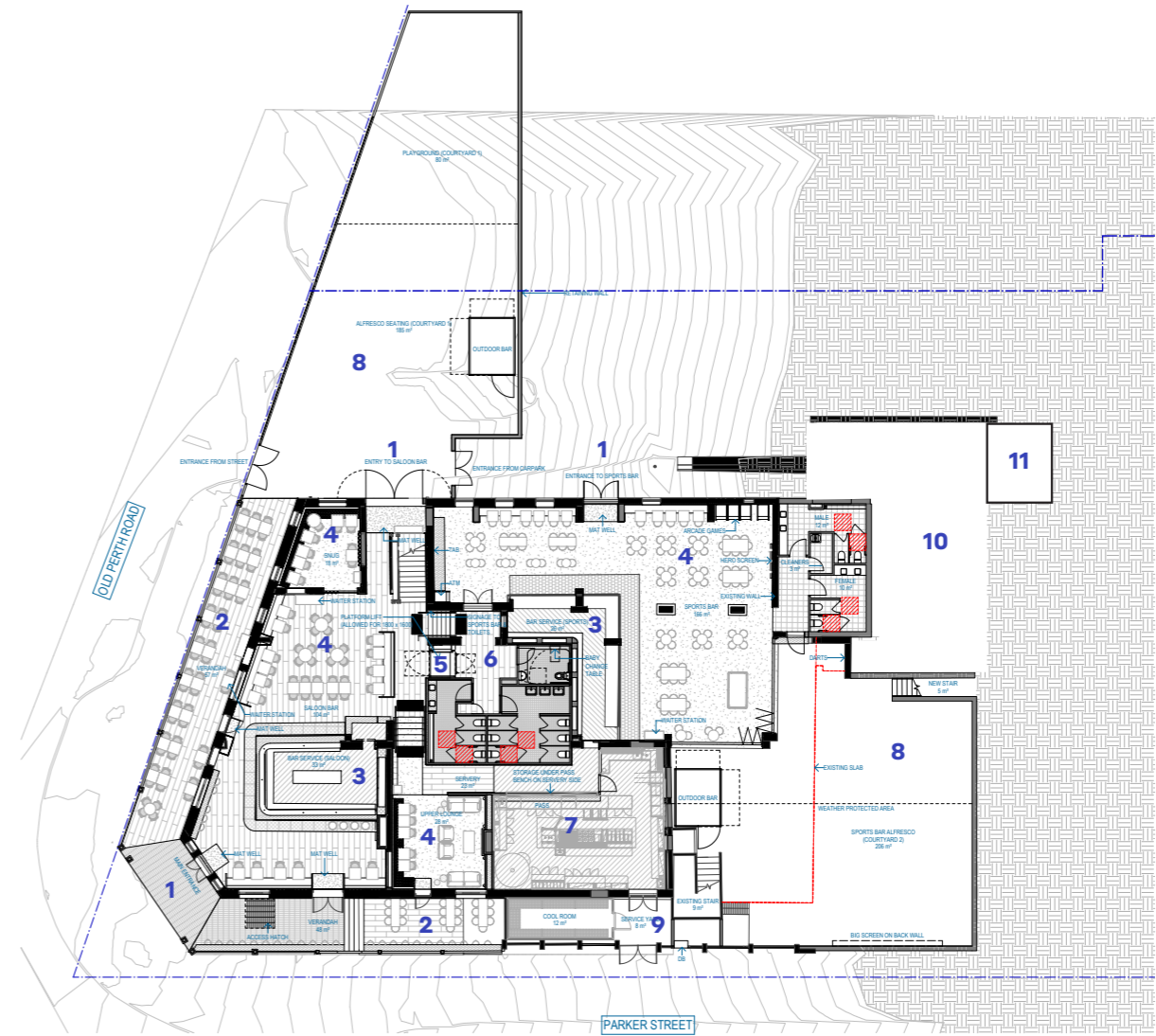
# Principle 4: Functionality & Build Quality

## Ground Floor Plan



- KEY
1. Entry
  2. Verandah
  3. Bar
  4. Bar & Dining Area
  5. Foyer/ Annex
  6. Toilets
  7. Store room
  8. Alfresco Courtyard
  9. Service Yard/ Bin Store
  10. Landscape
  11. Bottleshop/ Stores

EXISTING  
GROUND FLOOR PLAN



- KEY
1. Entry
  2. Verandah
  3. Bar
  4. Bar & Dining Area
  5. Hoist/ VT
  6. Toilets
  7. Kitchen
  8. Alfresco Courtyard
  9. Service Yard
  10. Bottleshop/ Stores
  11. Bin Store

PROPOSED  
GROUND FLOOR PLAN

# Principle 4: Functionality & Build Quality

## Detailed Ground Floor Plan

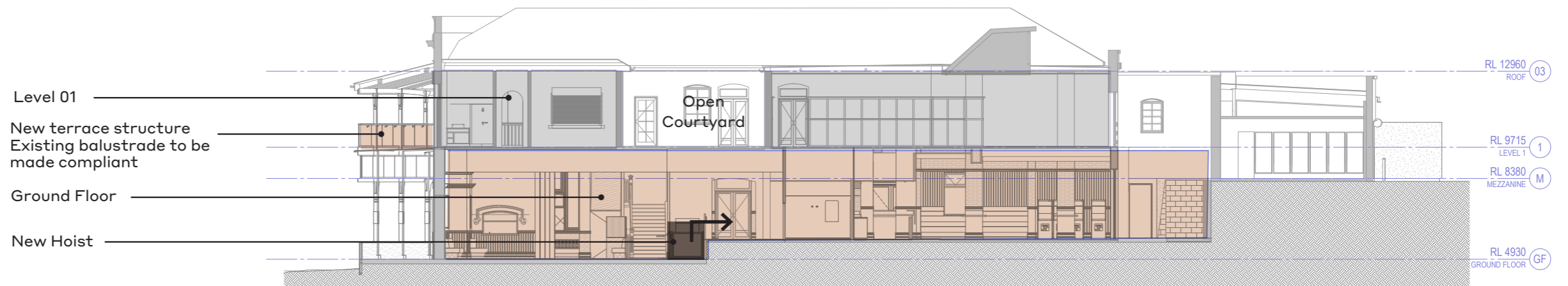
- No change to building use.
- Optimisation of ground floor level with the addition of new courtyard alfresco areas to provide a range of flexible internal and external environments and hospitality experiences.
- A range of interior and exterior environments facilitate 'all weather' use.
- Planning optimised for operations & services.
- Maximum activation at street level.



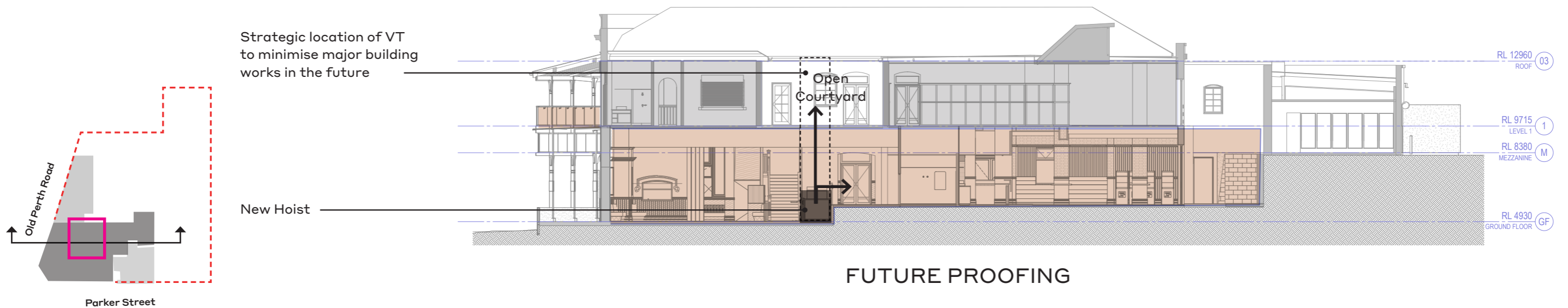
# Principle 4: Functionality & Build Quality

## Proposed Scope & Future Proofing

- Level 1 to be used for BOH stores only and will not be operational for public use, therefore minimal scope limited to strip-out/ cap off to redundant services only.
- Replace L1 terrace structure which is currently not structurally sound; retain & refurbish existing balustrade to avoid disruptive works in the future and complete the aesthetic upgrade to exterior.
- New VT/ accessible hoist strategically located to enable future extension to L1 to avoid major building works in the future.



SCOPE OF WORKS



FUTURE PROOFING

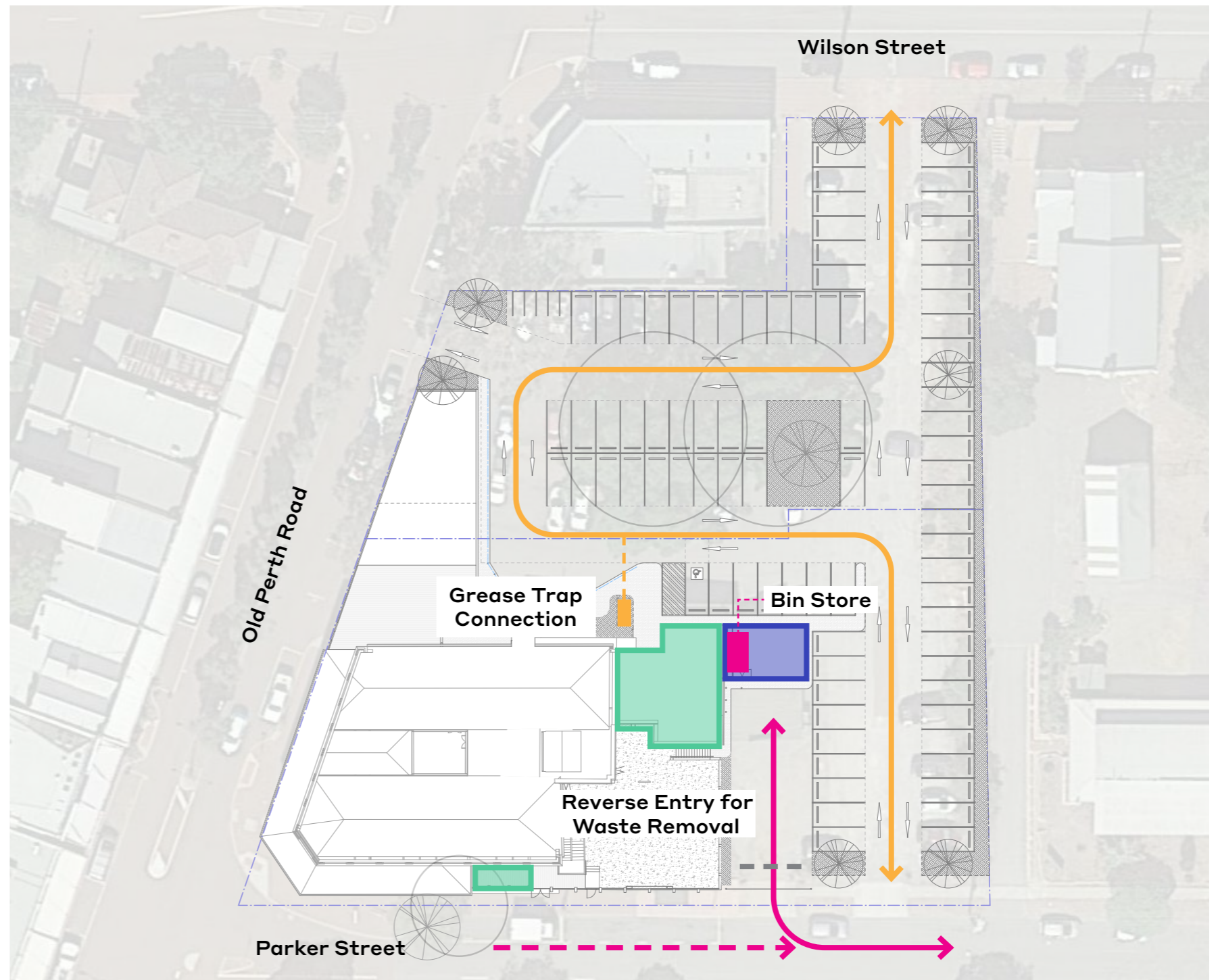
# Principle 4: Functionality & Build Quality

## Waste Management Plan

### Waste Management Key Points:

- Two disposal waste removal: General & Co-Mingled.
- Bins kept in screened enclosure at the back rear of tenancy and only taken outside when collected.
- Cleaning provisions provided and regular Pest Control preventative maintenance program.
- Route for grease arrestor is one-directional entry and exit point from Parker and Wilson Street.
- Garbage collection (and some deliveries) will require reversing into a dedicated loading dock on Parker Street. Entry will require access.

- ↔ Grease arrestor removal truck route
- ↔ General waste removal truck route
- Enclosed storage/ BOH
- Screened storage
- Restricted/ Controlled access



# Principle 6: Amenity

## Elevated Suburban Hotel - One Venue, Multiple Destinations

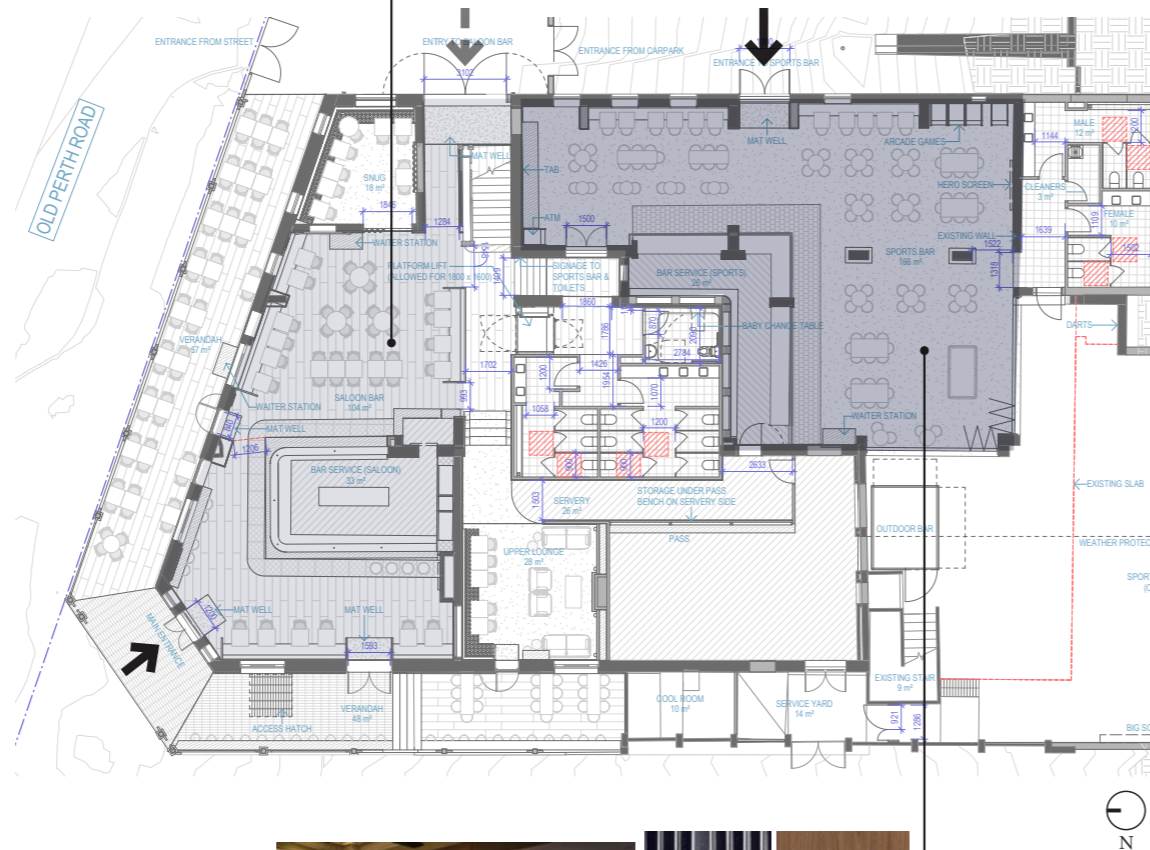
### Opening Hours The Liquor Control Act 1988 and a hotel licence.

- Monday – Saturday  
10am – midnight
- Sunday - 10pm – midnight  
(This has been updated since the issuance of this licence)

### Interior Spaces - Guest Experience:

- Multiple destinations within one venue to appeal to a diverse demographic; Welcoming & inclusive
- Multi-faceted, high quality & unique guest experiences inspired by the hotel's historic narrative.
- Saloon Bar - Casual and relaxed communal bar and dining with access to streetside verandah seating and alfresco courtyard. Large open plan space to cater for large and multiple groups; family friendly.
- Sports Bar - Traditional sports bar featuring sport, music & games with access to courtyard. Large open plan space to cater for large and multiple groups.

Saloon Bar



Sports Bar



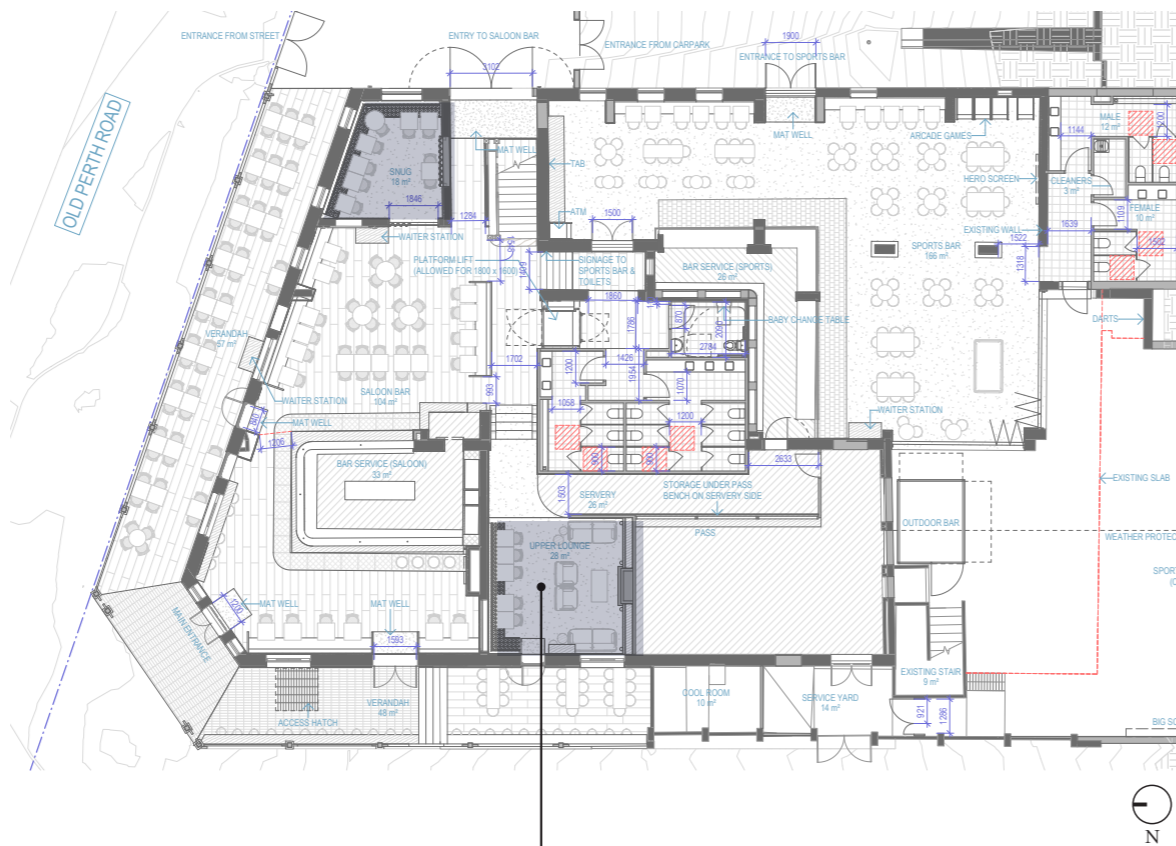
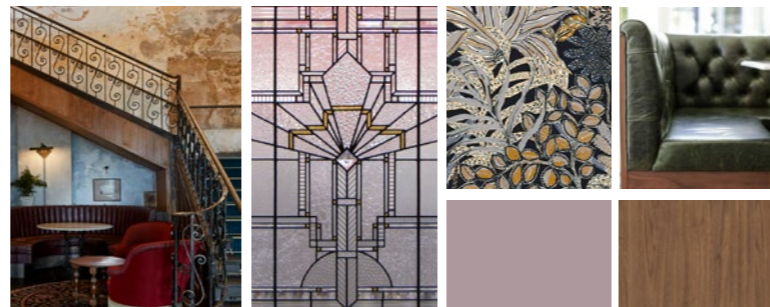
# Principle 6: Amenity

## Elevated Suburban Hotel - Guest Experience

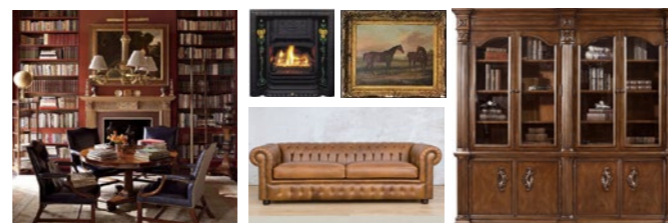
### Interior Spaces - Guest Experience:

- Multiple destinations within one venue to appeal to a diverse demographic; Welcoming & inclusive
- Multi-faceted, high quality & unique guest experiences inspired by the hotel's historic narrative.
- Lounge 1 - Dramatic double height & intimate space; Flexible lounge, dining and function area. Unique Identity and theming based on historic narrative.
- Lounge 2 - A cosy & intimate flexible lounge and dining space with access to verandah. Unique Identity and theming based on historic narrative.

Lounge 1



Lounge 2



# Principle 6: Amenity

## Elevated Suburban Hotel - Guest Experience

### Exterior Alfresco Spaces - Guest Experience:

- Multiple destinations within one venue to appeal to a diverse demographic; Welcoming & inclusive.
- Variety of trees and planting.
- Weather protected areas.
- Selection of seating typology.
- Integrated landscape and bespoke children's playground.
- Activate street edge with activity.
- Connect to interior spaces.
- Children's playground with interactive play equipment and activities.

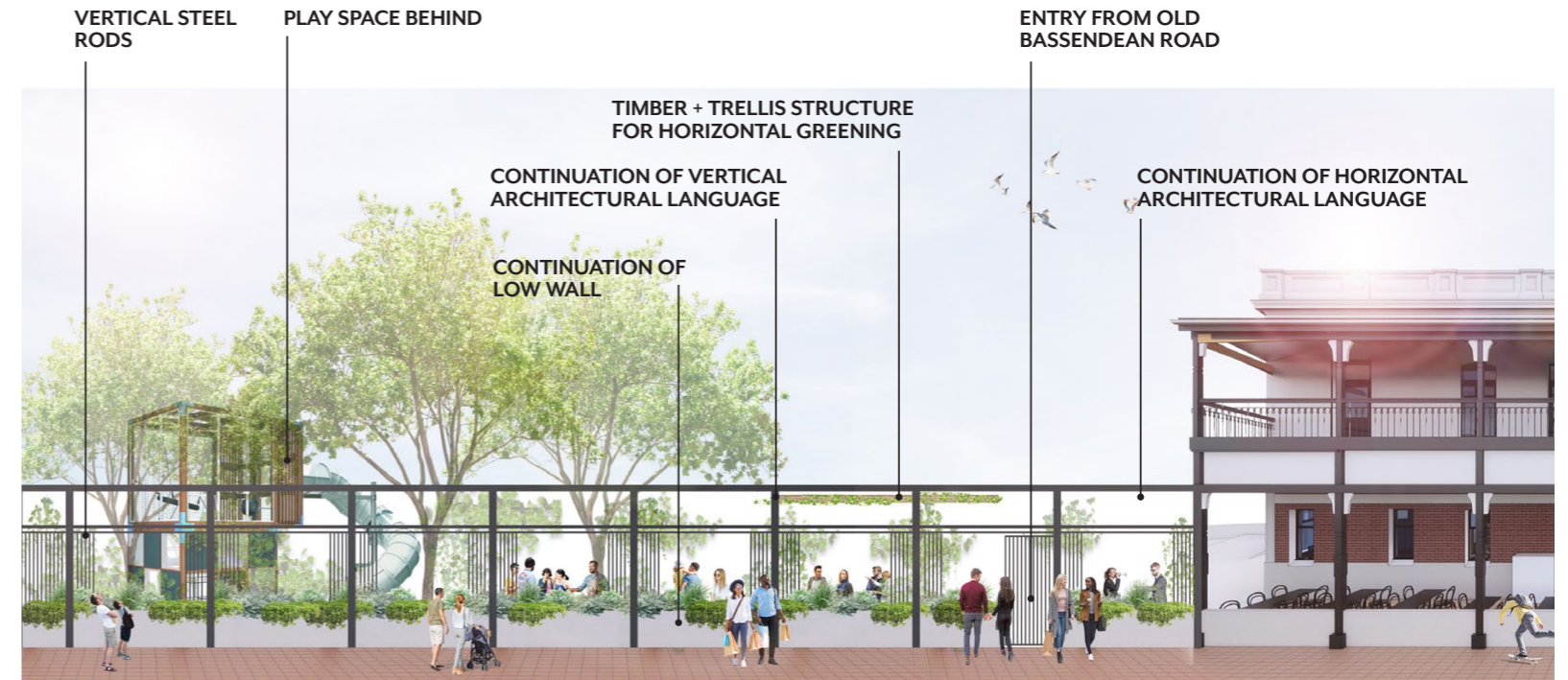




# Principle 2: Landscape Quality Courtyard 1



Landscape Architecture by SEEDSIGN



Old Perth Road elevation

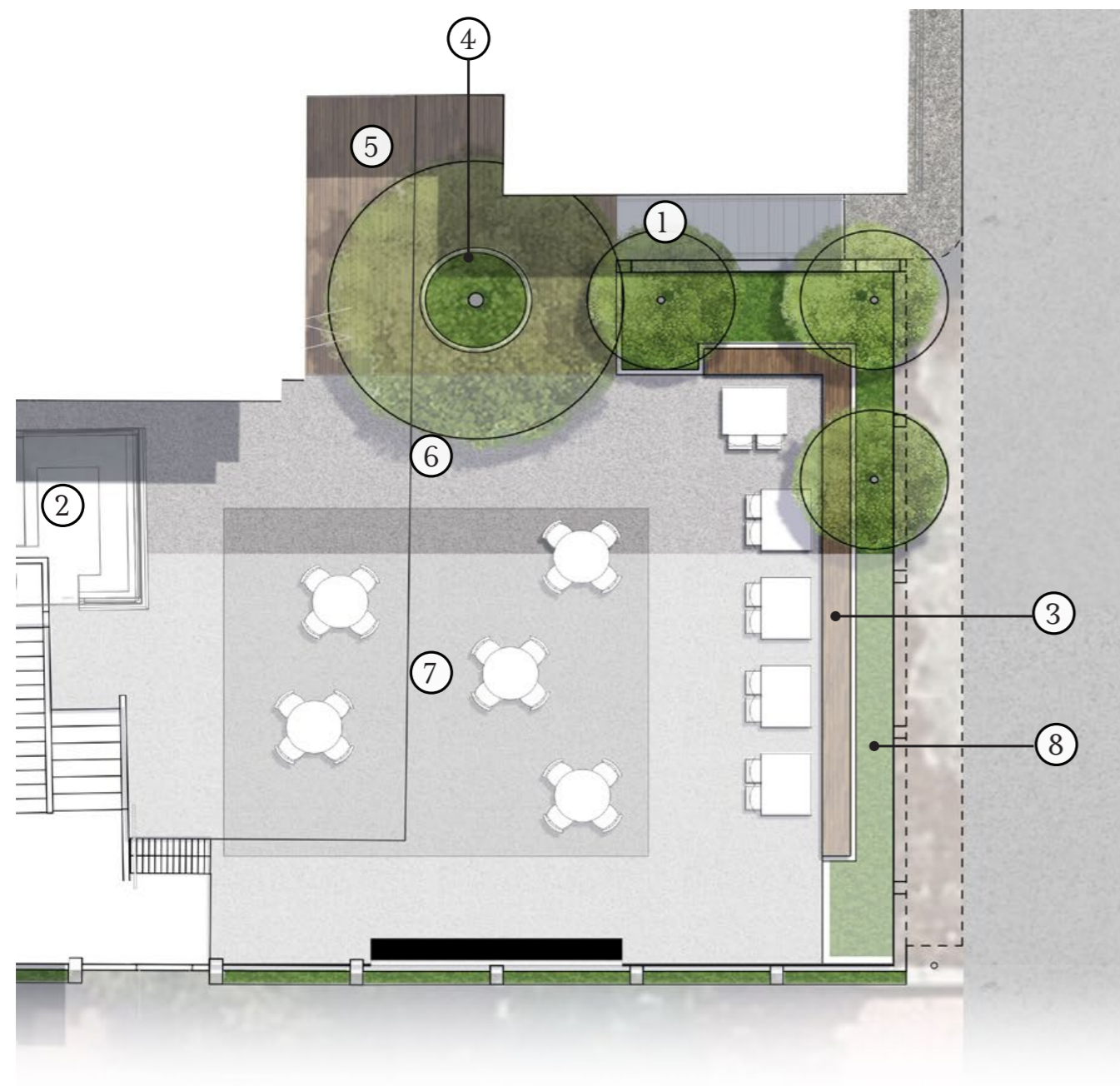
LEGEND

- ① Play Space - refer to detail plan
- ② Entrance from street
- ③ Alfresco courtyard screen
- ④ Banquette seating
- ⑤ Garden bed
- ⑥ Arbor
- ⑦ Undercover alfresco zone
- ⑧ Outdoor bar
- ⑨ Circular planter
- ⑩ Brick paving
- ⑪ Timber decking
- ⑫ Cobblestone threshold
- ⑬ Washed aggregate concrete
- ⑭ Play space 'bar'



Public Art Opportunity

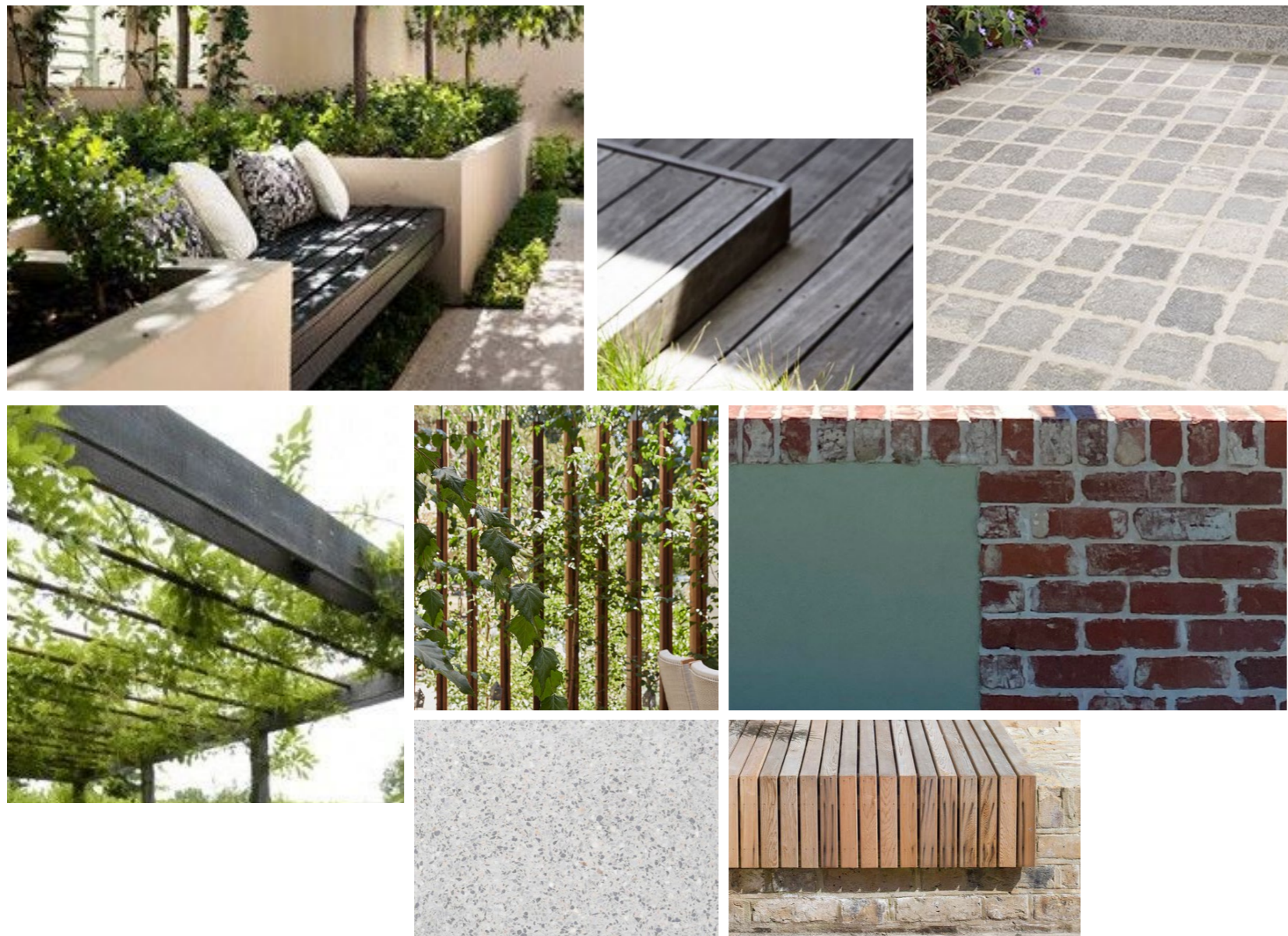
## Principle 2: Landscape Quality Courtyard 2



### LEGEND

- ① New stairs
- ② Outdoor bar
- ③ Banquette seating
- ④ Circular planter with feature tree
- ⑤ Timber decking
- ⑥ Washed aggregate concrete type 1
- ⑦ Washed aggregate concrete type 2
- ⑧ Raised planting bed

## Principle 2: Landscape Quality Materiality



## Principle 2: Landscape Quality Planting Palette

- Deciduous trees facilitate all season use.
- Water conscious planting palette for low shrubs and ground cover.
- Curated landscape interface with public realm.

### TREES



Poinciana regia



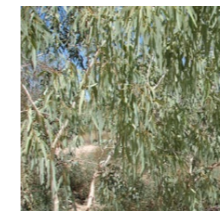
Pyrus calleryana  
'Chanticleer'



Pistacia chinensis

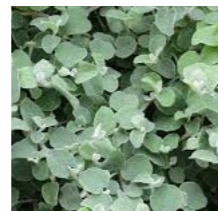


Hymenosporum flavum



Eucalyptus victrix 'Little  
Ghost Gum'

### GROUND COVERS/LOW SHRUBS



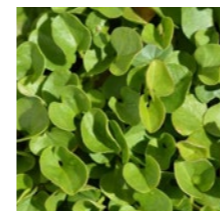
Helichrysum petiolare



Viola hederacea



Dichondra 'Silver Falls'



Dichondra repens



Trachelospermum  
'Flat Mat'



Senecio 'Chalk sticks'



Lavender species



Hardenbergia meema



Casaurina "Cousin it"

### STRAPPY LEAF PLANTS



Festuca glauca



Lomandra 'Tanika'



Tulbaghia violacea



Diets bicolor



Lomandra 'Seascape'



Dianella revoluta



Liriope Emerald  
Cascade

# Principle 2: Landscape Quality Planting Palette

- Deciduous trees facilitate all season use.
- Water conscious planting palette for low shrubs and ground cover.
- Curated landscape interface with public realm.

## SHADE



Asplenium nidus



Liriope Emerald Cascade



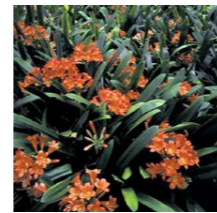
Amethyst Liriope muscari  
40 x 40 cm



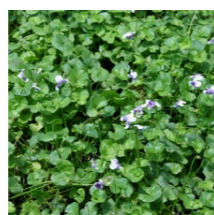
Cyathea cooperi



Blechnum 'Silver Lady'



Clivia miniata



Viola hederacea

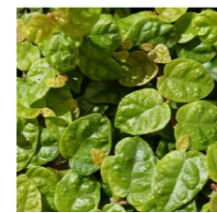
## CLIMBING PLANTS



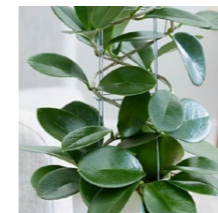
Ornamental Grapevine  
(non fruiting)



Trachelospermum -  
climbing star jasmine



Ficus pumila



Hoya australis



Hibbertia scandens

## PLAYGROUND MIX



Westringia Low Horizon



Dwarf Woolly Bush



Eremophila glabra  
'Roseworthy'



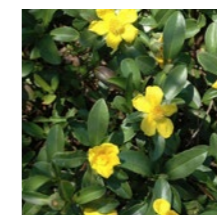
Liriope Isabella



Lomandra 'Tanika'



Eremophila 'Blue  
Horizon'

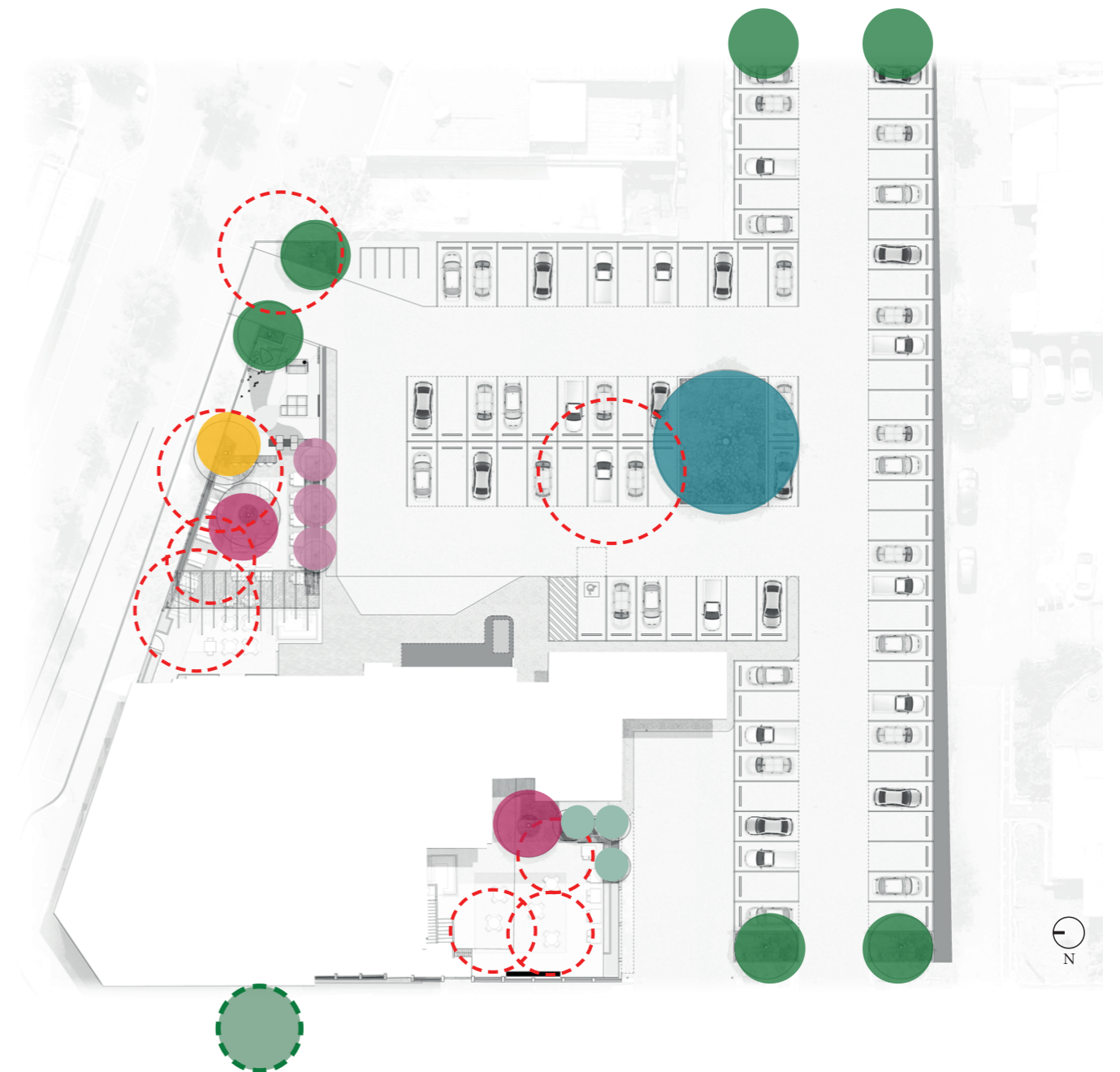


Hibbertia scandens

## Principle 2: Landscape Quality Tree Strategy

Tree strategy:

- No trees identified as being of national, state or local heritage significance (9in/hERIT).
- Tree retention as per Arborist recommendation.
- Weeping fig tree at centre of carpark has a limited lifespan of 10 years, therefore, we propose to remove this tree.
- 6 new additional trees
- Refer to Arborist report



# Principle 5, 7, 8: Sustainability, Legibility & Safety

## Sustainability



EXISTING



PROPOSED

- Re-use of existing building structure where sound.
- Re-use existing interior fitout components, recycle and re-use on-site materials as much as possible.
- Sustainable landscape strategy.
- Passive ventilation.
- New services throughout to optimise building performance.
- Optimise environmental comfort & access to external spaces.
- Use of renewable energy sources.
- Responsible waste management.

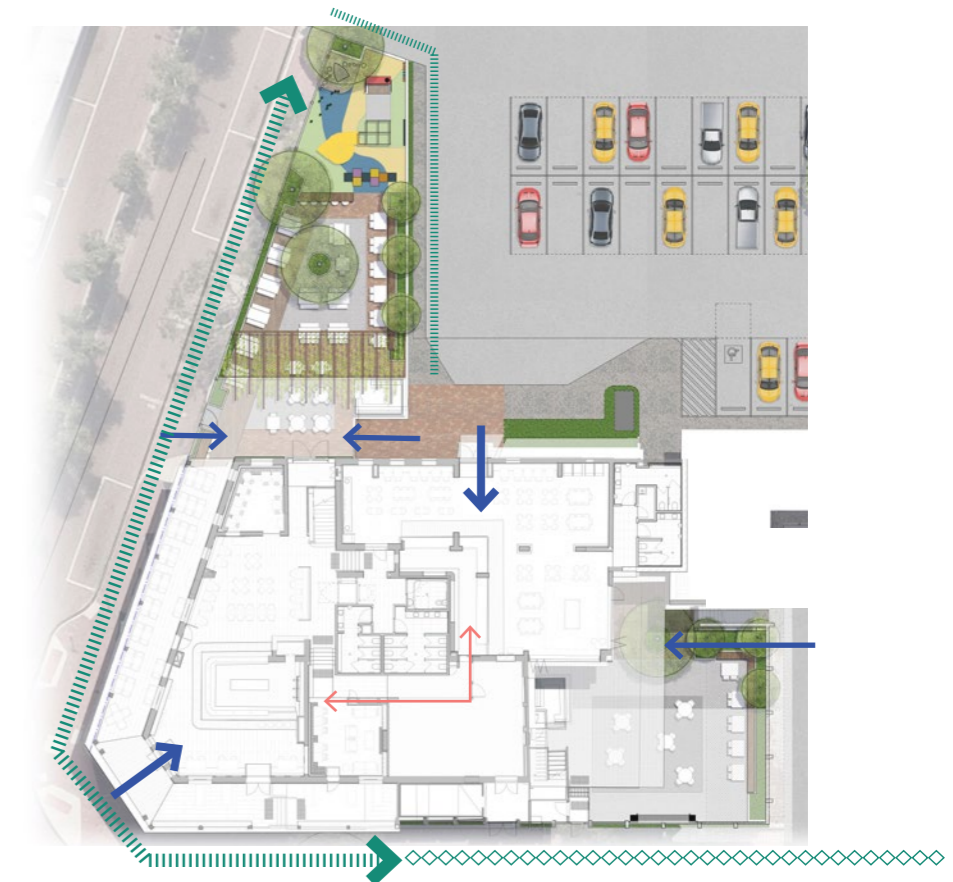
## Legibility



- KEY
- ➔ Primary Building Entry
  - ➔ Secondary Building Entry
  - ➔ Patron Flow
  - ☐ Guest toilets
  - ↔ Service route

- Clear and legible building entry locations.
- Intuitive patron flow - interior & exterior.
- Centrally located and well distributed toilet amenities.

## Safety



- KEY
- ➔ Controlled Entry Points
  - ▤ Activated Frontages
  - ◊ Landscaped Frontages

- Controlled entry/exit locations.
- Increased street activation contributing to greater passive surveillance.
- Permeable public interfaces. ie. alfresco, verandah seating.
- Isolated and discrete waste management & service vehicle flow away from patron areas.
- Reduced street crossovers.

## Principle 9: Community





## Principle 10: Aesthetics Facade Interpretation & Materiality



**01** Facade lighting to highlight architectural features



**02** Re-instate timber post details



**03** Re-instate signage in the style of the original c.1929/ 'Framed frieze' detail



**04** Re-use existing balustrade



**05** Re-instate original facade materiality



**06** Activate street facade with hanging planters and planting



**07** Articulate openings; doors & window frames & re-instate plaster mouldings



**08** Feature tiled dado

### Visual Architectural Timeline



c. 1930

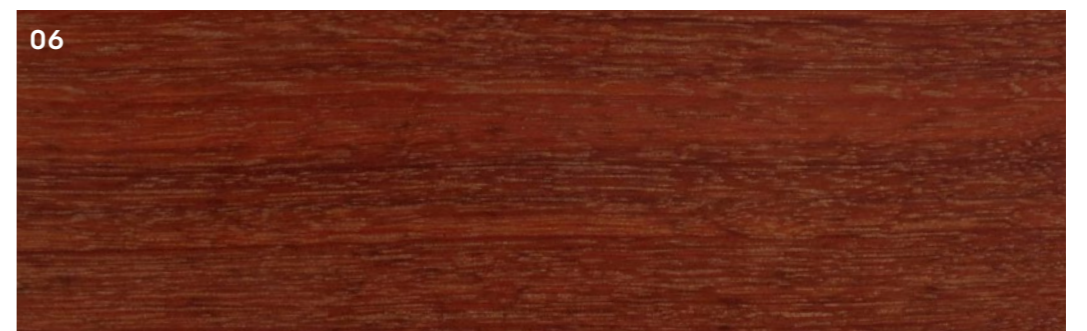
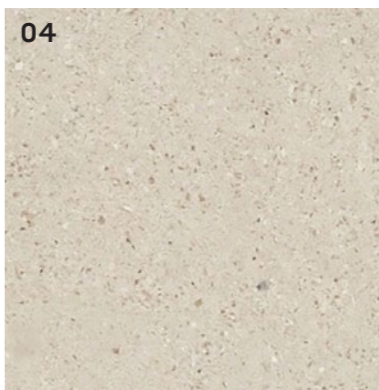
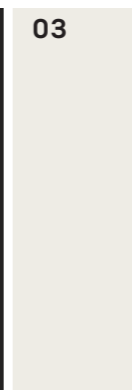
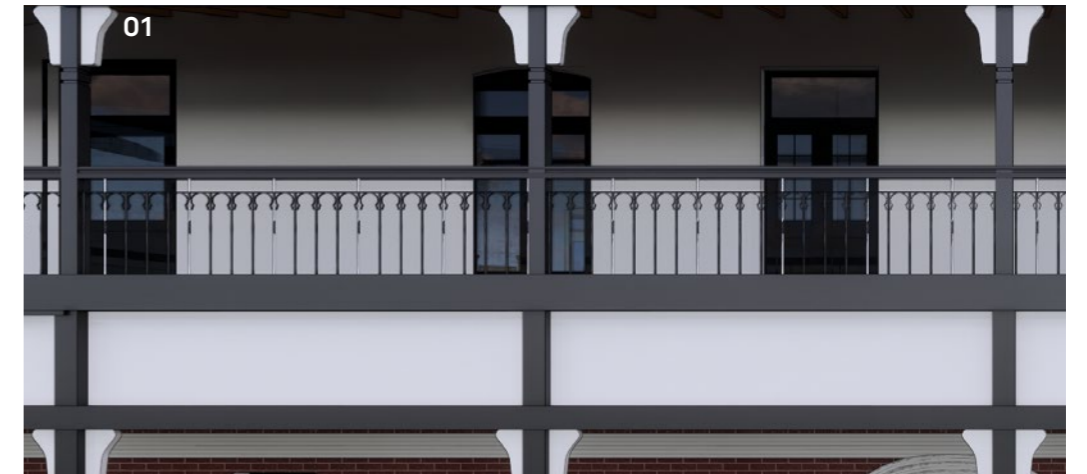


c. 1974



c. 2020

## Principle 10: Aesthetics Facade Interpretation & Materiality



- 01 Re-purpose existing balustrade & 'framed frieze' detail.
- 02 Tuckpoint original brickwork
- 03 Paint finish
- 04 Rendered/ Sandstone tiled finish at low level
- 05 Painted rendered walls at level 1
- 06 Timber deck to verandah

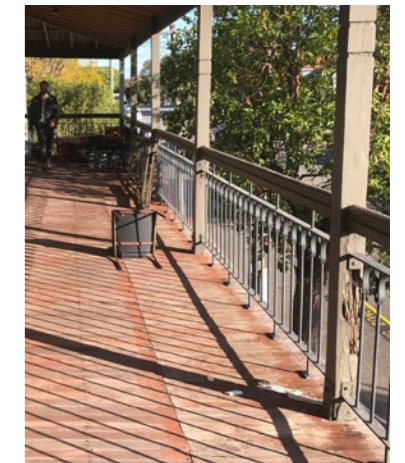
Note:

### Non-Heritage Facades (East/ South facade)

Information is not available to illustrate the original building design for these facades. Given the current building condition and the significantly reduced prominence of the East and South facade, the following works are proposed: New paint finish, general maintenance works, removal of redundant services and signage.

# Principle 10: Aesthetics

## Facade Interpretation & Materiality



Existing balustrade to be retained, new clear panel applied at the back for compliance.



Re-instate original 'framed-frieze' detail.

New timber balustrade with vertical posts

Painted rendered screen at low level

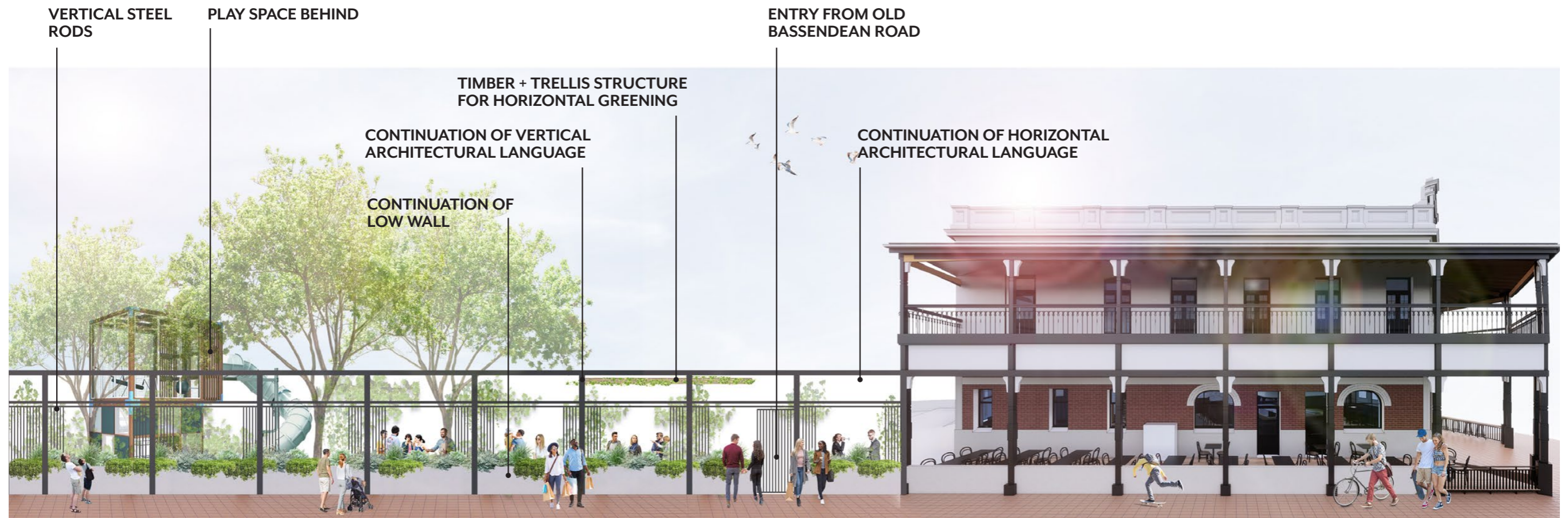
### OLD PERTH ROAD

- 01 Tuckpoint original brickwork (Ground Floor)
- 02 Tiled dado to facade at low level (Ground Floor)
- 03 Rendered/ Mould details to openings
- 04 New paint to rendered walls (Level 1)

# Principle 10: Aesthetics

## Heritage Palette - Streetscape

### INTEGRATED LANDSCAPE



### OLD PERTH ROAD

# Principle 10: Aesthetics

## Interior Palette

### INTERNAL ENVIRONMENT



### INSPIRATION



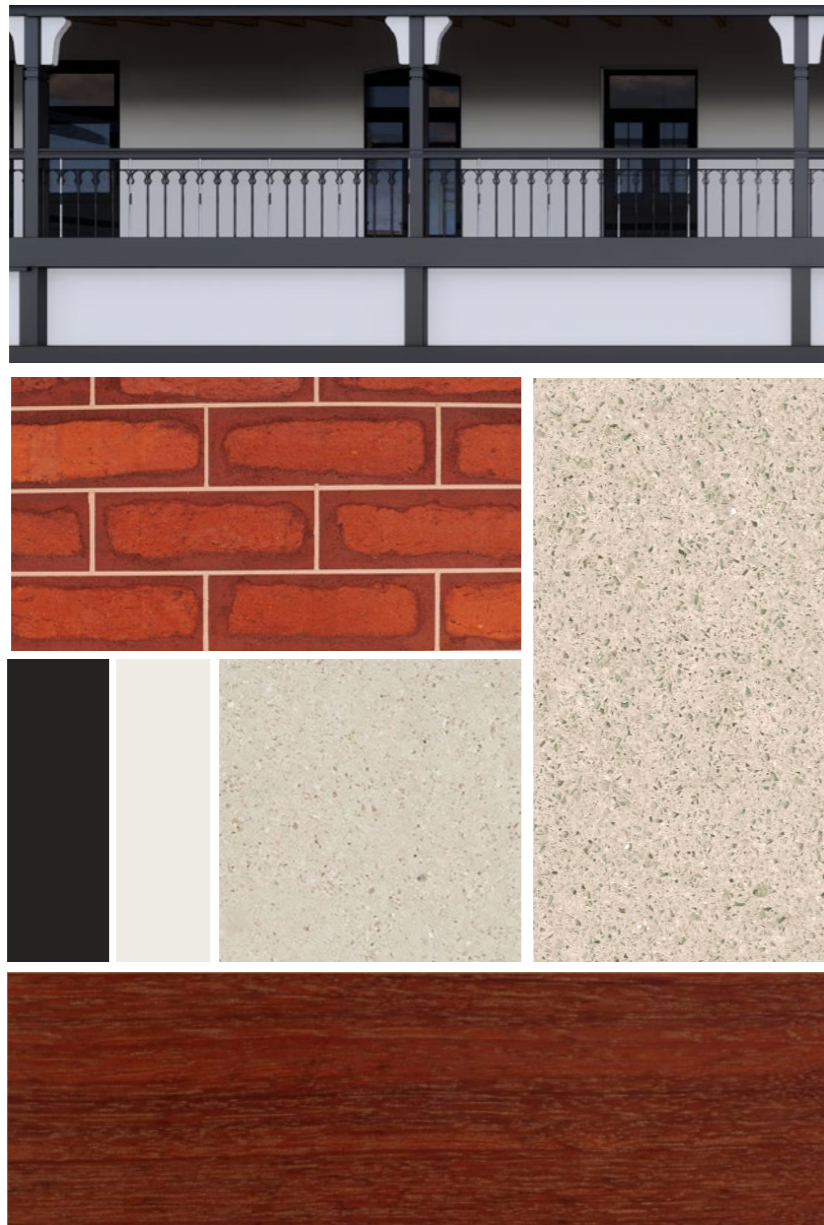
### MATERIALITY & CRAFT



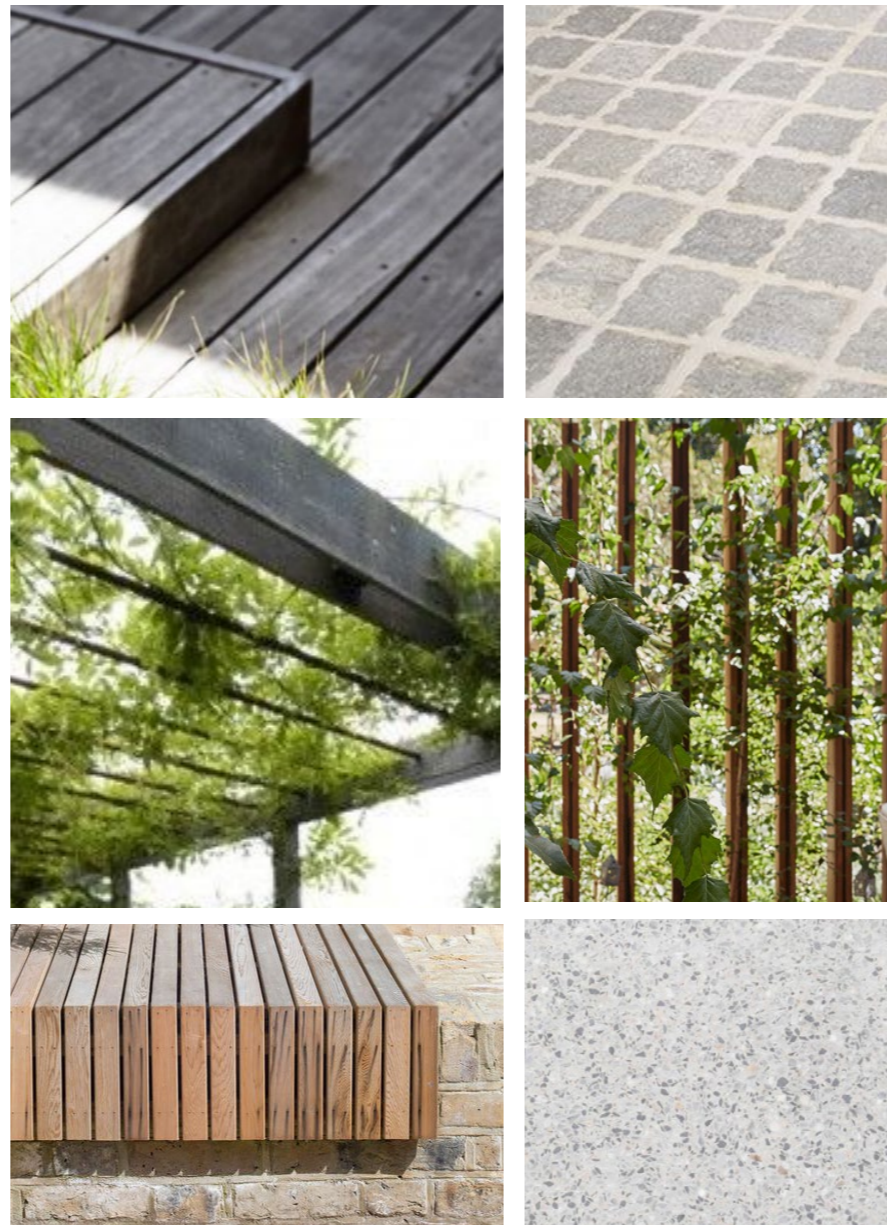
# Principle 10: Aesthetics

## Coherent & Complementary Palette

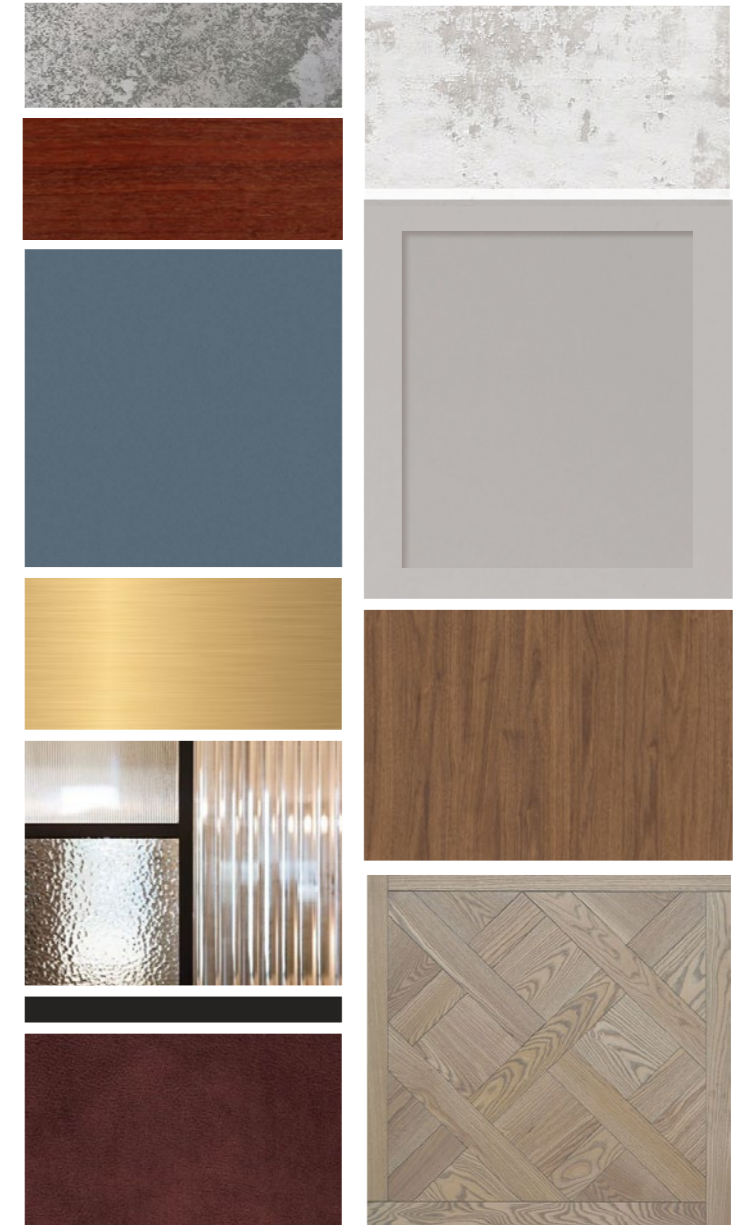
### FACADE



### ALFRESCO



### INTERIOR



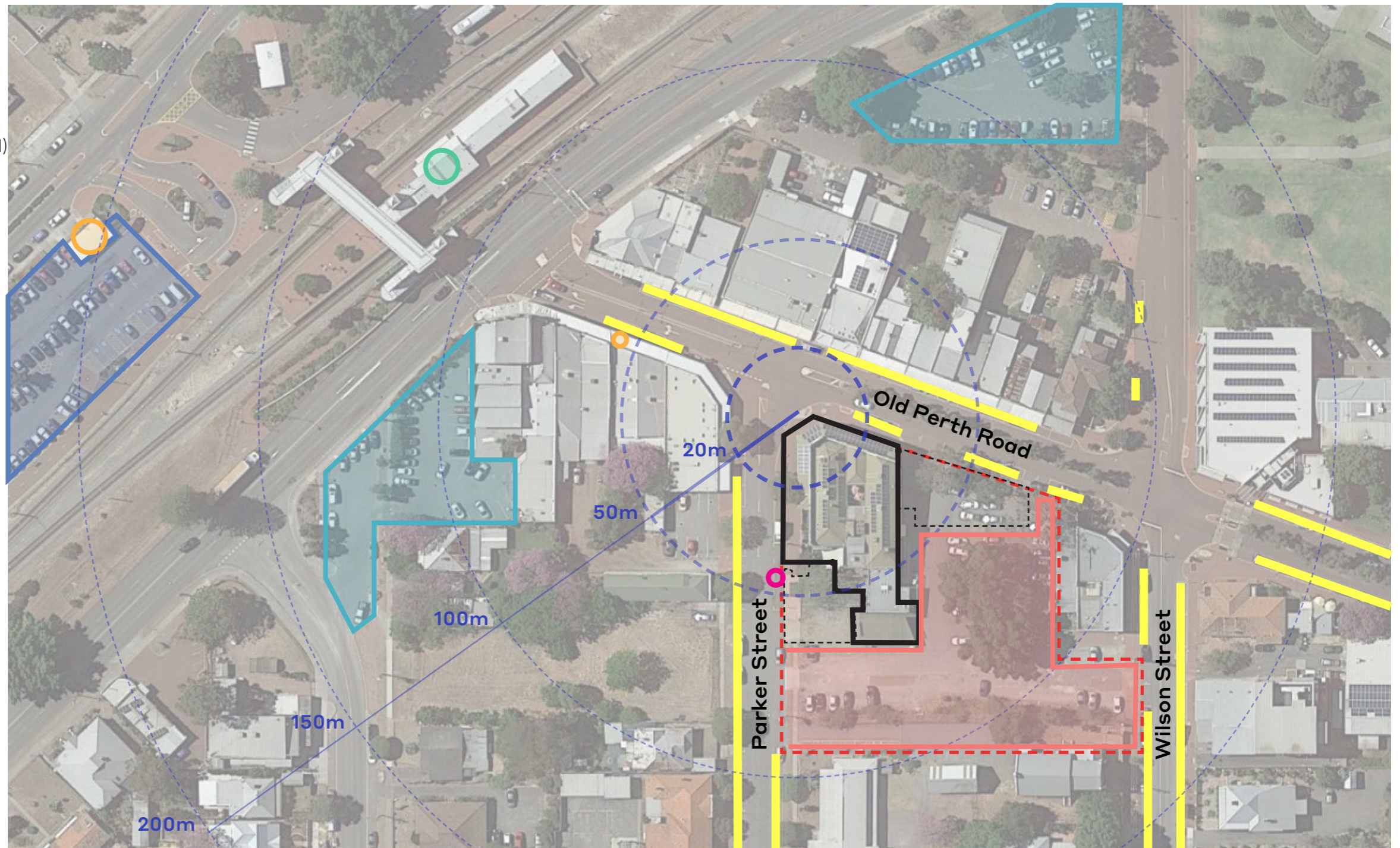
# Bassendean Town Centre Strategy and Guidelines

## Local Planning Policy No. 8

### Parking Specifications

#### AMENITY

- **On-site Carparking**  
No. carparking bays (proposed)  
Standard = 82  
Disabled = 1  
Motorcycle = 5
- Off-site Carparking**
- Street Parking
- Bassendean Train Station Parking (472 bays)
- Public Off-street Carparking
- Public Transport**
- Train Station
- Bus Stop
- Bicycle Parking



# Local Planning Policy No. 8 Parking Specifications

## EXISTING



## PROPOSED



No. Proposed Bays Standard = 80

Disabled = 1

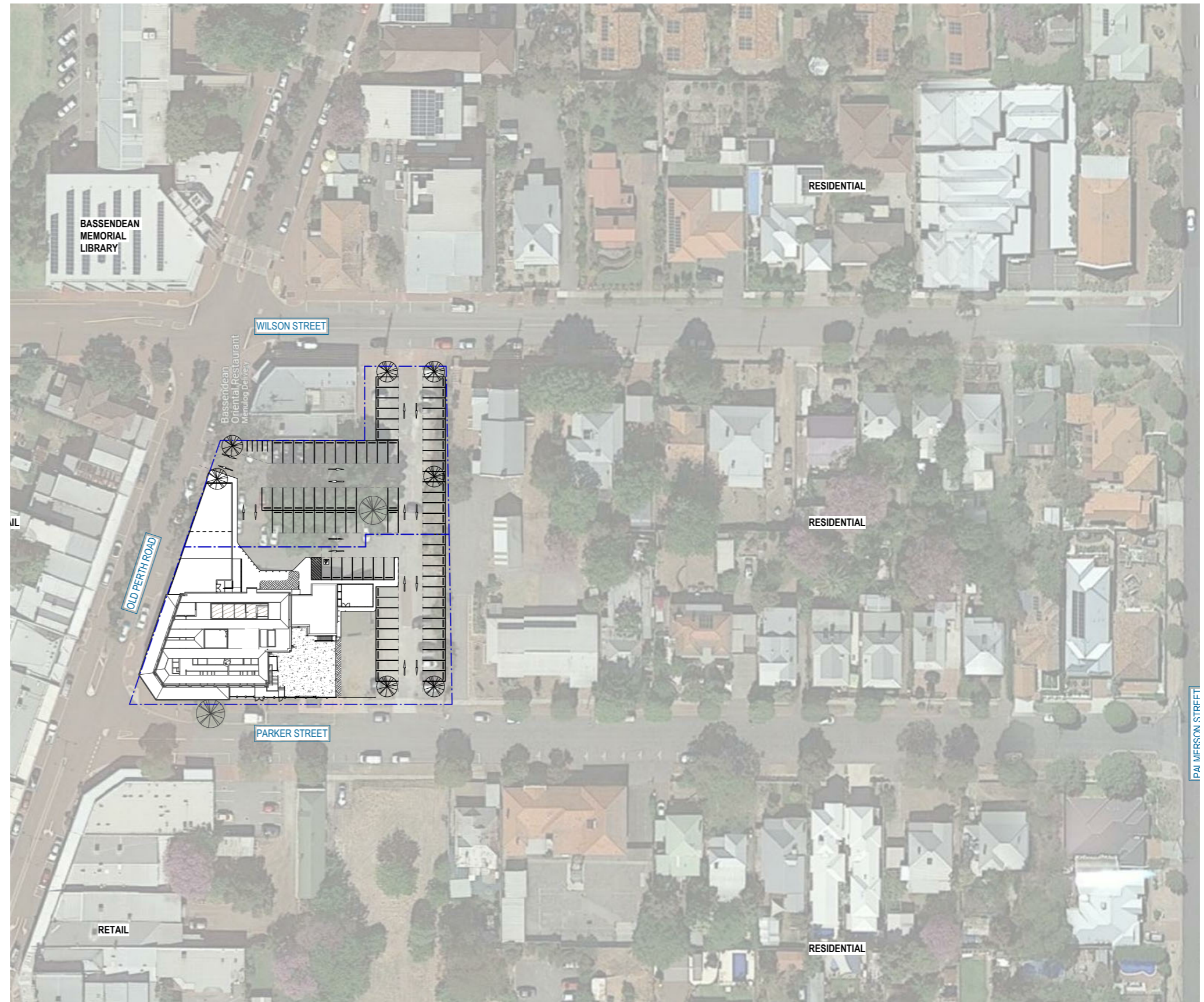
Motorcycle = 5

Dedicated drop off/ pick up zone

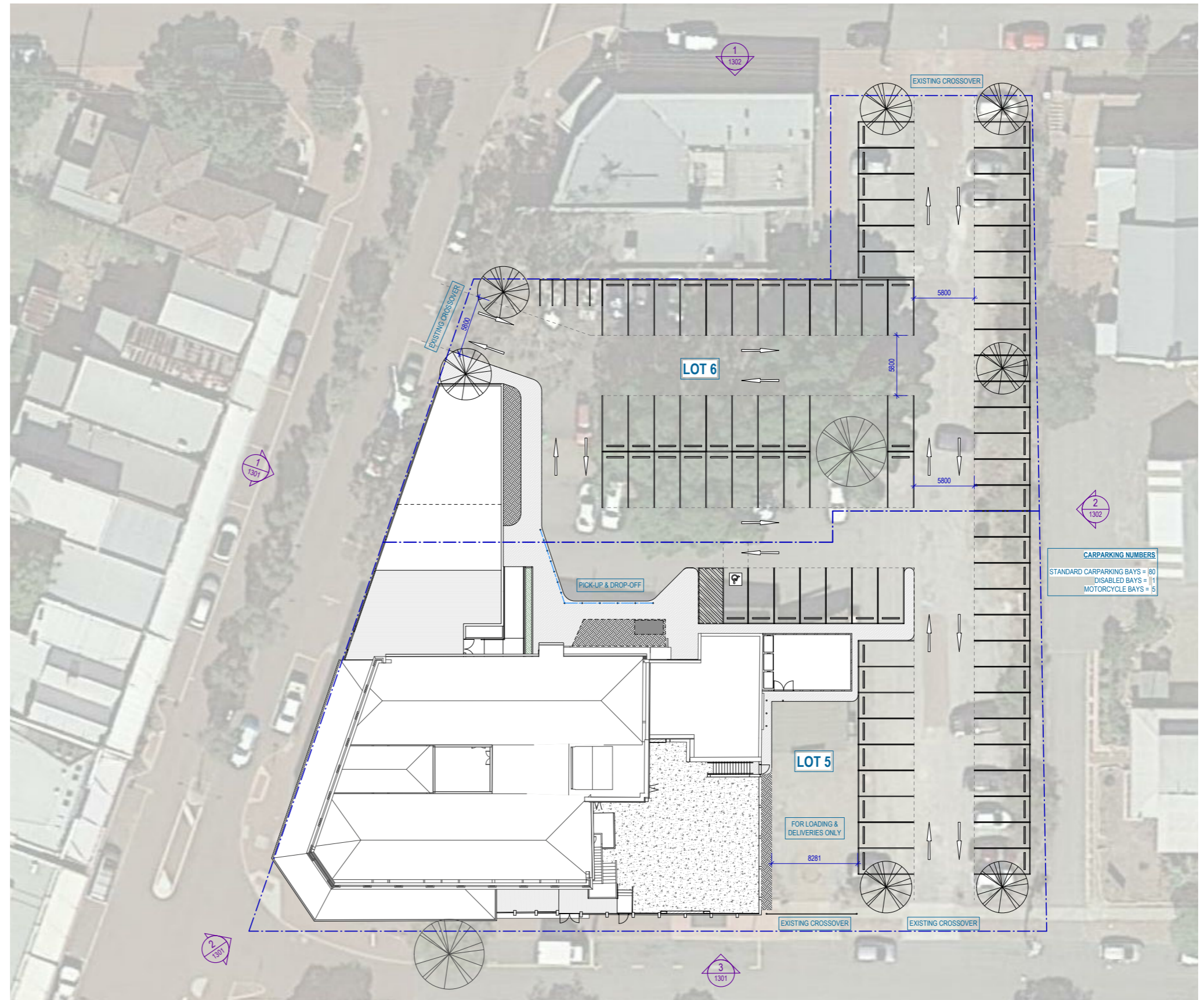


# APPENDIX


# Appendix Location Plan

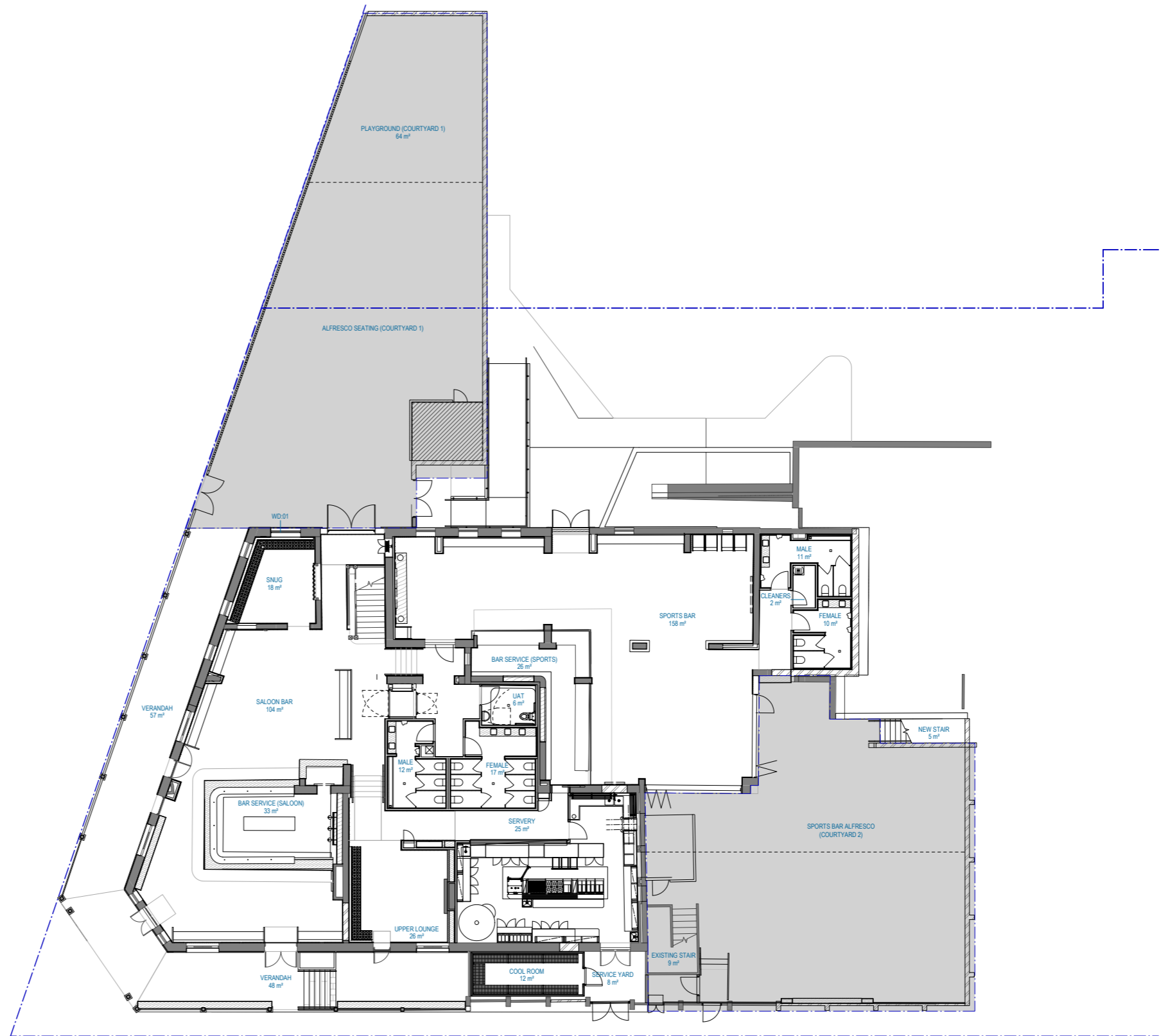


# Appendix Site Plan



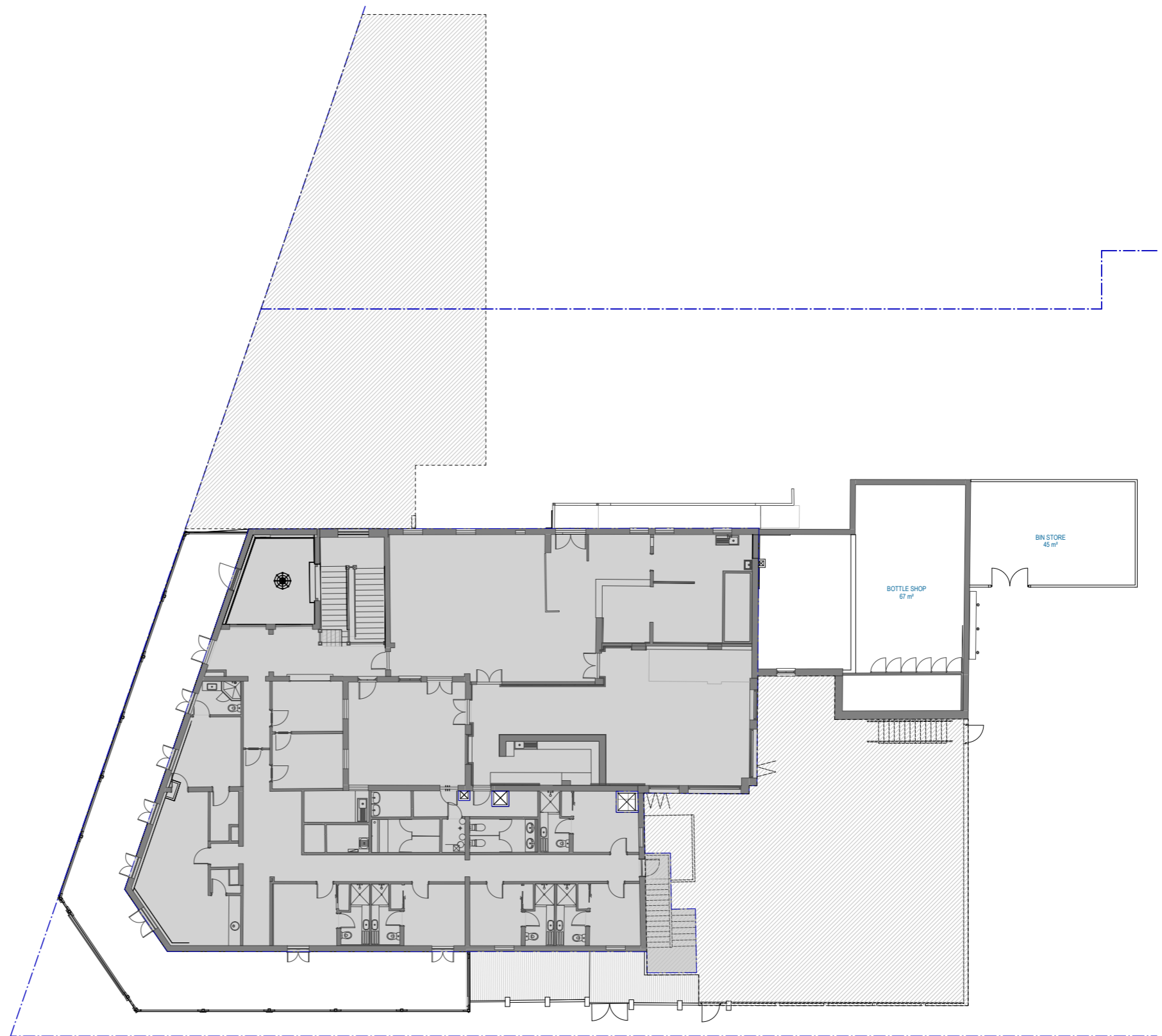
# Appendix Ground Floor

 Excluded from scope, no works proposed




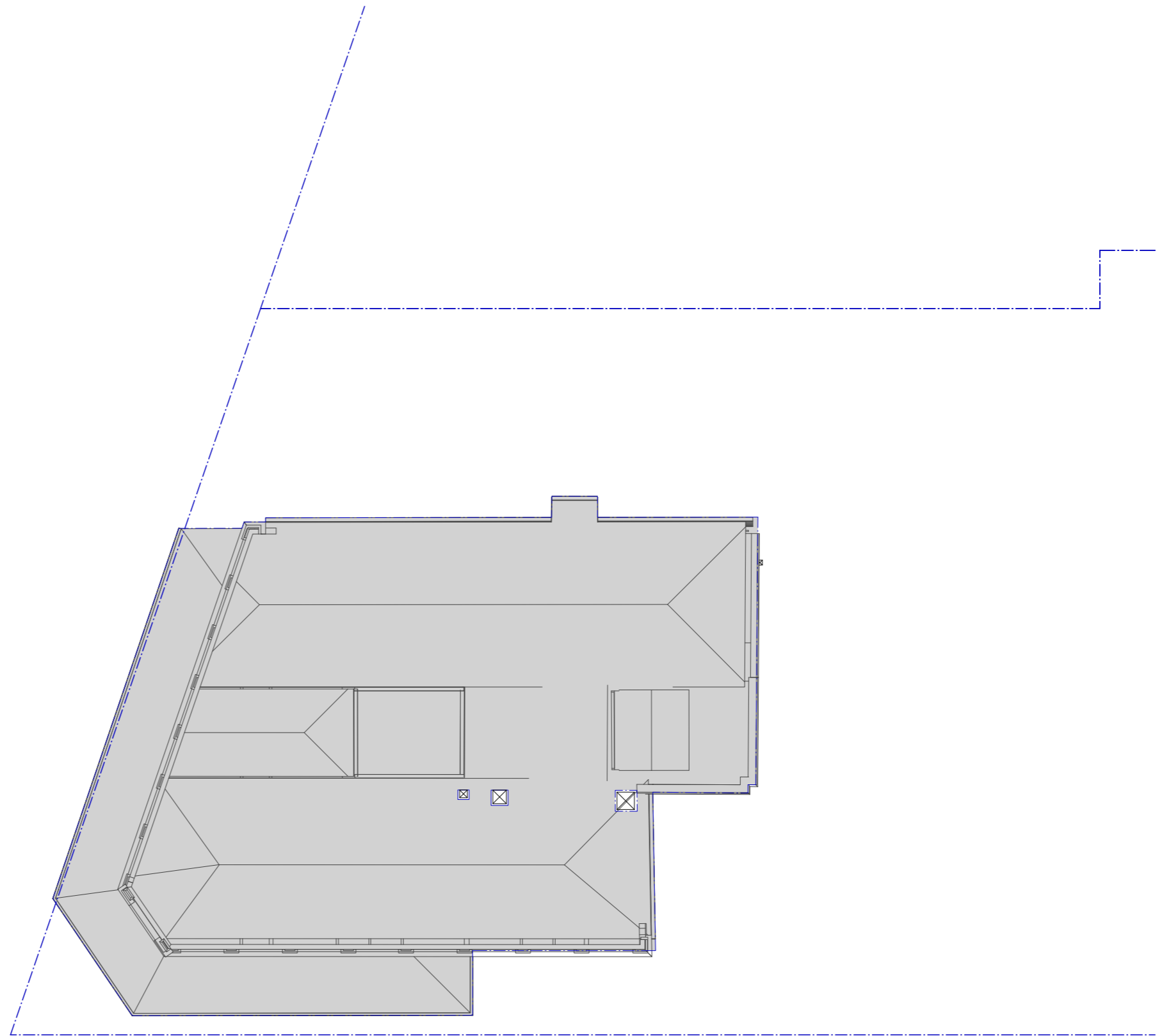
# Appendix Level 1

 Excluded from scope, no works proposed



# Appendix Roof Plan

 Excluded from scope, no works proposed



# Appendix Site Elevations

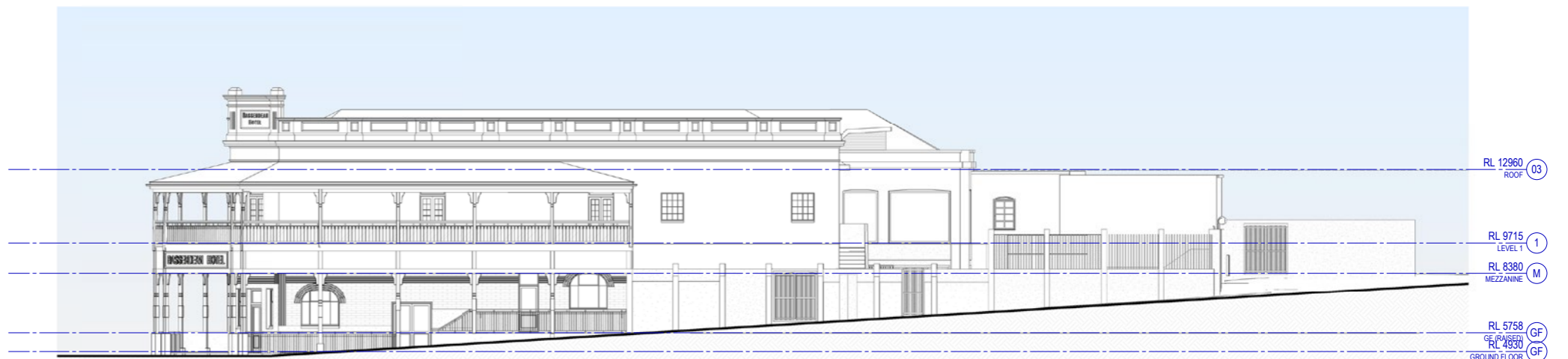
## North Elevation



## North-West Elevation

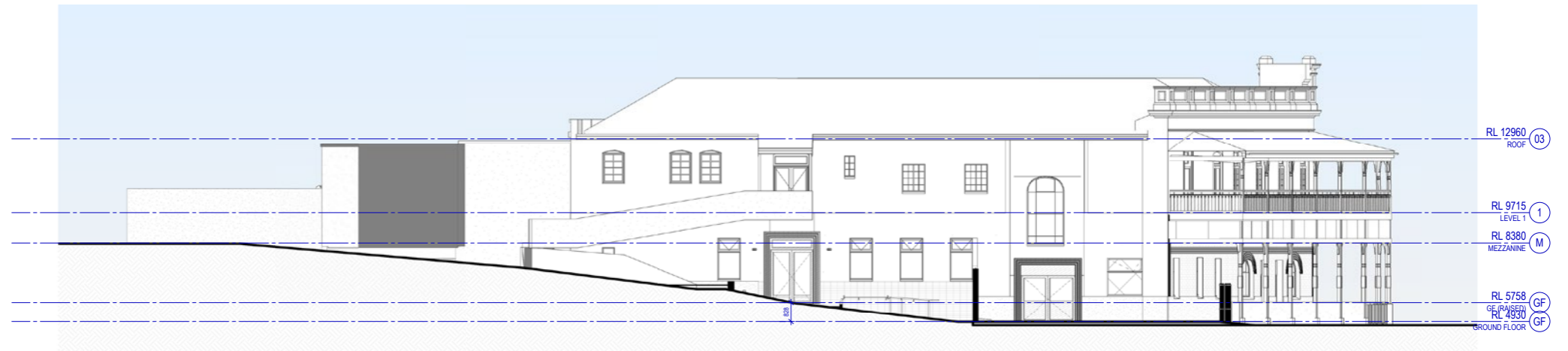


## West Elevation

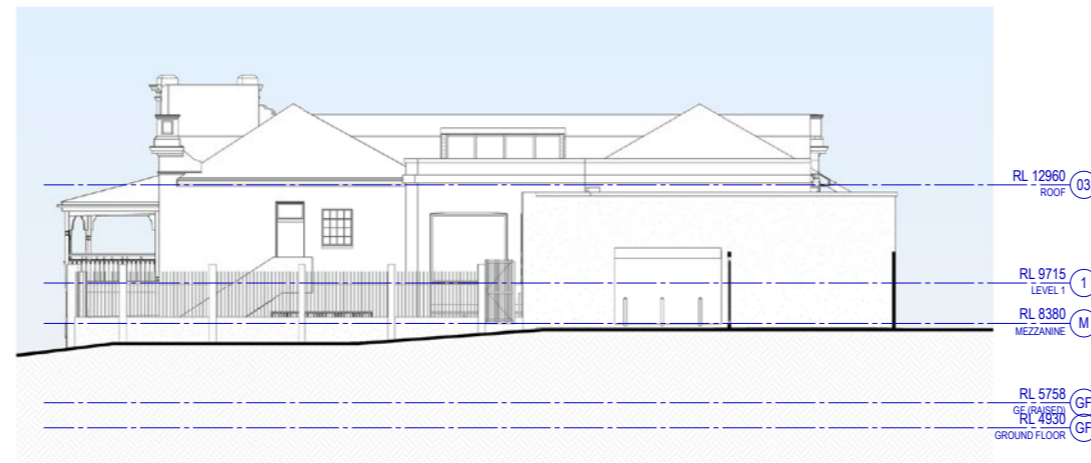


# Appendix Site Elevations

## East Elevation



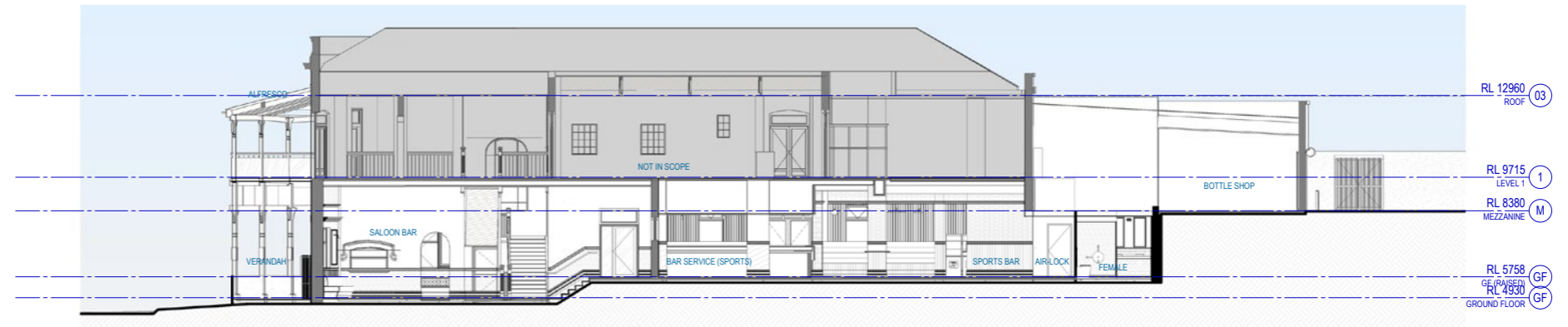
## South Elevation



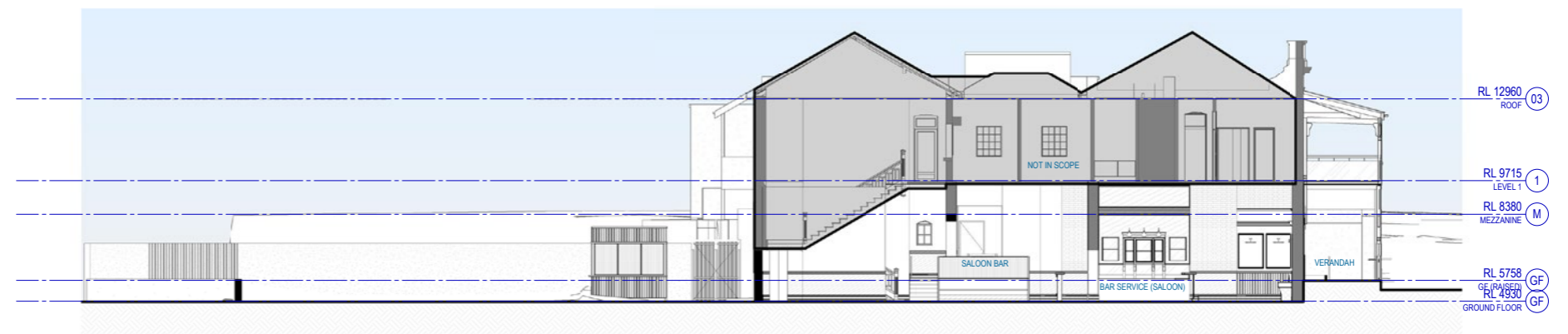


# Appendix Site Sections

## North/South Section



## East West Section



## Australia & New Zealand

### Adelaide

Level 14, 11 Waymouth Street  
Adelaide SA 5000, Australia  
GPO Box 338  
Adelaide SA 5001, Australia  
T +61 8 8113 5900

### Brisbane

Level 3, 262 Adelaide Street  
Brisbane Qld 4000, Australia  
GPO Box 7842  
Brisbane Qld 4001, Australia  
T +61 7 3308 2900

### Christchurch

Level 2, 299 Durham Street  
Christchurch, New Zealand 8013  
PO Box 972  
Christchurch, New Zealand 8140  
T +64 3 963 4340

### Melbourne

Mezzanine,  
498 Little Collins Street  
Melbourne, Vic 3000, Australia  
PO Box 16206  
Collins Street West,  
Vic 8007, Australia  
T +61 3 8646 6600

### Perth

The Palace,  
108 St Georges Terrace  
Perth WA 6000, Australia  
PO Box Z5365  
Perth WA 6831, Australia  
T +61 8 9322 0500

### Sydney

Level 2, 60 Carrington Street  
Sydney NSW 2000, Australia  
PO Box N19, Grosvenor Place  
Sydney NSW 1220, Australia  
T +61 2 9249 2500

## China

### Beijing

Level 5, Building 15  
Taikoo Li Sanlitun North,  
No.11 Sanlitun Road  
Chaoyang Beijing, China 100027  
T +86 10 6419 8555

### Hong Kong

Level 22, The Centrium  
60 Wyndham Street  
Central Hong Kong  
T +852 2526 6308

### Shanghai

Plaza 336, 9F  
336 Middle Xizang Road  
Huangpu District  
Shanghai, China 200001  
T +86 21 6023 1968

## Middle East

### Abu Dhabi

Suite 1413 MBC, Makeen Tower,  
Corner 9th & 10th Street  
Abu Dhabi,  
United Arab Emirates  
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Abu Dhabi,  
United Arab Emirates  
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### Dubai

Level 3, Suite 313, Emarat Atrium  
Sheikh Zayed Road  
Dubai, United Arab Emirates  
PO Box 58041  
Dubai, United Arab Emirates  
T +971 4 404 1600

## North America

### Los Angeles

Bradbury Building,  
304 South Broadway,  
Floor 2,  
Los Angeles, CA 90013 USA  
T +213 766 0445

### New York

30 Broad Street, 7th Floor,  
New York NY 10004, USA  
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### San Francisco

88 Kearny Street, Floor 19  
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T +1 415 277 3000

## South East Asia

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United Kingdom  
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