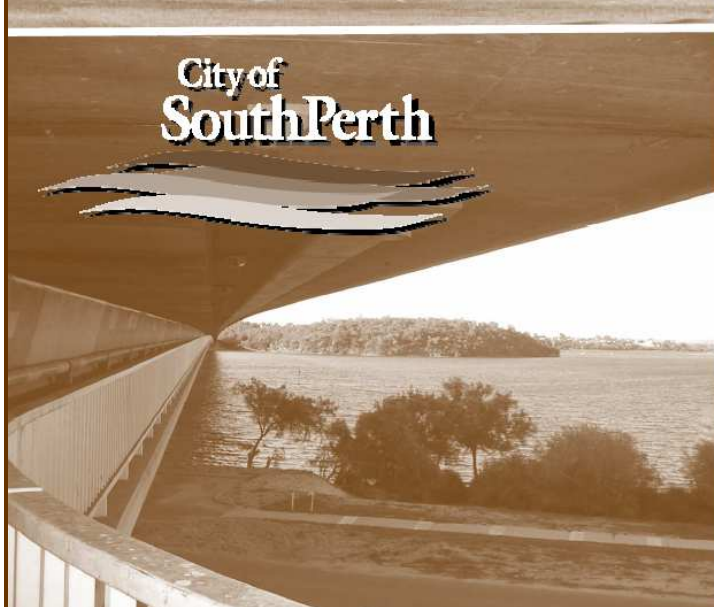


CITY OF SOUTH PERTH  
**LOCAL  
HERITAGE  
INVENTORY**  
UPDATED 2015



City of  
**South Perth**





# CITY OF SOUTH PERTH LOCAL HERITAGE INVENTORY

Adopted November 2015

Prepared by *Heritage Today*, 2005  
Updated by City of South Perth, 2015

## **Civic Centre**

Cnr Sandgate Street and South Terrace  
SOUTH PERTH WA 6151

Monday to Friday:

8.30am to 5.00pm

Enquiries:

Telephone:

9474 0777

Facsimile:

9474 2425

Email:

[enquiries@southperth.wa.gov.au](mailto:enquiries@southperth.wa.gov.au)

Web:

[www.southperth.wa.gov.au](http://www.southperth.wa.gov.au)



# Local Heritage Inventory

## SCHEDULE OF AMENDMENTS

<b>COUNCIL ADOPTION OF AMENDMENTS TO INVENTORY</b>	<b>DESCRIPTION OF CHANGE</b>
December 1994	Adoption of first City of South Perth 'Municipal Heritage Inventory' (55 places)
February 1996	Annual update: Addition of 4 places; deletion of 4 places (55 places)
December 1996	Annual update: Addition of Appendix 'Origin of Street and Place Names'; deletion of 1 place (54 places)
December 1997	Annual update: Addition of 1 place (55 places)
June 2000	Four-yearly review by heritage consultants, <i>Heritage Today</i> : Addition of 3 places; deletion of 2 places (56 places)
September 2000	Annual update: No additions or deletions (56 places)
June 2002	Annual update: Addition of 2 places (58 places)
March 2003	Annual update: Addition of 4 places (62 places)
September 2005	Four-yearly review by heritage consultants, <i>Heritage Today</i> : Draft revised MHI endorsed for advertising: Deletion of 1 place (61 places)
February 2006	Four-yearly review by heritage consultants, <i>Heritage Today</i> : Final consideration: [20 additional places proposed but NOT ADOPTED, pending the preparation and adoption of a Heritage Policy.] Deletion of 1 place (60 places)
April 2013	Adoption of Council Policy P313 'Local Heritage Listing' and resulting change of name of inventory, from 'Municipal Heritage Inventory' to 'Local Heritage Inventory'.
November 2015	Update by the City of South Perth: Deletion of 1 place (59 places)

## Acknowledgments

The City acknowledges the considerable work of heritage consultants, *Heritage Today*, who undertook the first two four-yearly major reviews of the Municipal Heritage Inventory in 1998-2000 and 2005-06. Without this work, the City would not have had the benefit of use of such a professional and reliable document during subsequent years. In preparing the more detailed and comprehensive version of the Inventory, *Heritage Today* were assisted by the historical works of F. K. (Francis Keble) Crowley, *The History of South Perth* (1962); Cecil Florey's *Peninsular City* (1995); and relevant assessments of places by the Heritage Council of Western Australia. These contributed greatly to the production of the Thematic Framework Matrix and Historical Overview.

Since the substantially revised version of the Inventory was adopted in 2000, the South Perth Historical Society published the book, *South Perth: The Vanishing Village* (2002), edited by Phillip Pendal and Kerry Davey. During *Heritage Today's* 2005 review of the Inventory, this book provided very useful background on a number of the listed places. However, the Council decided not to adopt the 2005 revised MHI until a related Heritage Policy had been adopted.

It is also important to acknowledge the work of the City's successive local studies librarians, Lise Summers, Cecil Florey, LaVone Varendorff, Rhee Juhasz, Jenna Lynch and Farah Kabbani. Library technical officer, Jenny Dans, also contributed to the photographic recording of each place listed in the City's first Inventory. Their respective contributions were extremely valuable during the preparation of the original Municipal Heritage Inventory in 1994 and the various revised iterations in subsequent years. In particular, Lise Summers assisted enormously in the preparation of the original Inventory in 1994. During 2014, Farah Kabbani compiled the City's *Picture South Perth Photograph Collection* containing more than 8000 photographs. A number of these historic images have been used in the 2015 enhancement of the Inventory.

The 2015 update of the Inventory has been undertaken by the City's Strategic Planning team, Gina Fraser (Senior Strategic Planning Officer) and Rod Bercov (Strategic Urban Planning Adviser).

City of South Perth  
2015



# Local Heritage Inventory

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# LOCAL HERITAGE INVENTORY PROCESS

# Local Heritage Inventory Process

## INTRODUCTION

The City of South Perth Local Heritage Inventory (LHI), as revised in 2015, is the product of a great deal of research and input from a number of sources, compiled over many years, including the following stages:

- (a) **December 1994:** Original schedule of local heritage places compiled by City Officers and adopted by the Council as required by the *Heritage of Western Australia Act 1990*, as the 'Municipal Heritage Inventory' (MHI), containing 55 heritage places.
- (b) **1999/2000:** Review and professional heritage assessment of the MHI by heritage consultants, *Heritage Today*.
- (c) **2004/05:** Further review by *Heritage Today*, involving the examination of 20 additional places for possible inclusion within the MHI. However, the revised MHI was not adopted by the Council at that time. Consideration was deferred pending the preparation and adoption of a heritage policy to guide the Council in decision-making, and to guide landowners in relation to the heritage listing process, including certain financial and development incentives available for listed places.
- (d) **April 2013:** Adoption of Council Policy P313 'Local Heritage Listing'.
- (e) Other periodic updates of the MHI by the City in the intervening years, which resulted in some places being added to, and others being deleted from, the MHI.
- (f) **November 2015:** Update and renaming of the MHI as the 'Local Heritage Inventory' (LHI).

## ADOPTION OF MUNICIPAL HERITAGE INVENTORY, 1994

The *Heritage of Western Australia Act 1990* (Heritage Act) required all local governments in Western Australia to compile a local heritage inventory. The City of South Perth responded by compiling a schedule of heritage places which was adopted in December 1994 as the City of South Perth Municipal Heritage Inventory. The MHI in its original form was prepared by the City's Planning officers and officers responsible for the City's Local Heritage Collection, and the Heritage Council of Western Australia.

Section 45 of the Heritage Act reads as follows:

**“45. Local government inventories**

- (1) *A local government shall compile and maintain an inventory of buildings within its district which in its opinion are, or may become, of cultural heritage significance.*
- (2) *The inventory required by subsection (1) shall be compiled no later than 4 years from the commencement of this Act and shall be -*
  - (a) *updated annually; and*
  - (b) *reviewed every 4 years after compilation.*



- (3) *A local government shall provide the [Heritage] Council with a copy of the inventory compiled pursuant to this section.*
- (4) *A local government shall ensure that the inventory required by this section is compiled with proper public consultation.”*

## WHAT IS 'HERITAGE'?

The word 'heritage' can be interpreted in a number of ways, depending on one's approach. The Oxford English Dictionary defines 'heritage' as “*what is or may be inherited*”. The Macquarie Dictionary defines 'heritage' as “*the culture, traditions and national assets preserved from one generation to another*”. This may include natural and cultural heritage, the latter resulting from human activities. Cultural heritage extends beyond buildings only, and can include landscapes, artefacts and objects, and cultural institutes, among others. The City of South Perth has chosen a broad definition of 'buildings' as defined in the Heritage Act, and this allows for the inclusion of some other places of heritage interest, for example, landscape features and parks. For the purpose of the City's Local Heritage Inventory, the term 'heritage place' is used to encompass all listed buildings and other places.

'Heritage' is often considered to relate only to old things. One difference between 'history' and 'heritage' is that heritage listing also includes relatively new buildings, and sites associated with present day activities in the area, which are considered worthy of preservation. The every-day events of today will become the history of tomorrow.

The Local Heritage Inventory focuses on events and developments in Western Australian history since the arrival of European settlers. It does not attempt to record the extensive legacy of Aboriginal occupation prior to the European settlement in Western Australia. This is beyond the scope of the Inventory. The complexities that arise in recording over 40,000 years of Aboriginal habitation in Australia are immense. The history of the Aboriginal people is a rich collation of memories, passed down through the generations, using the traditional, time-honoured oral method. The Department of Aboriginal Affairs and the *Aboriginal Heritage Act 1972* ensure that significant aspects of Aboriginal history and culture relating to the period before European settlement are recorded and preserved. However, in the LHI, the overlap between European settlers and the Aboriginal people in the district is noted where information is available.

## MANAGEMENT OF HERITAGE-LISTED PLACES

The Heritage Act does not give any further guidance to local governments as to the management of heritage places. In 2014, the Act has been under review for some years. Local governments also include in their Town Planning Schemes specific controls to protect significant buildings, landscapes and other places. The City of South Perth Town Planning Scheme No. 6 (TPS6) contains controls of this kind. The Heritage Council of Western Australia and the Western Australian Local Government Association jointly published a '*Heritage Manual for Local Government*' in 1998, but some local management issues remain unresolved. It is the responsibility of local governments to review their Town Planning Schemes and to formulate their own policies to ensure that their valuable heritage assets are conserved for future generations.

In the City of South Perth, some 33 places were listed and protected in the City's previous Town Planning Scheme No. 5 (1986 – 2003). The later TPS6 included clauses ensuring the protection of all places included in a Heritage List. Although a Heritage List was never produced, the City's Policy P313 'Local Heritage Listing', adopted in 2013, deemed all places classified as being 'Category A' and 'Category B' in the Local Heritage Inventory, to comprise an 'interim' Heritage List'. Adoption of Policy P313 was an important stage in the protection of heritage places.

In the first review of the City's MHI by *Heritage Today*, management categories were assigned to listed heritage places. The Management Categories are discussed more fully below.

## REVIEW OF MHI 2004/05

The second major review of the MHI undertaken by *Heritage Today*, began in July 2004 and continued throughout 2005. The process involved broad preliminary community consultation, through a Heritage Forum, including consultation with the owners and tenants of the nominated places. Places to be examined for possible addition to the MHI were selected after carefully considering nominations from a number of sources, including community nominations at the Heritage Forum, and other nominations from *Heritage Today*. For the 2004/05 review, the consultants, in discussion with City officers, finally selected 20 places, being small-scale commercial buildings, schools and churches. The owners of all 20 places were consulted before the draft revised MHI was considered and endorsed by the Council for advertising and comment within the wider community. However, after advertising and consideration of the resulting submissions, the Council decided not to adopt the revised MHI at that time. Instead, the Council resolved that prior to adopting a new MHI, a heritage policy was to be prepared to guide the Council in decision-making, and to guide landowners in relation to the heritage listing process, including certain financial and development incentives available for listed places.

## POLICY P313 'LOCAL HERITAGE LISTING'

Council Policy P313 'Local Heritage Listing' was adopted by the Council in 2013. This Policy deals with the following aspects of heritage listing within the City:

- Policy objectives
- Policy scope
- Local Heritage Inventory – purpose, status, and community consultation
- Heritage List – status, Heritage List adoption process, development on heritage-listed sites, and community consultation on the Heritage List
- Purpose of Policy Statements
- Process for reclassification or deletion of places on the LHI
- Matters to be dealt with in annual update of the LHI
- Matters to be dealt with in four-yearly reviews of the LHI
- Listing of places on the Heritage List
- Heritage protection and development applications
- Heritage incentives relating to places on the Heritage List

The Council's intention had been to undertake a major review of the MHI following adoption of Policy P313. Periodic updates of the Inventory are necessary in order to confirm the status of listed places, update background information, and to add or delete places as appropriate. It had been intended that, following the next major review and adoption of a new Local Heritage Inventory, Category A and B places would form the 'Heritage List' referred to in clause 6.11 of TPS6. However, a further major review of the Local Heritage Inventory has not occurred due to impending local government amalgamations. Rather, the City has decided that another update to the format, structure and information relating to places already listed would be more appropriate.

## THEMATIC FRAMEWORK MATRIX AND HISTORICAL OVERVIEW

As part of their initial review of the City's MHI, *Heritage Today* prepared a 'Thematic Framework Matrix' and a 'Historical Overview' to enable the growth of the City and its heritage places to be seen in the proper context. In doing so, the consultants followed the Heritage Council of Western Australia Guidelines and used the concept of a blank matrix which outlined themes on one level, corresponding to important time periods at another level.

The Thematic Framework addresses the following:

- Important time periods for the area.
- Why people settled.
- How people moved (transport), made a living and socialised together.
- Community efforts and civic structures.
- Outside influences.
- People who left their mark on the history of the community.

The cut-off dates of the time periods have been determined according to important events, for example the end of World War I in 1918 and post-WWII growth after 1945. The Thematic Framework is not intended to be a definitive history of the area, but provides a brief, yet comprehensive picture reflecting aspects of the history of the City of South Perth from its beginnings to the present. The major themes have been enhanced by including a number of sub-themes which portray the history of the area over time. For example, the theme of Community Efforts includes descriptions of local government; education; law and order; community service and utilities; sport, recreation and entertainment; religion; cultural activities; institutions and environmental awareness.

The 'matrix' format of the framework has been expanded into a Historical Overview – a concise, illustrated, historical narrative, elaborating on some of the aspects noted in the Matrix. This short 'potted history', with its select bibliography, can be a stand-alone document, and may be useful beyond the LHI, in connection with other community activities and projects.

## MANAGEMENT OF PLACES LISTED IN THE LOCAL HERITAGE INVENTORY

### Protection of listed places

One of the major functions of the LHI is to provide the Council with sound information relating to places of heritage value in the district. This information will assist when important decisions are being made about the future management of these places.

Although the LHI is not a statutory document, Council Policy P313 'Local Heritage Listing' states that until such time as the LHI is fully reviewed and a Heritage List is adopted under clause 6.11 of TPS6, places with Management Categories A and B shall be deemed to form the Heritage List. This confers statutory status to such places within the LHI.

To manage heritage places effectively, full protection of the most significant places is necessary. This protection is provided by clause 6.11 of TPS6 and Policy P313 'Local Heritage Listing'.

### Management Categories

A set of Management Categories has been formulated by the Heritage Council of Western Australia, as set out in its *'Guidelines for the Compilation of Municipal Inventories'*. There are six categories of places, with different management recommendations for each. These categories have varying implications for owners. Places in the highest category need more careful management and assessment in the future than places in the lower categories. The implications of listing places within particular categories were adapted in Policy P313 'Local Heritage Listing', and the revised definitions of the Management Categories have been applied to all of the places in the LHI updated in 2014-15. The Management Categories, as defined in Policy P313, are described as follows:

- **Management Category A+ : Exceptional significance – Registered**  
Conservation essential. Essential to the heritage of the locality. Rare or outstanding example. Registered by the Heritage Council of Western Australia. Demolition or significant alteration to a place in Management Category A+ of the Heritage List is not permitted. Any alterations or additions are to be guided by a Conservation Plan, if any, and reinforce the heritage values of the place.
- **Management Category A : Exceptional significance – Worthy of being Registered**  
Conservation essential. Essential to the heritage of the locality. Rare or outstanding example. Worthy of being registered by the Heritage Council of Western Australia. Demolition or significant alteration to a place in Management Category A of the Heritage List is not permitted. Any alterations or additions are to be guided by a Conservation Plan, if any, and reinforce the heritage values of the place.
- **Management Category B : Considerable significance**  
Conservation essential. Reflects the highest level of local cultural heritage significance. Very important to the heritage of the locality. High degree of integrity and authenticity. Demolition or significant alteration to a place in Management Category B of the Heritage List is not permitted. Any alterations or additions are to be guided by a Conservation Plan, if any, and reinforce the heritage values of the place.

- **Management Category C : Moderate significance**  
Conservation desirable. Any alterations or additions should be sympathetic to the heritage values of the place and original fabric should be retained where feasible. Photographically record the place prior to any significant alteration or demolition.
- **Management Category D : Minor significance**  
Contributes to the heritage of the locality but not essential to an understanding of the history of the locality. Does not fulfil the criteria for entry in the Heritage List. Photographically record the place prior to any significant alteration or demolition.
- **Management Category E**  
Historic site without built features. Recognise, for example with a plaque, place name, or reflection in urban or architectural design.

## PRECINCTS

The City of South Perth is divided into 15 precincts for town planning purposes. Within the LHI, each heritage place is identified according to the precinct in which it is located. The following plan shows the names and boundaries of the precincts.

# Precinct Plan

