

2.1 GUILDFORD HERITAGE PRECINCT MASTER PLAN

Ward: (Midland/Guildford Ward) (Asset Management)

Disclosure of Interest: Nil

Authorised Officer: (Executive Manager Operations)

Cr Johnson disclosed an interest affecting impartiality in Item 2.1 of Part B - Guildford Heritage Precinct Master Plan by virtue of being a member of the Swan Guildford Historical Society, the Guildford Association, Transition Town Guildford, his daughter attends Guildford Primary School and a regular visitor to the Guildford Library.

KEY ISSUES

- Guildford was established in 1829 as a market town and an inland Port to serve the agricultural hinterland. It is one of only two towns in the Perth metropolitan area to be classified as a historic town by the National Trust.
- The City appointed a team of consultants to prepare a Master Plan for the Heritage Precinct in Guildford, focussing on areas of tourism, museum space, architectural issues and landscaping.
- The extent of the Master Plan encompassed the buildings, landscape and parks, located either side of Meadow Street in Guildford, extending from Helena Street in the south and Swan Street to the north.
- The Master Plan focuses on adaptive re-use and conservation works in order to activate the precinct as a community asset and visitor attraction whilst preserving the City's heritage assets.
- Upon issue of the approved Master Plan, an Implementation Plan is proposed to be prepared with the recommendations programmed and costs estimated for completion.

It is recommended that the Council approve the Master Plan prepared by NBD Marketing on 17 February 2016, subject to the modifications recommended by City staff as outlined in this report. It is also recommended that the CEO be authorised to issue the final version of the Master Plan and use the information to prepare a Implementation Plan for consideration as part of Council's future business planning and budgeting processes.

BACKGROUND

In November 2014, the City appointed NBD Marketing to prepare a Master Plan for the Guildford Heritage Precinct.

A number of interpretation plans, heritage studies and surveys have been prepared for these heritage buildings in the past. This previous work has generally been undertaken on an individual building basis only. Recommendations from these reports were considered as part of the master planning process.

The recommendations of the draft Guildford Heritage Precinct Master Plan (GHPMP) were presented to a Council Briefing on 12 April 2016 accompanied by a site tour.

DETAILS

In November 2014, the City appointed NBD Marketing to prepare a Master Plan for the Guildford Heritage Precinct.

The intention of preparing a Master Plan for the Guildford Heritage Precinct was to deliver a clear vision and implementation plan to manage a consolidated restoration and plan for development of the precinct as a whole. The Master Plan focussed on the buildings, sites and streetscapes owned by and vested in the City of Swan that are located on Meadow Street in Guildford including Stirling Square.

The buildings include:

- Guildford Courthouse and Gaol (former);
- Hamersley House (former police quarters No.2);
- Police Quarters No. 1, (Village Potters);
- Guildford Mechanic's Institute;
- Taylor's Cottage;
- Swan Guildford Historical Society (SGHS) Storage Shed;
- Guildford Town Hall and Library;
- Commissariat Store and Quarters (former); and
- Guildford Fire Station and House.

The Master Plan focussed on adaptive re-use and conservation works in order to:

- Activate the Meadow Street Heritage Precinct as an outstanding community asset and visitor attraction; and
- Help preserve the City of Swan's heritage assets.

The consultants did make a recommendation (No.8 in table below) for the Swan Valley Visitor Centre to be moved out of the Guildford Courthouse into the former Police Quarter's #1. This recommendation has not been supported as the location of the SVVC was the subject of another item for Council consideration at which it was resolved to plan for a new SVVC at Taylor Park.

City staff propose the recommendations from the Master Plan be retained, considered or rejected within the final issue of the Master Plan as referred in Table 1 below;

| No. | Master Plan recommendations | Staff recommendation and comment |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | The Mechanics Institute be re-purposed to include a Café and hospitality function. | Agree in principle subject to retaining availability for community group functions and meetings. Retain |
| 2 | Stirling Square be developed for activation including children's play, market and picnic areas. | Agree in principle with the exception of the proposal for water play facilities which are not recommended. Retain |
| 3 | Spring Reserve be developed for activation including basketball, skating and bike activities. | This recommendation is not supported as it adds no value to the Master Plan. Reject |
| 4 | Creation of a cultural precinct with outdoor spaces between the Town Hall, Council Chambers and Garrick Theatre. | Agree in principle subject to the City managing bookings for the precinct. Retain |
| 5 | Develop simple interpretation of the Fire Station and residential house. | Agree with this recommendation. Retain |
| 6 | Develop an Aboriginal Interpretation space at Stirling Square. | Agree with this recommendation. Retain |
| 7 | The Guildford Potters be moved out of the former Police Quarter's #1, possibly to the rear of the kindergarten building. (Subject to the Kindergarten moving out of their current building) | Agree in principle and recommend this recommendation be considered if the kindergarten moves out of their current building. If the Village Potter's are moved the City will be expected to assist them find an alternative location. Consider |
| 8 | Swan Valley Visitors Centre (SVVC) be relocated into the former Police Quarters #1. | This was the subject of another Council item and is therefore not considered within this item. Council have recently resolved to plan for a new Visitor Centre on Taylor Park. Reject |
| 9 | SGHS continue using the Police Quarters #2, Gaol, Taylors Cottage buildings, Rear of Gaol and Polices Quarters#2 space. | Agree with this recommendation. Retain |

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|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10 | The Courthouse is used by the SGHS for education and museum purposes. | Agree in principle; however the recommendation is dependent upon the future relocation of the SVVC to Taylor Park. Consider |
| 11 | An addition/ new entry is added to the former Police Quarters #1 and internal refurbishment of the interior is completed for SVVC relocation. | Building modifications could be considered but Council have since resolved to plan for a new SVVC at Taylor Park. Consider |
| 12 | The sheds and pottery making buildings behind Police Quarters #1 be removed. | This recommendation was based on the SVVC being relocated to this building. Council have since resolved to plan for a new SVVC at Taylor Park. However, the removal of the sheds and pottery making buildings should be considered if the Village Potter's are relocated in the future. Consider |
| 13 | SGHS retains Hamersley House for work, administration, and storage functions. | Agree with this recommendation. Retain |
| 14 | Heritage Hub plan development including: Courthouse Yard, the "Backyard", the "Dig", Heritage Square, prisoner's yard, Gaol forecourt and other developments. | Agree with this recommendation. Retain |
| 15 | The Town Hall continues to operate as a community function space and upgrades of services are completed. | Agree with this recommendation. Retain |
| 16 | Guildford Library is relocated to the Kindergarten building in the long term. (Subject to the Kindergarten moving out of their current building) | Agree in principle and recommend this recommendation be considered if the kindergarten moves out of their current building. Consider |
| 17 | Guildford Library be adapted to include "compatible uses" in the short term. | Agree with this recommendation. Retain |
| 18 | Demolish the existing storage shed and replace it with a larger shed at the rear of Hamersley House. | Agree with this recommendation, subject to further analysis and consultation with the SGHS. Retain |

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|----|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 19 | Schedule of conservation works to be undertaken in both the short and long terms, arising from the existing Conservation Plans. | Agree with this recommendation. Retain |
| 20 | Schedule of additional required heritage buildings conservation and maintenance works. | Agree with this recommendation. Retain |
| 21 | Place marker/signage strategy. | Agree with this recommendation, subject to further analysis and detail being provided. Retain |
| 22 | A new rail crossing be provided to connect Spring Reserve to Guildford. | This recommendation is not supported as the Public Transport Authority has made it clear that this is not possible. Reject |
| 23 | Create centralised access pathway from Stirling Square into the heritage hub. | Agree with this recommendation. Retain |
| 24 | Providing additional car parking and access pathways along the southern boundary of Stirling Square. | This recommendation is not supported as car parking is being addressed as part of the Guildford Parking Strategy. Reject |
| 25 | Large visual elements and interpretation signage proposals. | Agree with this recommendation, subject to further analysis and detail being provided. Retain |

Table 1: Master Plan Recommendations

Following the issue of the final Master Plan, NBD Marketing with the assistance of City staff will prepare an Implementation Plan. The Implementation Plan will prioritise each of the recommendations; provide indicative cost estimates, program for completion and potential partners or funding opportunities.

CONSULTATION

The Guildford Heritage Precinct Master Plan (GHPMP) involved an external engagement process which included meetings with the community, external stakeholders, local user groups and residents. Key stakeholders who have been consulted with include the Garrick Theatre, Guildford Association, Guildford Village Potters and Swan Guildford Historical Society.

City staff conducted extensive community engagement during the development of the draft master plan over several months. Findings from this engagement were collated by City staff and provided to NBD Marketing. Consultation was also undertaken by NBD Marketing as part of their services and is described within their background analysis for the Master Plan. The findings from both consultation processes were considered and used to inform the Master Plan recommendations.

ATTACHMENTS

Meadow Street Heritage Precinct Master Plan, NBD Marketing, 17 February 2016

STRATEGIC IMPLICATIONS

The endorsement and adoption of this Master Plan for the community aligns with the following items in the Strategic Community Plan:

- B2.1.1 – Continue to improve asset management practices;
- B2.1.2 – Maintain and protect heritage; and
- E3.1.2 – Support our heritage tourism hubs for future generations.

STATUTORY IMPLICATIONS

Heritage of Western Australia Act, 1992.

FINANCIAL IMPLICATIONS

Actual costing of recommendations within the Master Plan will be developed as part of the Implementation plan to be developed by NBD Marketing with City staff. The elements of this plan will be considered by Council as part of future business planning and budget processes.

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That the Council resolve to:

- 1) Approve the Guildford Heritage Precinct Master Plan (prepared by NBD Marketing on 17 February 2016) subject to the modifications recommended by City staff as outlined in this report.
- 2) Authorise the CEO to revise and issue the final version of the Guildford Heritage Precinct Master Plan.
- 3) Authorise the CEO to prepare an Implementation Plan for the Guildford Heritage Precinct Master Plan for consideration as part of Council's future business planning and budgeting processes.

MOTION that the Council resolve to:

- 1) Approve the Guildford Heritage Precinct Master Plan subject the modifications recommended by the City staff outlined in this report and with the following further modifications:
 - a. To retain the Mechanics Institute as it currently is, as a community meeting room for hire and to reject the recommendation (No 1) to turn the Mechanics Institute into a café/wine bar.
 - b. For the Guildford Potters to continue in Police Quarters #1. To reject the recommendations (No 7, 11, and 12) to consider moving the Guildford Potters and demolishing their pottery.
 - c. To retain the Guildford Library and Guildford Kindergarten in their current locations and to reject recommendation No 16.
 - d. To consider the use of compatible uses for the Guildford Library while retaining it as a Library. To therefore amend item 17 to "consider".
 - e. Retain parking for Garrick Theatre and amend Item 4 to "reject".
- 2) Authorise the CEO to revise and issue the final version of the Guildford Heritage Master Precinct Plan.
- 3) Authorise the CEO to prepare an Implementation Plan for the Guildford Heritage Precinct Master Plan for consideration as part of Council's future business planning and budgeting proposals.
- 4) Record the reasons for changing the staff recommendation as follows:
 - a. The community consultation does not appear to have resulted in material changes to the report that reflects community use of the precinct.
 - b. Guildford is growing and we need to balance the community use of the heritage precinct with the visitor experience. The report seems overly focused on visitors.

- c. The Mechanics Institute is a hall that can accommodate 50 people and is used regularly by many community groups. It was built in 1865 as a meeting room for public education and continues in active and regular use for the same purpose today as is evidenced by the number of active community groups in the area. There is no need for any significant change. There is no shortage of cafés or wine bars or pubs in Guildford.
- d. The Guildford Potters is a successful community organisation that has been in this location for 35 years. It provides for artistic expression, pottery classes and community engagement for women of all ages and culture. The potters wish to stay where they are.
- e. The Guildford Library has been there for many years and continues to be well used by the community, especially young families and older people.
- f. The Guildford Primary School is growing and its catchment is growing and does not have room for a kindergarten on its current site. The school has no plans to move the kindergarten.
- g. The Garrick Theatre will not be operational without car parking available.

(Cr Johnson – Cr Henderson)

FORESHADOWED MOTION

In the event of the motion being defeated Cr Lucas foreshadowed that he would move to defer this matter to a future Ordinary Meeting of Council.

RESOLVED (7/6) TO:

- 1) Approve the Guildford Heritage Precinct Master Plan subject the modifications recommended by the City staff outlined in this report and with the following further modifications:
 - a. To retain the Mechanics Institute as it currently is, as a community meeting room for hire and to reject the recommendation (No 1) to turn the Mechanics Institute into a café/wine bar.
 - b. For the Guildford Potters to continue in Police Quarters #1. To reject the recommendations (No 7, 11, and 12) to consider moving the Guildford Potters and demolishing their pottery.
 - c. To retain the Guildford Library and Guildford Kindergarten in their current locations and to reject recommendation No 16.
 - d. To consider the use of compatible uses for the Guildford Library while retaining it as a Library. To therefore amend item 17 to “consider”.
 - e. Retain parking for Garrick Theatre and amend Item 4 to “reject”.
- 2) Authorise the CEO to revise and issue the final version of the Guildford Heritage Master Precinct Plan.

- 3) Authorise the CEO to prepare an Implementation Plan for the Guildford Heritage Precinct Master Plan for consideration as part of Council's future business planning and budgeting proposals.
- 4) Record the reasons for changing the staff recommendation as follows:
 - a. The community consultation does not appear to have resulted in material changes to the report that reflects community use of the precinct.
 - b. Guildford is growing and we need to balance the community use of the heritage precinct with the visitor experience. The report seems overly focused on visitors.
 - c. The Mechanics Institute is a hall that can accommodate 50 people and is used regularly by many community groups. It was built in 1865 as a meeting room for public education and continues in active and regular use for the same purpose today as is evidenced by the number of active community groups in the area. There is no need for any significant change. There is no shortage of cafés or wine bars or pubs in Guildford.
 - d. The Guildford Potters is a successful community organisation that has been in this location for 35 years. It provides for artistic expression, pottery classes and community engagement for women of all ages and culture. The potters wish to stay where they are.
 - e. The Guildford Library has been there for many years and continues to be well used by the community, especially young families and older people.
 - f. The Guildford Primary School is growing and its catchment is growing and does not have room for a kindergarten on its current site. The school has no plans to move the kindergarten.
 - g. The Garrick Theatre will not be operational without car parking available.

For: Crs Haynes, Henderson, Johnson, McCullough, Parasiliti, Trease and Williams

Against: Crs Bailey, Färdig, Kovalevs, Lucas, McDonnell, Wainwright