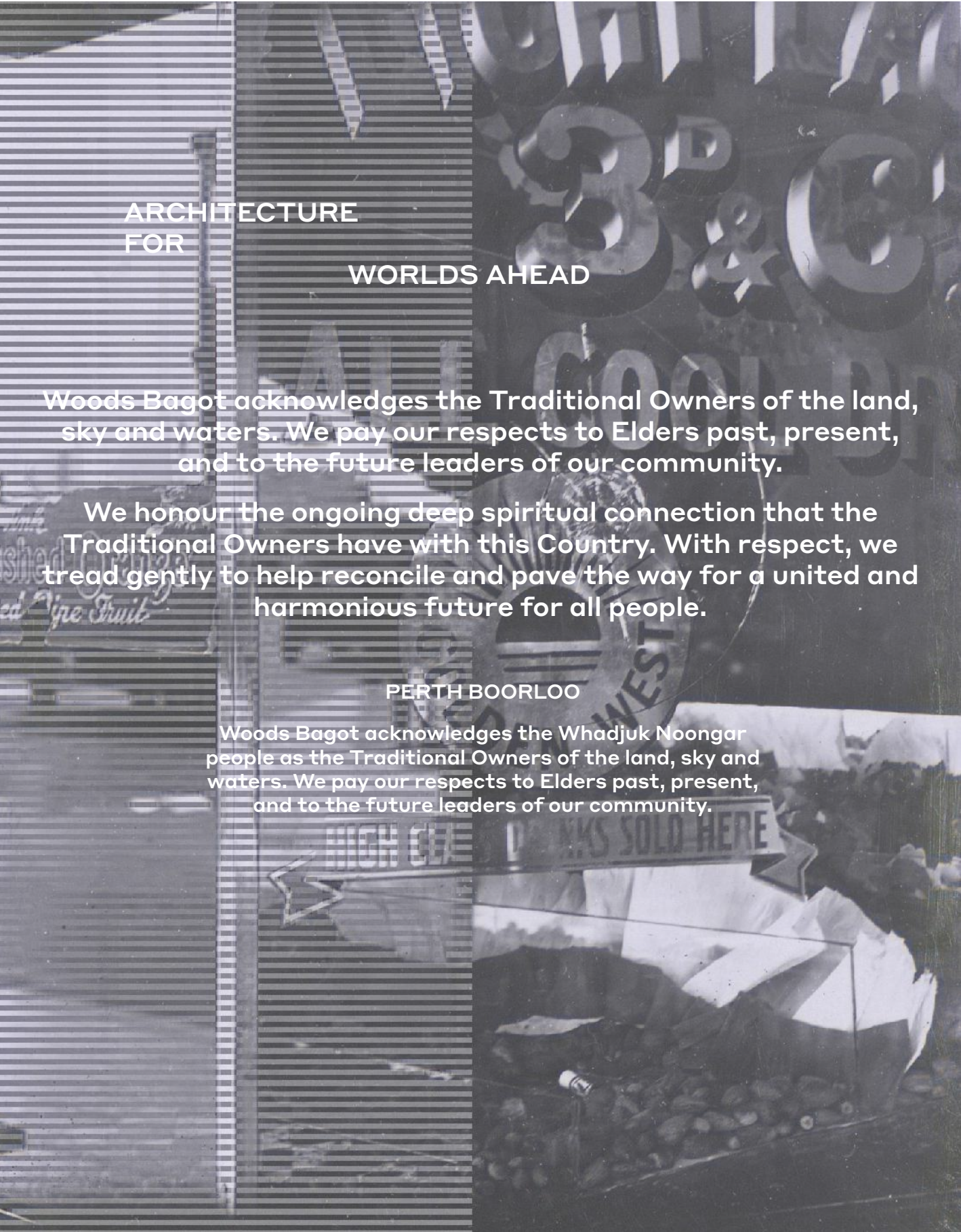




CITY OF VINCENT
RECEIVED
14 November 2025

W-B
WOODS BAGOT



ARCHITECTURE
FOR
WORLDS AHEAD

Woods Bagot acknowledges the Traditional Owners of the land, sky and waters. We pay our respects to Elders past, present, and to the future leaders of our community.

We honour the ongoing deep spiritual connection that the Traditional Owners have with this Country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.

PERTH BOORLOO

Woods Bagot acknowledges the Whadjuk Noongar people as the Traditional Owners of the land, sky and waters. We pay our respects to Elders past, present, and to the future leaders of our community.

The Brisbane Hotel Team



Client



Architecture +
Interiors



Planning + Heritage



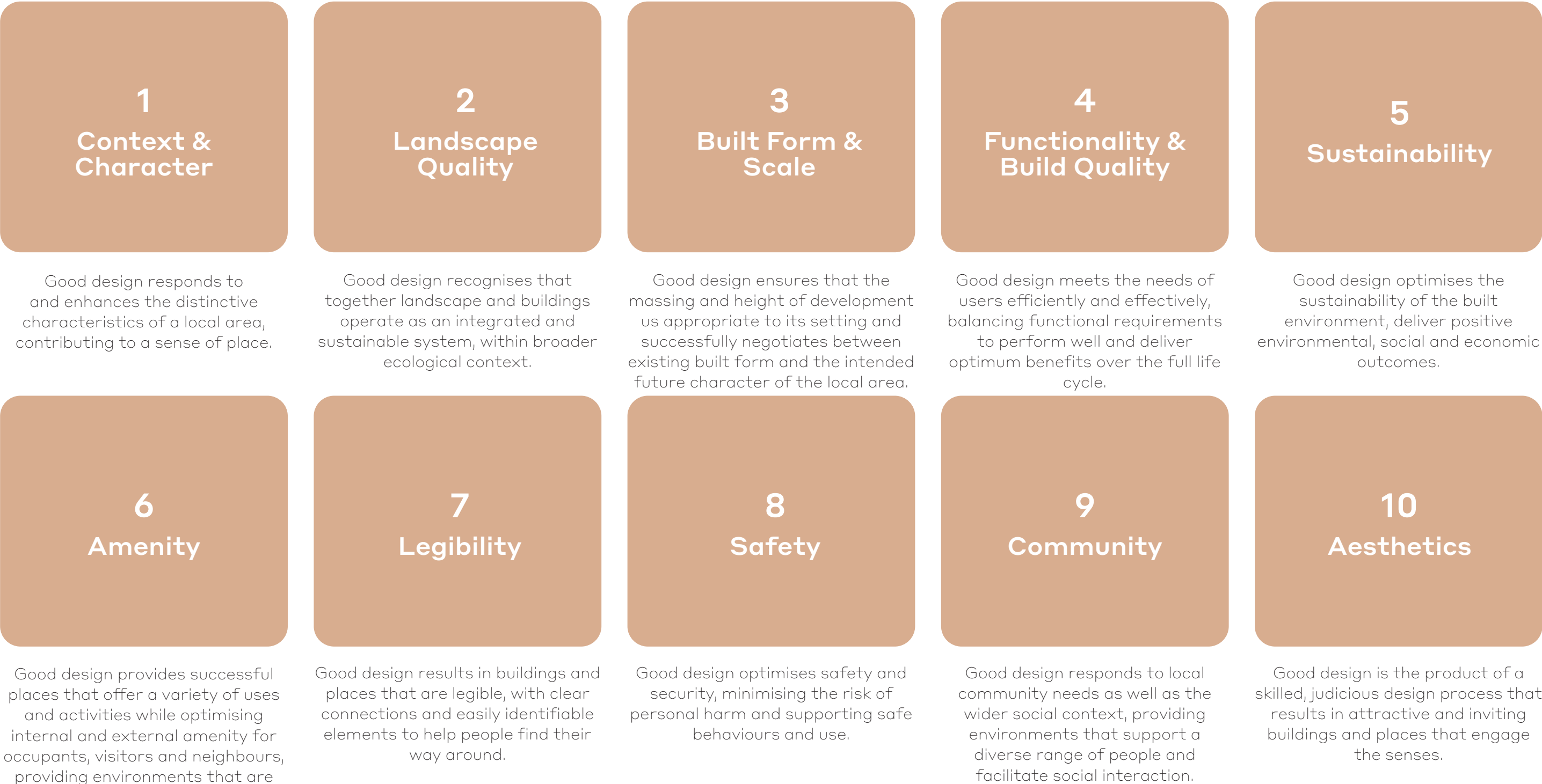
Acoustic

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Design Principles

State Planning Policy 7.0



1 Context & Character

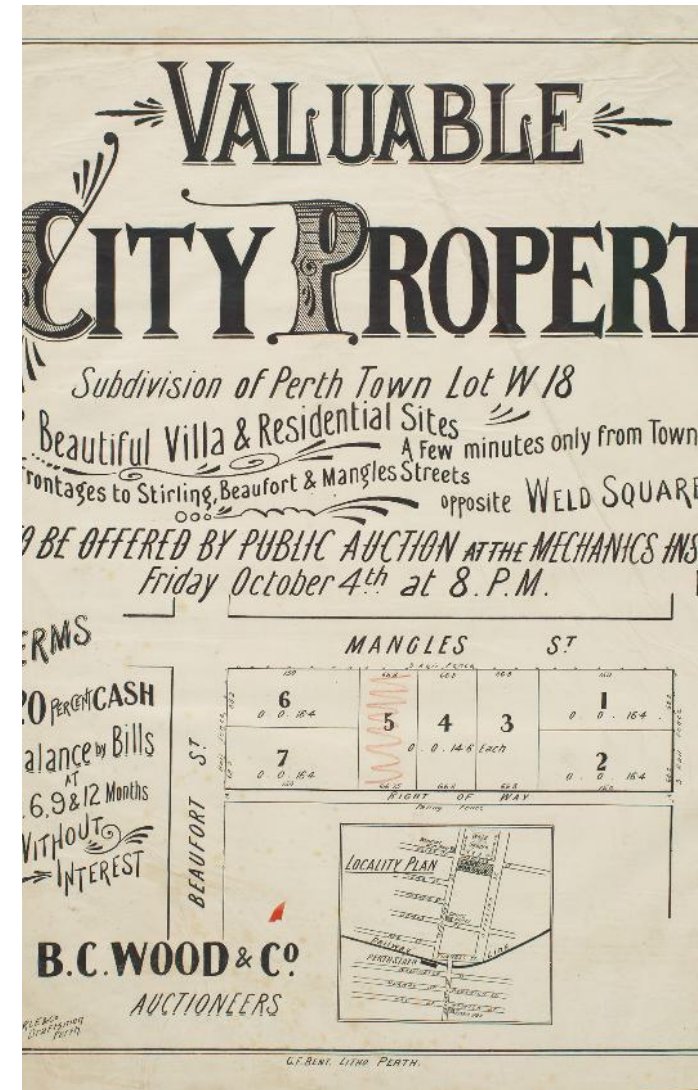
A Historic Piece of Perth



THE PUBLIC HOUSE

The Brisbane Hotel has operated continuously as licensed premises since 1898, providing a social focus for the neighbourhood

Its a place to come as you are and pull up a chair.
All are welcome.



BE A GOOD NEIGHBOUR

An iconic landmark nestled at the gateway between Perth and Mount Lawley. A shining beacon for those thirsty visitors on foot, in car, or on their way to the local rugby game.

A place to meet, dine, celebrate the big and the little occasions, providing a high quality, local offering that compliments it's neighbours.

THE HISTORICAL HOTEL
HERITAGE PROFILE



The Brisbane Hotel

This landmark venue is one of the only pubs in Perth that has continuously traded since it's opening in 1898. A place connected to the growth and development of Perth and it's inner city suburbs, it holds high value to the local neighbourhood and those that have visited over the years.

Statement of Significance

Brisbane Hotel is a flatiron shaped landmark at the junction of Beaufort and Brisbane Streets, on the route of the tramline along Beaufort Street. Constructed in 1898 in the Federation Free Classical style. It has operated continuously as licensed premises since 1898, providing a social focus for the neighbourhood. In more recent years it has had associations with the Effie Crump Theatre and its patrons.

History

The Brisbane Hotel was built in 1898, on part of Perth Town Lot N97 at the corner of Beaufort and Brisbane streets. The building was fitted into the triangular shaped corner created where Brisbane Street angled north-eastward past the corner of Stone's Lake to link with Bulwer Street. Beaufort Street was the main thoroughfare to the rapidly developing residential areas of Highgate and immediate surrounds. Mixed residential and commercial development was spreading along Beaufort Street and in December 1897, a tramline was gazetted to run the length of the street from the Barrack Street jetty to Walcott Street. The Brisbane Hotel was built for G. & A. Y. Glyde. In 1898, the publican was A. H. Woodgate. In 1905, it was William Ireland, in 1910 Marian Haines, and in 1915 P. M. O'Donahue.

The upstairs guest rooms attracted travellers as there were horse stables at the rear. The hotel was originally constructed in Federation Free Classical with a Filigree style two-storey verandah. In 1929, tiles were added to the front of the hotel, during a period when many existing hotels were undergoing modernisation and attempting to present a sleek modern look. In 1933, architects Oldham, Boas and Ednie-Brown redesigned

the public bar. The ground floor public areas have been recently refurbished.

The Effie Crump Theatre has operated for a number of years on the upper floor, which originally provided bedroom accommodation. Birdwood Square is opposite the hotel and in the 1950's and 1960's it was the home ground for the Surf Hockey Club. 'When the women - the girlfriends, the wives - were playing hockey in those days, the men would either drop them off or get off the tram with them. The girls would go onto Birdwood Square and play and the guys would be straight into the front bar at the 'Brizzie', occasionally looking at the talent or to look at the form (John Hyde). At least one couple were known to have met and married through such a liaison. In the 1960's the hotel housed a prestigious restaurant and in the 1990's the second floor was converted from bedroom accommodation to house the Effie Crump theatre.

The hotel and the theatre were closed for extensive renovations in 2003 and the hotel reopened under new management at the end 2004. Its new restaurant and outdoor eating area have since regained much of the popularity it experienced in the 1960's.

Physical Description

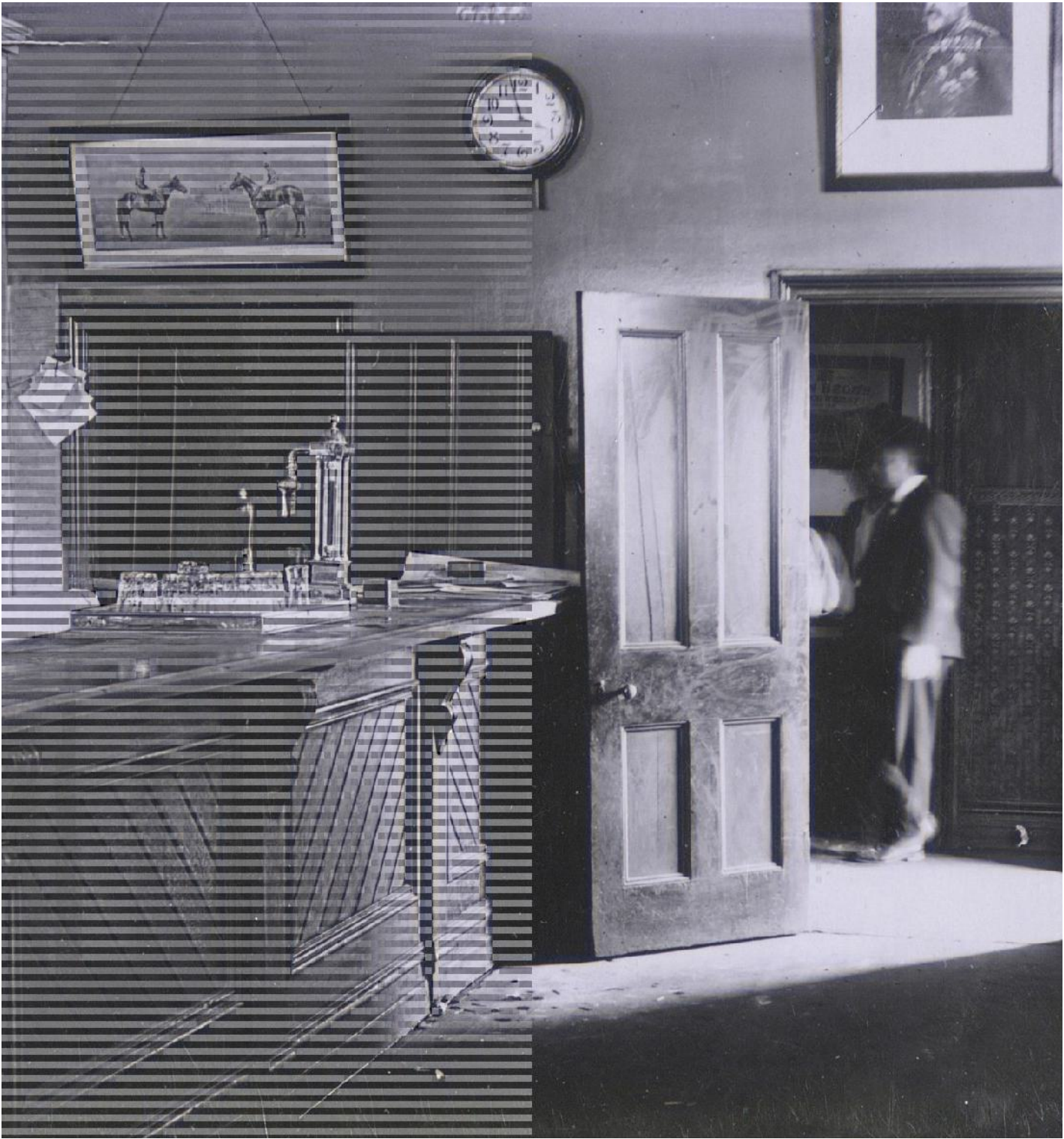
The flatiron, or wedge shaped, two storey corner hotel addresses both frontages of converging streets. It has a truncated corner. The street frontages have a string coursed parapet with pediments facing Brisbane Street and mouldings to all window openings. The original one storey verandah has been removed (1964) and replaced with a cantilevered awning. The external face brick work has been painted. Prominent landmark with zero setbacks on a wedge shaped corner lot. Single storey extensions

Integrity/Authenticity

Mostly Intact

Condition

Good



THE HISTORICAL HOTEL

Previous context mappings + neighbourhood development

1928



An iconic landmark, located on the fringe of the growing Swan River Colony.

1950s



Terrace Houses once surrounded the local pub, with Birdwood Square adjacent for local respite.

1960s



Development saw clearings along Beaufort Street and changes to the pub footprint.

1970s



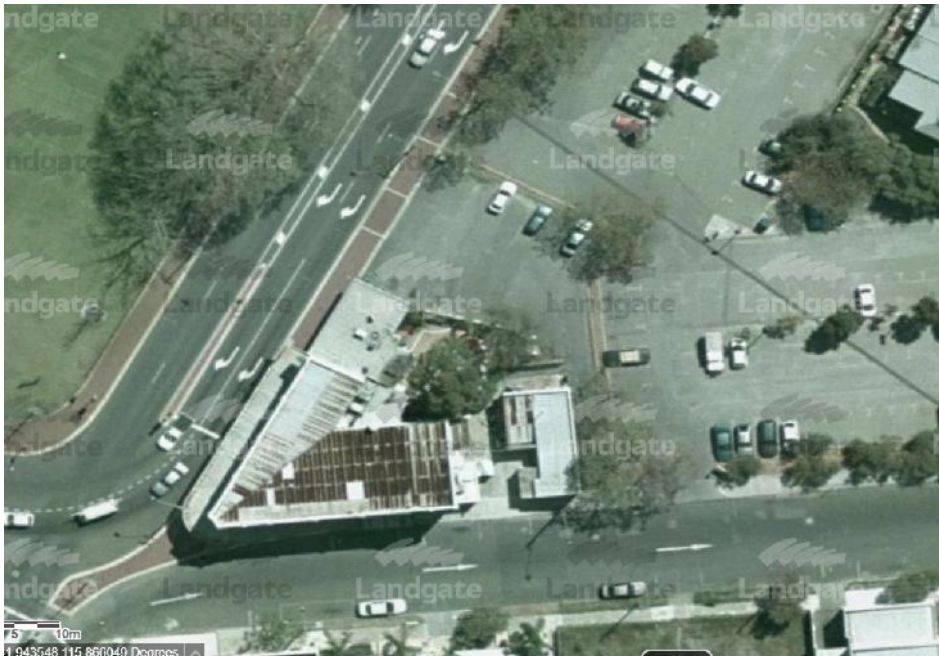
A car dependent city sees the parking expanded and utilised for the local neighbourhood.

1980s



The remaining terrace houses along Brisbane Street are demolished, making way for additional carparking surrounding the Brisbane. Beer gardens are heroed and awnings along Beaufort St.

2003

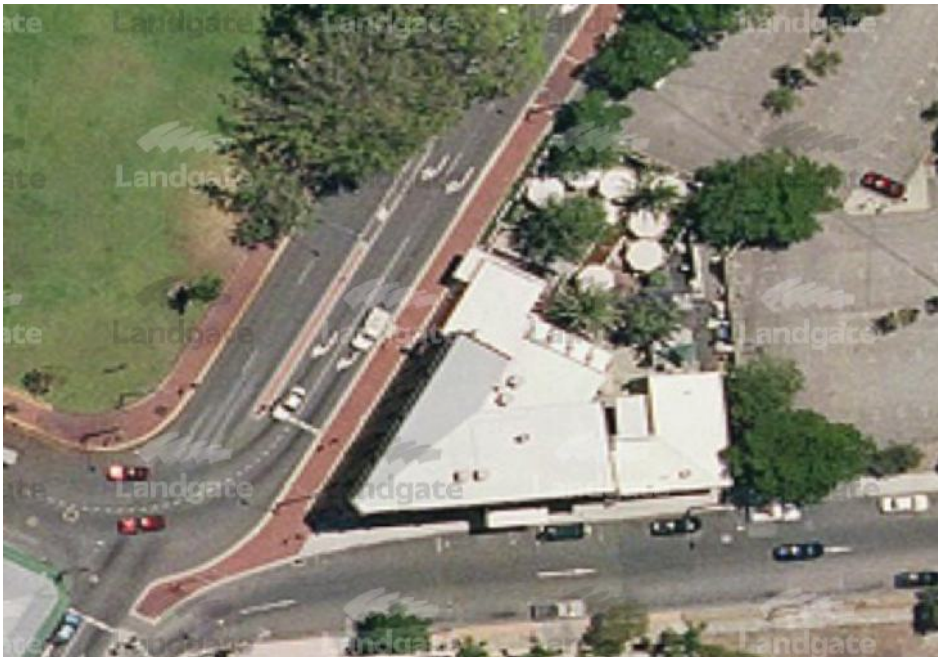


Repair, alterations and additions begin to be seen on the Brisbane. The flow of traffic and street interfaces begin to change.

THE HISTORICAL HOTEL

Previous context mappings + neighbourhood development

2005



Major renovations are completed to the hotel, with the extension to the north providing a generous courtyard and terrace, as well as the connection of the stables to the main building.

2010s - 2020s



Into a new era: a prominent pub known for its generous courtyard and great offerings. The Brisbane delivered a vast offering to patrons with the extended footprint, but after selling to a new operator in 2018, a number of proposals were investigated that never saw changes made. Restoration was duly needed.

2024 - 2025



Under new ownership in June 2024, the well loved iconic pub had some minor updates to continue to provide respite, generosity and a place to gather for local sports fans, families and the wider neighbourhood. The project team have identified a number of opportunities to restore and enhance this iconic landmark.

The Brisbane Hotel is ready for a new chapter to begin.

SITE CONTEXT

Beaufort Street

Legend

- Primary Vehicle Corridors
- Brisbane Hotel
- Community
- Leisure / Entertainment
- Communal open space / Parks
- Parking Lots
- On- Street Public Parking

- 1 Brika Restaurant
- 2 Villa Nightclub
- 3 McDonalds
- 4 The Ellington Jazz Club
- 5 The Leadlight
- 6 Tom's Providore
- 7 Source Foods
- 8 Wines of While
- 9 Vincent Wine Bar
- 10 Si Paradiso
- 11 Molly's Irish Pub
- 12 The Queens Tavern

The Site

The Brisbane Hotel is located at the gateway between Mount Lawley, Perth and Northbridge. It's prominent, historic site is a landmark location for the public house, and provides amenity for a large catchment of the local neighbourhood, as well as visitors to the area.





THE HISTORICAL HOTEL

EXISTING FOOTPRINT

GROUND FLOOR

The historical internal footprint houses the main pub, alongside the kitchen, main bars, bathrooms and back of house operations

To the back of the pub, the courtyard has a number of large trees providing canopy and shade for those wishing to sit outside, as well as a standalone outdoor bar.

The existing ROW is fenced for staff use, providing storage and services for the venue.

FIRST FLOOR

The first floor, previously know as the Effie Crump Theatre, is accessed by the external stair from the courtyard. It currently operates as the Oasis Comedy Club , as well as a number of rooms utilized for back of house for the main pub operations including kitchen store and staff storage.

Conservation and restoration works are proposed to the first floor **exterior** only.



EXISTING CONTEXT
SURROUNDING NEIGHBOURS + STREETScape



Streetscape Analysis - Brisbane + Beaufort St

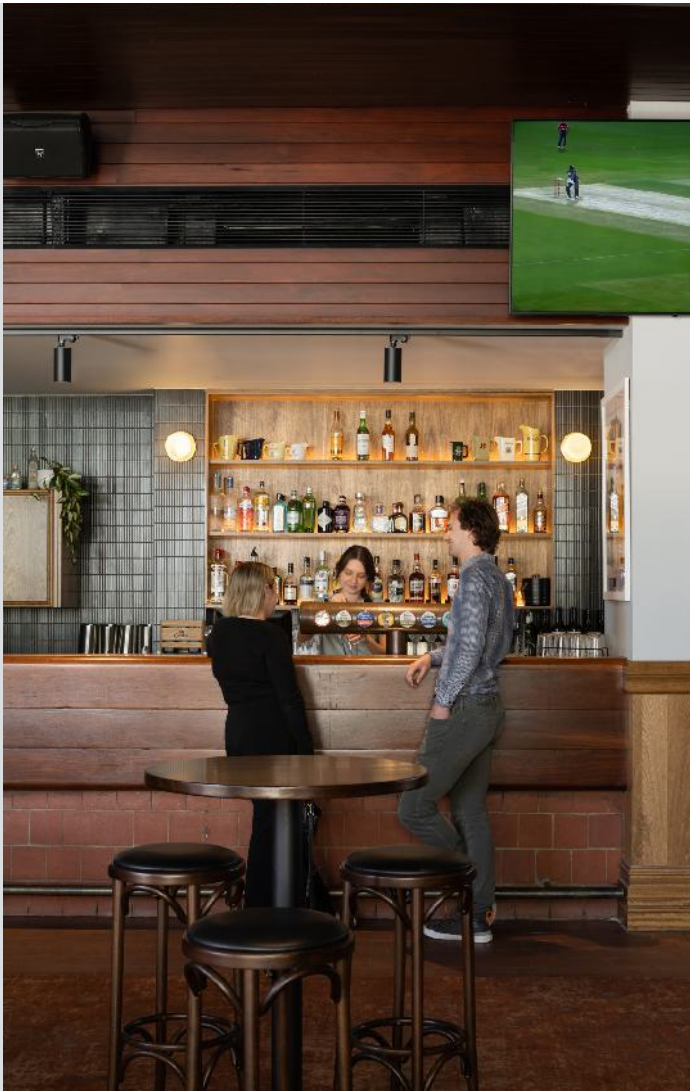


A COMMITMENT TO THE GREAT CORNER PUB
PREVIOUS PROJECTS + A PASSION FOR HISTORY

ARK GROUP + The Bassendean Hotel



Restoration + celebration



High quality amenity + repurposing



Community connections + historical acknowledgement



Amenity, landscaping + a neighbourly feel

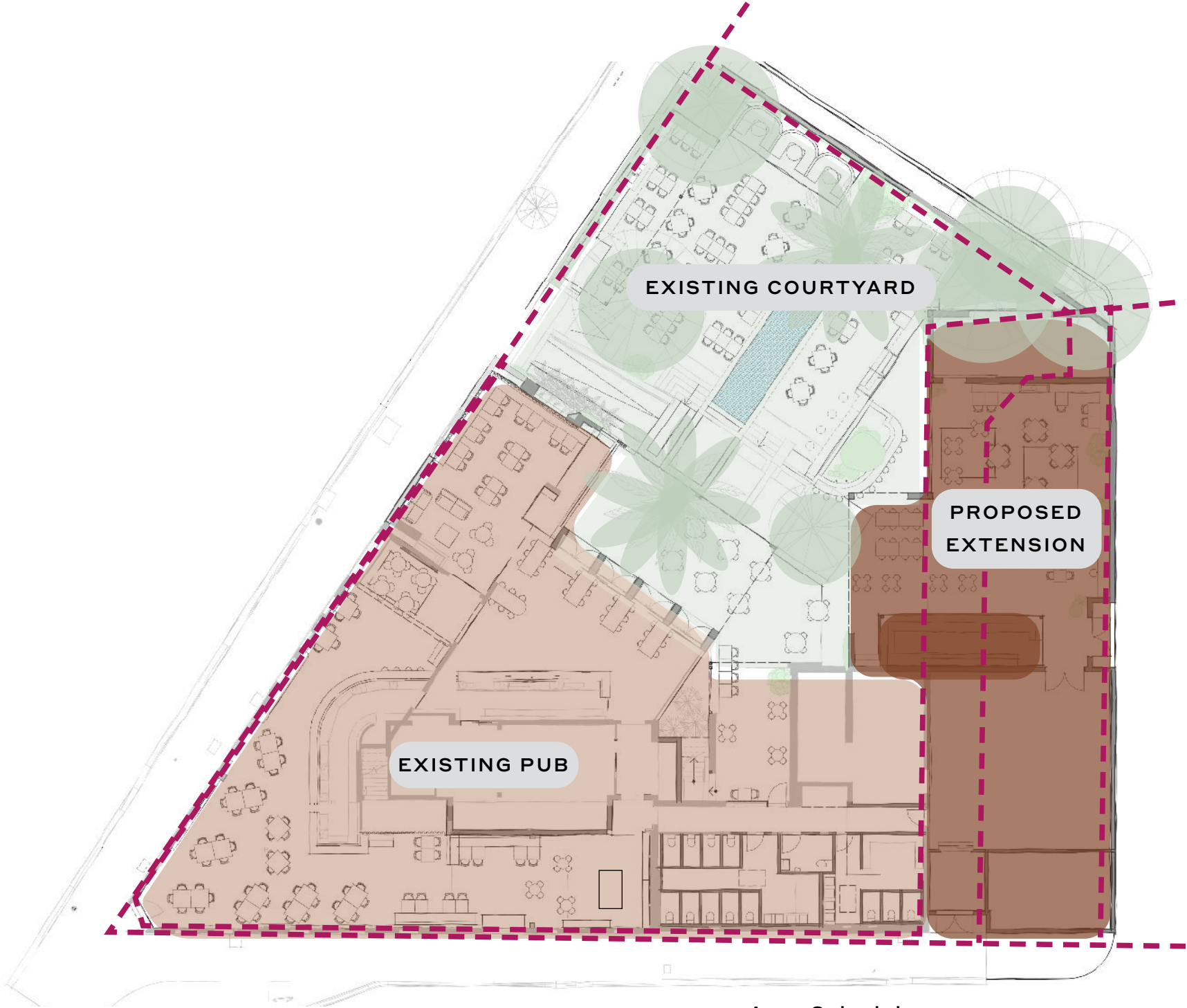
FUTURE OPPORTUNITIES

The next generation of the Brisbane

ROW + Adjacent CoV Carbays

Conversations and negotiations have been agreed between the building owners, DPLH and City of Vincent to acquire the adjacent lots and amalgamate with the existing site.

This will be an addition of approximately 300m2, which will unlock new opportunities to reposition the existing venue and provide a refreshed, updated footprint and offerings for the local neighbourhood.



Area Schedule		
	Seats	Area
EXISTING FOOTPRINT		1176m ²
ADDITION (ROW + CARPARK) (approx)		300m ²
TOTAL AREA		1476m ²

THE BRISBANE HOTEL DESIGN NARRATIVE



The Public Bar

An authentic, cosy nod to the Australian Pub.

A restoration of The Brizzy's original identity. Peeling back the layers, extensions and bringing out its true self. Bric a brac and storytelling is the key.

Cosy, warm, traditional finishes, dark and moody interiors, balanced with comfortable furniture, found and vintage objects, and a good bartop to lean up against.



The Saloon Bar + Lounge

"The pub with the fireplace"

Continuing the restoration of the pub identity, blending with the hearth and views to the inviting terrace area.

A slightly different feel to the public bar, and a spot to linger a bit longer - listening to some vinyl or enjoying dinner by the fire.



The Sunken Courtyard + Welcome Deck

A lush, verdant, inviting space in the sun for a drink most-of-the-year round.

Reprogram the courtyard to explore a variety of seating zones suitable for family, friends, couples and functions.

Enhance the green canopy and water feature, introducing soft buffers to the carpark and create a green envelope (and help out with acoustics too)



The Outdoor Pavilion

A new character that blends seamlessly into the existing - for birthdays, sports, anything.

A year-round space that caters to a variety of users. An extension of the great service within, including a DJ booth and space to have a shuffle. Rustic, characterful, colourful and textural; with a green injection that connects the courtyard and terrace spaces.

COMFORT + AMBIENCE

Welcoming the next generation of the Brisbane Hotel



EXISTING CONTEXT + MATERIALITY
Original building, 2008 Extensions and recent



Rendered exterior with deep olive green paint dado and mid green above - white bordering to window corbelling and original signage

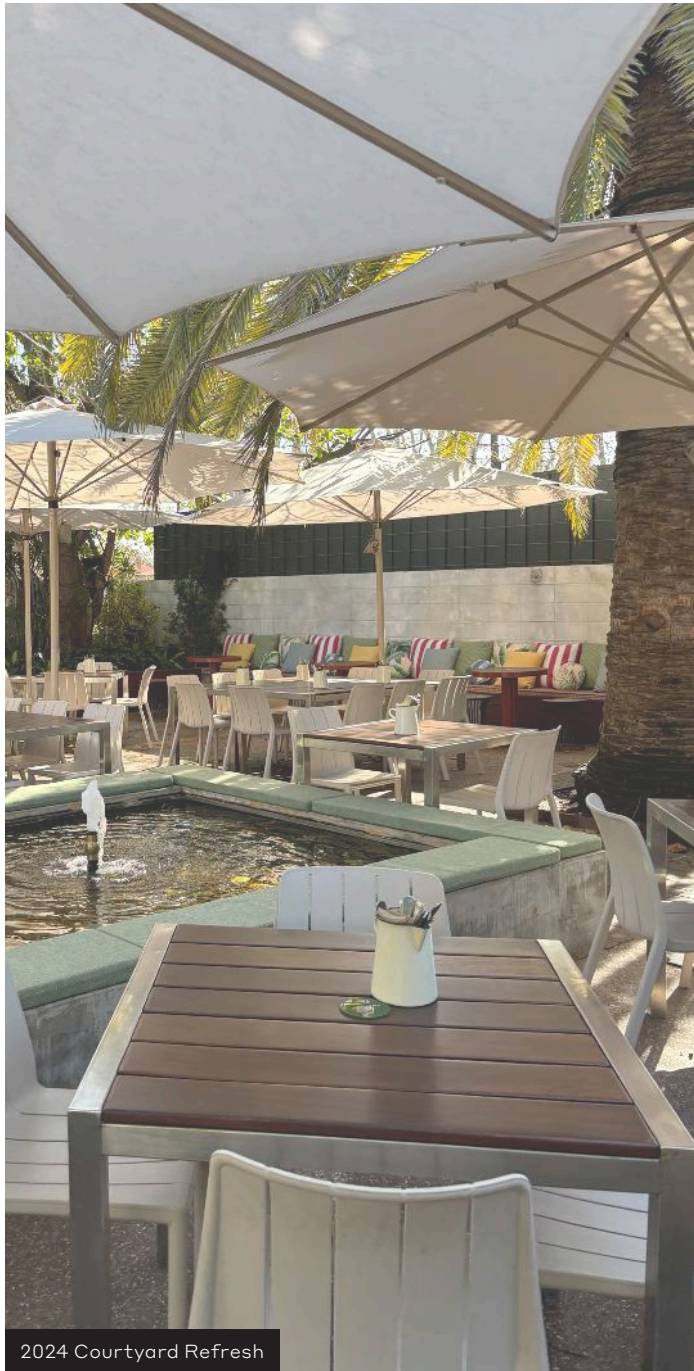


Concrete, masonry blocks, timber panelling, feature face bricks and chrome highlights, additional awnings added to entrances on Beaufort and Brisbane



Original stables building has been rendered and painted white

ROW fenced and used for BOH storage and deliveries



Recent improvements by Woods Bagot to the courtyard space tie in with the existing outdoor areas

EXTERIOR INVESTIGATIONS

Looking Beneath the Surface

The project team have been undertaking a number of investigations relative to the original Brisbane Hotel building footprint. Typically with buildings of this age, there will be a number of items that we may discover as the project progresses that influence preservation needs and treatments.

Some of the features discovered include:

Existing Lower Dado Tiling Revealed

Render patchwork to Damaged Areas

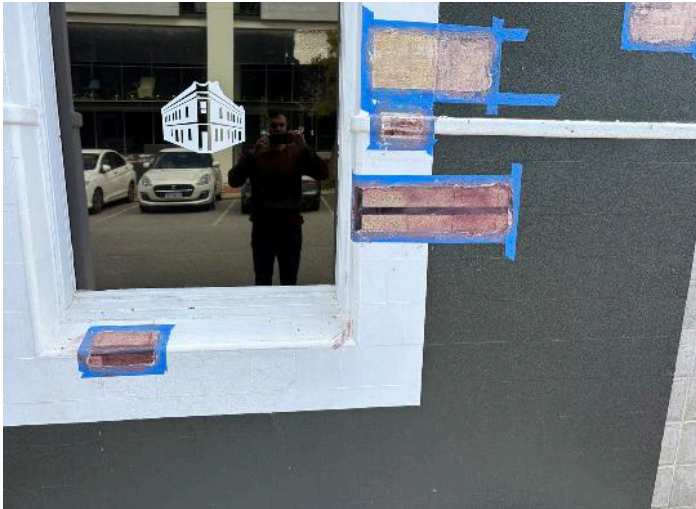
The 1930s Dado line

1980s burgundy paint finish

Ashlar look render (assumed treatment over existing brickwork)

A number of revealed layers were noticed in areas that are in poorer condition, and the design team are working closely with the structural engineer, client and contractors to ensure the history and character of the Brisbane Hotel is appropriately preserved and represented, and the pub continues to thrive and provide for the local community.

Exterior test patches conducted (16.09.25)



Ashlar groutline to exposed render



Tiling dado detail and exposed sandstone-look render above



1930s tiling details to original windows



1930s tiling details



Brisbane Hotel in 1982 (SLWA)

2 Landscaping

Landscape Vision

The verdant courtyard within the existing footprint of the Brisbane Hotel sets a strong precedence for the landscaping quality proposed for the Hotel's refresh. A number of additions are proposed to enhance the character and green amenity to the indoor and outdoor experience.

Existing Tree Canopy Retained

The existing trees located within the boundary are healthy and highly valued. They provide shade, respite and ambience from day to night. They have also been utilised to provide additional low lighting with feature lighting wrapped around trunks, as well as used as an end point for future catenary lighting.

Interface with Beaufort Street and existing carpark

The overall quality and experience along Beaufort Street and Brisbane street interface will continue to be improved. The design proposes additional infill to the existing perimeter wall to provide an acoustic barrier between the hotel and public realm, with additional trellis to be provided to allow climbing plants to continue to grow up and along the walls.

The Brisbane's Outdoor Pavilion

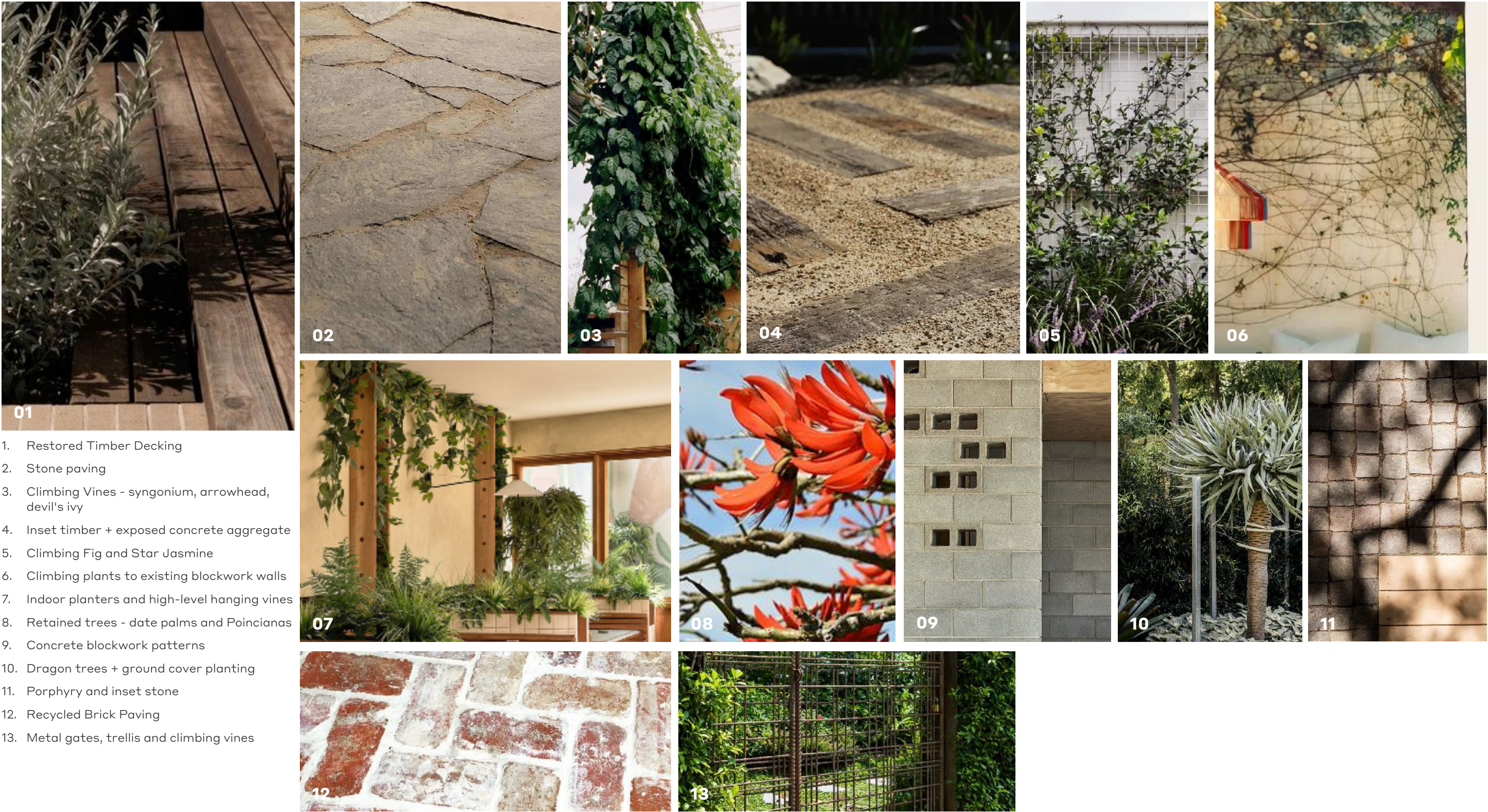
The vision for the new outdoor pavilion is to create an open, protected alfresco space that offers a welcoming and relaxed atmosphere for patrons. The generosity and openness of the new form provides opportunities for hanging plants and trellised climbers. The proposed softscape will be balanced by the palette of hardscape materials that show a lived-in feel, with patina and robustness for all year use.

The garden will be characterised by the use of quality materials and landscape elements such as hanging planter baskets, creepers, vines, and a combination of low planting and mature trees. The immersive garden environment will offer a sense of delight as well as relief from the busy streetscape.

The project team are working alongside Millstream Landscaping to add further verdant character to the existing gardens. Please refer to the landscaping package for plans and softscape selections.



Proposed Hardscape + Softscape Finishes



- 1. Restored Timber Decking
- 2. Stone paving
- 3. Climbing Vines - syngonium, arrowhead, devil's ivy
- 4. Inset timber + exposed concrete aggregate
- 5. Climbing Fig and Star Jasmine
- 6. Climbing plants to existing blockwork walls
- 7. Indoor planters and high-level hanging vines
- 8. Retained trees - date palms and Poincianas
- 9. Concrete blockwork patterns
- 10. Dragon trees + ground cover planting
- 11. Porphyry and inset stone
- 12. Recycled Brick Paving
- 13. Metal gates, trellis and climbing vines

3 Built Form & Scale

DESIGN NARRATIVE - EXTERIOR



Facade Restoration

Bring back the roaring 1920s.



New Additions

Create a family of built siblings that compliment the iconic landmark.



The (new) Old Awning

Embrace the street corner, accentuate the flat iron and create a community landmark.



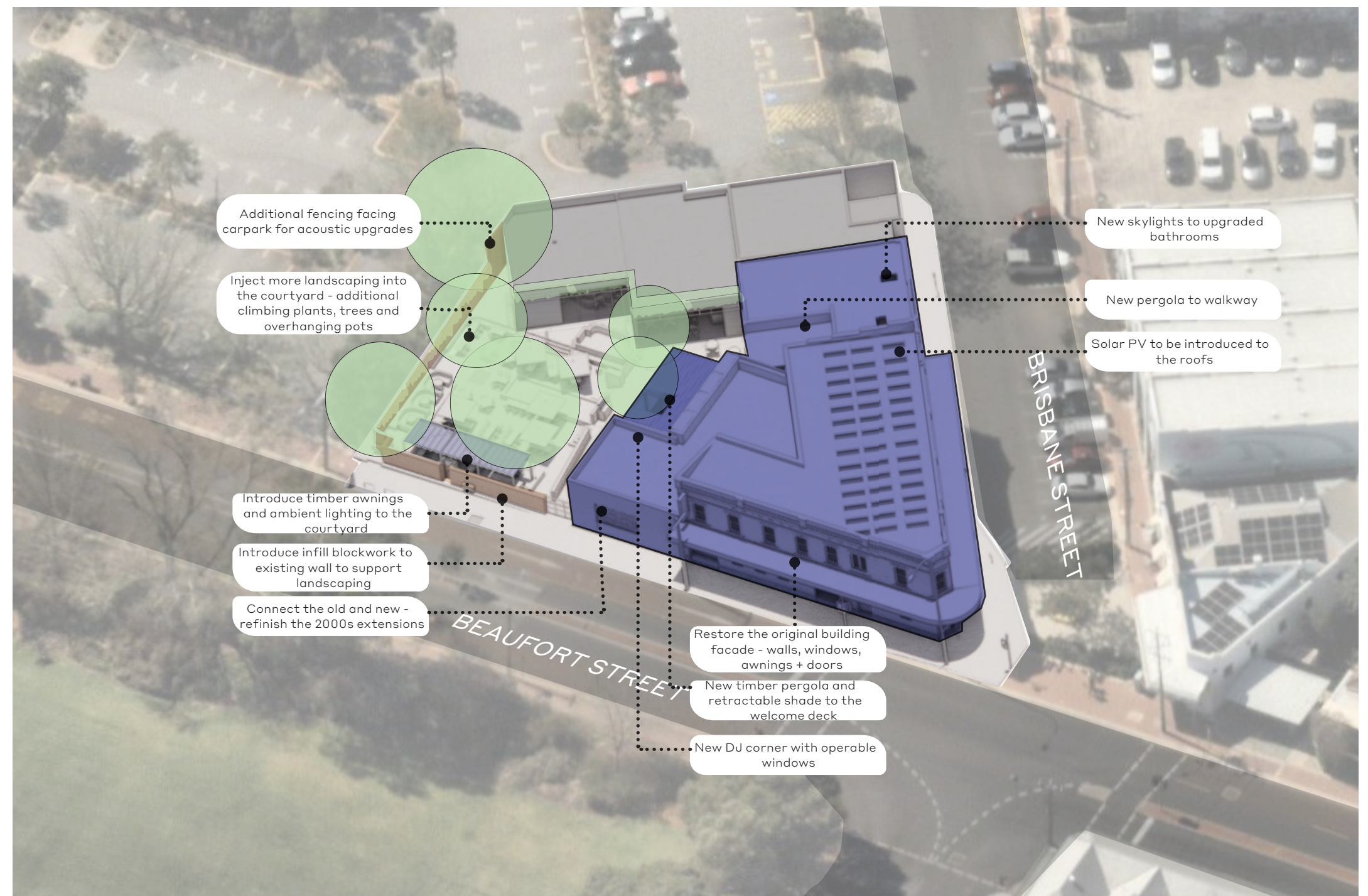
Integrity + Detail

A historic language that works for the contemporary publican.

THE BRISBANE HOTEL ALTERATIONS

Built form, scale and alterations to the Hotel

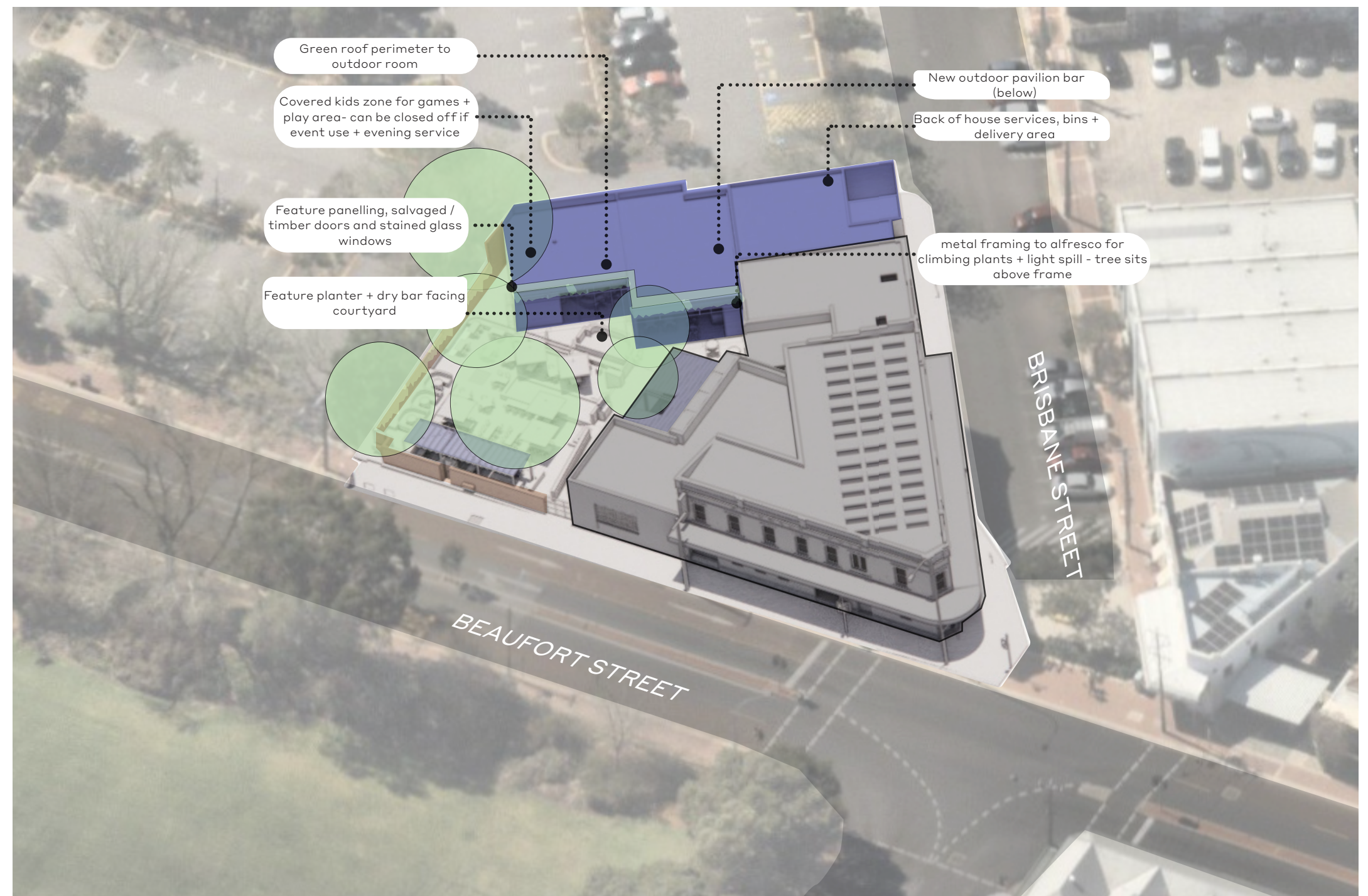
- The existing footprint is to be retained and restored, heroing the flatiron landmark corner to the corner of Brisbane Street and Beaufort Street
- Restoring the front facade will ensure the building has decades more life to continue operating for the local community



THE BRISBANE HOTEL ADDITIONS

Built form, scale and additions to the Hotel

- The additional 300m² to the rear of the site (facing the City of Vincent owned carparks) will be allocated to providing a generous outdoor pavilion for patrons, as well as much-needed upgrades to the operational components of the pub to cater and meet the needs for future service.
- The new outdoor pavilion and back-of-house areas are purposefully placed to look back to the northern aspect and sunken courtyard. This will provide generous access to natural light and continue sightlines across the venue.
- The scale of the new addition ties in to match the existing height of the historic stables. The height provides a balance of generosity to light access, natural ventilation and a feeling of comfort in scale when nestled against the existing footprint.
- A children's activity room is proposed within the new pavilion to provide amenity for families within sight parents.



THE BRISBANE HOTEL

3D PERSPECTIVE



THE OUTDOOR PAVILION

3D PERSPECTIVE



THE OUTDOOR PAVILION

3D PERSPECTIVE





4 Functionality and Build Quality

Proposed Site Zoning

Site Zoning Principles

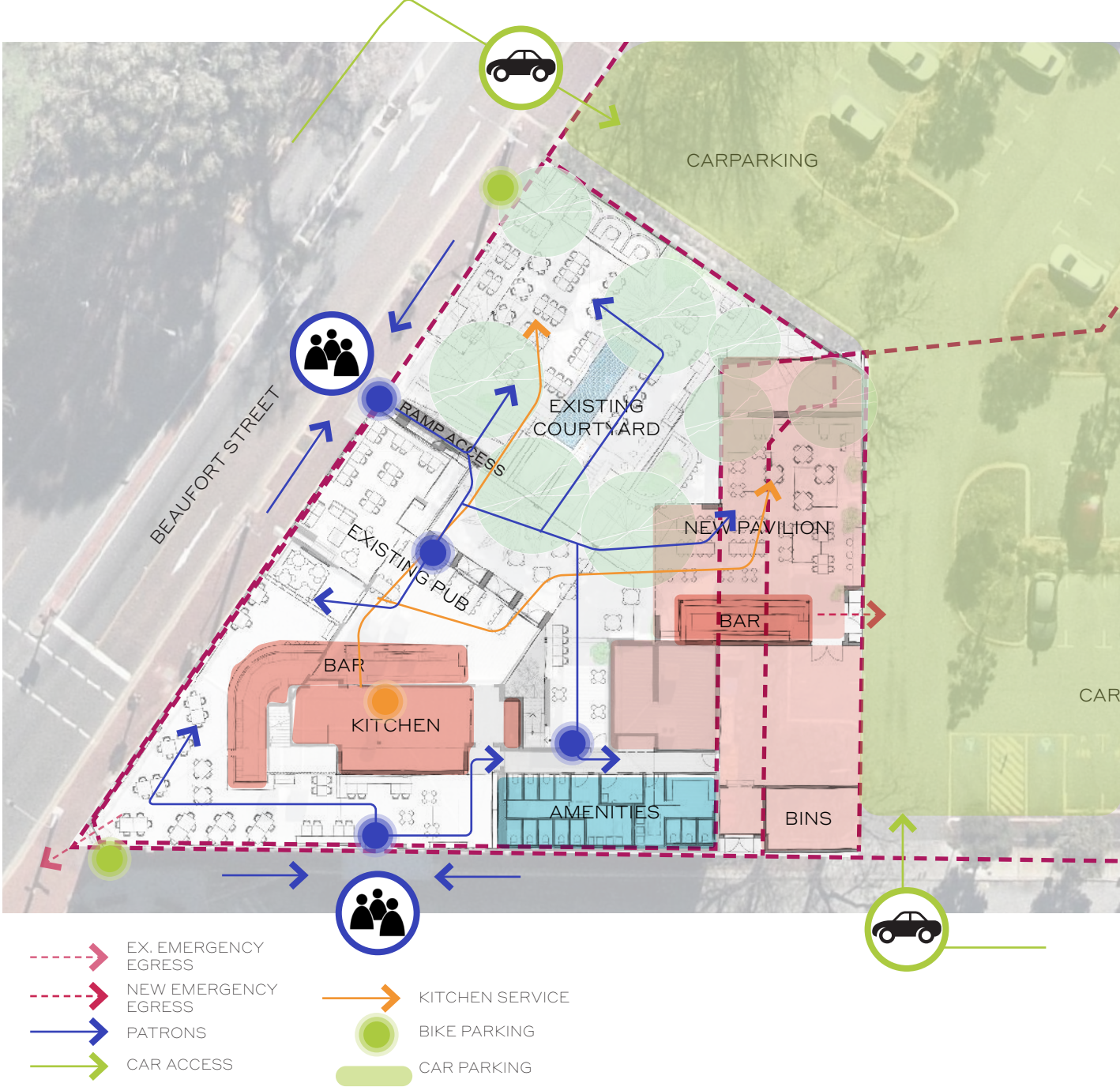
- The North facing orientation of the site optimises patron comfort throughout the seasons.
- A combination of open and protected outdoor space ensures that the garden provides a diversity of patron experiences. Retention of existing trees and the addition of new deciduous trees will contribute to the passive management of sunlight and shade.
- Entrances off both Beaufort Street and Brisbane Street provide options for amenity and patron experience in all weather conditions
- Minimal changes to access and egress will encourage minimal disruption to patrons, staff, service providers and local neighbours.
- The new pavilion considers future-proofing of the site, with allowance for interface with the neighbours and adjacent carparking



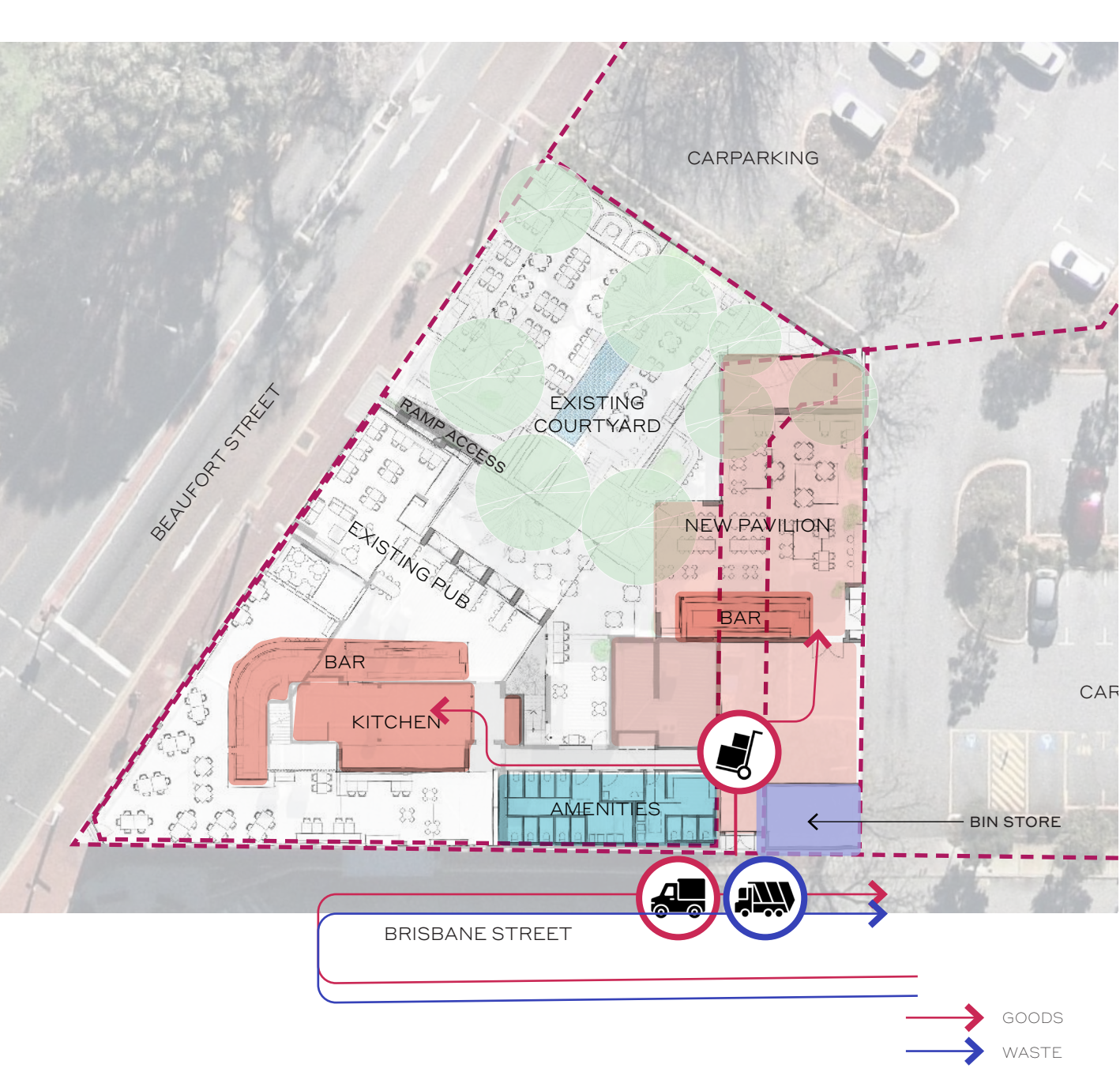
4 Functionality and Build Quality

Proposed Site Zoning

Pedestrian and Vehicular Movement

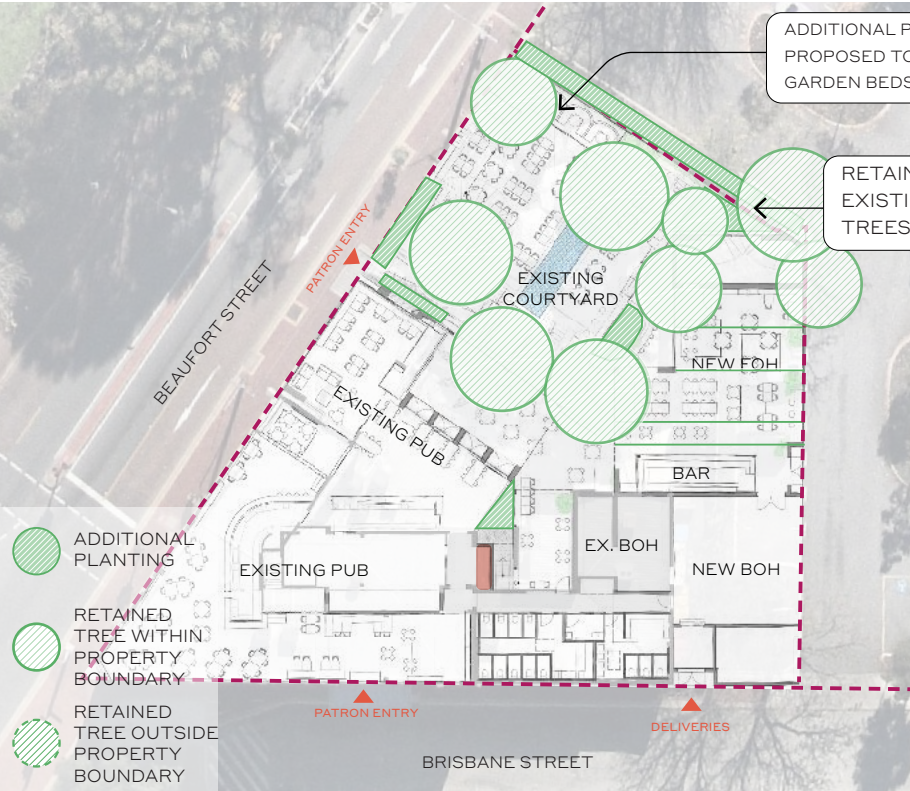


Goods and Waste Movement



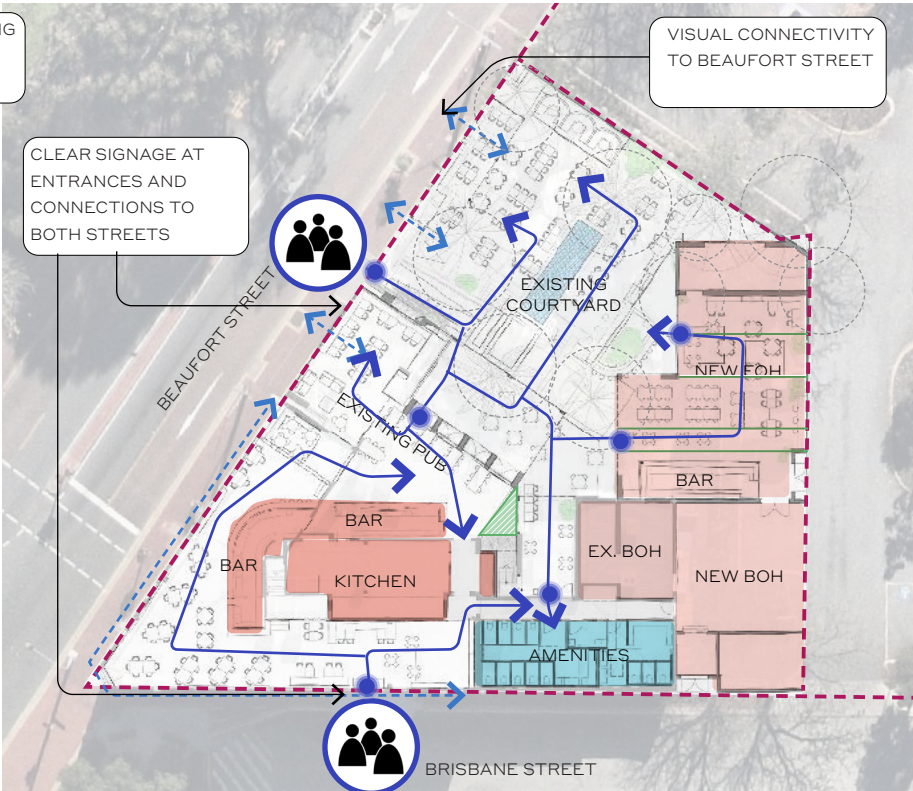


05 Sustainability, 06 Legibility and 07 Safety Precinct Values



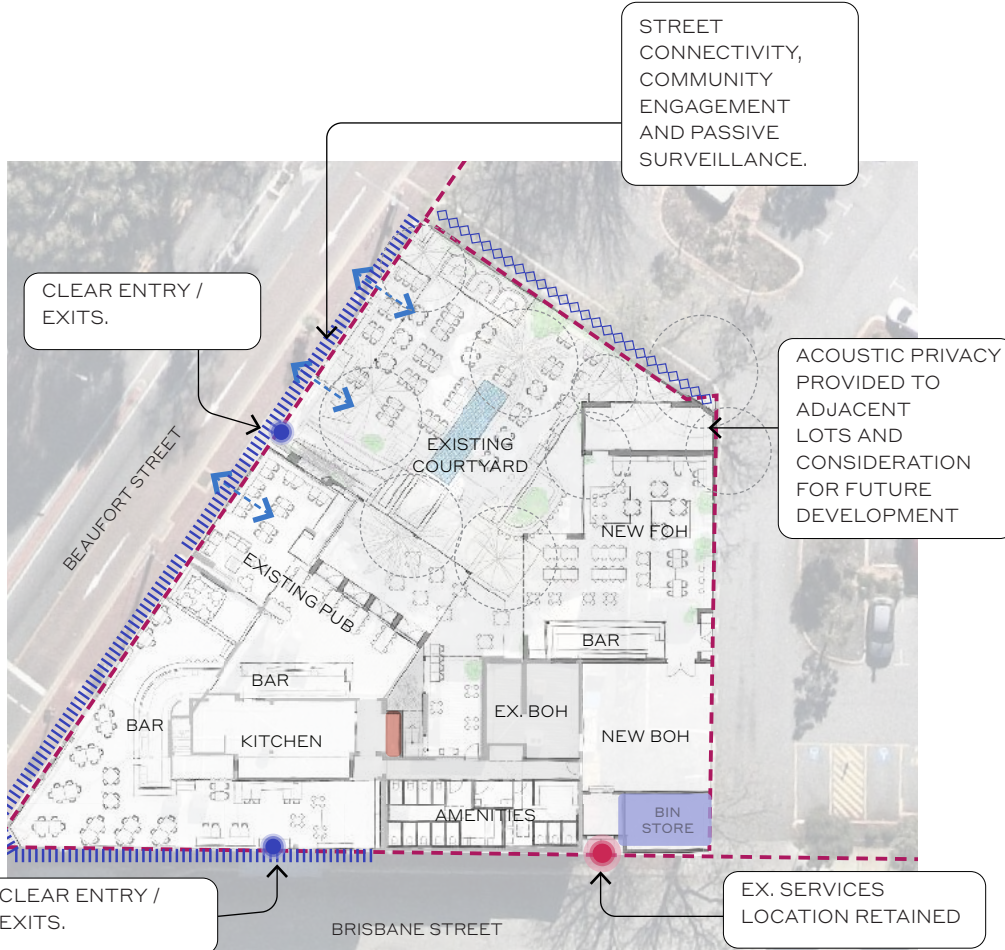
Sustainability

- Retention of the existing building, with restoration + adaptability at the focus of the renovations
- Re-purposing existing bars, fixtures + furniture and building materials
- Retention of existing tree canopy on site
- A sustainable landscape strategy with local and heritage planting species preferred - utilising low irrigation requirements
- A modest, functional approach to the additions - open air, focusing on a north facing aspect, appropriate shading and cross ventilation
- A new building working to a minimal, future-proofed footprint - with an open interface with the existing courtyard
- Opportunities for solar PV to optimise and futureproof a greener commercial use for the kitchen and BOH operations
- Ongoing responsible waste management practices



Legibility

- Clear and legible (unchanged) entry locations.
- Intuitive patron flow between existing + new, from inside out.
- Visual connectivity from existing footprint maintained.
- The entire garden and pavilion is orientated inwards to contain noise, but tree canopy and lighting is utilised as an outward feel to the street.
- Centrally located toilet amenities with an increased capacity to meet patron increase.



Safety

- Controlled entry/exit locations, with additional exit points provided to meet the increased patronage.
- Exit onto Beaufort Street which has high passive surveillance.
- Generous additional lighting to be provided for patrons and staff.
- Permeable public interfaces.
- Isolated and discrete waste management & service vehicle flow away from patron areas on Brisbane Street.
- Controlled delivery strategy, outside of trading hours.



06 Amenity

Repositioning the Brisbane - A place for everyone, and a home for the Perth Bears



Inner city crowds and professionals - the new yet familiar local



Flexible Events Focus - a pre and post game home for the Perth Bears from 2027



Family and Children Friendly - all hours and spaces



Great Food and Elevated Drinks Menu



Flexible sports focus for events and screenings



DJ Booths, live music and bookable events



The Brisbane Hotel - a local, authentic piece of Perth

06 Amenity

The Guest Experience

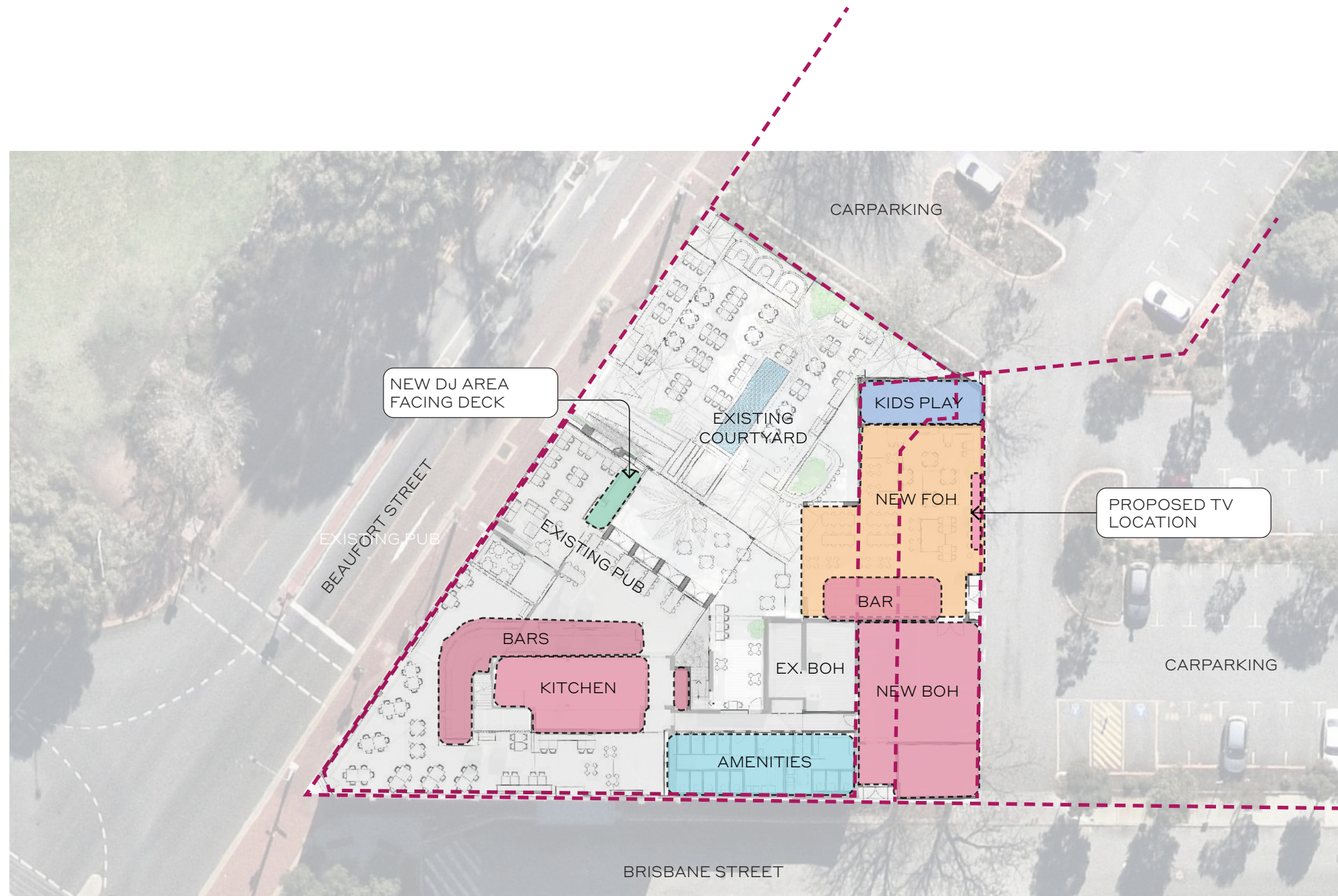
Repositioning The Brisbane Hotel

The Outdoor Pavilion

- A diverse offering of destinations within one venue to appeal to a local and from afar demographic; always welcoming & inclusive.
- A verdant variety of trees and lush planting for comfort and respite in summer.
- Mix of weather protected areas and open -air areas, taking advantage of Perth's great weather.
- Selection of seating typology and accessible for all.
- Integrated landscape and planting throughout.
- Strong connections between the interior spaces and outdoors
- Children's activities area to cater for families.

A revitalised traditional pub, bar + kitchen

- Restore the original character and charm of Perth's longest serving pub, with upgraded kitchens, bars and amenities for current patrons and future visitors.



THE OUTDOOR PAVILION

3D PERSPECTIVE



THE OUTDOOR PAVILION

3D PERSPECTIVE



9 Community
"The Brizzie"



LOCAL PRIDE
-
SENSE OF PLACE
& COMMUNITY
IDENTITY

PROMOTES &
SUPPORTS LOCAL
ECONOMY

FURTHER
ACTIVATION TO
BRISBANE AND
BEAUFORT

VIBRANT DAY
TO NIGHT
SOCIAL
AMENITY

WELCOMING &
INCLUSIVE
-
APPEAL
TO A WIDE
DEMOGRAPHIC

RESTORATION
AND
IMPROVEMENT
TO THE
STREETScape

THE WELCOME DECK

3D PERSPECTIVE



10 Aesthetics

EXTERIOR MATERIAL PALETTE

THE HERO FLATIRON



THE CONTEMPORARY CONNECTION



ART OPPORTUNITIES



A VERDANT COURTYARD



Restore, reinstate and repair the existing facade and fabric of the exterior.



Something old, something other. Adaptive reuse breathes a new life into the historic footprint, providing a long term benefit to the local community whilst restoring the existing.



Opportunities to hero local artists, artisans and makers, creating a sense of place, character and flair for the spaces, connecting with the local neighbourhood.



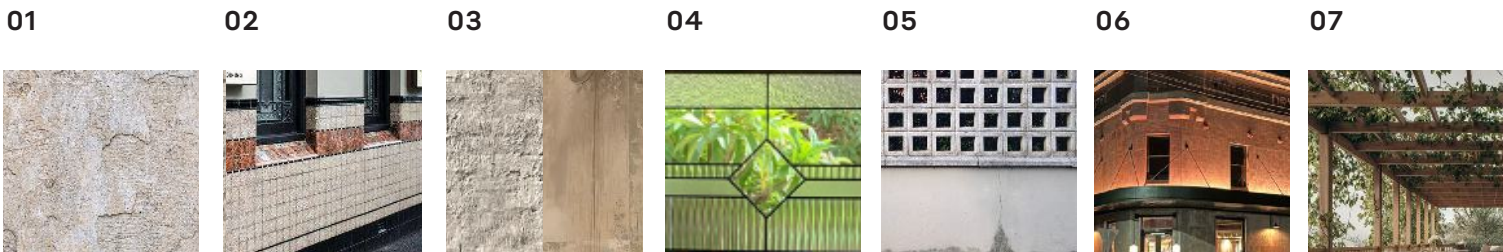
Add vertical greenery, planters, additional trees, and climbing vines to soften the space and provide shade.

EXTERIOR
BEAUFORT STREET ELEVATION

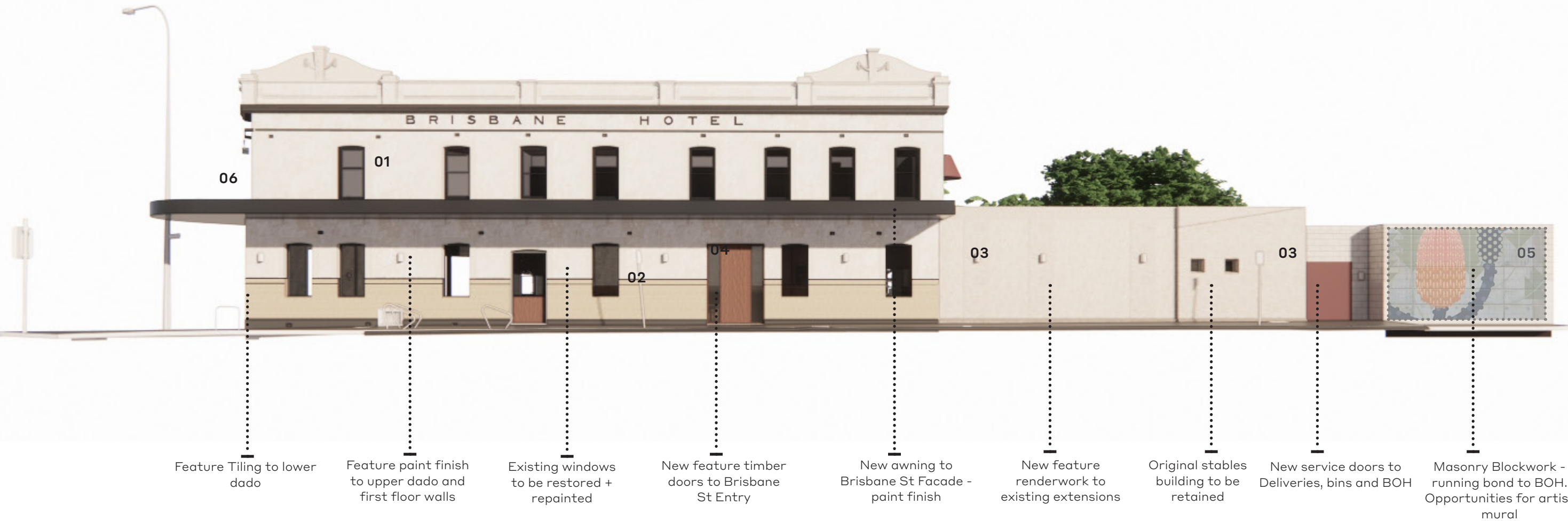


Finishes

- 01 New repaired render and feature paint to upper level dado and first floor
- 02 Feature tiling patterns to lower dado (Ground Floor)
- 03 Feature render work to 2000s additions + new lighting
- 04 New feature windows to Beaufort St
- 05 Infill blockwork to existing walls
- 06 New awning with feature wall-wash lighting
- 07 Timber arbor with climbing plants



EXTERIOR
BRISBANE STREET ELEVATION

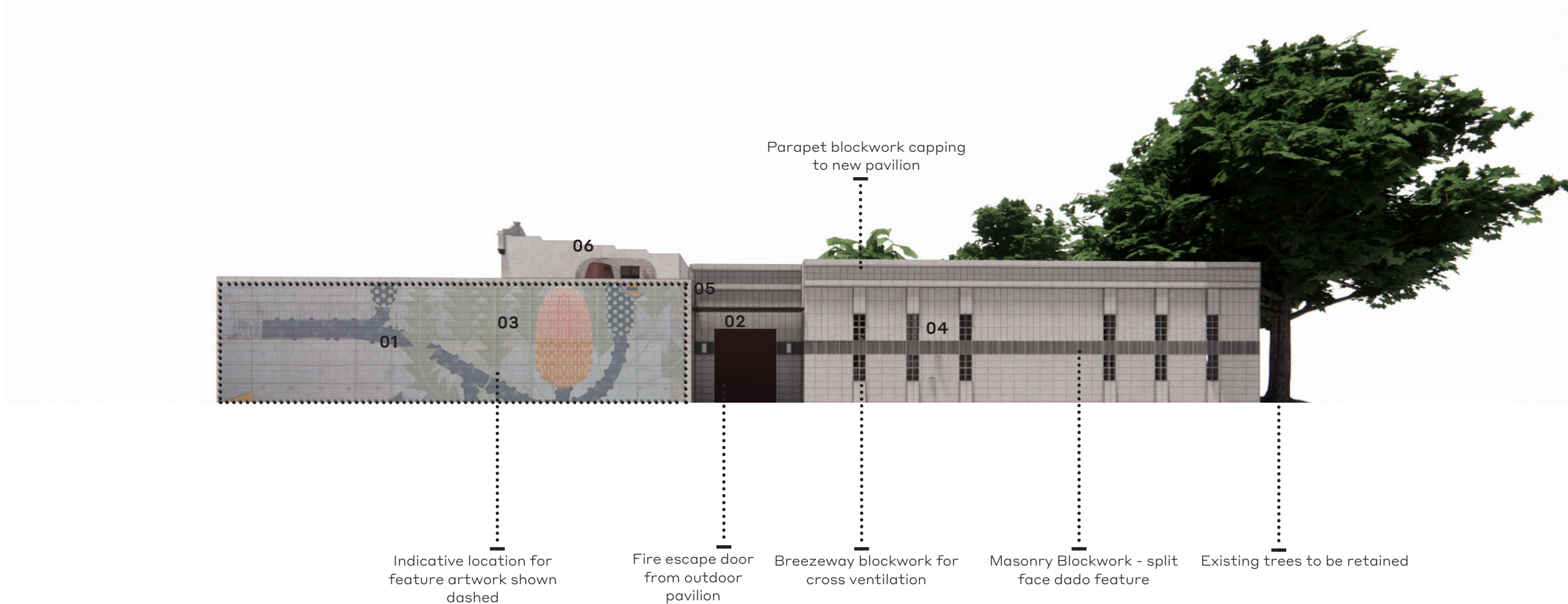


Finishes

- 01 New repaired render and feature paint to upper level dado and first floor
- 02 Feature tiling patterns to lower dado (Ground Floor)
- 03 Feature render to 2000s additions with blockwork
- 04 Feature timber doors to entry
- 05 New blockwork to additions with painted dado
- 06 New awning with feature wall-wash lighting

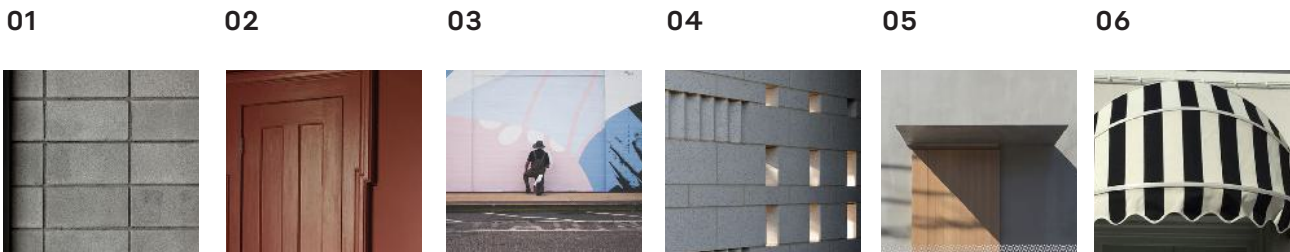


EXTERIOR
OUTDOOR PAVILION BACK WALL ELEVATION



Finishes

- 01 Masonry blockwork wall - running bond
- 02 Paint Finish to fire escape doors
- 03 Public Art Opportunity
- 04 Feature blockwork wall with breezeway insertions
- 05 Awning over fire escape exit
- 06 Fabric awning to upper level stair landing



EXTERIOR
EXISTING CARPARK WALL ELEVATION



04
New acoustic blockwork
wall to pavilion to taper
to existing wall height

01
Extended open
blockwork to replace
existing wood fencing

03
Existing signage
locations to be refreshed
with new branding

04
Climbing plants to be
maintained to grow over
wall (hidden for clarity)

01
Existing trees to be
retained

Finishes

- 01 Masonry blockwork wall - stacked bond
- 02 Open blockwork to upper level wall
- 03 New signage to existing locations
- 04 Feature blockwork wall
- 05 Climbing plants to existing wall

01



02



03



04



05



WELCOME DECK + THE OUTDOOR PAVILION

3D PERSPECTIVE



THE OUTDOOR PAVILION

3D PERSPECTIVE





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APPENDIX
ARCHITECTURAL DA DRAWING PACKAGE