

# TOWN OF BASSENDEAN

## MINUTES

### MUNICIPAL HERITAGE INVENTORY REVIEW COMMITTEE

HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN

ON TUESDAY 10 MAY 2015 AT 6.06PM

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#### 1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

##### Acknowledgement of Country

The Presiding Member declared the meeting open, welcomed all those in attendance and conducted an Acknowledgement of Country.

#### 2.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

##### Present

Cr Paul Bridges, Presiding Member  
Cr Renee McLennan  
Cr Bob Brown  
Jennie Collins, Community Member  
Michael Grogan, Community Member

##### Staff

Brian Reed, Manager Development Services  
Tim Roberts, Planning Officer  
Amy Holmes, Minute Secretary

##### Apologies

Cr Gerry Pule  
Prue Griffin - Hocking Heritage Studio  
Gemma Smith - Hocking Heritage Studio  
Peter Wittwer  
Sally Cawley

#### 3.0 DEPUTATIONS

Nil

#### **4.0 CONFIRMATION OF MINUTES**

##### **4.1 Minutes of the Meeting held on 8 March 2016**

###### **COMMITTEE/OFFICER RECOMMENDATION – ITEM 4.1**

MOVED Michael Grogan, Seconded Jennie Collins, that the minutes of the meeting held on 8 March 2016 be confirmed as a true record.

CARRIED UNANIMOUSLY 5/0

#### **5.0 ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION**

Nil

#### **6.0 DECLARATIONS OF INTEREST**

Cr Paul Bridges declared a financial interest as he is the owner of 150 West Road, Bassendean which is included as a category 2 building on the current Municipal Inventory and could be offered incentives for inclusion on the revised Municipal Inventory.

Cr Paul Bridges declared a financial and proximity interest as he lives opposite the Nicoletto vineyard.

Jennie Collins declared a financial interest as she is the owner of 24 James Street and 64 Watson Street Bassendean which are included as a category 2 building on the current Municipal Inventory and could be offered incentives for inclusion on the revised Municipal Inventory.

#### **7.0 BUSINESS DEFERRED FROM PREVIOUS MEETING**

Education campaign and engage with the community through public workshops	No action at this stage <i>To be included in timeline</i>
Establish special control areas over precincts or streets	No action at this stage <i>To be included in timeline</i>
Thematic history needs to be developed	Hocking Heritage Studio to complete thematic history by end of June
The Town needs to develop a heritage strategy	Outside the Scope of the current review

<p>Town officers prepare a report outlining a draft <i>policy and strategy</i> that enables those properties listed on the Heritage List including heritage precincts to have no loss of their existing development potential and allowing the listed building to be retained.</p>	<p><i>To be completed by July meeting</i></p>
<p>Committee members to review the draft inventory and forward comments to <a href="mailto:troberts@bassendean.wa.gov.au">troberts@bassendean.wa.gov.au</a> who will collate information before sending through to Hocking for implementation.</p>	<p>Committee members are asked to provide comment and suggested changes on the draft MI before the July meeting</p>
<p>Link the heritage list (categories 1s and 2s) to TPS10 and recommend policies</p>	<p>No action at this stage</p>
<p>Develop policies for category 3s and 4s</p>	<p>No action at this stage</p>
<p>Opportunity for property owners to provide additional information on their properties which could result in a change of management category (to be based on the significance of the place)</p>	<p>To be considered as part of advertising the draft Inventory</p>
<p>Town officers prepare a timeline for the completion of the review including those elements which are covered by the current scope and those elements which are beyond the scope of the current review.</p>	<p><i>To be completed by July meeting</i></p>
<p>That Council considers a budget variation to allow for the preparation of: 1. A Heritage Strategy; and 2. Draft Design Guidelines for Heritage Precincts; based on advice in an officer's report.</p>	<p>No action at this stage</p>

*The Committee discussed the need to develop a Policy, Strategy and Guidelines.*

COMMITTEE RECOMMENDATION – ITEM 7.0(a)

**MHIRC – 1/05/16** MOVED Jennie Collins, Seconded Michael Grogan, that by the June meeting, Town officers develop:

1. A timeline for the completion of the review; and
2. A Draft Policy and Strategy that enables those properties listed on the Heritage List including heritage precincts to have no loss of their existing development potential and allowing the listed building to be retained.

CARRIED UNANIMOUSLY 5/0

COMMITTEE RECOMMENDATION – ITEM 7.0(b)

**MHIRC – 2/05/16** MOVED Cr Bridges, Seconded Cr Brown, that Council considers a budget allocation for 2016/2017 for the preparation of draft Design Guidelines for Heritage Precincts, based on advice in an officer's report.

CARRIED UNANIMOUSLY 5/0

**8.0** **REPORTS**

**8.1** **Progress Review on the Review of the Municipal Inventory and Future Actions**

Place Record Forms

The Committee has been previously provided with the draft place record forms and suggested management categories for places contained within the currently adopted MI, together with some additional properties not included in the current MI.

As a result of the bus tour held on 5 March 2016, in the order of some 36 properties and precincts were recommended for inclusion. The place records forms for the Ashfield and Eden Hill properties are included as an attachment to the agenda and details of the Bassendean properties will be provided at the meeting.

The Committee is asked to formerly endorse the place record forms and proposed management categories, including the identification of heritage precincts at its next meeting.

### Incentives for heritage conservation- retention of development potential

Staff have contacted other councils in an attempt to find out what policies those councils have. Responses have been received from the Cities of Stirling, Bayswater, Cockburn and Rockingham. Copies of those Council's policies are included as an attachment to this agenda.

In addition to the above, the Western Australian Local Government Association has established the Local Government Heritage Group and officers have advised that we would be interested in being kept up to date with any outcomes and briefings that may arise through this process.

It is apparent that some form of draft policy will need to be developed by the Town to go hand in hand with the advertising of the final version of the Inventory.

Staff will attempt to present a draft policy to the next meeting of the Committee taking into account the feedback of the Committee.

### Outstanding Actions

#### Thematic framework and place record forms

Hocking Heritage Studio will complete the Thematic Framework by the end of the current financial year and will also revise the Place Record Forms following feedback from the Committee.

#### Endorsement by Council

The recommendation of the Committee will need to be reported to Council to adopt the revised MI and any policies to be used in advertising the Revised MI.

#### Advertising of the Proposed Inventory and any associated policy

Following endorsement by Council, it is intended that the Inventory and policies be advertised for public comment. It is envisaged that the Town will write to each owner whose property is included for inclusion on the MI and also generally advertise the proposal.

It is also intended that an open day be held as part of this process.

### Consideration of submissions and final adoption

Following the advertising period, it is envisaged that Council will adopt the final version of the Inventory and any associated policies, including any changes to the Place Record Forms, Management Categories and thematic framework.

### Post adoption of the Inventory

Following the adoption of the inventory it is envisaged that Council will:

- Establish the Heritage List and any precincts under the Local Planning Scheme No 10; and
- Develop precinct design guidelines for any precincts that are established.

### COMMITTEE/OFFICER RECOMMENDATION – ITEM 8.1

**MHIRC – 3/05/16** MOVED Jennie Collins, Seconded Michael Grogan, that the Committee notes the report by the Manager Development Services on the Review of the Municipal Inventory and future actions

CARRIED UNANIMOUSLY 5/0

### 9.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

### 10.0 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

Nil

### 11.0 CONFIDENTIAL BUSINESS

Nil

### 12.0 CLOSURE

The next meeting will be held on Tuesday 5 July 2016 at 6.00pm.

There being no further business the Presiding Member declared the meeting closed the time being 7.28pm.