

| PLACE RECORD NO. | ADDRESS | PROPOSED CATEGORY | SUBMISSION | OFFICER'S COMMENT | COMMITTEE RECOMMENDATION |
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| 262 | 168 West Road, Bassendean | Category 2 | Re my conversation by phone on April 24 concerning the Town Heritage listing of such property to be left as listed as category 2. | Note owner's objection to the proposed category 2 listing. Financial related concerns are not a valid planning consideration. Preliminary talks have been held with real estate agents regarding the future sale of this property. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Liaise further with the property owner and real estate agent with regard to any implications of this listing and suggest an appropriate plan of subdivision whereby the existing house and rose garden is retained. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10. | |
| 145 | 9 Marion Street, Eden Hill | Category 3 | Regarding your notification regarding making the above address "heritage". I definitely do not wish this to happen. My home of over 60 years would no longer feel like mine. | Note owner's objection to the proposed category 3 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 3 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only. Owners of category 3 listed properties will be invited to 'opt in' to the Heritage List in order to access a wide range of heritage incentives and encourage preservation of the property. RECOMMENDATION: Retain the property as a category 3 listed place and under the review of the Heritage List assume the owner will not want to 'opt in' to the Heritage List. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. | |
| 158 | 40 North Road, Bassendean | Category 2 | Thanking you for your letter of 13 th February 2017 with enclosures. The report is comprehensive and is appreciated. The only mistake in the history of ownership is that of my late Mother Thelma Florence Lewis (nee Chapman) dates being 8-3-1912 – 13-2-1996 <u>not</u> 1913-1993. Fathers (Raymond William Lewis) dates 27-9-1904 – 20-12-1993 are correct. Further to my previous letter of 2 nd May 2015, with regard to the house and garden, please <u>insist</u> that the property is <u>preserved intact</u> (no subdivision etc.), as there are some exotic significant trees growing, some of which are eighty or so years old. The house is pretty much the era of 1936, as there has been no major alterations. The only extra buildings being the back shed and a second garage constructed sometime later than the house. Everything else is of 1936 style. As you may guess, I love the old things of yesteryear and hopefully I can stay here to the end of my days. Again thanking you for your letter of the 13 th February with the enclosures. | Note owner's support of category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Make contact with owner about the option to place a Tree Preservation Order on established trees on the property. Future correspondence with owner required as part of the creation of the Heritage List under LPS10. | |
| 82 | 73 Ivanhoe St, Bassendean | Category 3 | As you requested in your letter, I would like to forward some more info regarding this property, which may or may not alter its deemed significance. I believe the house holds significance for the Italian and Maltese migrants who settled in the area after world war 2, and worked at Midland railways or in light industry, and the building reflects this to some degree still today. As you state, this area at the end of Ivanhoe St as per the architecture was settled post WW2, and a lot of Italian and Maltese people settled right there not too far from the river, and had large half-acre back-yard vegetable gardens (or market gardens?). For further information on the Maltese and Italian migrants, some of those original migrants still live in those houses across the road, are quite elderly, and clearly remember Bassendean as it was in the 1950s. They remember who lived in each | Note owner's support of category 3 listing. RECOMMENDATION: Retain property as a category 3 listed place within the final MHI to be presented to Council for adoption. Under the future review of the Heritage List write to the owner with an option to 'opt in' to the Heritage List in order to access a wide range of heritage incentives. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. | |

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| | | | <p>house and the circumstances. One lady remembers the indigenous community of the time when elders used to sit under trees and tell stories to the younger indigenous people. It's not so long ago.</p> <p>With reference to my home in particular, the story is it was built in 1948-1950. It apparently was a labour of love at the hands of a Maltese migrant who built most of it himself by hand. Even though the house is typical post-war, the builder added features from Malta, not only outside with the patterned tiled front verandah, steps and columns, but inside as well. I have always jokingly called my home 'anglo-ethnic' to friends, as that seems to describe it and leads into conversation about the migrants population of the area. Note the 'Maltese Club' is also in Bassendean.</p> <p>Main rooms of the house have some kind of coloured 'marble' or other material 'dado ' section on the walls, apparently imported from Malta. The lounge doors have scenes of middle eastern camels in the desert; the bathroom is a distinctive strong sky blue and terracotta with very patterned tiling, and a sunken bath of the era. The house has retained this European character throughout the years, and visitors comment on its difference.</p> <p>There are two lead lighted large and protruding bay windows on the property, and one other lead lighted window visible from the front verandah.</p> <p>As the story goes the owner/builder spent a few years perfecting the house - a gift to his wife is the unofficial story..... in the end however, the wife was unhappy and left Australia and her husband, and returned to Malta - a migrant story (to be verified with closer interviewing of the original migrant neighbours).</p> <p>If you would like to inspect the interior for ' migrant ' significance of the post war period, I am happy to allow that. One of the houses across the road is lived in by an Italian elderly lady and her kitchen at the back is as rustic and original as those we would have found in Sicily - open fire stove for cooking and wide concrete hobs... just in from large veggie garden.</p> <p>Anyhow for your info. Please acknowledge receipt of this email. BTW - I am studying post grad history at UWA and as you can see am interested in this social history of Bassendean.</p> <p>Also, the new house behind was completed in 2003 as you state.</p> | | |
| 155 | 27 North Road, Bassendean | Category 2 | <p>In respect to the above property being included on the municipal inventory, I have no objections.</p> <p>There are some points of interest regarding the house, first the floorboards have been identified as Amabilis fir. A timber similar in looks to Douglas fir and was thought to be imported into WA to craft ebonised pine furniture. It would seem there was some timber left over which was milled into floorboards. As such, a process was unusual; these boards may well be unique.</p> <p>Secondly, while Jennie Carter placed the build as circa 1888, it is likely it was built earlier, possibly in 1870s. Her dating is based upon the post-office directories, which commenced at that time. More authoritative would have been the Guildford Council records, which were destroyed by fire in the 1930s, would have identified when the house was built. As there was no mortgage registered on the title, again there is no indication of a build date.</p> <p>Derisly Wood - George Tuthill Wood's son - visited the house in the early 1980s when in his 90s and was of the opinion that the 'Bungalow' was the first house built in what was 'West Guildford'. He said the house had reticulated water from the Guildford artesian scheme. There is some evidence of this in extremely old steel pipe work I once dug up. He also mentioned a croquet ground on the river flat and reflected he could</p> | <p>Note owner's support of category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review.</p> <p>RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Future correspondence with owner required as part of the creation of the Heritage List under LPS10.</p> | |

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| | | | see the trains carting timber on the zigzag railway to build Fremantle Port. He thought there were some reasonably sized trees in the garden and as he was reflecting on a time in the 1890s, it suggests trees had been planted earlier than 1888. | | |
| 14 | 66 Anzac Tce, Bassendean | Category 3 | <p>We welcome the inclusion of our home, at the above address, as a place of "Some/Moderate" significance to the Bassendean community.</p> <p>We are also interested to know more about the "opt-in" Heritage List under Local Planning Scheme No.10 - which we are aware, is subject to a separate review.</p> | <p>Note owner's support of category 3 listing.</p> <p>RECOMMENDATION: Retain property as a category 3 listed place within the final MHI to be presented to Council for adoption. Under the future review of the Heritage List write to the owner with an option to 'opt in' to the Heritage List in order to access a wide range of heritage incentives.</p> | |
| 292 | 68 Wilson Street, Bassendean | Category 3 | <p>I'm writing in regards to the inclusion of our property at 68 Wilson Street on the Municipal Heritage Register.</p> <p>My wife and I would firstly like to thank the Town of Bassendean for the inclusion, as we are strong supporters and advocates for the conservation and protection of heritage properties in WA.</p> <p>This being one of the main reasons we purchased our family home in Bassendean, and we are proud to live in a community that seeks to maintain the integrity and value of historical places.</p> <p>We have long term plans to fully renovate, whilst in keeping the original facade and elements of the property as much as possible.</p> | <p>Note owner's support of category 3 listing.</p> <p>RECOMMENDATION: Retain property as a category 3 listed place within the final MHI to be presented to Council for adoption. Under the future review of the Heritage List write to the owner with an option to 'opt in' to the Heritage List in order to access a wide range of heritage incentives.</p> | |
| 261 | 167 West Road, Bassendean (fmr) Broun Homestead | Category 4 | <p>I refer to your recent correspondence relating to the Municipal Heritage Inventory review, namely Place No. 261 – Broun Homestead (fmr) site. Although the residence no longer exists, we are happy for the general location to be referred to as a Category 4 management category if this contributes to the general understanding of the history of the area, provided it does not in any way stop any future re-development of our property.</p> | <p>Note owner's support of category 4 listing.</p> <p>RECOMMENDATION: Retain property as a category 4 listed place within the final MHI to be presented to Council for adoption.</p> | |
| 95 | 1 Kathleen St, Bassendean | Category 2 | <p>I wish to make the following points</p> <ol style="list-style-type: none"> 1. When I bought the house in 1985 there was not much heritage beauty to be seen. All the veranda features were done by me. That needs to be noted. 2. The house is shown in a photograph in 1910 in Carter's book, so was not built by clays. I believe it was built by Cummings Smith for one of his daughters, and that he lived in the much larger house on the corner of Palmerston and Kenny street. I found a postal record in state library for a house on Kathleen street between Palmerston and Guildford. I do not know if it was my house. I googled Cummings Smith and he did not move his business to Perth until > 1912 or so, but he might have visited before and built houses. 3. I have been restoring my house and adding features that are sympathetic to era, such as my work on veranda, my garage, etc. I do > not want to be stopped from doing what I see fit in future. I should not be punished for doing a good job. 4. About all that is original to house are the bricks and windows. Some have also been replaced, and room to side is my work too. 5. My garage building is interesting because it was built entirely by myself without any help. This includes roof, gutters, downpipes etc. etc. Everything. Someone said to be it was like a work of art, so I even signed it 'Christos' at the front. It could probably be listed as a place of interest in itself. <p>Ps. Even the bricks and windows are not all original. A side window on either side of the house has been removed. On one side the window has been converted to French doors (not very old c1950). On the other side the window has become a door to a sleep-out, also enclosing part of the verandah.</p> | <p>Note owner's objection to the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review.</p> <p>RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10.</p> | |

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| | | | <p>Also, the chimneys were painted (stripped back by me), chimney pots added my me, a fireplace was missing, and neither the kitchen, bathroom nor laundry are original, and most of back part has been added on from the 1950s.</p> <p>All in all, although my house displays nice character in appearance, most of what you see has been done my me. None of the outbuildings or garden have any historical significance.</p> <p>I do NOT support a category 2 listing*, because this would mean that my house would eventually be on the heritage list where restriction would apply to the type of renovations I have been doing, which is to make the house look nicer.</p> | | |
| 142 | 36 Haig Street, Ashfield (Prefabricated Houses Group) | Category 4 | <p>My property at 36 Haig Street has been proposed for inclusion however, in my opinion the property has little significance. The property had already undergone considerable renovations when I purchased it in 2010. Only the left and part of the front facades are original and what is left has rotted and is in need of replacement, only 3 original windows remain, also in need of replacement as they no longer function.</p> <p>I continued renovations to the inside and rear of the property since it has been in my ownership, again very little of the original home remains. The majority of the walls have been removed to open the interior space. The previous owners removed the entire rear property wall and right hand side to add 2 extensions on either side. Some original flooring remains.</p> <p>I purchased the property with the intent to eventually demolish, as the condition of the original building was fairly dilapidated. I do not believe it warrants inclusion based on these reasons.</p> | <p>Note owner's objection to the proposed category 4 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 4 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only.</p> <p>RECOMMENDATION: Retain the property as a category 4 listed place. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Prefabricated Houses Group place record form to be updated, as the exact houses included within this group and their reasons for inclusion are not clear.</p> | |
| 160 | 74 North Road, Bassendean | Category 3 | <p>We have just received notification in the post that the Town is looking at upgrading and adding properties to the Municipal Heritage Inventory.</p> <p>As the owners of 74 North Road, we do not wish for our property to be added to this list.</p> <p>Our property has very little heritage value and is basically a new home that has been extensively renovated inside and out with little to no original features.</p> <p>Our plan is to demolish the house and out buildings and sub-divide.</p> <p>We would strongly oppose any form of heritage listing on the property.</p> | <p>Note owner's objection to the proposed category 3 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 3 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only. Owners of category 3 listed properties will be invited to 'opt in' to the Heritage List in order to access a wide range of heritage incentives and encourage preservation of the property.</p> <p>RECOMMENDATION: Retain the property as a category 3 listed place and under the review of the Heritage List assume the owner will not want to 'opt in' to the Heritage List. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended.</p> | |
| 126 | 98 Kenny Street, Bassendean | Category 3 | <p>We received a letter in April 2015 and just received another letter February 2017 regarding putting our house 98 Kenny Street Bassendean to be heritage listed or as per your letter Municipal Heritage Inventory. As per my letter emailed to Brian Reed 20th April 2015 we are not interested in making our house Heritage listed and never will be interested.</p> | <p>Note owner's objection to the proposed category 3 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 3 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only. Owners of category 3 listed properties will be invited to 'opt in' to the Heritage List in order to access a wide range of heritage incentives and encourage preservation of the property.</p> <p>RECOMMENDATION: Retain the property as a category 3 listed place and under the review of the Heritage List assume the owner will not want to 'opt in' to the Heritage List. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended.</p> | |

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| 5 | 24 Anzac Tce, Bassendean | Category 3 | <p>Thank you for your letter dated 13th February 2017.</p> <p>Due to the age of the building and its deterioration (not due to a lack of maintenance) situated at 24 Anzac Terrace, Bassendean, we request that the property not be included (opt-out) on the Bassendean Town's Heritage List.</p> | <p>Note owner's objection to the proposed category 3 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 3 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only. Owners of category 3 listed properties will be invited to 'opt in' to the Heritage List in order to access a wide range of heritage incentives and encourage preservation of the property.</p> <p>RECOMMENDATION: Retain the property as a category 3 listed place and under the review of the Heritage List assume the owner will not want to 'opt in' to the Heritage List. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended.</p> | |
| 168 | 14-20, 22-24 Old Perth Road Commercial Precinct | Category 2 | <p>I wish to express my objection of the properties that I own within Old Perth Road, that I do not wish them to be entered as a part of the Municipal Heritage Inventory (MHI).</p> <p>Due to the following reasons:-</p> <ol style="list-style-type: none"> 1. Cost to reinstate any of the buildings at any time in accordance with Heritage requirements 2. Little or no significant architectural significance 3. Additional cost placed on myself at a point in time when I wish to develop the above properties 4. My overall view of the properties that I own is that in time I am pro-development for the area and see this implementation would restrict a development in future in some way. 5. Broadly speaking as these are Commercial buildings it places any new tenants coming into the area with a "burden" of requirement, therefore it is non-conducive for new tenants wishing to establish in the area, as alterations/extensions would be under Heritage requirements. <p>In short, I wish to re-iterate that I am in objection of my buildings being registered in any way or matter.</p> | <p>Note owner's objection to the proposed category 2 listing. Financial related concerns are not a valid planning consideration. Collectively, the northern side of Old Perth Road (inclusive of this property) forms an aesthetically pleasing streetscape and preservation should be encouraged. Any heritage protection/restrictions should solely seek to retain the façade of these properties. Owner is interested in access to proposed heritage incentives being waiving of application fees, variation to scheme and R-Code provisions and density bonuses. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review.</p> <p>RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10.</p> | |
| 142 | 22 Haig Street, Ashfield Prefabricated Houses Group | Category 4 | <p>I categorically do not want my property at 22 Haig Street considered for any type of either Federal- State or Local Govt Heritage Listing. As I have taken steps to sell it in this past week and waiting on quote back from Real Estate Agent.</p> <p>Notwithstanding I have owned property since 1995 and Council has allowed all other Homes West homes to be demolished and new homes erected and land subdivided either side of my property by at least three other persons.</p> <p>And my home is situated between two brick homes one built in 1960 and other in 1994.</p> <p>And now due to yet again a poor decision by yourself that I am having to fight to sell my property yet again.</p> <p>So I will be calling the State Administration Tribunal tomorrow to fight any decision by Council to register my Property at 22 Haig Street Ashfield WA 6054 to deny me to develop or demolish or sell or move my Property as anyone else has been able to do in the Ashfield Area.</p> <p>Because this is not Natural Justice. Nor is it common sense given most other homes have already been sold or demolished in most parts of Ashfield. Notwithstanding the rest of Perth.</p> <p>And especially so in my case as the Property is approx. 980 sqm. And I spoke personally to by phone regarding being able to subdivide if 500 sqm or 450 sqm on strata title. You had also given me information re a</p> | <p>Note owner's objection to the proposed category 4 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 4 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only.</p> <p>RECOMMENDATION: Retain the property as a category 4 listed place. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Prefabricated Houses Group place record form to be updated, as the exact houses included within this group and their reasons for inclusion are not clear.</p> | |

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| | | | <p>new proposal re being able to build units on Property that had been muted by Council in 2008 and again in 2012.</p> <p>And that was part of the State Govt. And Council recommendations that new zoning rules be put in place for people to sub divide or build 5- 10 units in line with other similar town house developments in Kenny Street Bassendean as part of encouraging town house accommodation close to railway lines.</p> <p>And now you are saying that will not apply. Your decisions are a causing too angst in Community and are inconsistent and too late now to apply Heritage Listing too.</p> <p>And by that I mean that Councils current decision to not consider Heritage Listing for its own involvement in Ashfield Soccer Club but will allow it to be demolished to make way for entire new Grand Stand.</p> <p>Most larger properties in Ashfield have already been sub divided and new homes built on them. Council had its opportunity in late 1995 when Homes West sold off land to community including Prefabricated Homes. To say I am extremely angry at this Decision to list my Property on Council or State Heritage List would be an understatement. But I am more angry with the inconsistent things you have said and done when I have approached you regarding such matters.</p> <p>I have lived in Ashfield for past 50 years and spent 30 years as a Volunteer at the Ashfield Soccer Club. And worked for both Federal – State and Local Govt. Departments and now when I am due to retire. You are doing this to me when I sincerely do not deserve it.</p> <p>No wonder people are driven to suicide by Bureaucrats in office.</p> <p>So I categorically state to you again. I do not want Council to put my home on any Heritage register. You had your Opportunities and Council has been remiss in pursuing these matters. Especially as you yourself have probably given approval for many of the Demolition or Sub Division of other properties in the entire Bassendean area.</p> <p>Please note that I have also Cc Mr Dave Kelly MLA as I am now being forced to do so. And I will call Mr Timothy Roberts on 08 9377 8024 to discuss further.</p> | | |
| 39 | 27 Devon Road , Bassendean Devon Road Precinct | Category 2 Precinct | <p>I hereby restate my formal objection to the inclusion of 27 Devon Road, Bassendean to going on the Municipal Heritage Inventory.</p> <p>As previously communicated to the Council, I remain strongly opposed to the inclusion for a number of reasons. I am an elderly pensioner of limited means and currently terminally ill with motor neurone disease (MND).</p> <p>In the near future, due to my illness, I may need to sell my property to fund entry into an appropriate high care nursing facility due to recent changes in the government rules for agedcare.</p> <p>The possible municipal heritage listing may impact severely on my ability to sell my home in a timely manner and would likely have a detrimental impact on the market value of the property (and lead to financial hardship).</p> <p>In addition to the above the apparent heritage value(if any) of my property has been effectively removed from significant changes, repairs and renovations done since original construction:</p> <ul style="list-style-type: none"> • The original roof was replaced with asbestos in the 1960's that impacts on the ability to obtain tradespeople to carry out repairs. • The original front veranda was destroyed by rot and terminates and was replaced with concrete and | <p>Note owner's objection to the proposed category 2 precinct listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property was listed as it falls within the confines of the Devon Road precinct. The particular house at 27 Devon Roads is an older style home targeted by the Place Record Form as being worthy of retention. The property is in good condition. The houses along Devon Road are coded R15 meaning that in most cases, subdivision is not possible. It was identified in the review of the MHI that further controls for Devon Road be put into place. A category 2 listing will mean that any proposed development (including demolition) will require development approval. Although not yet quantified, the intention to list the Devon Road precinct is to ensure that any new development is sympathetic to the circa 1900 - 1940 existing development on the street. Demolition is not supported with the desired outcome being retention of all remaining circa 1900 - 1940 homes. It is also anticipated that streetscape will be affected by way of yet to be created design guidelines that focus on development within the front setback, the façade of the dwelling and fencing.</p> <p>RECOMMENDATION: Retain Devon Road as a category 2 listed precinct. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10.</p> | |

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| | | | <p>original woodwork was replaced by steel posts. The original bull nose cover was replaced by asbestos sheeting.</p> <ul style="list-style-type: none"> • The original fireplaces and chimneys in the house were all removed and destroyed. • the original kitchen was removed to make a bedroom and relocated to a brick clad extension (hardiflex fake brick veneer) • Rear patio added in modern materials (colorbond and steel tubes) • The lower section of the front facade had to be repaired due to fretting and the original tuck pointing removed and bricks painted. • All original outbuildings have been removed and there is a large asbestos roofed shed in the back yard. • Aluminium security screens added to the front due to break ins. • All internal original leadlight was removed and replaced with coloured glass • due to clay soils there is significant internal cracking in walls that have been repaired many times • no original light fittings remain <p>I believe that in view of the above there is little if any heritage value to the building and do not wish the house to be included on the inventory.</p> | | |
| 71 | 32 Hamilton St, Bassendean | Category 3 | <p>We strongly object to our house being put on the Heritage Inventory.</p> <p>We purchased this property with intentions of one day developing the block and this would fund our retirement but by putting our house on this inventory it would impact not only us financially negatively but also our neighbour's at No 34 as our house encroaches their boundary, even though when we purchased our property a member of the shire viewed the boundary line and said it was ok.</p> <p>There are many reasons why our property is not suitable, however I feel so strongly about this situation that I have sought legal advice and they have advised me that they will in turn be contacting you directly.</p> <p>As owners of the above property, we strongly object to our home being registered under category 3 of the municipal heritage list and argue our case citing the following conditions.</p> <p>The house is not unique: There are many such houses in Bassendean and our does not have any significant advantages over these other properties.</p> <p>The house is not in original condition: There have been extensive, approved, renovations conducted on these premises. There has been an addition of a second storey, the outside wall panelling is either Cedar or fibro and in fact not one of the exterior walls is original, so I cannot see how this would fit the listing.</p> <p>Combating urban sprawl: The Town of Bassendean has been progressive in combatting urban sprawl by the promotion of multi-resident buildings of 3 and 5 storey units approved and built, also high density buildings in the street behind us. I believe there is a proposal to convert all land within 400 metres of the railway station to R60 within the foreseeable future. The heritage listing would put a stop to us being to develop our own property and would have a hugely negative impact on reducing the urban sprawl.</p> <p>The listing also affects next door: When we purchased the property, over 20 years ago, we were concerned about the boundary lines and wrote in our purchase agreement that the purchase was on the condition that the boundary line was ok. The agent called the shire and a representative came down and viewed the property and confirmed that all was ok.</p> | <p>Note owner's objection to the proposed category 3 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 3 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only. Owners of category 3 listed properties will be invited to 'opt in' to the Heritage List in order to access a wide range of heritage incentives and encourage preservation of the property.</p> <p>RECOMMENDATION: Retain the property as a category 3 listed place and under the review of the Heritage List assume the owner will not want to 'opt in' to the Heritage List. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended.</p> | |

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| | | | <p>However 10 years later, when we had the land surveyed, it became apparent that our house encroached on next doors land which reduced their ability to develop their premises. So an easement was established with the sole purpose that when we developed our block and our house was demolished that the boundaries would revert back to form 2 x 1012 square metre blocks. If you house is listed, this would mean that their block would only be 920 square metres and impact on their ability to develop their premises and as it is an investment property they would seek compensation for the encroachment.</p> <p>Major impact to us financially: Our long term plan is to use the equity we would gain from developing our premises to fund our retirement. By listing the property this would have quite a negative impact to us financially as we would not be able to fulfil the full potential of any development. I would estimate a loss of approximately \$200,000 or more, if necessary we could get a professional estimate. Naturally we could not fund such a loss and would be seeking compensation from the Town of Bassendean if our property was heritage listed.</p> <p>In conclusion my wife and I are opposed to our property being heritage listed by the council for the aforementioned reasons.</p> | | |
| 71 | 31 Hamilton St, Bassendean | Category 3 | <p>It has come to my attention that the Town of Bassendean is considering placing 32 Hamilton Street on a Heritage list,</p> <p>I am part owner of 31 Hamilton Street, the house next door, and am concerned about any detrimental effects that heritage listing of No 32 will have on the future development potential of my property.</p> <p>The reasons for this concern is that part of No 32 sits on my property.</p> <p>Presently there is a Reciprocal Grant of Easement registered at Landgate stating that when No 32 is demolished that original boundary will revert.</p> | <p>Note neighbour's objection to the proposed category 3 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 3 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only. Owners of category 3 listed properties will be invited to 'opt in' to the Heritage List in order to access a wide range of heritage incentives and encourage preservation of the property.</p> <p>RECOMMENDATION: Retain the property as a category 3 listed place and under the review of the Heritage List. Write to neighbour with the outcome of the MHI review committee's recommendation and inform the neighbour of the date of the Council meeting where final adoption of the document will be recommended.</p> | |
| 150 | 16 North Road, Bassendean | Category 3 | <p>It is our decided position that we do not support the proposed management category of 3 be assigned to the above property as indicated in the draft Municipal Heritage Inventory.</p> <p>Would you please advise that this position will be upheld and that our property not be listed as a category 3.</p> | <p>Note owner's objection to the proposed category 3 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 3 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only. Owners of category 3 listed properties will be invited to 'opt in' to the Heritage List in order to access a wide range of heritage incentives and encourage preservation of the property.</p> <p>RECOMMENDATION: Retain the property as a category 3 listed place and under the review of the Heritage List assume the owner will not want to 'opt in' to the Heritage List. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended.</p> | |
| 142 | 3 Haig Street, Ashfield Prefabricated Houses Group | Category 4 | <p>I am the owner of 3 Haig Street Ashfield. The property does not have the attributes described in document titled 'municipal heritage review - 2016'</p> <p>Please take it off your inventory.</p> <p>I do NOT support its inclusion on the MHI.</p> | <p>Note owner's objection to the proposed category 4 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 4 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only.</p> | |

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| | | | | <p>RECOMMENDATION: Retain the property as a category 4 listed place. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Prefabricated Houses Group place record form to be updated, as the exact houses included within this group and their reasons for inclusion are not clear.</p> | |
| 39 | 12 Devon Road, Bassendean | Category 2 Precinct | <p>I am writing to you in response to notification that my house could be "Heritage listed". I own the property at 12 Devon Road Bassendean, which is photographed on the covering page on the documentation that was given to me. As my house was only built around 2010 (I have only owned the property for around 4 years or so) I am very sure that it should not be heritage listed and definitely oppose this happening.</p> <p>I am sure you would have on your records, the exact date that the house was constructed, and therefore you would agree that it should not be heritage listed.</p> | <p>Note owner's comments regarding the proposed category 2 precinct listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property was listed as it falls within the confines of the Devon Road precinct. The particular house at 12 Devon Roads is a newer style home built in 2010 and isn't within the targeted homes within the Place Record Form and identified as being worthy of retention. The houses along Devon Road are coded R15 meaning that in most cases, subdivision is not possible. It was identified in the review of the MHI that further controls for Devon Road be put into place. A category 2 listing will mean that any proposed development (including demolition) will require development approval. Although not yet quantified, the intention to list the Devon Road precinct is to ensure that any new development is sympathetic to the circa 1900 - 1940 existing development on the street. Demolition is not supported with the desired outcome being retention of all remaining circa 1900 - 1940 homes. It is also anticipated that streetscape will be affected by way of yet to be created design guidelines that focus on development within the front setback, the façade of the dwelling and fencing. As this is a newer home, the listing will have limited implications for the property outside of development of a carport or fencing.</p> <p>RECOMMENDATION: Retain Devon Road as a category 2 listed precinct. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Write to the owner and explain the intent of the listing and the minimal implications for newer dwellings on Devon Road. Future correspondence with owner required as part of the creation of the Heritage List under LPS10.</p> | |
| | 7, 9, 13 Kenny St, Bassendean 8 Parker Street, Bassendean 91 Old Perth Rd, Bassendean 10-40 Old Perth Rd. | Various | <p>Please ensure that properties/ buildings we own at 7, 9, and 13 Kenny St and 8 Parker St and 91 Old Perth Rd Bassendean are excluded from any "heritage listing of the locality As you know, it is our intention to redevelop these properties.</p> <p>Regarding properties 10-40 Old Perth Rd, I'd like to see the shopfronts in the street preserved but the rear of the properties now effectively face Guildford Road and any heritage listing should be limited to the facade & should permit redevelopment of the "rear of the property" without obstruction.</p> | <p>Note owner's objection to the proposed category 2 listing. Collectively, the southern side of Old Perth Road (inclusive of this property) forms an aesthetically pleasing streetscape and preservation should be encouraged. Any heritage protection/restrictions should solely seek to retain the façade of these properties. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review.</p> <p>7, 9 and 13 Kenny Street whilst residential properties are zoned 'Town Centre' meaning that their authenticity is effectively low. They are proposed for inclusion within Place Record Form 104: Kenny Street Precinct 1. It is the officer's recommendation that these properties should be removed from the Place Record Form 104: Kenny Street Precinct 1 as they do not meet the intent of the listing nor do they meet the current zoning and direction of the Town.</p> <p>8 Parker Street, Bassendean is not proposed to be listed within the MHI.</p> <p>Note owner's objection to the proposed category 4 listing of 91 Old Perth Road. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 4 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only.</p> <p>RECOMMENDATION: Retain property at 10-40 Old Perth Road as a category 2 listed place within the final MHI to be presented to Council for adoption.</p> | |

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| | | | | Retain the property at 91 Old Perth Road as a category 4 listed place. Amend Place Record Form 104: Kenny Street Precinct 1 to remove Nos. 7, 9 and 13 Kenny Street. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10. | |
| 35 | 8 Carnegie St, Bassendean | Category 2 | <p>1. It should be noted that the current house is about double the size of the original house constructed in about 1900 – either slightly before or slightly after depending on sources used. As such, it is significantly different in form, materials and use from what was built in about 1900.</p> <p>2. Only part of the front appears to be original – that being the façade of the front two rooms. At least part of the bull-nosed verandah was not part of the original house; the front door is a 1970s insertion with frosted glass design as are the sidelights on each side of the door. The fanlight above the door does appear to date from the very early 1900s and may be original.</p> <p>3. In the time of Morton J. Craig the house gained an addition to the north of the house.</p> <p>4. In the 1970s or early 1980s the house suffered some additions at the rear as the outside toilet and ablution areas were brought under a skillion roof at the rear. In about 1984, a laundry was added at the rear.</p> <p>5. In the late 1980s, my wife and I added three rooms on the south side of the house and considerably enlarged what was the dining and kitchen area at the rear of the house. Since that time, the house has also undergone some internal rearrangement. It is currently the subject of a further DA to add a room at the south side and extend the bullnosed verandah at the front (thereby enhancing its symmetry when viewed from the front).</p> <p>6. In terms of its setting, the grounds were extensively landscaped to near their current state on the northern side of the house in about 1984. One outbuilding, being a dilapidated laundry/wash house constructed at the rear in about 1947 was removed in about 1989. Two substantial new outbuildings in the style of the house were added in about 2000 and 2007. The area to the south of the house has been extensively changed from its previous form in the period 1999 to now.</p> <p>7. It is hard to reconcile the above information with the claim in the Statement of Significance that it is “an excellent intact example of a residence built c1899” and that it “has social value as a demonstration of the type of accommodation built for affluent members of the Bassendean community [not that Bassendean existed at that time!] at the turn of the 19th century”. In fact, nothing like the current house was built in c1900.</p> <p>8. Further, in view of the above, I cannot agree with the assessments of Integrity being High and Authenticity being High. I ask that the Council consider the above accurate information and downgrade the proposed listing level to what I see as a more appropriate “Some/Moderate Significance”.</p> | <p>Note owner's objection to the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. The property is one of 11 remaining residences from when West Guildford (now Town of Bassendean) branched away from the Guildford Road Board in 1901. Both the lot and house qualifies for inclusion under all three criteria being social, aesthetic and historical value and cannot be considered a standard residential property. Therefore, the listing and management category should reflect this importance.</p> <p>RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10.</p> | |
| 39 | 29 Devon Road, Bassendean | Category 2 Precinct | <p>In April 2015 you sent me a letter in regards to my property located at the above address, being on the Town of Bassendean Municipal Heritage Inventory. On the 2nd of May 2015, I wrote a six page letter outlining why the property should be removed from the Town of Bassendean Municipal Heritage Inventory. You did not reply to this letter.</p> <p>In 2016 I wrote to you again, to be told by your town planner I was being presumptuous as the Town of Bassendean Municipal Heritage Inventory was due for review in 2017. As I have received your letter, I am writing again.</p> | <p>Note owner's objection to the proposed category 2 precinct listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property was listed as it falls within the confines of the Devon Road precinct. The particular house at 29 Devon Roads is an older style home targeted by the Place Record Form as being worthy of retention. The property is in good condition. The houses along Devon Road are coded R15 meaning that in most cases, subdivision is not possible. It was identified in the review of the MHI that further controls for Devon Road be put into place. A category 2 listing will mean that any proposed development (including demolition) will require development approval. Although not yet</p> | |

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| | | <p>I believe my property located at 29 Devon Road Bassendean 6054 Western Australia should be removed from the Town of Bassendean Municipal Heritage Inventory. The reasons below outline why.</p> <ol style="list-style-type: none"> 1. Your documents report my house was built in 1913, yet I have no documents supporting this. I have asked you repeatedly to provide those documents to confirm this date, but you have refused to do so. You have said I can pay the have a copy of these documents. As a ratepayer and the owner of my house, there is no justification as to why I should pay for my own information. Also your inflexible office hours do not accommodate full time workers to attend your office in to inspect these documents. Janet Megarrity, local historian at the Town of Bassendean library, has offered to hold the file, so I can inspect it outside of working office hours. You declined her offer to do so, with no explanation to Janet or myself. 2. Your failure to correspond with me in relation to my requests in 2015 and 2016 has resulted in not being provided with information that grants were available to help restore my property. Currently the house has significant structural problems. Applying for grants potentially could have supplied funds to remedy these problems. One of the current building recommendations now is to demolish the house. 3. The house at 31 Devon Road Bassendean has had the Town of Bassendean Municipal Heritage Inventory revoked. This house is of similar age and has had similar modifications as 29 Devon Road Bassendean. 4. All lintels have been removed from around all windows and doorframes by previous owners. 5. As documented on the registry the original front door was removed from the front of the house, relocated and replaced with a window. 6. The floorboards in the original part of the house, all run in different directions. Therefore, these are unlikely to be the original boards of the house. 7. Fireplaces have been covered (i.e. bricked over) in rooms. 8. Two of the mantels surrounding the fireplaces are not original. These have been replaced with styles not sympathetic with the character of the house. 9. No door handles are matching, nor are original to the house. 10. Picture rails have been removed from the hallway and two other rooms. 11. The original wooden verandah has been removed and replace with concrete. This has led to blocking of the subfloor ventilation contributing to ongoing drainage and moisture problems associated with the house. The current veranda is neither original, nor wood. 12. The doorway in a back room has been blocked to the original back part of the house. 13. Rendering has been applied by a previous owner to one side of the house. Lattice has been attached to the veranda. Neither of these are in keeping with the character of the house, as identified by Bob Hyde, of Hyde and Sons, in one of his consultations of the property at 29 Devon Road Bassendean. 14. Preceding modifications and neglect by previous owners has contributed to significant drainage and ventilation problems of | <p>quantified, the intention to list the Devon Road precinct is to ensure that any new development is sympathetic to the circa 1900 - 1940 existing development on the street. Demolition is not supported with the desired outcome being retention of all remaining circa 1900 - 1940 homes. It is also anticipated that streetscape will be affected by way of yet to be created design guidelines that focus on development within the front setback, the façade of the dwelling and fencing.</p> <p>RECOMMENDATION: Retain Devon Road as a category 2 listed precinct. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Future correspondence with owner required as part of the creation of the Heritage List under LPS10.</p> | |
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| | | | <p>the house. This has now led to structural problems. This is compounded with the house being on a clay pad, greater than one metre deep in places on the property has lead to significant movement of the house. The current condition of the house is poor. Three building reports I have had done on the property since purchasing, have all suggested one option to remedy above is to demolish the house.</p> <p>Since purchasing the property at 20 Devon Road Bassendean, I have worked tirelessly to renovate and salvage this house. You report you are committed to preserving Bassendean's heritage for future generations. However below identities two situations where you could have shown better commitment to this process.</p> <p>To address the drainage issue I contacted the Town of Bassendean to be able to connect to the main drainage at the front of the property. Initially I was given permission to do this but a requirement was that a soak well with a pump had to be installed on the property before connecting a pipe to lead to the mains drainage on Devon Road.</p> <p>Paul Rhodes, plumber from Venus plumbing, reported his professional opinion that this would not dissipate the water prior to excess water draining into the mains due to the volume of clay on my property. He recommended not putting any form of soak well on the property. Since this time no access is permitted to drain into the mains. Despite this other properties in Bassendean are doing so e.g. along West Road, Bassendean.</p> <p>As I have been trying to salvage this property, I have a variety of tradesmen attend 29 Devon Road. The Town of Bassendean has limited access for tradesmen, their vehicles and equipment by planting a tree on the verge at the front of 29 Devon Road. Other owners in Devon Road have been able to access the verge in front of their properties for development.</p> <p>When 31 Devon Road Bassendean was demolished and rebuilt, tradesmen would access the verge in front of 29 Devon Road. The planting of the tree and inserting a rockery, has limited access and makes restoring and repairing the house at 29 Devon Road Bassendean exceedingly difficult.</p> <p>Therefore the property at 29 Devon Road Bassendean needs to be removed from the Town of Bassendean Municipal Heritage Inventory.</p> | | |
| 142 | 45 Haig Street Ashfield | Category 4 | <p>I am writing in response to the proposed inclusion of my property at 45 Haig Street Ashfield within the current review of the Municipal Heritage Inventory (Place No. 142: Prefabricated Houses Group)</p> <p>I am at this stage unable to decide whether I am happy about the proposed listing of my property in the MHI. I would need to know the details of any restrictions that would be placed on my property and of any protections on the surrounding neighbourhood. I would also need to know how any heritage incentives would apply to my property specifically. I have read that density bonuses may apply to listed properties and I am curious to know if these density bonuses would be ongoing.</p> <p>However, given recent community concerns regarding the proposed Home of Soccer at Ashfield Reserve, I am pleased that the heritage value of the dwellings on Haig Street is now being recognised. Anybody who has sat on a park bench in the middle of Ashfield Reserve and looked back towards Haig Street would know it's a fantastic streetscape.</p> <p>Some information about my property - To a passer by it may appear largely unmodified. However, additions that may not be apparent from the street are a large patio at the back and a carport at the southern corner of the house. I believe building licences for these additions were issued in 1974. Prior to my ownership the house had also been extensively renovated inside. The use of orange laminex, timber laminate wall cladding and mission brown paint indicates this</p> | <p>Note owner's objection to the proposed category 4 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 4 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only.</p> <p>RECOMMENDATION: Retain the property as a category 4 listed place. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Prefabricated Houses Group place record form to be updated, as the exact houses included within this group and their reasons for inclusion are not clear.</p> | |

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| | | | <p>probably happened around the early to mid 1970s. Since owning the property I have removed some of these features and replaced them with what I believe are more tasteful and timeless finishes, and further renovations are currently in progress. The house has also undergone significant structural repairs during my ownership.</p> <p>Including my own, there are 15 Austrian Prefab houses of two alternate designs on the block bordered by Haig Street, Coulston Road, Margaret Street and Fisher 45 Haig Street Ashfield Street in various stages of renovation and modification. Some of us were notified by mail of the proposed inclusion of our properties in the MHI, some were not. There are also some locally designed and built houses of the same era on the block. Why have only some owners received notification of our homes being included in the MHI review?</p> <p>It seems unreasonable to list some old houses and not others. When only a minority of buildings are listed it can unfairly disadvantage the owners of those buildings in regard to future financial security, whereas when all buildings of a bygone era are listed it can increase the appeal of an entire suburb. Also, if old homes are to be heritage listed, any future buildings in the neighbourhood should only be of a style sympathetic to the heritage. Controls should be in place to govern what else is built alongside or opposite existing heritage.</p> <p>I believe the recently proposed Home of Soccer is an example of something that would be incompatible with local heritage. A large modern styled building with acres of plastic turf would not be appropriate, and if such a noisy development were to be permitted when heritage restrictions are on neighbouring properties this would be unfair. Weatherboard buildings are not suited to noisy environments. I trust that if Haig Street, between Coulston Road and Fisher Street, was listed as a heritage precinct this would prevent the building of any venue such as the Home of Soccer nearby. I would also expect that if plans for any such facility were ever approved in the future it should result in the immediate removal of neighbouring properties from any heritage list if the property owners choose.</p> <p>I respect the heritage of my house. I have never had any intention of destroying the building. However, I have considered that if the area were ever developed/modernised I may like to move the house to another location. I believe, it being a prefabricated house, it could easily be cut/disassembled into however many pieces would be necessary for transportation, or at the very least parts of it could be reclaimed. If the heritage of the area is not respected my house deserves better than to be stranded in an unsuitable environment.</p> <p>I look forward to further information regarding proposed listings.</p> | | |
| 273 | 62 Whitfield St, Bassendean Smallman Furniture Manufacture | Category 2 | <p>We are writing with regard to a letter received by your office concerning the Town of Bassendean Municipal Review, with particular regard to place number 274: Smallman Furniture Manufacture. The property concerned is 62 Whitfield Street, Bassendean.</p> <p>As the current owners of the abovementioned property, we strongly encourage and urge the Council to review the assigning of a category 2 to the property. Whilst we appreciate the importance of recognising and preserving places of local cultural heritage significance, we are concerned that the Council is seeking to preserve and place restrictions upon a structure that bares very little authenticity and integrity to the furniture manufacturing building as described in your documentation. Excepting the painted 'Smallmans' sign and the original asbestos and iron materials, the structure bears no resemblance of yesteryear and in no way showcases the 'workplace' that it once was. Previous owners of the said property have made significant modifications and alterations to the inside of the shed structure, rendering its use and appearance very different to the workshop that it once was. The floors and wall coverings have all been altered and all machinery and workshop tools have been removed. Having spoken to family members who visited the property whilst under the ownership of Mr Smallman, the only features of the</p> | <p>Note owner's objection to the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. The dwelling and associated shed is listed for its association with the manufacturing of furniture at the premises. The site is now used as a residential property meaning that the authenticity is incorrectly labelled as high. A medium authenticity would be considered more appropriate. Does this warrant a reduction in management category as requested?</p> <p>RECOMMENDATION: For discussion.</p> | |

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| | | <p>building that are authentic are the raw asbestos and iron, all of which are materials on the exterior of the structure.</p> <p>We are also very concerned that the Council is seeking to preserve and place demolition restrictions on a structure, which contains damaged and deteriorated asbestos material which is known to have health consequences for those within close proximity. As the structure is essentially a backyard shed, previous owners of the property have treated it as such and the raw asbestos has either become damaged or has deteriorated. Asbestos becomes a hazard when in its raw form deteriorates, becomes damaged or is altered in any way; needing only a small disturbance to dislodge the fibres and become airborne. The structure is approaching the end of its natural life as supported by the photographs contained within this letter. Once airborne, asbestos is known as a carcinogen and poses several health risks, including however in no way limited to asbestosis, mesothelioma and lung cancer. By including the shed-like structure on a heritage listing the Council is imposing structural and demolition restrictions which are likely to have health consequences on those in close proximity, particularly our young children who play in the backyard and around the shed each and every day. How is it equitable and morally just to enforce a structure to be maintained in its current state, when there is likely to be health consequences and the structure itself offers very little heritage value to the community as a whole. A recommendation to replace the asbestos with another material would render the structure even further from its original and authentic state.</p> <p>In essence, the condition of the shed structure together with the alterations that have been undertaken by previous owners leaves the structure very different in both purpose and appearance to the statement of significance referred to in the Council's documentation, documentation which erroneously refers to the structure as a Californian Bungalow. The shed contains hazardous and deteriorating material, lacks authenticity and therefore the cultural heritage significance is questionable. As illustrated in the photographs included in this submission, the previous owner has used offcuts of real estate signs to cover holes and broken areas of the asbestos, adhering such to the exterior of the structure. It is also prudent to note that the structure has suffered white ant damage in recent times, the degree of damage unquantifiable at this stage. The structure itself is no longer visible to the local community from the public road or pathways, given recent development of the adjoining property, as approved by the Council.</p> <p>We also seek clarification and justification as to why 62 Whitfield Street has been assigned a higher proposed management category of 2, when compared to the neighbouring property 64 Whitfield Street? Both houses are weatherboard, built in the same era and are similar in appearance to many other houses within the suburb of Bassendean. The property lacks aesthetic value as the manufacturing structure is not substantially intact, is very different in use and appearance to its manufacturing days and is not visible to the general public. Perhaps of more value to the local community would be a museum type acknowledgement of the person John Smallman, exhibiting samples of his workmanship in a public space for the local community to enjoy. To such cause we would happily donate the Smallman's signage located on the front of the structure, but do so with the disclaimer that the painted sign has also been altered by previous owners.</p> <p>In closing, given that the building and in particular the workshop, lacks the authentic attributes detailed within the Councils documentation, the fact that the structure contains hazardous material which is deteriorating and likely to pose health consequences for all persons within close proximity and the grading of the integrity and authenticity of 'high' being questionable, we strongly urge the Council to revisit its decision to assign such a high management category. After speaking to a number of locals, it is our suggestion that a plaque or museum type recognition of Mr Smallman's manufacturing efforts would be more fitting than the preservation of a deteriorating, raw asbestos, rusty structure that to the</p> | | |
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| | | | <p>uninitiated person would seem nothing more than an eyesore, dilapidated shed.</p> <p>We look forward to your response and thank you in advance for considering the issues raised in the preceding letter.</p> | | |
| 3 | 37 Anzac Tce, Bassendean | Category 2 Precinct | <p>We, strongly object to the councils proposed Municipal Heritage Inventory of our property 37 Anzac Terrace Bassendean. The property is our* private family home*, we find it highly offensive, and invasion of our privacy, that the council have taken photos, sort information and placed it in open forum for discussion. I would have thought that the council before wasting time and money would have consulted the residents first.</p> <p>We own the property, not the council, and believe that any restrictions or guidelines placed on the property is unjust. We ask that the privacy of our family home be protected, that the council immediately cease any further action or public discussion regarding our property</p> | <p>Note owner's objection to the proposed category 2 listing. The Anzac Terrace precinct was initially proposed for inclusion within the MHI resultant from community consultation calling for new nominations. The consultants assessed the nomination and assigned the precinct a management category of three. It was considered by the MHI review committee that whilst these individual places did not meet the criteria for a management category of two, collectively the precinct held a higher level of significance and therefore met the criteria of a higher management category (being two). It was on this basis that the draft version was modified prior to public advertising of the document.</p> <p>The proposed Anzac Terrace precinct has nine properties contained within its boundaries. The properties at 40 and 41 Anzac Terrace are owned by the Western Australian Planning Commission and will be demolished to make way for a dual carriageway along Lord Street. Of the remaining seven houses, five are also individually proposed for inclusion within the MHI with management category of 3, external to the precinct listing. The remaining two houses are newer builds and outside of the 1900's - 1920's range identified as worthy of retaining. As such, considering receipt of submissions from property owners in line with the above information, it will be the officer's recommendation going forward that the Anzac Terrace precinct be removed from the MHI in its entirety.</p> <p>The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 3 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only. Owners of category 3 listed properties will be invited to 'opt in' to the Heritage List in order to access a wide range of heritage incentives and encourage preservation of the property.</p> <p>RECOMMENDATION: Retain the property as a category 3 individually listed place and under the review of the Heritage List assume the owner will not want to 'opt in' to the Heritage List. Remove the precinct listing from the MHI in its entirety. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended.</p> | |
| 3 | 40 Anzac Tce, Bassendean 41 Anzac Tce, Bassendean | Category 2 Precinct | <p>Thank you for your letter of 13 February 2017 regarding No 40 and 41 Anzac Terrace, Bassendean, which is owned by the Western Australian Planning Commission (the WAPC).</p> <p>The WAPC purchased the property, as it was partially reserved for Other Regional Roads - Lord Street upgrade under the Metropolitan Region Scheme. It is the intention of the WAPC to demolish the property in due course to allow the sale of the unreserved surplus portions, which forms part of the State Government's Land Asset Sale Program. Whilst the City's concerns are noted, it is not the WAPC's role to hold surplus unreserved real estate, which is normally sold with the funds being applied to the purchase of additional reserved land.</p> | <p>Note owner's objection to the proposed category 2 listing. The Anzac Terrace precinct was initially proposed for inclusion within the MHI resultant from community consultation calling for new nominations. The consultants assessed the nomination and assigned the precinct a management category of three. It was considered by the MHI review committee that whilst these individual places did not meet the criteria for a management category of two, collectively the precinct held a higher level of significance and therefore met the criteria of a higher management category (being two). It was on this basis that the draft version was modified prior to public advertising of the document.</p> <p>The proposed Anzac Terrace precinct has nine properties contained within its boundaries. The properties at 40 and 41 Anzac Terrace are owned by the Western Australian Planning Commission and will be demolished to make way for a dual carriageway along Lord Street. Of the remaining seven houses, five are also individually proposed for inclusion within the MHI with management category of 3, external to the precinct listing. The remaining two houses are newer builds and outside of the 1900's - 1920's range identified as worthy of retaining. As such, considering receipt of submissions from property owners in line with the above information, it will be the officer's recommendation</p> | |

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| | | | | going forward that the Anzac Terrace precinct be removed from the MHI in its entirety. RECOMMENDATION: Remove the precinct listing from the MHI in its entirety. Write to owner with the outcome of the MHI review committee's recommendation. | |
| 3 | 36 Anzac Tce, Bassendean | Category 2 Precinct | <p>Thank you for the opportunity to comment on the above application, which elicits a number of responses both in general terms and those that apply to our property, 36 Anzac Terrace.</p> <p>A. General Comments on the Submission The application pages 33-35 have clearly been provided by the applicants for this MHI and contain generalities, inaccuracies and misleading statements.</p> <ol style="list-style-type: none"> The bibliography provided on p 35 refers to Australian Electoral Rolls 1903 - 1980, but detailed information relating to all the properties nominated in MHI is missing from the submission. Historical Information /Historical Notes are poor and only with the exception of 37 and 39 Anzac Terrace, do not contribute information to the other properties under consideration. "Architectural Style": 34a, 36 and possibly, 41 Anzac Tce do not fit into the "Architectural Style" described as "Federation bungalow, inter War Californian Bungalows". These homes should be disqualified for inclusion in the MHI as they post-date 1945 for "Californian Bungalows" and definitely do not fall into the period 1900-1920 described in "Construction Details/ Construction Date". Properties 40 and 41 Anzac Terrace belong to the Department of Main Roads and advice is, that they will be demolished when lord Street is widened, so it is pointless to include these properties in the cluster of homes described. Contrary to the claim made in the submission for inclusion in the MHI that 36 Anzac Terrace was built for "Residential" purposes originally, it was in fact, constructed for commercial purposes only. "Physical Description": 36 Anzac Terrace was constructed of concrete, or "Masonry" blocks which have only been commercially produced since the 1950's. The use of concrete blocks for housing, apart from being used for foundations, has only occurred in the recent decades. The initial roofing materials of this property were made of concrete tiles, not clay tiles or corrugated iron. Paragraph4, of the "Historical Information" describes 34a Anzac Terrace as "part of the restoration and additions to the corner shop at 34 Anzac Terrace". The reality is that 34a was subdivided from 34 and subsequently redeveloped by one of the owners of 34 Anzac Terrace: 34 was not restored by the development of 34a. It would appear that the former owner of 34 and 34a having been able to subdivide and develop their property (34a), thus altering the streetscape, would now appear to seek to prevent others from being likewise advantaged. It cannot be justifiable, or reasonable, to include in a MHI a number of properties that were built from 1905 to 2009, and that are of varying usages and housing types, some of which are destined for demolition (ref A.2). The cluster of properties no longer represents a unified or consistent physical form in the public realm (ref. published: State Heritage Office document Criteria for the Assessment of Local Heritage Places and Areas p17) <p>B. 36 Anzac Terrace This property, does not fit the categories outlined for inclusion into the Bassendean MHI or, even those of the State Heritage Office of Western Australia.</p> <ol style="list-style-type: none"> The property's date of construction does not meet those in the MHI submission. The building materials of construction (ref A7.) which also confirm its age. Despite the claim in the MHI submission, that it's "Original Use -- Residential" (p33) was in fact, commercial. Hardware supplies were sold from the premises. Its conversion to a residential property occurred in | <p>Note owner's objection to the proposed category 2 listing. The Anzac Terrace precinct was initially proposed for inclusion within the MHI resultant from community consultation calling for new nominations. The consultants assessed the nomination and assigned the precinct a management category of three. It was considered by the MHI review committee that whilst these individual places did not meet the criteria for a management category of two, collectively the precinct held a higher level of significance and therefore met the criteria of a higher management category (being two). It was on this basis that the draft version was modified prior to public advertising of the document.</p> <p>The proposed Anzac Terrace precinct has nine properties contained within its boundaries. The properties at 40 and 41 Anzac Terrace are owned by the Western Australian Planning Commission and will be demolished to make way for a dual carriageway along Lord Street. Of the remaining seven houses, five are also individually proposed for inclusion within the MHI with management category of 3, external to the precinct listing. The remaining two houses are newer builds and outside of the 1900's - 1920's range identified as worthy of retaining. As such, considering receipt of submissions from property owners in line with the above information, it will be the officer's recommendation going forward that the Anzac Terrace precinct be removed from the MHI in its entirety.</p> <p>RECOMMENDATION: Remove the precinct listing from the MHI in its entirety. Write to owner with the outcome of the MHI review committee's recommendation.</p> | |

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| | | | <p>the 1960's or later, when the shop closed with the closure of Anzac Terrace at Lord Street, creating the current cui de sac. c. 36 Anzac Terrace Today.</p> <p>Apart from the issues raised above, regarding the inappropriateness of including 36 Anzac Terrace in the MHI, there are other factors that should be included in considerations.</p> <ol style="list-style-type: none"> 1. We purchased this property in 1999. The property required a lot of work inside and outside, including replacing the toilet, shower, installing kitchen cupboards and covering the cement floors with tiles and linoleum. We also replaced the sagging cement tile roofing with zincalume, painted the interior and exterior and established gardens and lawns. We have invested considerable funds and ourselves in this property. 2. We were expecting to be able to subdivide the block to provide for our pension/superannuation when we retired. Inclusion in the MHI will result in an unsustainable and significant financial loss. We recently retired and this application to include our property in the MHI has caused great distress. 3. A member of the Success Hill Action Group approached me some years ago, wanting to know what I knew about the property and said that they wanted to have the property Heritage Listed. called Council to express my concerns and was reassured that this would not happen. <p>If 36 is included in the MHI, it would appear that we would be unable to subdivide our block and develop the rear space, as the width of the current building is too wide to allow access to the rear.</p> <ol style="list-style-type: none"> 5. In addition, there are structural problems that have developed within the house, as well as liveability problems that have occurred since the development of 34a. <ul style="list-style-type: none"> • Structural problems <ol style="list-style-type: none"> a. When 34a was developed, the block was excavated and levelled below road level. The adjoining common fence was destroyed and the sand beside our home subsided. The retaining wall between our properties was installed, but does not reach soil level, particularly at the street end of the boundary. The natural soil level now butts up against the colorbond fence, above the height of the retaining wall. Since this development has occurred, the central east/west wall within the house has cracked above doorways to the ceilings. b. Additionally, some of the cement blocks have shown evidence of "concrete cancer" since we purchased it in 1999. • Liveability problems <p>With the excavation of the 34a block to below road level, the zincalume roofing on that building is now at our wall height and the heat is consequently reflected onto the wall of our property. The temperature difference in the room/space affected by the radiant heat results in a temperature increase of up to 10 degree Celsius, which makes the house very hot and significantly affects its liveability. The current dwelling unsustainable.</p> <p>In conclusion, we will be detained in the eastern States on family matters for up to another 3-4 months, but would be happy to discuss our concerns outlined above, with you on site when we return. Finally, the current application for inclusion of 36 Anzac Terrace in the MHI is not as informed as it should be; containing errors and misleading information as outlined above. I urge Council to consider the very real impact, both current and future, of MHI's on the owners of the properties nominated. Any determination must therefore be practical, well founded and reflect the gravity it deserves.</p> | | |
| 64 | Bassendean Train Station | Category 2 | <p>I refer to your letter dated 13 February 2017 regarding the review of the Municipal Heritage Inventory and more particularly the Bassendean Railway Station (place 64).</p> <p>The Public Transport Authority (PTA) has significant concerns about the Bassendean Railway Station being assigned to a management category 2 within the Municipal Inventory, as this will hinder the maintenance program, upgrades and any development required to the railway for ongoing operational and safety requirements.</p> | <p>Note owner's objection to the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. The Bassendean Train Station has been substantially modified and whilst its authenticity remains high, its integrity is low.</p> <p>RECOMMENDATION: Amend MHI to reflect Bassendean Train Station as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (level of authenticity) for inclusion</p> | |

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| | | | <p>The PTA is the only government agency with jurisdiction over the railway and often needs to respond to issues that may present a high risk in terms of rail operational and community safety in a timely manner.</p> <p>Accordingly, the PTA does not support such a listing, as it cannot in any way be impeded in undertaking necessary works to the Station and surrounds as and when required.</p> | <p>within the final document prior to recommendation for adoption by Council. Write to owner with the outcome of the MHI review committee's recommendation.</p> | |
| 152 | 19 North Road, Bassendean | Category 3 | <p>Thank you for your letter dated 13 February, however I do not feel our home will qualify under the Municipal Heritage Inventory.</p> <p>The name of the previous home "Newbury" and history provided is interesting and I thank you, however the current home now standing was built in the early 1980's by Brian Burke Homes and is named "Callin Park".</p> | <p>Note owner's objection to the proposed category 3 listing. I have checked the Town's building records and the dwelling at 19 North Road was in fact built in 1986 as per the owner's submissions</p> <p>RECOMMENDATION: Remove 19 North Road, Bassendean from the MHI in its entirety. Write to owner with the outcome of the MHI review committee's recommendation.</p> | |
| 172 | 43 Old Perth Road, Bassendean | Category 2 | <p>Burswood Care PTY Ltd, chaired by myself, is the owner of the property situated at 43 Old Perth Road Bassendean WA 6054 since 2013.</p> <p>I understand that the previous owners of this property, Mr. and Mrs. Pearson have objected to list this property in Municipal Heritage Inventory in the year 2004, which was acknowledged by the Town of Bassendean.</p> <p>Please note that Burswood Care PTY LTD, as well, strongly do object to list this property under the same Inventory.</p> | <p>Note owner's objection to the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. No valid planning considerations given as part of submission.</p> <p>RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10.</p> | |
| 32 | 84 Broadway, Bassendean | Category 2 | <p>We have been residents of the Town of Bassendean for ten years and we writing in response to a Municipal Inventory Review (Ref: OLET-6504617) proposing that our home at 84 Broadway, Bassendean be included as a Category 2 listing.</p> <p>We do not believe that our property has any historical significance and we do not support its inclusion on the listing. The property has already undergone alterations and extensions and we do not believe that anyone of significance to the town has resided in our home.</p> <p>We hope that you will consider our comments when making a final decision regarding the inclusion of our home in your Category 2 listing.</p> | <p>Note owner's objection to the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. There is not enough information for the property to warrant as a category2 inclusion. It was the consultant's initial recommendation that this property be included as category 3 listed place.</p> <p>RECOMMENDATION: Amend MHI to reflect 84 Broadway, Bassendean as a category 2 listed place within the final MHI to be presented to Council for adoption. Write to owner with the outcome of the MHI review committee's recommendation.</p> | |
| 228 | 8 Thompson Rd, Bassendean | Category 2 | <p>I am responding relative to the above. I wish to object strongly to the proposal put forth there in.</p> <p>A good many years ago two ladies visited me under the auspice of State Heritage. They informed me they were there to view, inspect and assess the property for consideration of a listing for Heritage. They remained for an hour or more, for a thorough inspection, and informed me they would return at a later time with a decision. This they did, saying there would be no listing for Heritage due to the extensive alterations made to the house being both out of period, and character, to the original structure of the house.</p> <p>This visitation, inspection and decision I am sure would have been known by Council at the time, so I find it difficult to accept and understand what you now propose.</p> <p>Your limited view from which (as you quote) "obscured much of the place from clear view" belies its non-conformity to character.</p> <p>Consider:-</p> <ul style="list-style-type: none"> - Both ends of the house (or sides) have been extensively extended out of form and character to its original structure. - There are no original window openings in size or shape. All of the main window openings are replaced with much larger windows (8 feet) down to floor level, and are mullioned. | <p>Note owner's objection to the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. The property is one of 11 remaining residences from when West Guildford (now Town of Bassendean) branched away from the Guildford Road Board in 1901. Both the house and tree qualify for inclusion under all three-assessment criteria being social, aesthetic and historical value and cannot be considered a standard residential property. Therefore, the listing and management category should reflect this importance. There have been substantial renovations to the property and its integrity is questioned. The property cannot be viewed from the street. Council recently approved a Tree Preservation Order for the Moreton Bay Fig Tree, which will provide it with additional protection. The Town is currently in talks with the owner as to potential future subdivision of the property.</p> <p>RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10.</p> | |

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| | | | <ul style="list-style-type: none"> - The base of the original front windows had a brick window ledge approximately 2 feet above the verandah floor level, which gave more design character to the house frontage than it now has. - All ceilings and plasterwork replaced with decorative non period conforming work by Chris Savage and Co. - Large areas of original flooring replaced with concrete. - Main fireplace removed and replaced by a marble one of non-character... - The original brick face of outer walls ruined in appearance because of the need to paint all surfaces to hide the face of non-matching bricks used in extensions. <p>Reference to your enclosure Management Categories and Description Item for Category 2 stating the requirement for 'High degree of integrity/authenticity'.</p> <p>My opinion is the house in its current form fails in that description. Yet again integrity is quoted as "high" elsewhere in the physical description. This I consider a misnomer.</p> <p>The streetscape view of the house undertaken for this assessment is not adequate to determine the complete current form and structure.</p> <p>At some time in the near future I will seek to discuss with you the full ramifications of this proposed action.</p> | | |
| 18 | 6 Barton Pde, Bassendean | Category 2 | <p>We have no objection to our property being listed (Category 2).</p> <p>The letter asks whether we have additional information about the property. We purchased the property in 2000 from my mother, Christine. Prior to that, I lived here from 1975 – 1989. We have considerable information, and photographs relating to the period from 1975 to the present.</p> <p>I have included some examples with these comments. Please note that this comment is based on information we have on hand to date. As more research is done, we learn more things and may have more to contribute in future.</p> <p>The house has been extensively renovated and adapted over the last 119 years* by various people who have lived in it. The first <i>recorded</i> renovations / additions that we can find were arranged by John Pickering when he purchased the property, before moving into it. All renovations that have occurred since 1974 have been photographically documented and slides have been converted to digital format and are available on request.</p> <p>In Dec 2013, the Town of Bassendean hosted a Gala Day to commemorate the 100 year anniversary of the gazetting of Pickering Park, which was celebrated with a Gala in 1913. The Local Studies Librarian, Janet Megarrity advertised for friends & relatives of the Pickering family to come forward with any info about their time in Bassendean. Janet has letters and photographs from the family in the local studies collection and she would be very happy to provide info. Some photos are also attached.</p> <p>*While living here in the 1970s we were informed by an elderly neighbour that the 'first part of the house' was built in 1898. We 'discovered' an original building, hidden inside a much larger rambling structure, during renovations. It was a small building, with a 4 way hipped roof. The western side was an unglazed "screen porch". It was later added to and became a kitchen with veranda, laundry, lounge and bedroom. At some stage, possibly 1920s, it was connected to the rest of the house via a corridor with a box gutter over. In the 1970s, this southern part of the house became 'the studio'. The original structure remains and recently works were undertaken to re stump it (the floor was sitting on joists but no bearers, directly in the clay and was beginning to rot). Moss used steel girders and 20 car jacks to carefully</p> | <p>Note owner's support of category 2 listing and vast additional information supplied with submission. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review.</p> <p>RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Future correspondence with owner required as part of the creation of the Heritage List under LPS10.</p> | |

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| | | <p>lift the floor up out of the ground, from above. It is now 'high & dry' on limestone blocks with ant caps to protect against termites. The floor level is therefore raised, which required some modification to the interface with the original fireplace and chimney, however all the original floorboards and timber framing are still intact. The method of nailing floorboards, 'sharing' nails indicates that nails were precious at that time. Over the years, this southern section of the building has been connected and disconnected as the uses have changed. It is now housed under a roof designed and built to last.</p> <p>Triplex Before my parents purchased the property in 1974 it had been converted into a triplex and had three families living it, and three electricity meters on the board. There were 3 kitchens and bathrooms, but only one laundry (and a hills hoist which we later destroyed by swinging on it too much.) There were two Telecom connections. These modifications had been done around 1966 by a previous owner who needed to rent some out for income due to unfortunate circumstances. The house had partition walls dividing it into separate parts so you had to go outside and up the driveway to access the front bedroom from the lounge.</p> <p>In the 1970s and 1980s, my parents proceeded to renovate the house, removing the surplus kitchen and bathroom, building an inside laundry, replacing the rear skillion kitchen etc. with a new rear skillion (with fat ceiling in the kit / dining) extension plus veranda. This was built on brick piers, without ant caps, and a couple of decades later became the route for termite ingress into the building, despite years of regular application of dieldrin to the subfloor area. As the lath & plaster walls are made from jarrah (not the usual Oregon pine laths) the walls were not damaged, but the Oregon timber joinery was.</p> <p>Due to the termite damage and this 1980s rear extension being west facing, uninsulated and extremely hot in summer, it has now been removed and replaced with a 2-storey addition. This has been constructed in traditional timber frame from recycled materials in keeping with the existing house. Some of the materials (such as weatherboards, joinery, floorboards) are reused from the original house. Other materials were sourced from an adjacent house (101 West Rd) when it was demolished, and from a heritage transportable classroom which was removed from Bassendean Primary School during the BER. It Constructed to contemporary standards regards R value etc.</p> <p>Access to the upper floor is via a stairwell constructed from recycled jarrah (design inspired by the stairs in the Mechanics Institute, Guildford) in a room which was always rather odd, being taller than it was wide it was never really considered "habitable" and had been used mainly for storage and access to the roof space via a ladder. In the 1980s a jarrah floor was constructed in the roof space, and this attic area used for storage. There is still junk up there. The stair access is near the 'front' door, so called because it faces the street. The house having been built originally facing northish (towards what is now Watson St), the original 'front' door ended up down the c1966 driveway, causing untold confusion (and potential tripping hazard) to visitors. Via the Barton Pde facing front door, there are 4 options; left, middle, up and right, as per the wacky 1960s triplex concept but without all the random partition walls, the house can now function as 3 independent dwellings if required.</p> <p>Character This house has not been 'restored' as such. The front (east) rooms and hallway remain unchanged, some paint now & then, some holes filled, and the picture rails had been moved but have been put back where they used to be. All pretty much as we found it in 1974. No cornices. Never had any cornices, anywhere. Still none anywhere. The lounge room has had some wall removed to let in light & air but the original features; fireplace, lath & plaster, never been sanded floorboards, joinery and ceiling roses are all still there. Even the hole in the ceiling where Lee accidentally fell through is still there, (jarrah laths not so</p> | | |
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| | | <p>good in your pants) albeit covered above with plywood to keep the dust out.</p> <p>The roof In 2006 – 2007 the entire building was re roofed in zincalume. The old Lysaght Orb roof sheeting, installed for John Pickering, was deteriorating. It had been painted with “red lead” at some point, which was faking off and parts were rusting. Red lead paint is very toxic, especially to children, and has been shown to have accumulated in soil in older suburbs. The decision to choose zinc (over red colorbond) was based on aesthetics, thermal performance and durability. So we were happy to see the older photo in 2013, showing the house with an unpainted galv roof. We had to special order the gutters (with external clips) from the Eastern States to get the correct profile. Anyone who cleans masses of leaves out of gutters will appreciate the need for external clips. The rainwater from the zinc roof is good.</p> <p>The garden. “Originally the Pickering property extended to 18 Barton Pde, with orchards to the south” - Pat Kirk, granddaughter of John and Jane Pickering There was once a winter creek that ran into Bindaring Park, nominally on the sewer alignment it would run to Watson St and re-emerge near where 37 Hyland St now is. Sadly no more. As children, it was our preferred way to walk to school in winter. Amazingly, we actually got to school despite such distractions. Before 1974 the rumoured backyard rose plantation was gone and the lot had been covered in asphalt almost entirely, to provide parking for the residents. (some old roses are still extant at 7 Barton Pde)</p> <p>The only plants out the back were Castor Oil 'trees' - yep, they were big enough to climb, and a rampant morning glory vine, which still keeps coming back. My parents removed the asphalt, but the compacted road base beneath was left in situ (unfortunately). Desperate for shade, in 1975 our mother planted trees, mostly eucalypts, which grew very large very quickly and most were subsequently removed as they caused assorted grief. One of these 1975 trees, a magnificent Eucalyptus camaldulensis (River gum) is the only tree in Bassendean with a TPO (Tree Preservation Order) on it to protect it from nearby developments. The tallest tree of these, a 30m Tuart (E gomphocephala) was removed in 2015 after it sustained lightning damage. The excellent timber has been milled and will be used to make furniture.</p> <p>The front yard has 2 notable mature trees, an English Oak (Quercus robur) and an Umbrella Tree (Scheffera). While some do not consider this important, these trees are very integral to the 'place' and were probably planted when it was in vogue to have a British tree and an Australian tree as an entry statement. (As per the Cyril Jackson property, home of the controversial now deceased Kurrajong and a still thriving iconic English Oak). Oak trees are not particularly common in Perth, large ones are quite rare, and the Town of Bassendean has several significant ones. West Road used to have oak trees on both sides, until it was widened in the mid-1970s.</p> <p>Recent renovations to the front of the house, which required the removal of several cubic metres of accumulated soil from beneath the rotting veranda and front rooms were sympathetic to the trees. A broken concrete path was removed to enable provision of sufficient soil volume to sustain these trees. (while working for the Arbor Centre for the last 9 years as a 'tree spotter', and covering a lot of ground in that time, I've have not yet seen a bigger Umbrella Tree. Said to 'attain' 15m, this one is already over 20m and still growing).</p> <p>The Jacaranda tree at the front was severely lopped in the 1980s and is a poor specimen – we plan to remove this tree to allow room for the Oak and Mulberry tree to grow.</p> <p>Renovator's delight Around 2010 a swarm of bees made their home in the north facing weatherboard wall, near the window. They thrived. As the hive was about 1.2m above ground, as they emerged to forage they would fly</p> | | |
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| | | | <p>into the face of anyone walking down the drive. It became a growing problem. We engaged an apiarist to 'rescue' them into a box. This he did. (twice in the end, as another swarm moved into the same spot a week later, bonus). In order to free the bees some of the weatherboards needed to be removed. On doing this, we saw that the timber from which this original wall frame had been built, was recycled timber, already painted and clearly re used.</p> <p>The chronology of the (seemingly never-ending) construction of this house we can loosely compile, but as there is nothing certain until 1974. A simplified summary:</p> <p>Apparently, around 1898 a small detached shack was built. The two rooms (now facing Barton Pde) were then constructed of 3"x 2" jarrah, Queenslander style, with floor joists above wall plate = rodents heaven. At some time, the floor of the north one was pulled up and re-laid upside down at a higher level – possibly due to termites or moisture.</p> <p>The central hallway and 3 rooms on the N – S axis were then constructed, wall plates tied into the first two rooms , sometime between 1905 and 1911, according to newspaper fragments adhered to plaster 'dags' found beneath the floor. These were built 'properly', from 4" x 2" jarrah, and with the wall cavity protected from rodent ingress. At this time the ceiling heights were raised in the first two rooms to match the new ones.</p> <p>Also the ceiling was raised in the small shack. A new roof was constructed across both of the buildings, connecting them. When this roof became unsound and was replaced in 2006, we discovered on the underside of one sheet a handwritten delivery note to J. Pickering – possibly the roofing & connecting was his idea. A ledger describing works to a property owned by a Pickering of West Guildford 1923 may be referring to this re-roof and other associated improvements. Mid 1960s, the house is converted into a triplex and the back yard becomes essentially a car park. State Housing Commission builds next door, requiring a repeg / boundary adjustment for a driveway.</p> <p>1974 Property is purchased by Peter & Christine Jekabsons who remove asphalt, plant trees and embark on some renovations. 1992 Peter Jekabsons dies (suddenly) of natural causes. 1999 building is again falling into disrepair and maintenance is costly. Christine considers selling as the block is large enough to subdivide into three lots. 2000 Moss Johnson & Nonie Jekabsons purchase the property, still tenanted, and embark on maintenance, design renovations and 'owner build'. 2017 renovations / addition are mostly complete. The aim is to continue being in this unique place, in this house and continue sharing it with people. The design is best practise enviro conscious, 'first do no harm' ethic. I think by now we all understand that just like gardening, it is never "finished".</p> | | |
| 207 | 136 Railway Pde, Bassendean Rail Transport Museum | Category 3 | <p>Rail Heritage WA is happy with its listing on the MHI as a Management Category 3. However, our place entry (207) contains some items that are not accurate. It is recognised that it is a different place / site to most listed on the MHI but the data could be improved.</p> <p>Some confusion appears to have arisen from the National trust of Australia (WA) listing of individual items within the museum collection that are housed on the site. The museum itself is not classified by the National Trust.</p> <p>The place is now called Railway Museum, rather than Rail Transport Museum. Its original use was not transport - in fact, it was an empty site owned by Cresco Ltd before being donated to the Society for the purpose of a museum - back c1968. The Museum itself opened to the public in November 1974 (not 1979) after several years of preparation including the laying of railway lines.</p> | <p>Note owner's support of category 3 listing.</p> <p>RECOMMENDATION: Retain property as a category 3 listed place within the final MHI to be presented to Council for adoption. Under the future review of the Heritage List write to the owner with an option to 'opt in' to the Heritage List in order to access a wide range of heritage incentives. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council.</p> | |

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| | | | <p>In the physical description should be 'the site includes.</p> <p>Please note on line one that the timber weatherboard building is not a former station building but an ex-Midland Workshops building with the front altered to look like a station building - as per historical notes section</p> <p>Also that it is not a 'brick garage' but a brick building known as the N C Zeplin Exhibition Building which contains displays and archives. The smaller brick structure near the playground at the front is a store. On the site there are two other historic structures which have been relocated to the site:</p> <ol style="list-style-type: none"> 1. Nearest the driveway is a section of platform canopy of timber construction which is ex Kalgoorlie Railway Station 2. Zanthus Railway Station building (1915) <p>Should you want further information or other photos, then please contact me to either organise a visit to the site or for other material to be supplied.</p> | | |
| 3 | 38 Anzac Tce, Bassendean | Category 2 Precinct | <p>Thank you for the information we have received about the heritage listing of houses on Anzac Terrace between Lord Street and Seventh Avenue.</p> <p>We are happy to have the heritage value of our property recognised and interested in the historical details you provided in your mailing.</p> <p>This is mainly to make minor factual corrections to the data you provided.</p> <ol style="list-style-type: none"> 1. You list the house as tuck pointed and rendered brick. It is tuck pointed on the front only but none of the brick work have ever been rendered. This included the original outside toilet. That is still present but I note that the brickwork is deeply corroded (turning to dust) 2. The roof is not cement tiled as your information suggests. The core of the original house still has the original corrugated iron roofing but that is covered with decromastic (aluminium) pseudo tiling. | <p>Note owner's objection to the proposed category 2 listing. The Anzac Terrace precinct was initially proposed for inclusion within the MHI resultant from community consultation calling for new nominations. The consultants assessed the nomination and assigned the precinct a management category of three. It was considered by the MHI review committee that whilst these individual places did not meet the criteria for a management category of two, collectively the precinct held a higher level of significance and therefore met the criteria of a higher management category (being two). It was on this basis that the draft version was modified prior to public advertising of the document.</p> <p>The proposed Anzac Terrace precinct has nine properties contained within its boundaries. The properties at 40 and 41 Anzac Terrace are owned by the Western Australian Planning Commission and will be demolished to make way for a dual carriageway along Lord Street. Of the remaining seven houses, five are also individually proposed for inclusion within the MHI with management category of 3, external to the precinct listing. The remaining two houses are newer builds and outside of the 1900's - 1920's range identified as worthy of retaining. As such, considering receipt of submissions from property owners in line with the above information, it will be the officer's recommendation going forward that the Anzac Terrace precinct be removed from the MHI in its entirety.</p> <p>The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 3 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only. Owners of category 3 listed properties will be invited to 'opt in' to the Heritage List in order to access a wide range of heritage incentives and encourage preservation of the property.</p> <p>RECOMMENDATION: Retain the property as a category 3 individually listed place and under the review of the Heritage List assume the owner will not want to 'opt in' to the Heritage List. Remove the precinct listing from the MHI in its entirety. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended.</p> | |
| 179, 180, 181, 182 & 222 | Reserved | Category 1 | <p>Pensioner Guard Cottage, Bassendean Oval Entrance, Bassendean Oval and MacDonald Grandstand: already on the State Heritage List. For consistency of locating heritage information, the inclusion of these places into the Municipal Heritage list is supported.</p> | <p>Note owner's support of category 1 listing. Note category one listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review.</p> | |

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| | | | | RECOMMENDATION: Retain property as a category 1 listed place within the final MHI to be presented to Council for adoption. Future correspondence with owner required as part of the creation of the Heritage List under LPS10. | |
| 279 | Reserved | Category 2 | Bassendean War Memorial: The obelisk is already listed on the State Heritage list. The new stone plinth for the obelisk, the new stone surround and the new concrete memorial wall, stone seat and reflection pond, have merit from a cultural perspective to be on the municipal heritage register. | Note owner's support of the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. The war memorial is not listed on the state register as suggested. RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Future correspondence with owner required as part of the creation of the Heritage List under LPS10. | |
| 265 | Reserved | Category 2 | Bassendean Improvement Committee (BIC) Reserve: This reserve is vested in the Town of Bassendean for the purpose of recreation. Over the years, the usage has changed. Adding the reserve to the Municipal Inventory may restrict Council from undertaking improvements such as the 2001 'Enquiry by Design' community workshops, which identified that the BIC Reserve should be redeveloped to provide a Civic Garden at the Western end and an active sports area to the Eastern end. In January 2017, Council OCM -25/01/17 resolved to prepare a concept plan for the BIC Reserve. On that basis, clarification should be sought, as adding an entire reserve may create future improvements and management issues. | Note owner's objection to the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10. | |
| 22 | Reserved | Category 2 | Pickering Park: The reserve is vested in the Town of Bassendean for the purpose of recreation. Over the years, Council has resolved to make improvements such as restoring the foreshore and removing an obsolete building and jetty. The State Government has powers under the Environmental Protection Act 1986, Wildlife Conservation Act 1950, Conservation and Land Management Act 1984 to protect natural areas. The Swan and Canning Rivers Management Act 2006 protects river foreshore areas. In accordance with the Aboriginal Heritage Act 1972, the Town of Bassendean received in 2007 a Section 18 Conditions of Consent to manage Pickering Park. Recently Council (OCM – 7/02/17) resolved to list funding for the design of a boat ramp and floating jetty. Considering the stronger legislative powers that are in place to protect Pickering Park it is suggested that this reserve not be included in the Municipal Heritage Inventory due to the level of protection already afforded via the environmental Act's, Statutory regulations and Council Policies. | Note owner's objection to the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10. | |
| 22 | Reserved | Category 2 | Bindaring Park: This reserve is vested in the Town of Bassendean for the purpose of recreation. The State Government has powers under the Environmental Protection Act 1986, Wildlife Conservation Act 1950, Conservation and Land Management Act 1984 to protect wetlands. Council has adopted a Wetland Policy and has Local Planning Policy No 3, No 4 and No 14 to protect, conserve and manage wetlands. In recent years, Council progressively allocated funds to rehabilitate the Bindaring Park wetland. In 2016, Council allocated funding to commence the development of Bindaring Park Wetland Concept Plan. Considering the stronger legislative powers that are in place to protect this wetland, it is suggested that this reserve not be included in the Municipal Heritage Inventory due to the level of protection already afforded via the environmental Act's, Statutory regulations and Council Policies. | Note owner's objection to the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10. | |
| 219 | Reserved | Category 2 | Success Hill Reserve: This should be referred to the State Land Services of the Department of Planning who is the owner of the land. The Town of Bassendean has a management order. The State Government has powers under the Environmental Protection Act 1986, Wildlife Conservation Act 1950, Conservation and Land Management Act 1984 to protect this reserve. The Swan and Canning Rivers Management Act 2006 protects river foreshore areas and in addition, Success Hill Reserve is included on the Bush Forever site, which has statutory protection. In accordance with the Aboriginal Heritage Act 1972, the Town of Bassendean has received Section 18 Conditions of Consent to manage Success Hill Reserve. It is suggested that this reserve not be included in the Municipal Heritage | Note owner's objection to the proposed category 2 listing. Note category two listed places are recommended for inclusion within the Heritage List under Local Planning Scheme 10, subject to a separate review. RECOMMENDATION: Retain property as a category 2 listed place within the final MHI to be presented to Council for adoption. Include further information (provided as part of the submission) for inclusion within the final document prior to recommendation for adoption by Council. Write to owner with the outcome of the MHI review committee's recommendation and inform the owner of the date of the Council meeting where final adoption of the | |

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| | | | Inventory due to the level of protection already afforded via the environmental Act's, Statutory regulations and Council Policies. | document will be recommended. Future correspondence with owner required as part of the creation of the Heritage List under LPS10. | |
| 221 | Reserved | Category 4 | Brisbane & Wunderlich Wishing Well: In about 2004 the structure was reconstructed, and, from a Municipal Heritage perspective, does not have aesthetic or historic value and is often used by members of the public for a rubbish bin. From a social perspective, the structure has very little significance. It is suggested that the structure not be included in the Municipal Inventory. | Note owner's objection of the category 4 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 4 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only. RECOMMENDATION: Retain property as a category 4 listed place within the final MHI to be presented to Council for adoption. | |
| 36 | | Category 4 | Fire Track: The existing bitumen track is "intrusive" within the reserved space. While the bitumen track was constructed for the volunteer fire brigade for training exercises, it has an adverse impact of the use of the reserve. As time progresses the asphalt track will degrade. It is suggested that the asphalt rack not be included in the Municipal Inventory. | Note owner's objection of the category 4 listing. The Municipal Heritage Inventory is an information only resource and is used to guide strategic heritage planning and the creation of the Heritage List under Local Planning Scheme No. 10. All category 1 and category 2 listed places within the adopted MHI will form the Heritage List under LPS10 and be afforded statutory protection. This property is a proposed management category 4 meaning that there will be no statutory protection or additional development constraints (including demolition) from inclusion within the MHI. This listing is merely for identification purposes only. RECOMMENDATION: Retain property as a category 4 listed place within the final MHI to be presented to Council for adoption. | |