

Heritage Information Sheet

The history and heritage of an area helps define its unique identity and create a meaningful sense of place. The Town of Bassendean recognises its rich history and is home to several significant places, 11 of which are on the State Register of Heritage Places.

This information sheet provides details on local heritage and relevant considerations.

What is Heritage?

Heritage is important in understanding the story of both Western Australia and the local community - their history, identity and diversity. Heritage is wide ranging and consists of places such as culturally significant places, buildings, structures, gardens, landscapes and archaeological sites.

'Cultural heritage significance' is the aesthetic, historic, scientific or social significance a place may have for present and future generations. These values have been deemed by the Heritage Council of Western Australia and, in the preparation of a Local Heritage Survey, are used as assessment criteria to evaluate the importance of a place for the local government area.

Local Heritage Surveys

Local Heritage Surveys (LHS - formerly Local Heritage Inventories or Municipal Heritage Inventories) identify and record places that are, or that might become, of cultural heritage significance.

The *Heritage Act 2018* requires each local government to identify places of cultural heritage significance in a LHS. The LHS is compiled to "tell the stories" of the district, rather than serve as an instrument for control of development, however, it is used to inform other planning instruments such as the Town's Heritage List or local planning policies for heritage protection.

The Town's current LHS, including historic sites within the district, is available here:

<https://www.bassendean.wa.gov.au/Profiles/bassendean/Assets/ClientData/Municipal-Heritage-Inventory.pdf>

Heritage List vs Local Heritage Survey

A Heritage List is a list of places compiled under the Town's Local Planning Scheme No. 10 for which development approval will be required for all demolition, alterations or other development affecting the cultural heritage significance of the place. Heritage Lists must be compiled with regard to the LHS, but do not necessarily include all places in the LHS.

A LHS provides recognition of a place's importance to the local community. Places entered in the LHS generally do not have legal protection unless they are also listed in the Town's Heritage List under Local Planning Scheme No. 10, and/or have been separately entered in the State Register of Heritage Places.

Management Categories

Some places are more important to the community than others, and some buildings and structures have been lost over time, with only the site remaining. Management Categories recognise the varying degrees of importance and intactness of heritage places and provide recommendations to the Town as to the kind of care that should be taken for each place if the cultural heritage values are to be retained. Each places in the LHS is provided a Management Category as follows:

Management Category	Level of Significance	Description	Desired Outcome
1	Exceptional Significance	Essential to the heritage of the locality. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places.	The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place)
2	Considerable Significance	Very important to the heritage of the locality. High degree of integrity/authenticity	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
3	Some/Moderate Significance	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.	Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible.
4	Little significance or Historic Site	Contributes to the understanding of the history of the Town of Bassendean.	Photographically record prior to major development or demolition. Recognise and interpret the site if possible.

Public Access

The inclusion of a place in the Heritage List or LHS does not mean the place is open to the public. The place remains the sole property of the landowner. Unless authorised under another law, any person accessing the property without the owner's consent will be considered a trespasser.

Additions and Alterations to Heritage Places

Changes can still be made to a place in the Heritage List or LHS but development approval will be required for any alterations, extensions, change of use or demolition where the building is entered on the Heritage List. For all other places listed within the LHS, the relevant provisions with Local Planning Scheme No. 10 apply.

Demolition

Every effort should be made to preserve and restore Heritage Places, given the significant contribution they make to the sense of place to the district. Where a place is entered on the Heritage List under the Town's Local Planning Scheme No. 10, development approval is required for demolition of a building. Under the *Heritage Act 2018 and Planning and Development (Local Planning Schemes) 2015*, the Town can issue conservation orders to prevent 'demolition by neglect'.

For further information, please liaise with the Town's Planning Services on 3977 8000 or via mail@bassendean.wa.gov.au.