

TOWN OF BASSENDEAN

MINUTES

MUNICIPAL HERITAGE INVENTORY REVIEW COMMITTEE

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

ON TUESDAY 12 JULY 2016 AT 6.00PM

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

Acknowledgement of Country

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

2.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

Present

Cr Paul Bridges, Presiding Member
Cr Renee McLennan
Cr Gerry Pule
Jennie Collins, Community Member
Michael Grogan, Community Member
Peter Wittwer, Community Member
Dr Sally Cawley, Consultant

Staff

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

Apologies

Cr Bob Brown - Leave of absence
Prue Griffin, Hocking Heritage Studio
Gemma Smith, Hocking Heritage Studio

3.0 DEPUTATIONS

Nil

4.0 CONFIRMATION OF MINUTES

4.1 Minutes of the Meetings held on 10 May 2016

COMMITTEE/OFFICER RECOMMENDATION – ITEM 4.1

MOVED Michael Grogan, Seconded Jennie Collins, that the minutes of the meeting held on 10 May 2016 be confirmed as a true record.

CARRIED UNANIMOUSLY 7/0

5.0 ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

Nil

6.0 DECLARATIONS OF INTEREST

- 6.1 Cr Paul Bridges declared a financial interest as he is the owner of 150 West Road, Bassendean which is included as a category 2 building on the current Municipal Inventory.
- 6.2 Cr Paul Bridges declared a financial and proximity interest as he lives opposite the Nicoletto vineyard at 147 West Road.
- 6.3 Jennie Collins declared a financial interest as she is the owner of 24 James Street and 64 Watson Street Bassendean which are included as a category 2 building on the current Municipal Inventory.

7.0 BUSINESS DEFERRED FROM PREVIOUS MEETING

Education campaign and engage with the community through public workshops	No action at this stage. Education campaign and public workshops to be undertaken as part of public advertising process. See timeline.
Establish special control areas over precincts or streets	No action at this stage. Item to be considered as part of heritage policy/strategy. See timeline.
Thematic history needs to be developed	Hocking Heritage Studio to complete thematic history by end of July 2016.
The Town needs to develop a heritage strategy	No action at this stage. Whilst considered outside the scope of the current review, item is to be considered as part of heritage policy/strategy for review committee's consideration during public advertising stage. See timeline.

Incentives to owners should be addressed through Council Policy	No action at this stage. Item to be considered as part of heritage policy/strategy. See timeline.
Committee members to review the draft inventory and forward comments to troberts@bassendean.wa.gov.au	Committee members are asked to provide comment and suggested changes on the draft MHI by Tuesday 9 August 2016
Link the heritage list (categories 1s and 2s) to TPS10 and recommend policies	No action at this stage. Dependent on Council's adoption of final MHI and initiation of scheme amendment.
Develop policies for category 3s and 4s	No action at this stage. Item to be considered as part of heritage policy/strategy. See timeline.
Opportunity for property owners to provide additional information on their properties which could result in a change of management category (to be based on the significance of the place)	No action at this stage. Property owners to be invited to provide additional information as part of the public advertising period. Public advertising period to commence after draft MHI is endorsed by the review committee.
Base code within Local Planning Scheme should not be changed to a 'blanket' R25 for all residential areas, but rather, there should be an option of increasing the residential density code to save properties which would otherwise be demolished to realise the current R-code potential.	No action at this stage. Item to be considered as part of heritage policy/strategy. See timeline.
Town officers prepare a report outlining a draft strategy that enables those properties listed on the Heritage List including heritage precincts to have no loss of their existing development potential and allowing the listed building to be retained.	No action at this stage. Item dependant on draft policy to be produced for review committee's consideration during public advertising period. See timeline.
Town officers prepare a timeline for the completion of the review including those elements which are covered by the current scope and those elements which are beyond the scope of the current review.	Projected timeline attached as part of this agenda.
That Council considers a budget variation to allow for the preparation of: <ol style="list-style-type: none"> 1. A Heritage Strategy; and 2. Draft Design Guidelines for Heritage Precincts; based on advice in an officer's report.	No action at this stage. Item dependant on draft heritage policy to be produced for consideration during public advertising period.

8.0 REPORTS

8.1 Progress Review on the Review of the Municipal Heritage Inventory and required Future Actions

Hocking Heritage Studio has provided a copy of the final draft Municipal Heritage Inventory, including updated place record forms, the confirmed additions and modifications from the bus trip and preliminary information relevant to the review process.

Members are asked to review the document and recommend changes to the Town (Tim Roberts) by Tuesday 9 August 2016. The places (and associated management categories) included within the draft MHI are confirmed and it is on this basis that will we proceed with public advertising of the document, pending the Committee endorsement of the draft document.

Hocking Heritage Studio has specifically requested comment on the following:

- Is the Committee happy with the presentation and level of information in the place record forms. As you know we have prepared them to the standards of the State Heritage Office and have referred to the previous MI, but it would be good to know if there is anything that the committee felt was missing or excessive.
- Do you find it useful to have the places separated by locality in the document? As there are so few places outside Bassendean, would it make more sense to integrate them and find the place by number. (Either is fine with us but as the users it is best to know what works for your team)
- Factual information relevant to the places – we know there is a lot of valuable knowledge held on the Committee, so it would be great to access to any information it has. We understand the document will go out for public comment so there will be opportunity to revise at that stage but the sooner the better.

Please also advise whether there have been any glaring oversights or omissions within the draft document (ie. has a management category been entered incorrectly, is information accurate, is information missing from some fields and has everything been addressed that was discussed and agreed on from previous meetings and the bus tour).

Hocking Heritage Studio is still required to complete a draft thematic history of the Town of Bassendean for inclusion within the finalised document. The timeframe for completion is anticipated to be before Friday 15 July 2016. It is considered that this component of the MHI will not have an impact on the place record forms currently before the Committee for consideration. Once received, the thematic history will be forwarded to all Committee members for consideration in conjunction with the draft MHI.

Included in this report is a projected timeline for the completion of the review as well as long term strategic heritage/planning considerations discussed at previous meetings. Considering the length of the project and how close the Committee is to finalising the draft MHI for the commencement of public advertising, the Town's officers have decided to delay the draft heritage policy. It is considered that reviewing the draft MHI and draft heritage policy at the same time is not the most effective usage of time for the completion of the MHI review. A draft heritage policy identifying the need for a heritage strategy to ensure heritage values within the Town of Bassendean are retained, will be produced whilst the draft MHI is out for public advertising.

The Committee discussed the following matters:

- *Allocation of funds for the preparation of a heritage strategy that includes design guidelines for heritage precincts identified in the draft MHI.*
- *A commitment from Council that it will protect the current development potential of heritage listed properties, prior to advertising the draft MHI.*
- *Assessment of the potential of ten category 2 listed properties from the draft MHI as to the ability to retain the heritage building without loss of the current development potential.*

COMMITTEE RECOMMENDATION – ITEM 8.1

MHIRC – 1/07/16 MOVED Cr McLennan, Seconded Jennie Collins, that

1. The Committee endorses the report by the Planning Officer on the Review of the Municipal Inventory and future actions as outlined in the timeline;
2. A report be presented to Council at the August OCM outlining a commitment of intent to protect the current development potential of heritage listed properties, prior to advertising the draft MHI;

3. Town Officers assess the potential of ten category 2 listed properties from the draft MHI as to the ability to retain the heritage building without loss of the current development potential; and
4. Council considers allocating funds in the 2016/17 mid year Budget Review to employ consultants to prepare a heritage strategy that includes design guidelines for heritage precincts identified in the draft MHI.

CARRIED UNANIMOUSLY 7/0

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

Nil

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

Nil

11.0 **CONFIDENTIAL BUSINESS**

Nil

12.0 **CLOSURE**

The next meeting date is to be held on Tuesday 9 August at 5.30pm.

There being no further business the Presiding Member declared the meeting closed the time being 7.50pm.