

# TOWN OF BASSENDEAN

## MINUTES

MUNICIPAL HERITAGE INVENTORY REVIEW COMMITTEE  
HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN  
ON TUESDAY 19 JANUARY 2016 AT 6.00PM

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### 1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

#### Acknowledgement of Traditional Owners

The Presiding Member declared the meeting open, welcomed all those in attendance and acknowledged the traditional owners of land of where the meeting was held.

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

#### Present

Cr Paul Bridges, Presiding Member  
Jennie Collins, Deputy Presiding Member & Community Member  
Cr Gerry Pule  
Cr Bob Brown  
Michael Grogan, Community Member  
Peter Wittwer, Community Member  
Sally Cawley, Community Member  
Gemma Smith, Hocking Heritage Studio  
Prue Griffin, Hocking Heritage Studio

#### Staff

Brian Reed, Manager Development Services  
Tim Roberts, Planning Officer  
Dr Fiona Bush, Heritage Consultant

#### Apologies

Amy Holmes, Minute Secretary

### 4.0 DEPUTATIONS

Nil

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

##### **4.1 Minutes of the Meetings held on 8 December 2015**

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

MOVED Michael Grogan, Seconded Jennie Collins, that the minutes of the meeting held on 8 December 2015 be confirmed as a true record, with the following amendments:

1. The Acknowledgment of Country should be amended to read “*that the Manager Development Services acknowledged the traditional owners of the land on where the meeting was held*”; and
2. On page 5 of the minutes the 5<sup>th</sup> bullet point should be amended to read “*14 places are assessed as falling within the Management Category 4*”.

**CARRIED UNANIMOUSLY 7/0**

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

Nil

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

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

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

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

The following comments were made at the meeting:

- The Manager Development Services advised that while the local history librarian is happy to continue to provide support to Hocking Heritage Studio and to the Committee, she is not interested in becoming a Committee member.

- There was a feeling that character guidelines should be prepared as part of the review, however, it was acknowledged that is a difference between character guidelines and heritage precinct guidelines.
- Property owners should be given the opportunity to provide additional information on their properties which could result in a change of management category. This would, however, need to be based on the significance of the place.
- It was considered that additional properties should be included in Ashfield and Eden Hill.
- Sites of archaeological significance should be included in the review including the Broun Homestead.
- A suggestion was made that the inventory should include sites of aboriginal significance, however it was acknowledged that Aboriginal heritage is covered by different legislation and is beyond the scope of Municipal Inventories.
- The transfer of entitlements should be examined to preserve the integrity of heritage curtilages.
- A bus tour should be arranged to identify additional places for inclusion.
- Shops in Old Perth Rd should be retained to preserve the character and streetscape of the main street. The shops, not just the facades, to be retained from Guildford Rd south side to Parker St (all except the cnr doctor's family centre but any new development here should be sympathetic to the old) north side to Wilson St (important to retain the Di Blasio shops and residence), those on the south east corner of James St and down to and including Lou's hairdressers between 85 Old Perth Road and the hardware store.
- The Bassendean Hotel and old Post Office should be retained.
- The two-storey house on the south west corner of James Street, now the Sri Lankan consulate house, should be assessed by the consultants.
- Holme house (Anstey Rd) and 8 Carnegie St and the view in between are important.
- The house and folly at 93 North Rd should be considered.

- 6 Barton Parade - c1903 home of former Roads Board president Pickering after whom Pickering Park was named.
- The two key wetlands in Bindaring/Pickering Parks and the Ashfield Flats should be considered for listing and protection, however, this was questioned as to whether they should be included in the MI, or are they to be protected for their environmental significance.
- The Local Planning Scheme should not blanket R25 for all residential areas, but we should allow the option of increasing the R code to save properties that would otherwise be demolished to realise the current R code potential.
- All extant original 34 houses present in 1901 should be included on the MI (Janet Megarrity to provide the known locations).
- Maintain the view between the oval memorial gates and the oval.
- The consultants are recommending retention of the BIC so it will be interesting to see how this pans out with the BAG proposals. The future of the listed Croquet Clubroom is in doubt were the tennis courts were to be relocated.

## **8.0                      REPORTS**

### **8.1                      Actions from previous meeting held on 8 December 2015**

Education campaign and engage with the community through public workshops	No action at this stage
Mapping required to identify clusters - Consultants to advise on precincts/conservation/heritage areas.	Maps showing the location of current properties included on the MI will be available at the meeting
Include the 34 roads board houses	No action at this stage – details of the 34 houses to be passed to Manager Development Services and Hocking.
Establish special control areas over precincts or streets	No action at this stage

Thematic history needs to be developed	Prue Griffin agreed at the meeting that Hocking Heritage studio would develop the thematic framework
The Town needs to develop a heritage strategy	Outside the Scope of the current review
Incentives to owners should be addressed through Council Policy	No action at this stage
Copy of consultant's brief to be sent out to committee members	Included as an attachment to this agenda.
Committee members to review the draft inventory and forward comments to prue@hockingheritagestudio.com.au	No action at this stage
Link the heritage list (categories 1s and 2s) to TPS10 and recommend policies	No action at this stage
Develop policies for category 3s and 4s	No action at this stage

## **8.2 Review of the Town of Bassendean Municipal Inventory(MI), (Ref: LUAP/REGSTN/2 Brian Reed, Manager Development Services)**

### APPLICATION

The purpose of this report is for the MI Review Committee to receive:

- A discussion paper on the features of the Town's current stance on heritage protection and policy containing recommendation for heritage protection and policy going forward.
- A draft on the proposed 2015 Municipal Inventory

### OFFICER RECOMMENDATION — ITEM 8.2

That the Committee provides feedback to Heritage Hocking Studio on the:

1. Review of Town of Bassendean Planning Policy in Relation to Protecting Places of Identified Cultural Heritage Significance prepared by Hocking Heritage Studio; and

2. Municipal Heritage Inventory Review – 2015 - prepared by Hocking Heritage Studio.

*The Committee moved an alternative recommendation as it was agreed to arrange a bus tour to view potential additional sites.*

#### COMMITTEE RECOMMENDATION – ITEM 8.2

**MHIC-1/01/16** MOVED Cr Pule, Seconded Sally Cawley that a bus tour be arranged for the Committee to view potential additional sites on Saturday 5 March 2016

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

Jennie Collins advised that she intended to move the following motion at the next meeting:

*“That Council approves a variation to the budget to allow Hocking Heritage Studio to prepare:*

1. *Draft design guidelines for special control areas and streets; and*
2. *A Heritage Strategy.*

#### 11.0 CONFIDENTIAL BUSINESS

Nil.

#### 12.0 CLOSURE

There being no further business the Presiding Member closed the meeting at 7.50 pm

The next meeting is to be held on Tuesday 8 March commencing at 6.00pm.