



Municipal Heritage Inventory Information Sheet

The Town of Bassendean recognises places it considers to have local cultural heritage significance by including such places on its Municipal Heritage Inventory (MHI). At present, only State Heritage Listed properties are afforded statutory protection however the provisions of the Local Planning Scheme No. 10 (LPS10) allow for the creation of a Heritage List to afford locally significant places protection.

Whilst a MHI has no statutory protection, the Inventory seeks to ease the process for preparing, advertising and adopting a 'Heritage List' (see information on next page). The creation of a Heritage List is to be undertaken by the Town in the near future (subject to a separate review).

What are places of cultural heritage significance?

These are places that are important to the community as tangible expressions of our history and identity. They include a diverse range of places (such as buildings, groups of buildings, structures, historic landscapes or archaeological/historic sites) that, individually and collectively, tell us about the history and identity of our community, and the broader Australian community.

Typically, they relate to places that have been developed or modified by human activity, but may also include natural landscapes and features associated with significant historical activities or events (such as temporary settlements, worker's camps, ship wreck sites etc.).



Why is heritage important?

Heritage is important to understand our stories, both Western Australian and local - their origins, identity and diversity. The Town of Bassendean wants to protect our significant heritage places so that current and future generations can enjoy their rich and diverse cultural environment together with an understanding of what came before them.

These places, particularly when coupled with objects and artefacts, documentary records, works of art, and furniture, or with intangible heritage (such as folklore, ideas and memories, skills and practice) can enrich people's lives by providing a sense of connection to individuals, community and landscape, to custom and practice in the past and in the present.

What is a Municipal Heritage Inventory?

A Municipal Heritage Inventory (MHI) is a list of places that, in the opinion of the local government and its jurisdiction, are or may become of cultural heritage significance.

The Town of Bassendean MHI includes a brief history (thematic history) of the Town plus individual place records, which briefly locate and describe each place, outline its significance and provide a recommendation for the management of its cultural heritage values.



How is a place identified as having cultural heritage significance?

‘Cultural heritage significance’ is the aesthetic, historic, scientific or social significance a place may have for present and future generations. These values have been defined by the Heritage Council of Western Australia and are used as assessment criteria in the preparation of a MHI to evaluate the importance of a place.

Heritage identification also occurs at the national and state levels using similar criteria. The Commonwealth government lists places having significance at the national level, and State government lists places having significance at the state level. In Western Australia, the Heritage Council of Western Australia controls the State Register of Heritage Places. There are 11 properties listed on the State Register of Heritage Places within the Town of Bassendean.

Why do we have a Municipal Heritage Inventory?

The Heritage of Western Australia Act 1990 requires all local government authorities in Western Australia to compile, periodically review, and update, a local Municipal Heritage Inventory. The Town of Bassendean MHI was adopted in 2017. In addition to meeting the requirements of the Act, the MHI can assist the Town to:

- Provide a cultural and historic record of the district.
- Provide information about local heritage that may be required under Local Planning Scheme No. 10.
- Develop Local Government heritage conservation policies.
- Achieve the heritage conservation objectives of town planning in the State.

Does entry in the Municipal Heritage Inventory offer legal protection?

A Municipal Heritage Inventory provides recognition of a place’s importance to the local community. Places entered in the Inventory 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, however some provisions will apply.

The Town of Bassendean Heritage List will be subject to a separate review.

What is a Heritage List?

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 MHI, but do not necessarily include all places in this Inventory.

What are 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.



The Town of Bassendean MHI includes four management categories:

Category 1	This place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alteration of extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan.
Category 2	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Category 3	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.
Category 4	Photographically record prior to major development demolition. Recognise and interpret the site if possible.

Where places have not been included in the Heritage List, these management categories simply describe the conservation outcome that may be encouraged by the Town. Where a place has been included in the Heritage List then the Management Category will be taken into consideration as part of the Council's consideration of any development applications.

Does inclusion on the Municipal Heritage Inventory or Heritage List affect ownership and/or permit public access?

No. The place remains the sole property of the owner. Normal access arrangements will remain in place. That is, unless authorised under another law, any person accessing the property without the owner's consent will be considered a trespasser.

Can I still make changes to my property?

Yes, 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 MHI, the relevant provisions with Local Planning Scheme No. 10 apply. In short, all places within the MHI but not included under the Heritage List will have the same development rights as properties that are not heritage listed.

Heritage Conservation and Development Principles

The conservation and development principles applied by the Town of Bassendean to the consideration of proposals affecting places in the Heritage List are covered under the development control principles of State Planning Policy 3.5 Historic Heritage Conservation. This can be viewed at the Planning Western Australia website, www.planning.wa.gov.au under 'Planning System' – 'State Planning Framework'.

The objectives of this policy are:

- To conserve places and areas of historic or heritage significance.
- To ensure that development does not adversely affect the significance of heritage places and areas.
- To ensure that heritage significance at both the State and local levels is given due weight in planning decision-making.
- To provide improved certainty to landowners and the community about



the planning processes for heritage identification, conservation and protection.

Incentives for the conservation of Local Heritage Places

All places listed under the Heritage List within Local Planning Scheme No. 10 will have access to a range of heritage incentives and initiatives to encourage conservation of each place. It is anticipated that all Management Category One and Two places within the MHI will form the Heritage List under Local Planning Scheme No. 10 (subject to a separate review). All Management Category Three places will be given the option to 'opt in' to the Heritage List in order to be able to access these incentives.

Council, at its September 2016 Ordinary Council meeting resolved the following;

'Council supports, in principle, the following heritage incentives available to property owners of places of heritage value listed under the Heritage List in conjunction with public advertising of the draft Municipal Heritage Inventory;

- (a) *Heritage Awards Program*
- (b) *Waiving of Application for Development Approval Fees*
- (c) *Variation to Scheme and R-Code provisions*
- (d) *Density Bonuses*
- (e) *Heritage Assistance Fund'*

Additionally, to acknowledge and support the conservation of Local Heritage Places, Lottery West provides a mechanism for grants to be made available to landowners to protect, explain and share various aspects of our heritage. Grants are also made available for places listed on the State Heritage Register through



the Heritage Grants Program.

Is demolition prohibited?

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. Case-by-case decisions will be guided by the principles outlined in State Planning Policy 3.5 Historic Heritage Conservation.

Is maintenance required?

Where a place is entered in the MHI, there is no legal obligation to maintain a listed property in any way other than under existing regulations.

What advice or assistance is available?

If you have any queries about the Town of Bassendean MHI and its implications for landowners, please contact the Planning Department on (08) 9377 8000.

Publications from the Heritage Council's website, www.stateheritage.wa.gov.au have been used as the source for some of the above information. Additional details and other general and technical publications about heritage can also be downloaded and viewed from that site.