



Heritage Advisory Committee

Notice of Meeting & Agenda 12 June 2020

Committee Terms of Reference

The Heritage Advisory Committee is to provide heritage advice on:

- 1. City-owned heritage assets*
- 2. strategic and statutory planning instruments*
- 3. promotion and education of heritage and history*
- 4. enhancement of economic development and tourism opportunities*
- 5. matters raised by the general community*

City of Bunbury
4 Stephen Street
Bunbury WA 6230
Western Australia

Correspondence to:
Post Office Box 21
Bunbury WA 6231

Table of Contents

<u>Item No</u>	<u>Subject</u>	<u>Page No</u>
1.	Declaration of Opening	4
2.	Disclaimer	4
3.	Announcements from the Presiding Member	4
4.	Attendances	4
4.1	Apologies.....	4
4.2	Approved Leave of Absence.....	4
5.	Declaration of Interest	4
6.	Public Question Time	4
7.	Confirmation of Minutes	5
8.	Petitions, Presentations and Deputations	5
8.1	Petitions	5
8.2	Presentations	5
8.3	Deputations.....	5
9.	Method of Dealing with Agenda Business	5
10.	Reports	6
10.1	Demolition of Dwelling and Construction of New Single House, Garage and Shed at Lot 1 (#7) Park Street, Bunbury	6
10.2	City of Bunbury Heritage Awards 2020.....	11
10.3	Draft Conservation Management Plan – Convent of Mercy Group (fmr) (BRAG)	14
10.4	Summary of Referrals and Communications	18
10.5	Bunbury Historic Centre Proposal.....	21
10.6	Heritage Advisory Committee Priorities	24
11.	Applications for Leave of Absence	28
12.	Questions from Members	28
12.1	Response to Previous Questions from Members taken on Notice.....	28
12.2	Questions from Members	28
13.	Urgent Business	28
14.	Date of Next Meeting	28
15.	Close of Meeting	28

Acknowledgement of Country

We acknowledge the Traditional owners of this land, the Wardandi Noongar people, and pay our respects to Elders past, present and emerging.

Vision

Bunbury: welcoming and full of opportunities.

Organisational Values

#WEARECOB

WE ARE COMMUNITY

We are one team
We keep each other safe
We display empathy and respect
We have fun and celebrate our successes
We work together to achieve great outcomes

WE ARE OPEN

We are open to opportunities
We actively listen and think things through
We are inclusive and treat everyone equally
We are honest and open in our communications
We are open to feedback to improve our performance

WE ARE BRAVE

We lead the change, we own it
We trust and empower each other
We have the difficult conversations early
We hold ourselves to the highest standard
We have the courage to improve and simplify

Heritage Advisory Committee Notice of Meeting

Dear Committee Members

The next Ordinary Meeting of the Heritage Advisory Committee will be held in the *Function Room*, 2-4 Stephen Street, Bunbury, on **Friday 12 June 2020 at 4.00pm**.



Signed:

Gary Barbour

Director Sustainable Communities

Agenda

12 June 2020

Members of the public to note that recommendations made by this committee are not final and will be subject to adoption (or otherwise) at a future meeting of the Bunbury City Council.

Committee Members:

Member Name	Representing
Cr Todd Brown	City of Bunbury
Cr Tresslyn Smith	City of Bunbury
Mrs Del Ambrosius	Community
Mr Bernhard Bischoff	Community
Mr Stephen Craddock	Community
Mr Graham Houghton	Community
Mr Kent Lyon	Community
Mr Duncan Rutherford	Community
Mr Peter Suckling	Community

Support Staff:

Name	Title
Mr Gary Barbour	Director Sustainable Communities
Ms Lacey Brown	Strategic Planning Officer (Heritage)
Ms Liz Allan	Executive Assistant (Research and Project) to the Director Sustainable Communities

1. Declaration of Opening

The Presiding Member declared the meeting open at _____pm.

2. Disclaimer

Not applicable to this committee.

3. Announcements from the Presiding Member

4. Attendances

4.1 Apologies

Apologies have been received from: Peter Suckling, Del Ambrosius and Kent Lyon.

4.2 Approved Leave of Absence

Nil

5. Declaration of Interest

IMPORTANT: Committee members to complete a “Disclosure of Interest” form for each item on the agenda in which they wish to disclose a financial/proximity/impartiality interest. They should give the form to the Presiding Member <u>before</u> the meeting commences. After the meeting, the form is to be forwarded to the Administration Services Section for inclusion in the Corporate Financial Disclosures Register.
--

6. Public Question Time

Not applicable to this Committee

7. Confirmation of Minutes

The Minutes of the Heritage Advisory Committee Meeting held on 12 February 2020 have been circulated

Recommendation

The Minutes of the Heritage Advisory Committee Meeting held 12 February 2020 are confirmed as a true and accurate record.

8. Petitions, Presentations and Deputations

8.1 Petitions

Nil

8.2 Presentations

Nil

8.3 Deputations

Nil

9. Method of Dealing with Agenda Business

Items are to be dealt with in the order that they appear.

10. Reports

10.1 Demolition of Dwelling and Construction of New Single House, Garage and Shed at Lot 1 (#7) Park Street, Bunbury

File Ref:	P07361
Applicant/Proponent:	Sophine Pfuhl Architect
Responsible Officer:	Teshome Tadesse, Planning Officer
Responsible Manager:	Barbara Macaulay, Acting Manager Sustainability, Planning and Development
Executive:	Gary Barbour, Director Sustainable Communities
Authority/Discretion	<input checked="" type="checkbox"/> Advocacy <input type="checkbox"/> Review <input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Quasi-Judicial <input checked="" type="checkbox"/> Legislative <input type="checkbox"/> Information Purposes
Attachments:	Appendix 1: Location Plan and Photographs Appendix 2: Development Plans Appendix 3: Heritage Impact Statement & Structural Engineer's Report Appendix 4: Schedule of Submissions

Summary

The City of Bunbury has received an application for the demolition of a fire damaged dwelling for the construction of a single house, a garage and a shed at Lot 1(#7) Park Street, East Bunbury. The lot is located in the East Bunbury Heritage Area and the existing dwelling is identified as having 'Moderate Contribution' to the cultural significance and character of the locality.

State Planning Policy 3.5 – Historic Heritage Conservation (SPP3.5) and the City of Bunbury Local Planning Policy 6.1: Heritage Conservation and Development (LPP6.1) provide a policy position to retain contributory heritage buildings, unless the applicant provides clear justification for demolition. Clause 6.6 of SPP 3.5 and Clause 4.1 of LPP6.1 highlight that there will be circumstances where demolition is justified. In this case, the applicant has provided justification for the demolition of the existing dwelling mainly on the grounds of fire damage to the structural integrity of the dwelling. The Heritage Advisor has also provided comment that there had been substantial change to the dwelling that had altered the level of significance and contribution to the heritage area.

It is considered that the applicant has successfully justified the need to demolish the dwelling as outlined in the experts' reports. The only alternative in this case is to allow the demolition of the dwelling to facilitate the development of a proposed new single house and outbuildings that comply with the design guidelines of the LPP6.1.

One objection has been received from the adjoining eastern landowner on the grounds of a proposed reduced setback to this boundary and privacy related matters. The minor variation to the required setback is considered to meet the relevant design principles of State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes) and is therefore supported.

For the reasons outlined above and discussed in this report, the application is recommended for approval.

Executive Recommendation

That the Heritage Advisory Committee request Council:

1. In accordance with the *Planning and Development Act 2005 (as amended)*, to resolve to recommend approval to the demolition of the dwelling at Lot 1 #7 Park Street and the construction of the Single House, the garage and the shed subject to applicable standard and non-standard development conditions including the following:
 - 1.1 An archival record to be compiled and presented to the City prior to the demolition of the dwelling at Lot 1 #7 Park Street to the satisfaction of the City.
 - 1.2 All development shall be in accordance with the approved development plans dated 29.04.2020.
2. Formally advise the applicant/owner that it is their responsibility to ensure that the proposed demolition of the dwelling and development onsite comply with all other applicable legislation, local laws and/or licence requirements that may relate to the development.

Strategic Relevance

- Theme 1 Our community and culture
Goal A safe, healthy and cohesive community with a rich cultural life, and supportive social environment.
Objective 1.5 Arts, culture, heritage and events that enrich our understanding and enjoyment of life, celebrate our identity and bring the community together.
- Theme 3 Our places and spaces
Goal A natural and built environment that reflects Bunbury's core values.
Objective 3.3: High-quality urban design, well-planned neighbourhoods

Regional Impact Statement

Not applicable

Background

A summary table of details relating to the subject site is as follows:

Property Address:	Lot 1 (#7) Park Street, Bunbury
Zoning:	Residential R15/40
Existing Land Use:	Single Dwelling
Lot Area:	549.76m ²
Heritage:	Located within the East Bunbury Heritage Area

The location plan and photographs are **attached** at Appendix 1. The proposed development plans for the new dwelling, garage and outbuilding are **attached** at Appendix 2.

The subject site is included in the East Bunbury Heritage Area, however it is not an individual Heritage Place contained on the City of Bunbury Heritage List. The existing dwelling is a single storey timber cottage constructed in the 1930-1940s, situated on an irregular shaped lot and is surrounded by similar timber cottages.

The dwelling was subject to a fire 12 months ago which has damaged approximately 55% of the original structural jarrah members, as well as significant damage to the corrugated steel roof. The subject site has subsequently been sold with the new landowners seeking to demolish the existing dwelling and construct a new dwelling in accordance with the City's Local Planning Policy 6.1: Heritage Conservation and Development.

The Heritage Impact Statement and Structural Engineer Report is **attached** at Appendix 3.

Council Policy Compliance

Local Planning Policy 6.1: Heritage Conservation and Development (LPP6.1)

Local Planning Policy 6.2: Heritage Listing, Assessment and Concessions

Legislative Compliance

The following statutory planning instruments of the State Planning Framework and Local Planning Framework are applicable to the assessment of this application for development approval:

- *Planning and Development Act 2005 (as amended);*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Bunbury Local Planning Scheme No.8 (LPS8);
- City of Bunbury Heritage List;
- State Planning Policy 3.5: Historic Heritage Conservation;

Officer Comments

The subject development application has two components; the proposed demolition of existing dwelling; and proposed construction of a new single house, a garage and a shed (outbuildings).

1. Demolition of Existing Dwelling

Clause 4.1(d) of Local Planning Policy (LPP6.1) Heritage Conservation and Development identifies that there are circumstances where demolition is justified, however needs to demonstrate the following specific requirements:

“Demolition approval will not be considered on the grounds of economic / other gain for the redevelopment of the land; however, the local government may consider demolition approval on the grounds of structural inadequacy, subject to a structural engineer’s report undertaken by a suitably qualified engineer. This will need to be considered with the Heritage Impact Statement.”

The justification report submitted by the applicant includes a Heritage Impact Statement (HIS) and a Structural Report prepared by a Structural Engineer in accordance with the LPP6.1 requirement. The HIS report outlines the following matters to justify the need to demolish the existing dwelling onsite:

- the existing timber cottage is neglected, dilapidated and in disrepair;

- significant alterations and additions have occurred that have little cultural and heritage value; and
- the property was damaged by fire with approximately 55% of the internal and external walls damaged including the roof.

The accompanying structural report to the HIS (Structural Condition Survey - SCS) prepared by Structerre Consulting outlines that the structural integrity of the dwelling damaged by the fire event has been compromised. The main findings of the survey are outlined as follows:

- the fire weakened overall structure and the roof support; and
- the roof sheeting may cave in due to future weather events, potentially posing a risk to any occupants of the residence.

The report concludes that there is sufficient damage to justify the demolition of the residence in its entirety.

1. *Construction of a new single house, a garage and a shed (outbuilding).*

Clause 5.8.1 of the LPP6.1 outlines the design guidelines to address heritage requirements for new dwellings within the heritage area. The guidelines specify that the construction of new buildings should respect the qualities of existing buildings. There is no requirement to replicate building styles, however new dwellings should be designed to 'fit in' with the existing streetscape. The proposed dwelling will feature weatherboard cladding to front elevation and a gable roof. The building materials are not direct copy but respects the existing dwellings in the immediate locality and therefore are considered to fit in with the streetscape.

The guidelines outline that new dwellings should follow traditional pattern in terms of form, scale, general size and shape or other design features in the immediate locality. The proposed dwelling presents as a cottage dwelling when viewed from Park Street which is typical of the East Bunbury Heritage area, however significantly bigger floor area behind the street setback. Officers consider that the overall setting of the dwelling at the street frontage respects the dwelling typology in the locality.

In addition to the above, the new dwelling includes a front verandah similar to that of other East Bunbury Heritage Area dwellings and the roof is between 25^o and 35^o roof pitch which is consistent with the LPP6.1. As such, the proposed new dwelling is recommended for approval.

2. *Comments from the Regional Heritage Advisor*

The Regional Heritage Advisor has advised that the proposal can be supported as the applicant has incorporated the recommendations provided at meetings held previously with the applicant. The Regional Heritage Advisor advised:

"I have reviewed the attached documents regarding the demolition of 7 Park St and the construction of a new house. We have previously met with the proponents and the proposal now submitted has incorporated the recommendations made at that time. Given that the place was already substantially altered in its detail and the subsequent fire damage which renders much of the building not retainable, the demolition is supported.

Further the proposed new dwelling is supported as it has incorporated changes to the roof and windows as recommended in our earlier discussions."

In addition, the City's Strategic Planner (Heritage) has advised that the proposal is acceptable, as it is considered to present well to the streetscape and incorporates design elements as previously advised. It was noted that the proposed dwelling has a building articulation issue on the east elevation. This elevation is behind the street frontage, and there are no provisions or standards under the R-Codes requiring the articulation of building on a side boundary. It is noted that the proposed design fits the irregular shape of the lot and maximises the development potential of the site.

Conclusion

Officers consider that the applicant has addressed the City's Local Planning Policy 6.1 requirements for the demolition of the existing dwelling. The Heritage Impact Statement (HIS) and Structural Report outlines that the structural integrity of the dwelling damaged by the fire event has been compromised and should be demolished.

The proposal is considered to comply with the design guidelines and existing housing typology within the East Bunbury Heritage Area. Therefore, it is recommended that the proposal is supported for approval.

Analysis of Financial and Budget Implications

This application for demolition and development approval relates to private property, and therefore, the effect of the recommendation has no direct budgetary or financial implications for the City of Bunbury.

Community Consultation

The application was advertised for public consultation from 11 May to 26 May 2020 with a letter posted to the immediate adjoining landowner at 9 Park Street regarding boundary setback variation and being advertised on the City's website and local newspaper. No objections were received from the general public, however the adjoining landowner objected the proposed boundary setback variation. A schedule of submissions is **attached** at Appendix 4.

Councillor/Officer Consultation

The application for development approval has been referred to the City of Bunbury's Development Coordination Unit (DCU) for professional advice and technical assessment prior to the finalisation of this report.

Consultation with the applicant

The applicant was advised of the need to consult with the Heritage Advisory Committee and of the draft officer recommendation.

Timeline: Council Decision Implementation

This will be referred to Council for consideration. It is anticipated that the turnaround will be approximately four weeks.

10.2 City of Bunbury Heritage Awards 2020

File Ref:	COB/2778
Applicant/Proponent:	Internal Report
Responsible Officer:	Lacey Brown, Strategic Planning Officer (Heritage)
Responsible Manager:	Barbara Macaulay, Acting Manager Sustainability, Planning and Development
Executive:	Gary Barbour, Director Sustainable Communities
Authority/Discretion	<input type="checkbox"/> Advocacy <input type="checkbox"/> Review <input type="checkbox"/> Executive/Strategic <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Legislative <input checked="" type="checkbox"/> Information Purposes
Attachments:	Nil

Summary

The City of Bunbury Heritage Awards were presented on 13 March 2020. The purpose of this report is for the Heritage Advisory Committee to note the awardees.

Executive Recommendation

That the Heritage Advisory Committee note the outcomes of these awards and be congratulated on their efforts and commitment to encouraging high quality heritage outcomes.

Strategic Relevance

Theme 4: Our City

Goal: Civic leadership, partnerships and sound governance in delivering with and for the community.

Objective 4.2: A highly-engaged and involved community, working together on strategy development and implementation.

Theme 3: Our places and spaces

Goal: A natural and built environment that reflects Bunbury's core values.

Objective 3.3 High-quality urban design, well planned neighbourhoods with housing choice, and appropriate provision for diverse land uses to meet the community's needs.

Regional Impact Statement

Heritage is important for the community and has environmental, economic and social benefits as a resource for present and future generations. The City of Bunbury recognises the importance of promoting and rewarding quality heritage outcomes within its local government area to align with contemporary community values.

Background

The biennial City of Bunbury Heritage Awards aim to raise awareness of the importance of the City's unique heritage; to advance conservation principles and practice; and to acknowledge and encourage excellence in conservation of heritage places and sites.

There are two award categories:

- City of Bunbury Award for Excellence in Heritage Building Design and Conservation Work
- City of Bunbury Award for Outstanding Heritage Promotion

Council Policy Compliance

Not applicable

Legislative Compliance

Not applicable

Officer Comments

The awards are an incentive to recognise and celebrate outstanding heritage work and promotion. The judging panel consisted of Cr Smith (Presiding Member HAC), Del Ambrosius (Community Member HAC) and Lacey Brown (Strategic Planning Officer (Heritage)). It was noted that all nominations were of a high standard.

The awards were presented by the Presiding Member of HAC, Cr Smith, in the Council Chamber Function Room on 13 March, 2020. Finalists, key heritage stakeholders and representatives from the Council, Executive Leadership Team and the Heritage Advisory Committee were in attendance. The awardees were:

Award 1

City of Bunbury – Award for Excellence in Heritage Building Design and/or Conservation Work

Winner: Community organisation – Anglican Diocese of Bunbury and Anglican Parishes of Bunbury and Carey Park

(St Boniface Cathedral (1960) and St Mark’s Church and Graveyard (1842))

Winner: Private – Bewsher Family and Bevan Dix
(Bewsher Timber Grave Marker, St Mark’s Graveyard)

Award 2

City of Bunbury – Award for Outstanding Heritage Promotion

Winner: Joseph Caruso (Tarry Property Investments)

(Old Bunbury Post Office and Bonded Store (fmr) 1864)

Certificate of Merit: Norm Flynn – local playwright and bush poet

Certificate of Merit: Megan Lawless – Memories of Bunbury

Analysis of Financial and Budget Implications

There are no financial or budget associated with this report.

Community Consultation

The results for the 2020 City of Bunbury Heritage Awards were advertised in the local newspapers and on the City of Bunbury Facebook page.

Councillor/Officer Consultation

Not applicable

Applicant Consultation

Not applicable

Timeline: Council Decision Implementation

Not applicable

10.3 Draft Conservation Management Plan – Convent of Mercy Group (fmr) (BRAG)

File Ref:	COB/2659
Applicant/Proponent:	Internal
Responsible Officer:	Lacey Brown, Strategic Planning Officer (Heritage)
Responsible Manager:	Barbara Macaulay, Acting Manager Sustainability, Planning and Development
Executive:	Gary Barbour, Director Sustainable Communities
Authority/Discretion	<input type="checkbox"/> Advocacy <input type="checkbox"/> Review <input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Legislative <input type="checkbox"/> Information Purposes
Attachments:	Appendix 5: Draft Conservation Management Plan

Summary

The purpose of this report is to request endorsement of the draft Conservation Management Plan for the Convent of Mercy Group (fmr) to provide clear guidance regarding the ongoing conservation and management of the site’s heritage values.

Executive Recommendation

That the Heritage Advisory Committee recommend that Council:

1. Endorse the Conservation Management Plan for the Convent of Mercy Group (fmr) as **attached** at Appendix 5; and
2. Directs all maintenance and refurbishment works for the Convent of Mercy Group (fmr) be consistent with the recommendations of the Conservation Management Plan, subject to future budget deliberations and work schedules.

Strategic Relevance

Theme 4: Our City
 Goal: Civic leadership, partnerships and sound governance in delivering with and for the community.
 Objective 4.2: A highly-engaged and involved community, working together on strategy development and implementation.

Theme 3: Our places and spaces
 Goal: A natural and built environment that reflects Bunbury’s core values.
 Objective 3.3 High-quality urban design, well planned neighbourhoods with housing choice, and appropriate provision for diverse land uses to meet the community’s needs.

Regional Impact Statement

The Convent of Mercy Group (fmr) has been an important focus for the community of Bunbury since 1897. The Conservation Management Plan will assist with the long-term conservation in a manner commensurate with the inclusion of this place on the State Register of Heritage Places.

Background

The Convent of Mercy Group (fmr) was entered in the State Register of Heritage Places on a permanent basis in 2000, with the following Statement of Significance:

Convent of Mercy Group (fmr), a two-storeyed rendered-brick and corrugated steel convent and chapel complex in the Federation Gothic style, has cultural heritage significance for the following reasons:

- the place represents the role of the Sisters of the Convent of Mercy in both pastoral care and education in the Australind-Bunbury region of the State from the arrival of Mother Placida and two other nuns in 1883 until the closure of the convent circa 1979;
- the convent and two-storeyed convent chapel are notable representative examples of the Federation Gothic style of architecture typical of religious and educational institutions of the period. The whole complex exhibits excellence of design in the harmony of forms and materials, in the restful and confident proportions, and in the spatial continuity, despite apparent staged development;
- the picturesque quality of the complex is an essential component of the townscape of central Bunbury. The complex forms a well-defined edge to the urban form of the City and is an imposing landmark in the context of the more domestic scaled surrounding streets;
- the convent building was designed by Michael Francis Cavanagh, eminent architect of the period who carried out numerous commissions for the Roman Catholic Church, including St Mary's Roman Catholic Cathedral, Perth. The place is also associated with architect of the school, Frederick Walter Steere and builder of the chapel, Joseph George Hough;
- the place is representative of the role played by the Roman Catholic nuns in the establishment of a community, a role that is no longer practised, but which has provided a substantial legacy to the Catholic community in the State; and
- the place is highly valued by the community as a consequence of its role in the culture and the arts, both in its former religious and teaching role (especially with respect to music) and its more recent role as an arts centre. This is evidenced by the adaptation of the place to an arts complex in the 1980s.

Convent of Mercy Group (fmr) was originally entered into the Register of the National Estate with permanent status on 18 April 1989. This entry was modified on 26 October 1999, as a result of the demolition of St Joseph's in 1982

The Convent of Mercy Group (fmr) is currently included on the following lists:

- State Register of Heritage Places
- Local Government Heritage Inventory
- City of Bunbury Heritage List
- National Trust of Australia (WA)

Council Policy Compliance

Bunbury lead by example through the management of these premises in accordance with the Local Planning Strategy and associated heritage policies. Endorsement of the CMP is consistent with this policy position.

Legislative Compliance

The completion of the CMP supports requirements of the Australian International Council on Monuments and Sites (ICOMOS) Burra Charter; *Heritage Act 2018* and the *Planning and Development Act 2005*.

Officer Comments

The CMP, which was prepared in accordance with the Heritage Council of WA’s standard brief, includes:

- historical and physical evidence relevant to the assessment of the cultural heritage significance of the place;
- assessment of the place’s cultural heritage significance;
- conservation policy recommendations; and
- implementation recommendations.

In essence, it is a property management tool that aims to provide the knowledge and framework necessary to conserve (and where appropriate, interpret) the significance of the place and to manage necessary alterations and works over time. Conservation and maintenance schedules assist in the prioritisation and scope of works recommended.

After presentation of the draft CMP to the Heritage Advisory Committee for consultation in February 2020, the following changes were tabled and have been incorporated into the final CMP as attached:

Section 2.2.1 Page 10 and 11	Comment on the historical context of Bunbury was submitted in that it should reflect the paper, “The beginning of Bunbury in 1830: Stirling’s failed settlement at Port Leschenault” by Bernhard Bischoff. Response: Section 2.2.1 has now been rewritten to be more general to avoid the specific issues raised, but still provide the basic context. The historical context of Bunbury should only set the scene and not be a focus of a CMP. It will not affect the heritage listing or management of this building. Mr Bischoff has completed a very interesting research paper that has been reviewed and commended by the HAC in the past.
Section 8.3.2.2 (f) Page 133	Comment on scheduling of Annual Maintenance at pg. 163 and Desirable Works at pg. 161. Not sure when last painted in pink, however, would like to see it included under medium-term works at page 160. May require compromise to reflect use as art gallery as well as heritage values. Note some street art already in place. Response: With regard to the colour of the building, repainting in an alternative colour is an interpretive option. As the building was originally face brick, repainting cannot return the place to a known earlier state and has therefore has not been included as part of the conservation works recommended within a specific timeframe. This has been retained as an optional conservation outcome to be considered by the Council/community (in consultation with the Heritage Council of WA) when a major repainting program is required.
Whole Document	Final edit and check for any minor typographical errors.

Analysis of Financial and Budget Implications

Implementation of the recommendations contained within the CMP will have financial implications. It should be noted that the plan contains recommendations and provides a useful property management tool for prioritisation and scheduling of works (resources permitting).

Community Consultation

This report seeks to consult with community members of the Heritage Advisory Committee.

Councillor/Officer Consultation

The draft CMP was presented to the HAC for comment. Comments were received from two members and have been incorporated. The draft was also presented to the Development Coordination Unit on 6/2/2020 and both the Director of BRAG and Manager City Facilities.

Applicant Consultation

Not applicable

Timeline: Council Decision Implementation

The CMP contains a recommended conservation works schedule and maintenance schedule. These are prioritised as short term (1-2 years); medium term (2-5 years); ongoing and annual inspections. This is standard for asset management of a building.

Background

The Heritage Advisory Committee (HAC) is advised of recent development applications, decisions, policy, enquiries and/or events to assist in the awareness and promotion of heritage development and education in Bunbury. This provides a transparent approach for the wider community and is consistent with the terms of reference for the HAC.

Legislative/Council Policy Compliance

The following statutory planning instruments of the State Planning Framework and Local Planning Framework are applicable to the assessment of development applications and heritage advice:

- The Burra Charter
- *Heritage Act 2018*
- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Relevant Local Planning Policies for Heritage
- State Planning Policy 3.5 Historic Heritage Conservation

Officer Comments

The referral and communications list is as follows:

1.	#7 Park Street – Proposed demolition
2.	Forrest Homestead – Retrospective Works
3.	#16 Edward Street – Retrospective Works office fitout and accessibility ramp – DA finalised
4.	Lady Mitchell Child Health Clinic – Retrospective DA submitted for alterations and addition of air con
5.	Lady Mitchell Child Health Clinic – Storm Damage – enquiry and site visit
6.	#149 Victoria St - Commonwealth Bank (fmr) – Internal fitout and accessibility ramp and lift – DA finalised
7.	SSAC – low chain mesh fence
8.	BRAG – Art Gallery alterations and additions – DA finalised
9.	Parade Hotel Bottleshop – DA finalised
10.	The Arrol Crane – DA finalised
11.	Jetty Heritage Precinct – interpretation discussions
11.	WA Museum – Lot 1881 shipwreck info for Koombana Bay Discovery Park
12.	Centrepoint Redevelopment – Landscape Works (conditions in relation to Museum)
13.	#12 Preston Street – enquiry
14.	Aboriginal Cultural Heritage Bill – timeframe extended due to COVID-19
15.	Draft Heritage List Guidelines for comment (DPLH)
16.	#2 Wittenoom Street – enquiry
17.	#14 Charles Street – Carport – DA finalised
18.	#22 Wellington Street – Patio – DA finalised
19.	#51a and b Stirling Street – enquiry and onsite meeting
20.	#20 Molloy Street – enquiry – accessibility

Analysis of Financial and Budget Implications

There are no financial or budget implications associated with this report.

Community Consultation

Not applicable

Councillor/Officer Consultation

Councillor members were consulted through the Heritage Advisory Committee.

Applicant Consultation

Not applicable

Timeline: Council Decision Implementation

Not applicable

10.5 Bunbury Historic Centre Proposal

File Ref:	COB/1727
Applicant/Proponent:	Heritage Advisory Committee
Responsible Officer:	Lacey Brown, Strategic Planning Officer (Heritage)
Responsible Manager:	Barbara Macaulay, Acting Manager Sustainability, Planning and Development
Executive:	Gary Barbour, Director Sustainable Communities
Authority/Discretion	<input checked="" type="checkbox"/> Advocacy <input type="checkbox"/> Review <input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Legislative <input type="checkbox"/> Information Purposes
Attachments:	Nil

Summary

The historic centre of Bunbury should be recognised and promoted as part of any City Centre Heritage Trail or relevant strategy in response to the decision at the City of Bunbury Annual Electors Meeting held 3 December 2019.

Executive Recommendation

That the Heritage Advisory Committee recommends to Council that as part of any City Centre Heritage Trail or relevant strategy that the role of the historic centre of Bunbury be recognised and promoted.

Strategic Relevance

Theme 1: Our community and culture

Goal: A safe, healthy and cohesive community, with a rich cultural life, and supportive social environment.

Objective 1.4 Arts, culture, heritage and events that enrich our understanding and enjoyment of life, celebrate our identity and bring the community together.

Theme 2: Our economy

Goal: A thriving and dynamic economy, that plays to its strengths, and confidently presents to the world.

Objective 2.2 Bunbury is known far and wide for its strengths as a place to live, visit and do business.

Regional Impact Statement

The City of Bunbury has had a pivotal role in the development of the State and south west region. Heritage is important for the community and has environmental, economic and social benefits as a resource for present and future generations.

Background

At the City of Bunbury Annual Electors Meeting held 3 December 2019, the following Electors' Decision was made:

That the City considers the pros and cons of adding a historic centre to the list of the City's attractions.

This was then tabled for consideration at the Council Committee meeting of 21 January in which it was decided (Council Decision 012/20) that Council:

1. Notes the Elector's motion regarding the addition of a historic centre to the list of the City's attractions;
2. Refers the motion to the Heritage Advisory Committee (HAC) for consideration and discussion.

Legislative/Council Policy Compliance

Not applicable

Officer Comments

Bernhard Bischoff has completed extensive research into Bunbury's early beginnings. Mr Bischoff spoke to the motion at the AGM that the centre is an attraction to the community and visitors and should be given recognition like the Dolphin Discovery Centre, the Art Gallery, Museum, Basalt beaches, Koombana Bay and Leschenault Inlet.

Mr Bischoff has provided further detail for consideration which is summarised as follows:

- The historic centre is similar to the area encompassed by the City of Bunbury Built Heritage Trail and has 33 heritage items, which deserve to be recognised as representing historic Bunbury.
- The history and the built evidence makes Bunbury different from other places, and it is the differences including the different overall character that makes the place interesting for tourists and visitors. Some of them would especially look for historic places to visit. A historic centre would be a point not only for promotion but may also be for protection and emphasis of what is historic. It may also contribute to the activation of the CBD.
- "Stirling at Port Leschenault in 1830: The Eagle's Excursion to Port Leschenault mark the beginnings of Bunbury in March 1830", Bischoff, B., 2015. This research paper adds to the interest of Bunbury.

Pros	Cons
Bunbury has had a pivotal role in the settlement of Western Australia and the South West region.	The significance of Bunbury as a historic centre is well known. However, there is not agreement on the significance of particular dates in relation to Lt Gov Stirling and Bunbury's settlement. The focus should be on the historic role and contribution to the region and State. All historical stakeholders should agree to the story that is being told.

Pros	Cons
This would be an additional heritage asset of interest to visitors and the community.	Not applicable
Opportunities to promote the historic centre would be through heritage trails, various strategies (heritage, economic, tourism etc), the Museum and Heritage Centre. Simplified facts e.g. 5 to 10 amazing facts should be focused on.	Would require funding if signage/digital applications are required. This is not included in the current budget.
Review of the Local Heritage Survey could address the historic centre	The centre of Bunbury has changed. Part of Bunbury’s heritage is that of a progressive town that embraced change and it would be difficult to justify a ‘heritage area’. Individual heritage listings, as managed at the moment, are the most effective way to protect and enhance buildings of cultural heritage significance.

In summary, there is value in recognising and promoting the role of the historic centre of Bunbury. Incorporation into a City Centre Heritage Trail with supporting signage/digital applications would add interest to self-guided tours of the City for visitors and the community.

Analysis of Financial and Budget Implications

This could be addressed in existing strategy reviews at no cost. Any future heritage trails that incorporated signage or digital applications would require additional budget.

Community Consultation

Not applicable

Councillor/Officer Consultation

Councillor members were consulted through the Heritage Advisory Committee.

Applicant Consultation

Not applicable

Timeline: Council Decision Implementation

Not applicable

10.6 Heritage Advisory Committee Priorities

File Ref:	COB/517
Applicant/Proponent:	Heritage Advisory Committee
Responsible Officer:	Lacey Brown, Strategic Planning Officer (Heritage)
Responsible Manager:	Barbara Macaulay, Acting Manager Sustainability, Planning and Development
Executive:	Gary Barbour, Director Sustainable Communities
Authority/Discretion	<input checked="" type="checkbox"/> Advocacy <input type="checkbox"/> Review <input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Legislative <input type="checkbox"/> Information Purposes
Attachments:	Nil

Summary

The Heritage Advisory Committee have identified strategic priorities to focus on and recommend support from the Council.

Executive Recommendation

That the Heritage Advisory Committee recommend to Council:

1. Consideration of the following projects as part of future budget and project development or review, pending COVID-19 recovery prioritisation:
 - a) Ocean Beach Heritage Trail;
 - b) Asset Management Prioritisation;
 - c) Street-by-street survey to inform Local Heritage Survey (MHI);
 - d) Policy development (Significant Tree Register and Heritage Conservations Notices); and
 - e) Incorporation of heritage into City-wide strategies.
2. To note that 1.c), 1.d) and 1.e) are either in the existing budget or can be resourced by officers at no additional cost.

Strategic Relevance

- Theme 1: Our community and culture
 Goal: A safe, healthy and cohesive community, with a rich cultural life, and supportive social environment.
 Objective 1.4 Arts, culture, heritage and events that enrich our understanding and enjoyment of life, celebrate our identity and bring the community together.
- Theme 3: Our places and spaces
 Goal: A natural and built environment that reflects Bunbury's core values.
 Objective 3.3 High-quality urban design, well planned neighbourhoods with housing choice, and appropriate provision for diverse land uses to meet the community's needs.

Regional Impact Statement

Heritage is important for the community and has environmental, economic and social benefits as a resource for present and future generations. The City of Bunbury recognises the importance of identifying, assessing and managing heritage places within its local government area to align with contemporary community values.

Background

The post-election Heritage Advisory Committee (HAC) met for the first time in December 2019 with some new members joining the Committee. It was thought timely to conduct a strategic planning workshop in February 2020 with the Committee to revisit the terms of reference, current projects and any priorities. On completion of the workshop, the HAC members agreed on five priorities that are consistent with the terms of reference.

Legislative/Council Policy Compliance

The following statutory planning instruments of the State Planning Framework and Local Planning Framework are applicable to the strategic priorities:

- The Burra Charter
- *Heritage Act 2018*
- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Relevant Local Planning Policies for Heritage
- State Planning Policy 3.5 Historic Heritage Conservation

Officer Comments

The strategic planning workshop was held with HAC members after the closing of the February HAC meeting. It was facilitated by the Strategic Planning Officer (Heritage) with the Director Sustainable Communities and the consultant Heritage Advisor providing advice as required.

The workshop focused on the HAC Terms of Reference and projects that were currently addressed in the budget. On completion of the workshop, five priorities were identified by the HAC members and officers. Details are as follows:

Priority Project	Summary	Timeframe	Current Budget
1. Ocean Beach Heritage Trail	A heritage trail adjacent to the footpath predominantly along Ocean Drive. Some of the possible locations and stories could include: <ol style="list-style-type: none">1. BP Beach – the removal of the fuel tanks from that location;2. Bunbury Lighthouse - stories of past and present Bunbury Lighthouses;3. Above the corner of Clifton Street and Ocean Drive - how the basalt/volcanic rocks there originated.4. Area at Wyalup - Rocky Point - the Aboriginal significance of the site and the history,	2021-22	Nil – Requires a budget bid approx. \$30,000

Priority Project	Summary	Timeframe	Current Budget
	including the quarry; 5. Back Beach Baths – popular but not a viable location for the infrastructure; 6. “The Bright Spot” - which dominated that location during the 1940s, 50s and 60s; 7. Hungry Hollow - the troops training there and the Hungry Hollow Surf Club. The detailed scope would require a consultant to investigate all locations, type of signage, and preferred construction type. The project would be subject to procurement requirements and a project steering group would include HAC members to peer review signage content. Budget would be required to cover design and construction.		
2. Asset Management Prioritisation	The City has 10 Conservation Management Plans (CMPs) for City-owned heritage assets. A lot of the conservation works occur reactively due to lack of budget. A qualified professional is required to assess the CMPs, prioritise works across the heritage assets and assign costs. This would allow for budget preparation and a rollout of works from year to year.	2021-22	Nil - Requires a budget bid. Approx. \$15k
3. Street-by-street survey to inform Local Heritage Survey (MHI)	After the initial preparation of the Municipal Heritage Inventory, places have been added to the MHI by nomination only. This has resulted in adhoc listings.	2021-22	\$30k – in existing budget
4. Policy development - Significant Tree Register and Heritage Conservation Notices	Under the <i>The Planning and Development (Local Planning Schemes) Regulations 2015</i> , local governments have the ability to issue tree preservation orders and heritage conservation notices.	2020-21	Will be completed inhouse
5. Incorporation of heritage into City-wide strategies	There is a budget to complete a Heritage Strategy. All other City strategies should incorporate heritage where applicable.	Heritage Strategy in 2021-22 and other reviews would be ongoing	\$25k for Heritage Strategy in existing budget and others by inhouse reviews

Analysis of Financial and Budget Implications

Three of the identified priorities have budget committed. The remaining priorities require budget bids (Ocean Beach Heritage Trail, \$30,000 and Asset Management Prioritisation, \$15,000). This will be dependent on the COVID-19 recovery response and priorities.

Community Consultation

Not applicable

Councillor/Officer Consultation

Councillor members were consulted through the Heritage Advisory Committee.

Applicant Consultation

Not applicable

Timeline: Council Decision Implementation

Not applicable

11. Applications for Leave of Absence

Not applicable to this committee.

12. Questions from Members

12.1 Response to Previous Questions from Members taken on Notice

Nil

12.2 Questions from Members

13. Urgent Business

Nil

14. Date of Next Meeting

The next meeting of the Heritage Advisory Committee will be held on 12 August 2020.

15. Close of Meeting

The Presiding Member closed the meeting at _____.