



6.1.13 HERITAGE

Purpose

The purpose of this Policy is to have regard for the places listed on the Shire of Manjimup Municipal Heritage Inventory (MHI) and to provide guidance on the consideration of Development Applications affecting places included on the Heritage List.

Objectives

To ensure the protection, maintenance and integrity of places listed on the MHI and Heritage List, and also to ensure that there is a record of heritage buildings and places prior to substantial works being undertaken. To provide improved certainty to landowners and the community about the processes for heritage identification and protection within the Shire of Manjimup.

Interpretation

For the purpose of this policy, all terms and references shall have the same meaning as given by the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and the State Heritage Office.

Application

This policy applies to all places that are entered in the MHI and Heritage List pursuant to the Shire of Manjimup Local Planning Scheme No 4 (the Scheme). Where specified, the policy also relates to other places of cultural heritage significance within the local government area, as identified from time to time. The Heritage List is attached.

Administration

Development Approval Required

An application for Development Approval is to be lodged for any development proposed for a place included in the MHI and Heritage List as a Category A+, A or B in accordance with Part 9 of the Scheme. All other categories are exempt.

Development approval is to be granted by the local government in accordance with Part 10 of the Scheme prior to any works commencing on a place included in the MHI and Heritage List.

A Building Permit or Demolition Permit will not be granted until such time as a Development Approval has been granted and any relevant heritage conditions

addressed to the satisfaction of the local government.

Assessing Applications

When considering applications for development approvals for places entered in the MHI or Heritage List, the local government will have due regard to the following:

- the conservation and protection of any place;
- whether the proposed development or demolition will adversely affect the heritage value of a place including adverse effects resulting from the location, for or appearance (including design, materials, construction) of the proposed development;
- the level of heritage significance of the place;
- measures proposed to conserve or enhance the heritage significance of the place and its setting;
- the structural condition of the place and safety considerations; and
- any Conservation Plan and associated provisions relating to the place.

Consultation

Prior to considering an Application for Development Approval for a development that affects a Place included in the MHI and Heritage List, the local government will undertake public consultation in accordance with clause 9.6 of the Scheme.

The level of advertising to be undertaken will consist of the following as a minimum:

- notice of the proposed development being served on adjoining and nearby landowners;
- placement of the application on the local government's website for the period of advertising; and
- erection of a sign in accordance with the Scheme where the Place is within an urban area.

The consultation period in which submissions can be made will be a minimum of 21 days from the day the notices are served in accordance with the Scheme.

In addition, the local government may refer any application affecting a Place included in the MHI and Heritage List to the Regional Heritage Adviser for comment and advice.

Approval of State Heritage Office

The local government is not to make a determination on any application until the State Heritage Office (SHO) has issued its approval and any relevant conditions of the SHO are to be included in the local government's Development Approval.

In relation to demolition, the local government will not make a decision until such time as the SHO has determined whether to include the Place on the State Register.

Conditions for Approval for Demolition of a Place

Any Development Approval granted that includes demolition of a Place listed on the MHI and Heritage List is to be conditional on the following as considered appropriate by the local government:

- a) Preparation of an Archival Record prior to issue of a Demolition Licence. The Archival Record is to be prepared by a suitably-qualified heritage professional in accordance with the State Heritage Office and at the cost of the developer. Category A+ and A Places are to have a Detailed Record prepared as outlined by the State Heritage Office Guidelines. Category B Places are to have a Standard Record prepared as outlined by the State Heritage Office.
- b) Identification of the elements of the Place that can be reused or otherwise interpreted in the new development. This is to be undertaken by a suitably-qualified heritage professional and is to identify elements of the Place that warrant reuse or interpretation in the new development in a manner that reflects the heritage significance of the Place being demolished.
- c) Provision in the development of a permanent and durable display of the historic and heritage significance of the place in a way that provides meaningful interpretation for later generations of the previous Place.
- d) Any other requirement the local government considers appropriate in order to ensure the heritage significance of the Place is represented in the new development in a meaningful manner.

Conditions of Approval for Modification of a Place

Any Development Approval granted that proposes modification of a Category A+ or A Place or substantial modification of a Category B Place is to be conditional on the following as considered appropriate by the local government:

- a) Any additions or extensions to the Place are to be constructed in a design and using materials and colours that complement the existing place. The advice of the State Heritage Office (Category A+ and A) or Regional Heritage Advisor (Category B) will be considered when determining the level of controls required in this regard.
- b) Protection and/or restoration of any element that is considered to be of particular heritage or architectural significance as identified by the State Heritage Office or local government.
- c) Preparation of an Archival Record in the event that substantial modification or rebuilding of the existing place is proposed. The Archival Record is to be prepared by a suitably-qualified heritage professional in accordance with State Heritage Office Guidelines and at the cost of the developer. Category A+ and A Places are to have a Detailed Record prepared as outlined by the State Heritage Office Guidelines. Category B Places are to have a Standard Record prepared as outlined by the State Heritage Office Guidelines.
- d) Any other requirement the local government considers appropriate in order to ensure the heritage significance of the Place is represented in the new development in the new development in a meaningful manner.

Minor modifications to a Category B Place will not incur the heritage conditions outlined at Conditions for Approval for Demolition of a Place.

ADOPTED – 8 December 2016

EFFECTIVE – 21 December 2016

NEXT DUE FOR REVIEW – December 2020

<p style="text-align: center;">The Administration of this Policy is by the Development and Regulation Directorate.</p>

SHIRE OF MANJIMUP
6. LOCAL PLANNING POLICIES
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Category A+ Places		
Ward	Name of Place	Address
Central	Manjimup Infant Health Care (fmr)	Reserve 14584 Rutherford Street, Manjimup
Coastal	Store, Northcliffe	Lot 10 Wheatley Coast Road, Northcliffe
Coastal	Watermark Kilns	Lot 12152 Karri Road, Northcliffe
East	Dingup Anglican Church	Lot 294 Balbarrup Road, Balbarrup
East	St Erney's Homestead (DEC)	Parsons Road, Quinninup
East	St Mark's Anglican Church and Well	Lot 1353 Wheatley Coast Road, Upper Warren
West	Pemberton Mill Workers' Cottages	Bounded by Broadway Street, Brockman Street, Dean Street, Karri Road, Pine Street and Kelly Street, Pemberton.
West	Pemberton Mill Worker's Hall	Lot 7368 Brockman Street, Pemberton
West	Pemberton Railway Station and Pemberton – Northcliffe Railway	Lots 289, 293 and 298 and Reserve 46921 Railway Crescent, Pemberton.
West	Pemberton Swimming Pool	Reserve 19857 Swimming Pool Road, Pemberton
West	Jardee School	Tynans Road, Jardee

Category A Places		
Ward	Name of Place	Address
Central	Dingup Homestead	Lot 11 Dingup Road, Manjimup
Central	Springdale Homestead	Springdale Road, Manjimup
Central	St Martin's Anglican Church	Lot 122 Moore Street, Manjimup
Coastal	Brockman Sawpit (DEC)	Rowes Road, off Pemberton-Northcliffe Road, Crowea
East	Rockbridge	Lots 3 & 4 Wheatley Coast Road, Upper Warren
North	Deanmill Townsite – Deanmill Primary School, Deanmill Community Hall	Ipsen Street, Deanmill
North	Fonty's Pool	Lot 6 Seven Day Road, Manjimup
South	Rest Point Sawpit (DEC)	Rest Point Road, Walpole
West	Diamond Tree (DEC)	Sir James Mitchell Park, South Western Highway, Diamond Tree
West	Gloucester Tree (DEC)	Dave Evans National Park, Burma Road, Pemberton
West	One Hundred Year Forest (DEC)	Eastbourne and Smith Roads, Eastbrook

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Category A Places		
Ward	Name of Place	Address
West	Pemberton Picture Theatre	Lot 2 Ellis Street, Pemberton
Category B Places		
Ward	Name of Place	Address
Central	Bankwest (fmr Agricultural Bank)	Lot 350 Mount Street, Manjimup (P52304)
Central	Coronation Park and War Memorial	Reserve 43341 Giblett Street, Manjimup (P50563)
Central	Giblett Street Commercial Precinct	Lots 33, 38, 39, 40, 798-805, 807-809 and 852 Giblett Street, Manjimup (P52029, P52067, P57058, P56264, P54337, P56487, P56983, P55202, P52738, P50086, P55452, P52136, P55455, P56348, P53515, P53861)
Central	Manjimup Entrance Statement	South Western Highway, Manjimup
Central	Manjimup Hotel	Lot 2 Giblett Street, Manjimup (P51115)
Central	Manjimup Masonic Lodge	Lot 98 Bath Street / Mount Street, Manjimup
Central	Manjimup National Bank	Lot 38 Giblett Street, Manjimup
Central	Manjimup Recreation Ground Gateway	Lot 838 Moore Street, Manjimup
Central	Manjimup RSL Hall	Lot 400 Brockman Street, Manjimup
Central	Manjimup Timber Park	Lots 628, 629, 741 Rose Street, Manjimup
Central	Manjimup Uniting Church and Hall	Lots 112 & 113 Bath Street, Manjimup
Central	Palm Trees	Ralston Street Road Reserve, Manjimup
Central	Volunteer Centre	Lot 362 Rose Street, Manjimup
Coastal	Andy Sorrie's House	Lot 81 Zamia Street, Northcliffe
Coastal	Northcliffe CWA Hall	Lot 21 North Street, Northcliffe
Coastal	Northcliffe Hotel	Lots 7 & 8 Wheatley Coast Road, Northcliffe
Coastal	Northcliffe RSL Memorial Hall (fmr)	Lot 158 Wheatley Coast Road, Northcliffe
Coastal	Northcliffe Tourist Centre and Museum	Reserve 22973 Wheatley Coast Road, Northcliffe
Coastal	Northcliffe Town Hall	Lots 77 & 78 Zamia Street, Northcliffe
Coastal	Northcliffe Uniting Church	Lot 85 Zamia Street, Northcliffe
South	Walpole Anglican Church	Lot 4 Vista Street, Walpole
South	Walpole Community Centre and Library	Reserve 30907 Latham Avenue, Walpole

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West	Karriholm Lodge (Christian Centre)	Lot 32 Ellis Street, Pemberton
West	Masonic Hall	Lots 100 & 101 Ellis Street, Pemberton
West	Mill Manager's House	Karri Rise, Pemberton
West	Pemberton Bakery and Deli (fmr)	Lot 282 Brockman Street, Pemberton
West	Pemberton Hotel	Lot 500 Brockman Street, Pemberton
West	Pemberton RSL Memorial Library	Brockman Street, Pemberton
West	Pemberton Tourist Bureau (fmr Pemberton School)	Lot 268 Brockman Street, Pemberton
West	Pemberton Uniting Church	Lot 67 Brockman Street, Pemberton
West	Shamrock Restaurant	Lot 264 Brockman Street, Pemberton
West	St Hilda's Anglican Church	Lot 41 Guppy Street, Pemberton
West	The Old Schoolhouse	Brockman Street, Pemberton
West	Warren Lodge (Pemberton Backpackers)	Lot 972 Brockman Street, Pemberton

Category B Places (Development Approval for Demolition Only)		
Ward	Name of Place	Address
Central	Fernhill Homestead	Lot 1 Perup Road, Manjimup
Coastal	River Road Bridge (DEC)	Off-Wheatley Coast Road, Crowea
East	Clover Cottage	Lot 3 Wheatley Coast Road, Upper Warren
East	Coonunup Well (DEC)	NE Corner of Perup and Corbalup Roads, Perup
East	Deeside Homestead	Lot 197 Muir Highway, Manjimup
East	Dingup Hall	Lot 13443 Fernhill Road, Manjimup
East	Dunreath Homestead	Muir Highway, Manjimup
East	Finsbury Gardens (Kammann)	Lots 2328, 2226 & 3835 Finsbury Road, Upper Warren
East	Homeleigh	Lots 102, 2229, 2645, 3695 & 3817 Muirs Highway, Nyamup
East	Kepal Fire Tower (DEC)	Kepal Road, Weinup Block
East	Lake Muir Homestead	Lots 6104, 2237, 1330 & 1908 Thompson Road, Manjimup
East	Nyamup Community Hall	Lot 13567 Nyamup Road, Nyamup
East	Perup Homestead	Lots 2692 & 3770 Perup Road, Manjimup
East	Riverdale House	Lot 2 South Western Highway, Upper Warren
North	Alco Fire Tower (DEC)	Tower Road, Alco Block, Yanmah
North	Balbarrup Cemetery	Reserve 864 Perup Road, Manjimup

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Category B Places (Development Approval for Demolition Only)		
Ward	Name of Place	Address
North	Balbarrup Pioneer Cemetery	Reserve 10572 Balbarrup Road, Manjimup
North	Glenview Tobacco Farm (fmr)	Ralston Road, Manjimup
North	One Tree Bridge (DEC)	Graphite Road, Glenoran
South	Wye Plains Stockmen's Hut (DEC)	Wye Block off South Western Highway, Walpole
West	Bicentennial Tree (DEC)	Heartbreak Trail, Yeagarup
West	Warren House (Brockman Homestead)	Lot 46 Pemberton-Northcliffe Road, Pemberton