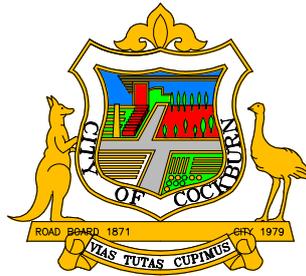


CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA PAPER

FOR

THURSDAY, 8 JULY 2010

Proposed Nominations for State Register

Heritage places that are identified as Management Category A on the LGI are those of 'exceptional significance', and they are defined in the Draft LGI as:

'Essential to the heritage of the locality. Rare or outstanding example. The places should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise.'

All of the places that are identified as Management Category A in the Draft LGI (and also in the current MI) are included on the State Register with the exception of the Hamilton Hill Memorial Hall (Place No. 35) and the South Fremantle Power Station (Place No. 75).

The South Fremantle Power Station and Hamilton Hill Memorial Hall are included on the current MI, nominated as a Management Category A places. The Draft LGI proposes that these places also be included on the Heritage List, given that all Management Category A and B places are proposed to be included on the Heritage List.

Given their exceptional significance, it is recommended that both of these places be nominated for inclusion on the State Register of Heritage places. Places included on the State Register are protected under the *Heritage of Western Australia Act 1990*.

Under the *Heritage of Western Australia Act 1990* any person or agency can nominate a place for inclusion on the State Register.

2. South Fremantle Power Station (Place No. 75)

South Fremantle Power Station is a former coal-fired electric power generating installation that was constructed in 1951, and it was the second and largest purpose-built thermal power station in Western Australia. It is owned by Verve Energy.

The surviving main building (now stripped of all plant) remains aesthetically significant; the building demonstrates the strong expression of a structure specifically designed for an industrial process.

The South Fremantle Power Station was previously included on the Interim Register of Heritage Places (25/10/1997), which has lapsed in recent years subsequent to the land changing ownership (to Verve Energy). This lapsing is a legal issue that does not relate to the cultural heritage significance of the place, which is still considered to be very high.

The South Fremantle Power Station is located within the Cockburn Coast District Structure Plan (“District Structure Plan”) area, which was adopted by the WAPC in August 2009. The District Structure Plan outlines that it is considered appropriate to secure the heritage values of the place into the future. It outlines that the South Fremantle Power Station is a significant component of the District Structure Plan owing to its physical dominance and uniqueness, and it identifies that the power station will become the landmark feature of the town centre. It specifies that - “Retention of the power station is therefore of critical importance”.

Therefore, in light of the endorsed District Structure Plan, and the exceptional heritage significance of the South Fremantle Power Station, as identified in both the existing MI and Draft LGI it is

recommended that the City of Cockburn nominate the place again for inclusion on the State Register, and that Council direct staff to prepare the required heritage nomination form and submit it to the Heritage Council for consideration.

Conclusion

The Draft LGI and Heritage List have been the result of a comprehensive review undertaken by a Heritage Consultant, in accordance with the Heritage Council guidelines and it is recommended that Council adopt them for the purposes of community consultation.

It is considered that the proposed Scheme Amendment will provide an improved framework for protecting heritage places, and the Draft Policy will ensure that works to heritage places respects the cultural heritage significance associated with the places. The Draft Policy will also provide improved certainty to landowners and the community about the development control principles for heritage conservation and protection. It is therefore recommended that Council adopt Scheme Amendment No. 86 and the Draft Policy for community consultation.

It is also recommended that Council direct staff to nominate the Hamilton Hill Memorial Hall and South Fremantle Power Station for inclusion on the State Register of Heritage Places, in recognition of their exceptional heritage significance.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.

Budget/Financial Implications

The preparation of the Draft LGI, Heritage List and Draft Policy, and the subsequent advertising process have been budgeted for in the 2009/2010 and 2010/2011 budget.

Legal Implications

N/A

Community Consultation

It is proposed that the Draft LGI, Heritage List and Draft Policy be advertised together to enable landowners to ascertain how they may be affected. This will largely be dependent on the management category allocated to the place, and whether it is also proposed to be included on the Heritage List.

All landowners affected by the Draft LGI and Heritage List will be consulted, including those places that are already included on the MI. The letters that will be sent to landowners will provide an explanation of the implications of the proposed listing, the Scheme Amendment and the Draft Policy.

While the Draft LGI, Heritage List and Draft Policy are proposed to be advertised together, there are different statutory advertising requirements for these proposals that must be met, and each of these are outlined below.

The *Heritage of WA Act 1990* does not specify community consultation requirements for a LGI, beyond stating the local government shall ensure that the LGI is compiled with proper public consultation. However, the Scheme is clear regarding the required community consultation and process for including places on the Heritage List pursuant to the Scheme. This requires all landowners and occupiers of places proposed to be included on the Heritage List to be notified in writing, including reasons for the proposed entry. The minimum advertising period set out in the Scheme for advertising a draft Heritage List is 21 days.

The Draft Policy will be advertised in accordance with clause 2.5 of the scheme. This includes a notice of the proposed Policy in a newspaper for two consecutive weeks in accordance with clause 2.5.1(a), and furthermore notice of the proposed Policy will be included as part of the advertising of the amendment. The minimum advertising period set out in the Scheme for local planning policies is 21 days.

The advertising of the Scheme Amendment will be undertaken in accordance with the *Town Planning Regulations 1967*, which requires consultation to be undertaken subsequent to the local government adopting the Scheme Amendment and the Environmental Protection Authority ("EPA") advising that the proposal is environmentally acceptable. This requires the amendment to be advertised for a minimum period of 42 days.

To enable landowners' sufficient time to review the proposals and make a submission it is proposed that the Draft LGI, Draft Heritage List and Draft Policy be advertised for a period of 60 days.

OCM 08/07/2010

Consultation will also be undertaken with relevant community groups, including the Cockburn Historical Society.

Attachment(s)

1. Draft Local Government Inventory
2. Draft Heritage List
3. List of places proposed to be removed from Heritage List
4. List of new places proposed for inclusion on Heritage List
5. Draft Significant Trees List (extract from Draft LGI)
6. Draft Local Planning Policy (Heritage Conservation Design Guidelines)

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.