



LOCAL HERITAGE SURVEY 2019

Review of the Municipal Heritage Inventory



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in conjunction with the Shire of York.

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Executive Summary

A review of the Inventory of Heritage Places is a requirement of the *Heritage Act (1990)* that has just been superseded by the *Heritage Act 2018* and renamed the inventory as the “Local Heritage Survey”. This review has been undertaken in accordance with Part 8 of the *Heritage Act 2018* that is essentially the same as the 1990 Act requirements.

This review has involved assessing every place previously listed or identified as being of heritage value, and other identified places in consideration of the State Heritage Office’s guidelines; *Criteria for the assessment of local heritage places and areas*.

The thematic framework, a time lined overview of the development of the Shire from the period of the first European Settlement to the present, developed for the 1995 Municipal Heritage Inventory provides a broad foundation for the identification of relevant places of heritage significance. Minor updates to the thematic history were undertaken to reflect recent development themes in the Shire.

The Shire of York’s Municipal Inventory of Heritage Places (1995) listed 142 places as having cultural heritage significance to the Shire. In 2000 *Objectives and Guidelines* were established for five separate heritage precincts making up the majority of the York town centre.

At its Ordinary Meeting 22 September 2008, Council endorsed a reviewed Municipal Heritage Inventory which included an updated heritage inventory and a rationalisation of the five heritage precincts into significantly smaller area of two heritage precincts, Blandstown and York Central. The 2008 inventory listed 147 places (including the two precincts) and identified a further 24 places within the Blandstown and 45 in the York Central precincts as having significance to the heritage value of that precinct (216 places in total). Many places listed in the 1995 and 2008 Inventories contained minimal historical information to inform their listing and the significance of a place to the heritage precinct within which it is located had not been completed. Minor updates to Planning Policy Heritage Precincts and Places containing the Municipal Heritage Inventory occurred in 2009, resulting in the removal of three places (one from within the York Central Heritage Area). The Malebelling Agricultural Hall was also added to the MHI in September 2009. 34 Clifford Street, York was subsequently removed from the list in 2019. The updates resulted in 145 places being identified on the Municipal Heritage Inventory and a further 24 places in the Blandstown and 44 places in the York Central Heritage Precincts (213 places in total).

The assessment of a place with regard to its possible heritage value relies on any one or more criteria from four values of heritage significance as the basis for inclusion in the Local Heritage Survey: Aesthetic*, Historic, Research, and Social values. The degree of significance is further defined by Rarity and Representativeness, with further consideration to Condition, Integrity and Authenticity.

Understanding the heritage value of a place is the foundation for substantiating its inclusion in the Local Heritage Survey. Almost every place in the review has been photographed (only from public space), researched, and assessed; the information interpreted and formatted to the relevant place records, physically described from the photograph, cross referenced with other places, and documented in a place

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. A *Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 2002.

record, with references to the State Heritage Office database number, and arranged in Street name alphabetical order as the primary index. When there is no documentary evidence it falls to the actual fabric of the place to represent the significance of that place.

For each place deemed to be of heritage value, a level of significance and consequent grading is applied to determine the places that have a high level of significance to the Shire of York. The inventory provides a guide for determination of places that may be worthy of built heritage conservation for inclusion in the Shire of York's Heritage List adopted under the Shire of York Local Planning Scheme and *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). The inclusion of a place on the Heritage List or adoption of a Heritage Area (updated term for precinct) provides a statutory basis for the consideration of heritage values in any development of a listed place/area and enables the Shire to adopt policies and provisions for future guidance and conservation of these places.

The places recommended for inclusion in the Heritage List, which are worthy of built heritage conservation are comprised of Grades A and B. Grade C has no implications.

Grade A A place of exceptional cultural heritage significance to Shire of York and the state of Western Australia, that is either in the Heritage Council of Western Australia's State Register of Heritage Places, or worthy of consideration for entry into the State Register. Place is worthy of built heritage conservation and subject to policies and the provisions of the Local Planning Scheme and Regulations.

Grade B A place of considerable cultural heritage significance to Shire of York that is worthy of recognition, protection and built heritage conservation through provisions of the Shire of York's Local Planning Scheme and Regulations.

Grade C A place (including a site with no built remains) of some cultural heritage significance to Shire of York. No constraints, although retention of built places is encouraged.

Only the Heritage List and Heritage Areas, where the significance of the place has been substantiated should be subject to the provisions of the Local Planning Scheme and Regulations. A number of regional places have not been sighted but their historical importance renders them worthy of listing. In the absence of photographic and other relevant evidence, such as an address for the place, the default position for places in question is a Grade C until further evidence.

Heritage Areas (Grade B)

The Shire of York already has two heritage precincts that fall under the requirements of the Local Planning Scheme and Regulations. A Local Planning Policy (LPP) has been adopted setting out provisions and guidelines for development within the precincts. Those heritage precincts are Blandstown and Central York.

The review proposes to retain the precincts, newly termed as heritage areas with the following changes:

- the boundaries between the Central York Heritage Area and the Blandstown Heritage Area is modified to define the border as Great Southern Highway.

- The northwest boundary of the Central York Heritage Area has been expanded to include the east side of Gray Street to Ford Street.
- A new Heritage Protection Area has been identified within the Central York Heritage Area.

The review results in place listings within all Heritage Areas being assigned a level of contributory significance. Each Heritage Area has more than one place that has a relationship with another place/s whereby any one could potentially impact the significance within the context.

Heritage Protection Area (HPA)

A Heritage Protection Area is a more defined discrete area of significance that is substantiated by a Statement of Significance and a commonality within the Heritage Protection Area.

York Town Centre comprising both sides of Avon Terrace between South Street and McCartney Street inclusive is recommended as a Heritage Protection Area.

It is recommended that the Heritage Protection Area has development guidelines specific to its significance, under an overarching Local Planning Policy for the heritage List and Precincts.

Within the Heritage Protection Area (HPA), levels of contribution to the heritage area have been recommended. Some places make little or no contribution. The policy's intent is to ensure that any development of those non-contributory places would respect the higher level contributory places and the overall context of the HPA.

Several names of places have been changed to reflect the original or most significant association with a place with (fmr) after the name, informing that it was the former name.

LISTINGS

There are 295 listings (place records) proposed in the Local Heritage Survey 2019. Some listings (place records) comprise more than one property.

The 295 places comprise 253 in the town and 42 out-of-town.

Of those 295 listings (place records), 145 individual places are proposed for inclusion on the HERITAGE LIST (Grades A and B), and an additional 21 places graded A in Heritage Areas are also identified on the Heritage List. Of those 145, 23 are out-of-town, and of the remaining 122, 6 are on the State Register of Heritage Places (Grade A), and one place proposed for inclusion on the State Register.

The remaining 115 Grade B places in the town area, includes 32 new places, that were not previously individually listed. Some of these were within the original precincts of Glebe and Mongers Town (2000) that equated to a Grade B (Heritage List) at that time, although were not individually listed in the 2008 Municipal Heritage Inventory. All other places (83 places) were previously identified in the 2008 Municipal Heritage Inventory (as updated), although most of these places (73) were previously a Category '3' in the 2008 Municipal Heritage Inventory (as updated) and have now been listed as 'Grade B'.

Of the 23 out of town listings Graded B, 14 places are listed for inclusion that were not previously listed.

The Local Heritage Survey proposes the inclusion of 17 new places (including school sites) not in the previous inventory, to be identified as Grade C.

The current Municipal Heritage Inventory and Local Planning Scheme currently lists 146 places on its heritage list (including two heritage precincts) and identifies 24 places in the Blandstown and 44 places in the Central York Heritage Precincts (total of 213 places). Further to the 145 individual places listed in this review as Grade A or B, there are 108 places identified within the Heritage Areas and the Heritage Protection Area.

The Central York Heritage Area has 51 places identified as making a contribution to the significance of the area including 14 places on the State Register. Seven of the 51 places are identified as having little/no significance to the area but should be interpreted in new development.

The Town Centre Heritage Protection Area has 19 places identified as making a contribution to the significance of the area, including 4 places on the State Register. Three of the 19 places are identified as having little/no significance to the area but should be interpreted in new development.

The Blandstown Heritage Area has 38 places identified as making a contribution to the significance of the area, including 4 places on the State Register. Eight of the 38 places have been identified as having little/no significance to the area but should be interpreted in new development.

In conclusion, the review process has been extensive and presents a thorough and up to Local Heritage Survey for the Shire of York.

The Local Heritage Survey is a dynamic document and despite criteria and guidelines that provide some objectivity to the processes, heritage is still subjective and sometimes emotional, and means different things to different people. Community consultation is an important part of the process to correct, contribute and/or comment, and is invaluable in providing local input to places and their histories to further build on the Local Heritage Survey and empower local communities for a sense of inclusion and ownership of their heritage.

1.0. Heritage

Heritage means different things to different people and can be quite subjective. However, objective consideration has been provided through the State Heritage Office guidelines: *Criteria for the assessment of local heritage places and areas* (Appendix 2) that provide a consistency of assessment and comparative significance both within the local government area and to other places throughout the state.

It is a requirement of the *Heritage Act 2018* (part 8) that the Local Government adopt a Local Heritage Survey that identifies places in its opinion are, or may become, of cultural heritage significance to the Shire. The *Heritage Act 2018* provides that the purpose of a Local Heritage Survey is for:

- (a) *Identifying and recording places that are, or may become of cultural heritage significance; and*
- (b) *Assisting the local government in making and implementing decisions that are in harmony with cultural heritage values; and*
- (c) *Providing a cultural and historical record of its district; and*

- (d) *Providing an accessible public record of places of cultural heritage significance to its district; and*
- (e) *Assisting the local government in preparing a heritage list or list of heritage areas under a local planning scheme.*

A Local Heritage Survey does not itself have any statutory implications a property, although assists the local government in preparing a heritage list or heritage areas under a local planning scheme, which does have statutory implications requiring the consideration of heritage values for development for the identified place.

2.0. Process

The review of the Local Heritage Survey was undertaken and updated in a manner generally consistent with the State Heritage Office (SHO) publications, which provides guidance on the preparation of local government inventories including:

- Criteria for the Assessment of Local Heritage Places and Areas (SHO March 2012).
- Basic Principles of Local Government Inventories (SHO March 2012).

Updated guidelines to accompany the *Heritage Act 2018* have recently been issued for public comment. The guidelines are generally consistent with SHO's 2012 publications and were also given regard during the review.

A desktop review of the existing heritage inventory provided an insight to the extensive nature of the review. For a number of places there was very little historical or physical information.

There is no definitive documented or published history of York despite its exceptional history.

York has an exceptional number of State registered places: 32 'places' (and 1 proposed) that comprise several groups, overall totalling 50 places of State significance (State Register of Heritage Places).

Usually the documentation of those places includes historical information. However, most of the registration documentation of York's State Registered places refer to Conservation Plans that have provided the evidence (for the register assessment). The Conservation Plans are not available publicly, although have been reviewed where available, and Heritage Intelligence who authored a large number of conservation plans within York has access to their content and background information that they provide to inform the review.

Considerable research (with or without desired results) was undertaken by Heritage Intelligence where information was interpreted and formatted to the relevant place records. Documentation research involved reviewing various pieces of hard copy information, records, pamphlets and previous lists. Documentary research proved to be an absolutely necessary undertaking to understand the places beyond what their architectural significance is often, where possible.

Almost every place in the inventory review has been photographed, only from public spaces (interior assessment of places has not been undertaken as part of this review).

Places were physically described from the photograph, cross referenced with other places, and documented in a place record, with references to the State Heritage Office database number. Places were

also arranged and re-arranged to develop a means to reference a place as easily as possible, which after much deliberation was arranged in alphabetical order of the street names for the entire inventory prevailing as the primary index.

Statements of Significance for each place were developed with reference to the physical and documentary evidence.

Place sheets for each identified place were updated to reflect best practice recommended by the SHO where appropriate.

Several names of places have been changed to reflect the original or most significant association with a place with (fmr) after the name, informing that it was the former name, where possible.

Having documented each place, gradings of significance were assessed against the criteria.

Places in Heritage areas were assessed for their levels of significance to the area.

A town centre heritage protection area was considered due to its historic and architectural significance.

An initial consultation period was undertaken which involved notification being sent to all owner/occupiers of places on the current municipal heritage inventory advising of the review and inviting information to be submitted on the place for consideration as part of the review. Public advertising was also undertaken which invited the community to nominate new places or submit information on existing places for consideration as part of the review. A formal public consultation period was undertaken following Council endorsement of the drafts at the 24 June 2019 Ordinary Council Meeting. Council considered the submissions received at the Ordinary Council Meeting held on 28 August 2019, where it resolved to adopt with modification which has been undertaken in this document.

The Local Heritage Survey 2019 is a dynamic document that will facilitate ongoing in-house management by the Shire of York.

In accordance with the SHO guidelines, it is recommended that this document be:

- Updated annually to reflect any administrative changes such as addressing changes, subdivisions, approved development;
- Reviewed every five years or to coincide with a review of the Shire of York's Local Planning Strategy.

Requests to remove, modify or add a place in the Local Heritage Survey should be considered in accordance with any SHO guidelines, or any other policy which may be adopted by Council.

3.0. Criteria for Significance

Every place either previously listed or proposed for inclusion in review, has been assessed within the State Heritage Office's guidelines; *Criteria for the Assessment of Local Heritage Places and Areas* (Appendix 2). The four values that outline the criteria for the assessment are summarised hereunder:

Assessment of significance

Aesthetic value*

Criterion 1 It is significant in exhibiting particular aesthetic characteristic.

Historic value

Criterion 2 It is significant in the evolution or pattern of the history of the local district.

Research value

Criterion 3A: It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district.

Criterion 3B: It is significant in demonstrating a high degree of technical innovation or achievement.

Social value

Criterion 4 It is significant through association with a community or cultural group in Western Australia for social, cultural, education or spiritual reasons.

Degree of significance

Rarity

Criterion 5 It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.

Representativeness

Criterion 6 It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

Condition refers to the current state of the place in relation to each of the values for which the place has been assessed. Condition reflects the cumulative effects of management and environmental effects.

Integrity is a measure of the likely long-term viability or sustainability of the values identified, or the ability of the place to restore itself or be restored, and the time frame for any restorative process.

Authenticity refers to the extent to which the fabric is in its original state.

4.0. Levels of Significance

For each place deemed to be of heritage value, a level of significance and consequent grading is applied.

The following table from the State Heritage Office's *Criteria for the assessment of local heritage places and areas* illustrates the details, and the proposed gradings are listed against them.

Each place assessed was graded on the basis of the following levels of significance:

LEVEL OF SIGNIFICANCE	DESCRIPTION	DESIRED OUTCOME
A. Exceptional significance	Essential to the heritage of the locality. Rare or outstanding example.	The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place).
B. Considerable significance	Very important to the heritage of the locality. High degree of integrity/ authenticity.	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
C. Some/Moderate significance	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.	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. Interpret the site, ruin or archaeological remnants

5.0. Gradings

Further to State Heritage Office's *Criteria for the assessment of local heritage places and areas*, an important part of the recognition and understanding of cultural heritage significance of a place, is that some guidance is provided to the owners, managers and statutory authority, to respond to that assessed significance.

Grades have been determined relevant to the assessed level of significance for each place. Implications for each recommendation are also summarised.

Grade A A place of exceptional cultural heritage significance to Shire of York and the state of Western Australia, that is either in the Heritage Council of Western Australia's State Register of Heritage Places, or worthy of consideration for entry into the State Register.

A place worthy of recognition, **built heritage conservation** and protection through provisions of the Shire of York's Local Planning Scheme.

Development application needs to be submitted to Shire of York for any proposed development.

The development application needs to be submitted to State Heritage Office (SHO) for approval for any proposed development, and Shire of York cannot approve contrary to SHO recommendation.

It is likely that a Heritage Impact Statement will be required by the owner as part of the development application process for both the State Heritage Office, and the Shire of York. An impact statement assesses the impact of the proposal on the significance of the place, including original fabric, aesthetic, streetscape values in consideration of the level of significance, heritage listings, conservation policies and other relevant information.

Recommend: Maximum encouragement to owners to retain and conserve the place. Full consultation with property owner prior to making the recommendation.

IMPLICATIONS of REGISTRATION:

A Memorial is lodged on the Certificate of Title of the Registered place under the provisions of the *Heritage Act 2018*. By virtue of the *Heritage Act 2018*, the owner is bound to conserve the place.

ALL development (including demolition) MUST be referred to State Heritage Office for consideration PRIOR to undertaking any works.

The Shire of York cannot approve anything contrary to State Heritage Office recommendations.

Grade B A place of considerable cultural heritage significance to Shire of York that is worthy of recognition, built heritage conservation and protection through provisions of the Shire of York's Local Planning Scheme.

Development application needs to be submitted to Shire of York for any proposed development.

A Heritage Impact Statement may be required by the owner as part of the development application.

Recommend: Retain and conserve the place. Undertake photo record of the place prior to any development.

IMPLICATIONS:

Development applications must be submitted to Shire of York for approval prior to undertaking any works.

Grade C A place (including a site with no built remains) of some cultural heritage significance to Shire of York.

No constraints.

Recommend: Encourage retention of the place, or where there are ruins, archaeological findings or no built remains: Interpret the place.

IMPLICATIONS:

There are no statutory requirements pertaining to heritage issues.

6.0. Heritage List (Grades A and B)

Grade A places are identified as those of State significance, recognised by into the Register of Heritage Places (Heritage Council of Western Australia), and Grade B places are of a high level of significance to the Shire of York. Both places identified as Grades A and B are considered worthy of built heritage conservation and are recommended to be included on the Heritage List adopted under the Shire of York Local Planning Scheme and *Planning and Development (Local Planning Schemes) Regulations 2015*. Inclusion on the Heritage List provides a statutory basis for consideration of heritage in any proposed development.

All other places to be included in the Local Heritage Survey will be Grade C places with no statutory implications. Grade C is a default position.

7.0. Heritage Areas

Heritage areas have long been a feature of the Shire response to the historic town of York. Through provisions of the Local Planning Scheme, Regulations and Local Planning Policies, significant places within heritage areas are considered in the event of development in those areas.

An adopted Heritage Area covers every place within that area, resulting in a Grade B level of significance for the entire area. However, there are places identified within a heritage area as having cultural heritage significance that require a greater degree of consideration in the event of proposed changes to those places. Individually identified places differ in levels of significance.

In identifying places of significance within a Heritage Area, levels of contribution to the cultural heritage significance to the precinct have been assessed against each place. Those levels guide future development and conservation of those places. The policy's intent is to ensure that any development of those places of little or no significance and places not identified within the precinct, would respect the higher level contributory places and the overall context of the Heritage Area. Within any Heritage Area there is more than one place that has a relationship with another place/s whereby any one could potentially impact the significance within the context without the benefit of the Local Planning Policy.

Grade A places are deemed of exceptional or considerable cultural heritage significance to Shire of York and the State of Western Australia, by virtue of being entered on the Register of Heritage Places. They are still relevant to the Heritage Area but also require the support of the State Heritage Office for any development. Each place within the heritage areas was graded on the basis of the following levels of significance:

LEVEL OF SIGNIFICANCE	DESCRIPTION	DESIRED OUTCOME
Exceptional significance	Essential to the heritage of the locality/area. Rare or outstanding example.	<p>Register of Heritage Places (existing)</p> <p>Retain and conserve the place.</p> <p>Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists).</p> <p>Prepare a Heritage Impact Statement for any additions or proposed impact to original fabric.</p>
Considerable significance	Very important to the heritage of the	<p>Conservation of the place is highly desirable.</p> <p>Any alterations or extensions should reinforce the significance of the place. Minimal impact to original</p>

	locality/area. High degree of integrity/ authenticity.	fabric and/or form. Prepare a Heritage Impact Statement for any additions or proposed impact to original fabric.
Some significance	Contributes to the heritage of the locality/area. Has some altered or elements, not necessarily detracting from the overall significance.	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. Interpret an existing site, ruin or archaeological remnants.
Little /No significance	May have some elements of historical interest but otherwise minimal contribution.	Any development, demolition, or new build must respond to the immediate historical context and overall heritage significance of the precinct.

8.0. Blandstown Heritage Area

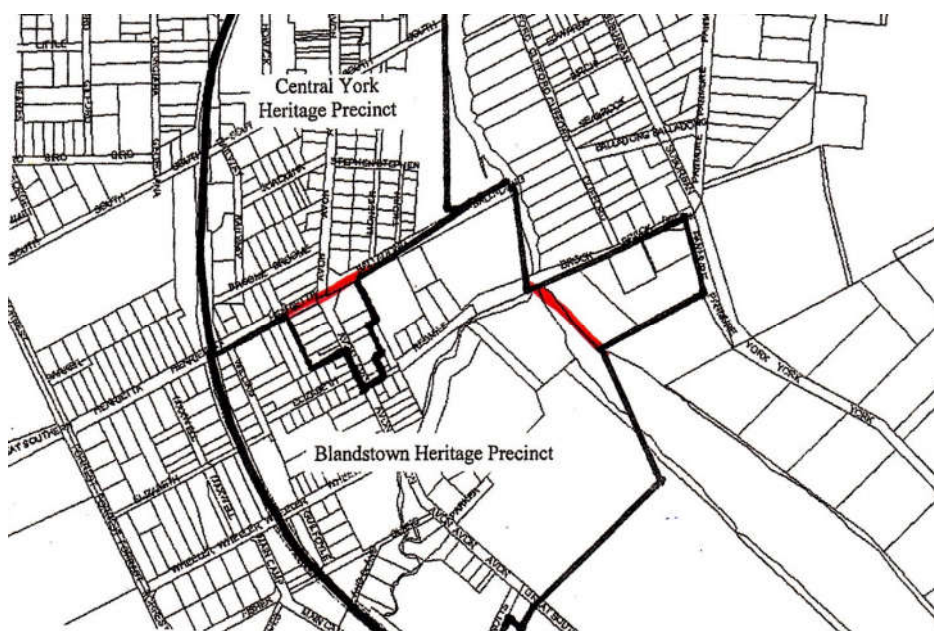
After York was opened for selection in 1830, the first settlers, arrived in 1831 from the Swan River settlement with the task of establishing a Government Farm. Balladong Farm was settled in 1831 by William Heal, later H. Bland after whom Blandstown is named. Stephen Stanley Parker purchased Balladong Farm in 1848. During the 1850s, Parker developed the property into a very successful farm.

The “village” now known as Blandstown, is the oldest privately settled part of the York town, developed around Balladong Farm due to the influential presence, water supply, and the river crossing. It comprises dominant homesteads, but predominantly single-storey masonry dwellings, some with associated business, two double-storey places, one previously an inn, and also represents a few places of the twentieth century. Blandstown Heritage Area is significant for the following reasons:

- Blandstown Heritage Area represents historical associations with Revett Henry Bland, Governor Stirling’s appointee to the district and the original owner of the land that the Parker family later owned and developed as Balladong Farm and facilitated the village that developed as Blandstown.
- Blandstown Heritage Area demonstrates the development of an early colonial settlement dating from the 1850s retaining some of York’s earliest dwellings and other buildings representing ways of life and commercial enterprises of this early inland town.
- It has the potential to yield valuable archaeological, physical and documentary information that will contribute to an understanding of the cultural heritage of Western Australia, particularly in relation to early farming practices and the relationship between the farm and the broader rural community.
- Blandstown is a unique cultural environment, in Western Australia’s earliest inland town, that has retained a high degree of intactness and authenticity, and makes a considerable contribution to the historical aesthetic of York.

The review proposes minor amendments to the Blandstown Heritage Area boundary;

- Define the boundaries between the Central York Heritage Area and the Blandstown Heritage Area as Great Southern Highway. Move 53 Avon Terrace from Central York Heritage Area to Blandstown Heritage Area.
- Remove places east of the Avon River (York Hospital (fmr), York Residency Museum and Convict site, so the east boundary of Blandstown Heritage Area is the Avon River.

**BLANDSTOWN HERITAGE AREA (HA)** (database No. 2864)

No.	Place name	Address		Contribution
5	Balladong Farm	2 Avon Terrace	A Register	Exceptional
6	Cartref Cottage	7 Avon Terrace		Considerable
7	Butchers shop (fmr)	13 Avon Terrace		Considerable
8	Duckham Lying-in House (fmr)	15 Avon Terrace		Some
9	Langsford House	18 Avon Terrace		Considerable
10	Albion Hotel (fmr)	17-19 Avon Terrace		Considerable
11	Brook Cottage	21 Avon Terrace		Some
12	Wansbrough House	22 Avon Terrace	A Register	Exceptional
13	Blands Brook Bridge	Avon Terrace		Some
14	Residence & Bakehouse (fmr)	29 Avon Terrace		Considerable
15	Residence	31 Avon Terrace		Some
16	Kings Head Inn (fmr)	37 Avon Terrace		Some
17	Monger Cottage	51 Avon Terrace		Little
18	Spencer's bakery (fmr)	53 Avon Terrace		Some
63	St John Anglican Church & Cemetery SITE	47 Balladong Street		Considerable
116	Residence	2 Guilfoyle Street		Little
117	Residence	14 Guilfoyle Street		Little
131	Bygraves House & Cobbler Shop (fmr)	5 Knotts Road		Considerable
187	Longbottom Cottage	2 Parker Road		Some
201	SITE Parker's Bridge	Redmile Road		Some
202	Bridge House & grounds	1 Redmile Road	A Register	Exceptional

203	Redmile House	2 Redmile Road		Exceptional
204	Heals Bridge	Redmile Road		Some
205	Balladong House	3 Redmile Road		Considerable
206	Clementine Cottage	13 Redmile Road		Considerable
207	SITE Rosemary's Cottage	17 Redmile Road		Little
208	Kenworthy Cottage	22 Redmile Road		Little
209	Burtens Cottage (Eliza's Cottage)	9 Revett Place	A Register	Considerable
244	York Drive In Theatre	1 Wheeler Street		Little/None
245	Whittlers Cottage	2 Wheeler Street		Considerable
246	Wheeler Residence (fmr)	4 Wheeler Street		Considerable
247	Residence	8 Wheeler Street		Some
248	Cottage	10 Wheeler Street		Considerable
249	Kitty Paw Cottage	12 Wheeler Street		Considerable
250	Eglantyne Cottage	14 Wheeler Street		Considerable
251	Residence	16 Wheeler Street		Some
252	Residence	9 William Street		Little
253	Crossing Cottage	13 William Street		Some

9.0. Central York Heritage Area

The townsite of York was gazetted in November 1830, and the first settlers moved into the area the following year. The first town allotments were sold in 1835. York was one of the earliest rural settlements and the first inland town of the colony and developed as the service and administrative centre for the Avon Valley. A convict depot was established for the town in 1851. It helped the local economy and provide labour for public works. In 1871, York was declared a municipality; the fourth largest town in the state, behind Perth, Fremantle and Albany.

The Central York area developed north of Blandstown and west of the Avon River, with JH Monger being the prominent identity of what was referred to as Mongerstown. The Central York Heritage Area mainly comprises single storey residential and commercial buildings though the Avon terrace spine and on the north and west edges.

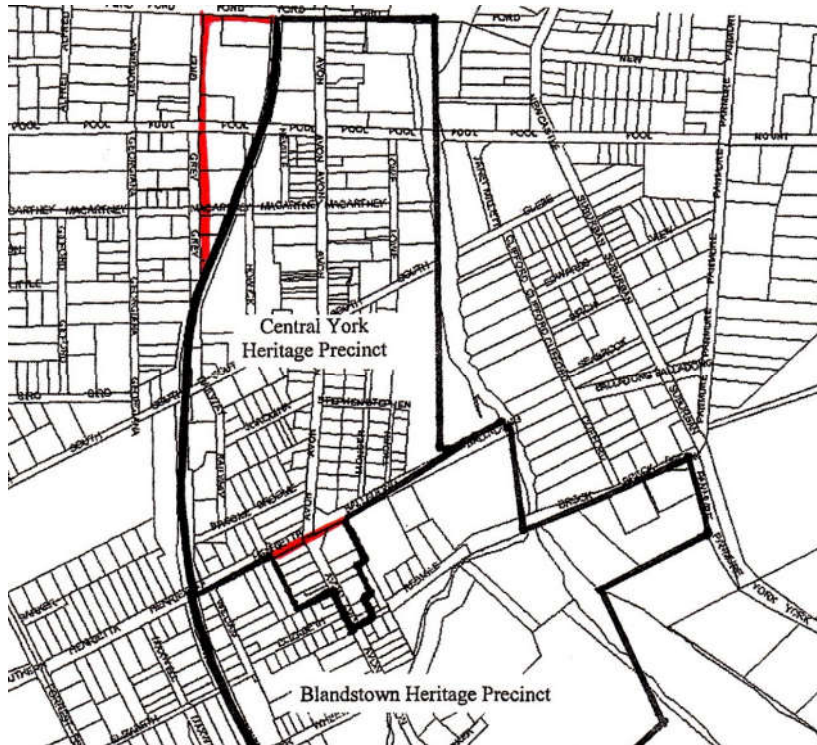
The dominant town centre of Avon Terrace within the Central York Heritage Area comprises a number of substantial two storey commercial buildings that form a continuum of late 19th and early 20th buildings along both sides of Avon Terrace between Macartney and South Streets. (Refer to York Town Centre HPA). The Central York Area is significant for the following reasons:

- Central York Heritage Area represents the broad social and economic changes from the mid-nineteenth century in the remaining intact physical and cultural environment contributing to an understanding of the development of York.
- The landmark buildings within the Central York Heritage Area demonstrate the optimism and of York with the exceptional York Town Hall, Imperia and Castle Hotels; the government infrastructure of the railway station and original primary school; the landmark York Mill, Mongers Trading Post, the convent, Catholic school, Catholic Church group; and, the Avon Terrace Centre ((Refer to York Town Centre HPA) make an outstanding contribution to the historic aesthetic of York.
- The cumulative effect of the scale, massing, texture, materials, colour, and detail of individual buildings including residential, inform of the distinctive periods and architectural styles from early town establishment in the 1860's and 1870's, the boom period of the 1890's Federation style, the twentieth century developments of the early 1900's and the prosperous surge in the late 1930's and later decades.

Central York Heritage Area epitomises the development of the York town, retaining the integrity and authenticity with a continuum of function, and a community pride and sense of place that celebrates the cultural environment that is York. The review proposes minor amendments to the Central York Heritage Area boundary;

- Define the boundaries between the Central York Heritage Area and the Blandstown Heritage Area as Great Southern Highway. Move 53 Avon Terrace from Central York to Blandstown Heritage Area.
- Alter the northwest corner of the precinct from following the railway line to be defined by a direct line north along Grey Street (east side) and east on Ford street (south side).

Predominantly the reasoning is that No.79 the site of Monger's town is bounded by those streets, to Avon River in the east. The amendment to the Heritage Area boundary will include the entirety of the site of Mongers town site within the precinct, that includes the significant Monger developments including Faversham House and Faversham Barn, and the Uniting Church Group.



Integral to the Central York Heritage Area is the Avon Terrace commercial centre of the town of York (York Town Centre Heritage Protection Area- refer to Section 10.0). It comprises predominantly two-storey buildings on both sides of Avon Terrace between South Street and Macartney Street anchored on each of the four corners by substantial two-storey landmark heritage buildings.

The considerable significance of this historic block of heritage places requires a more detailed response to carefully guide any future development and ensure appropriate ongoing conversation that also facilitate ongoing viable functions to retain activation of the area.

To that end it is recommended that specific definitive recommendations be developed for the Town Centre Heritage Protection Area, to be a defined section within the Local Planning Policy, including design and signage guidelines specific to the HPA.

CENTRAL YORK HERITAGE AREA (HA) (database No. 2862)

Each place within the Central York Heritage Area (HA) and Town Centre Heritage Protection Area (HPA) have been graded.

No.	Place name	Address	Contribution
19	Residence	58 Avon Terrace	Some
20	Residence	68 Avon Terrace	Some
21	Residence (Spooky Hall)	72 Avon Terrace	Considerable
22	Shop	74 Avon Terrace	Little
23	York Town Hall	79-81 Avon Terrace A Register	Exceptional
24	4 Shops	82 Avon Terrace	Some

25	Imperial Hotel	83 Avon Terrace	A Register	Considerable
26	Saints' (fmr)	87 Avon Terrace		Some
27	Sargents Pharmacy (fmr)	93 Avon Terrace		Considerable
28	SITE Royal Hotel	94 Avon Terrace		None

TOWN CENTRE HERITAGE PROTECTION AREA (HPA)

No's 29-44, 46, 138 & 217 – refer to Section 10

45	SITE Western Australian Bank Wheeler's Row Dusty Miller Inn	142 Avon Terrace		None
47	West Australian Bank (fmr)	147 Avon Terrace		Considerable
48	Union Bank (fmr)	148 Avon Terrace		Considerable
49	Council Chambers (fmr)	151 Avon Terrace	A Register	Considerable
50	W.Dinsdale's Bootmakers (fmr)	152 Avon Terrace		Considerable
51	York Motor Garage (fmr)	153 Avon Terrace		Some
52	Stirling's Residence (fmr): CWA	154 Avon Terrace		Considerable
53	Bank of Australia (fmr)	155 Avon Terrace		Considerable
54	Penola House & outbuildings	156 Avon Terrace		Considerable
55	Residence	161 Avon Terrace		Some
56	RSL York Sub branch	164 Avon Terrace		Little
57	Monger's Trading Post (fmr) Mongers Store	165 Avon Terrace	A Register	Considerable
58	Billiard Room (fmr)	168 Avon Terrace		Some
59	York Hotel SITE	170 Avon Terrace		None
60	Monger's Trading Post (fmr) Monger's yard SITE	173 Avon Terrace	A Register	None
61	Monger's Trading Post (fmr) Sandalwood yards	179 Avon Terrace	A Register	Considerable
72	Stratford House Maternity Hospital (fmr)	4 Broome Street		Considerable
73	York Flour Mill	11 Broome Street	A Register	Exceptional
77	Uniting Church, Hall, Manse	109 Centennial Drive		Considerable
78	SITE Monger's Town Precinct Christie Retreat/Avon River/ Alfred Street/Ford Street			None
79	York Swing Bridge (Suspension)	Christie Retreat/Avon River		Some
80	Residence	53 Christie Retreat		Some
88	Faversham Stables/Coach House	9 Ford Street		Considerable
109	Faversham House	24 Grey Street	A Register	Exceptional
125	York Primary School (fmr)	6 Howick Street	A Register	Exceptional
126	Shire of York Administration Office	1 Joaquina Street		Some
127	York Masonic Lodge	3 Joaquina Street		Considerable
128	Infant Health Clinic (fmr)	5 Joaquina Street		Some
129	Warehouse	7 Joaquina Street		Some

136	Rotunda	14 Lowe Street		Little
152	Residence	22 Monger Street		Some
199	York Railway Station	13 Railway Street	A Register	Exceptional
200	Monument and Park	15 Railway Street	A Register	Exceptional
212	Residence	9 South Street		Considerable
213	Residence (Eatons Cottage)	11 South Street		Considerable
215	St Patrick's Church Group	22 South Street	A Register	Exceptional
216	Convent of Mercy School (fmr)	27 South Street	A Register	Exceptional
217	Convent of Mercy (fmr)	29 South Street	A Register	Exceptional
238	Residence	8 Thorn Street		Considerable
239	Residence	12 Thorn Street		Considerable
240	Residence	14 Thorn Street		Considerable

10.0. Town Centre Heritage Protection Area

York Town Centre Heritage Protection Area is integral to the Central York Heritage Area. Central in Avon Terrace, it is the focus of retail, service, hospitality and tourism in the centre of the town of York. It comprises predominantly two-storey buildings on both sides of Avon Terrace between South Street and Macartney Street anchored on each of the four corners by substantial two-storey landmark heritage buildings.

Historical Background

The townsite of York was gazetted in November 1830, and the first settlers moved into the area the following year. The first town allotments were sold in 1835. York was one of the earliest rural settlements and the first inland town of the Colony, and developed as the service and administrative centre for the Avon Valley. After a convict depot was established in the town in 1851 the local economy prospered and labour for public works was provided. In 1871, York was declared a municipality; the fourth largest town in the State, after Perth, Fremantle and Albany. In 1881, following the opening of the Eastern railway from Fremantle to Guildford, it extended to Chidlow and onto Northam, and York in 1885.

Development was given a further boost with the discovery of gold in the early 1890s. Being at the eastern end of the railway, York became a terminal for prospectors heading for Coolgardie and Kalgoorlie and a supply point for mail, food, provisions and water. The growth of the town and the district continued due to the gold boom prosperity and the agricultural expansion that followed. The prosperity is evidenced in Avon Terrace, creating an enclave of Victorian and Federation buildings.

Statement of Significance

York Town Centre Heritage Protection Area is significant for the distinctive features of the architectural styles of substantial buildings and their functions that characterise the area.

The existing original fabric is significant for its association with early development of the town of York; predominantly after the railway development in 1885, with a range of architectural styles and substantial premises that demonstrate the prosperity of the York. The range of functions of the places within the HPA represent associations with generations of local identities, townfolk and farmers from the York region. An entire block of continuous substantial buildings on both sides of Avon Terrace represents the long-term value of the community's sense of place for its continued role as the town's social, business and retail centre and in more recent decades, the significance of tourism attraction to York.

Heritage Areas have long been a feature of the Shire response to the historic town of York. Through provisions of the Scheme, Regulations and Local Planning Policies, significant places within the Heritage Areas are considered in the event of development in those precincts.

Each place within York Town Centre Heritage Protection Area (HPA) has been graded on the basis of the levels of significance (refer to Section 4), consistent with the assessments in the Blandstown and Central York Heritage Areas.

No.	Name	Address	Contribution
29	Castle Hotel	95-103 Avon Terrace	Considerable
30	Davies Building	96-102 Avon Terrace	Considerable
31	Collins Building	104-106 Avon Terrace	Considerable
32	Central Buildings	105-113 Avon Terrace	Some
33	Collins Shops	108-112 Avon Terrace	Some/Considerable
34	Commonwealth Bank (fmr)	114 Avon Terrace	Little
35	Ezywalkin Boot Co (fmr)	115 Avon Terrace	Considerable
36	York Motor Museum	116-122 Avon Terrace	Considerable
37	Butcher Shop & Café	117-119 Avon Terrace	Little
38	Shops, Residence & Bakery(fmr)	121-123 Avon Terrace	Some
39	York Courthouse Group A (2)	124-130 Avon Terrace	Considerable
40	Settlers House	125 Avon Tce (behind)	Considerable
41	Collins (5) Shops	127-135 Avon Terrace	Some
42	York Post Office A	134 Avon Terrace	Exceptional
43	Edwards Store (fmr) York Co-op A	136-140 Avon Terrace	Considerable
44	Shops, Auction Mart, Pykes Store and Residence (fmr)	137-143 Avon Terrace	Some/Considerable
46	Palace Hotel (fmr) York Hotel	145 Avon Terrace	Some
135	Police Quarters (fmr) A	5 & 7 Lowe Street	Considerable
214	SITE Print Shop	16 South Street	None

The considerable significance of this historic block of heritage places requires a more detailed response to carefully guide any future development and ensure appropriate ongoing conversation that also facilitate ongoing viable functions to retain activation of the area.

An adopted Heritage Area covers every place within that area, resulting in a Grade B level of significance for the entire area. However, there are places identified within a heritage area as having cultural heritage significance that require a greater degree of consideration in the event of proposed changes to those places. Individually identified places differ in levels of significance

The Town Centre Heritage Protection Area is a cohesive group of high levels of significance places. It is already included in the over-arching Central York Heritage Area.

It is recommended that specific definitive recommendations be developed for the Town Centre Heritage Protection Area, to be a defined section within the Local Planning Policy (LPP), including design and signage guidelines specific to Town Centre Heritage Protection Area.

11.0. Aboriginal Heritage

Local Heritage Survey 2019 under the requirements of the *Heritage Act 2018*, is relevant to places of Aboriginal significance of the post-contact period only.

The Department of Aboriginal Affairs (DAA) oversees an “Aboriginal Sites Database” and works with Aboriginal people to protect their culture and to protect and manage places and objects of significance to Aboriginal heritage.

12.0. Summary of Changes

The 1995 Municipal Heritage Inventory listed 142 places as having cultural heritage significance to the Shire of York. In 2000, Objectives and Guidelines were established for five separate heritage precincts.

The 2008 Municipal Heritage Inventory adopted by the Shire of York Council 22 September 2008 listed 145 individual places of significance, with management categories assigned ranging from 1A (28 places), 2 (13 places), 3 (92 places) and 4 (12 places). The review also involved a rationalisation of the five heritage precincts into a smaller area consisting of two heritage precincts; Blandstown and York Central. 69 places were identified as having significance contributing to the heritage value of that precinct. A Local Planning Policy was subsequently adopted setting out guidelines and provisions for development of heritage places, and development within heritage precincts. Minor updates to the 2008 Municipal Heritage Inventory and local planning policy occurred in 2009 which resulted in 146 places being identified (including two precincts) and 68 places identified as having significance contributing to the precincts.

The 2008 inventory and policy identified places that contributed to the precincts cultural heritage significance (graded 1B as a whole) although did not grade a place’s level of contribution to the significance of the precinct.

Many places within the 2008 inventory (as amended) contained little or no information, and the listing of places could be considered somewhat inconsistent, where places of similar cultural heritage significance were not consistently included on the inventory.

The current review process involved extensive research by Heritage Intelligence to substantiate the listing of places and create a consistent database of places of cultural heritage significance to the Shire in accordance with State Heritage Office Guidelines.

The management categories or level of significance assigned to places has been simplified to be either A, B or C, with places graded A and B identified as worthy of built heritage conservation and recommended for inclusion on the Heritage List. The 2008 inventory (as amended), by way of provisions in the Shire of York Town Planning Scheme No. 2, resulted in the entirety of the Municipal Heritage Inventory being the Heritage List, resulting in places being subject to the Scheme regardless of its management category. Although, the 2008 Inventory (as amended) identified that places listed as management category 4 did not meet the criteria for inclusion on a local heritage list.

Places identified as Management Categories 1, 2 and 3 were subject to provisions under the Local Planning Scheme and Local Planning Policy. The 2019 Local Heritage Survey recommends that places graded A and B (effectively previous management categories 1 and 2) are worthy of built heritage conservation under the Local Planning Scheme/Regulations, and places graded C (effectively previous management category 3 or 4) are not.

The review has resulted in 295 individual places being listed on the Local Heritage Survey, of which 108 (including 22 places on the State Heritage Register) are located within three Heritage Areas (Grade B) and identified as contributing to the significance of the areas. This includes Place No.79 Mongers Town Precinct, which is partly within a heritage area, and graded C outside of the heritage area. The remaining 188 places consist of 12 grade A (of which 11 are on the State Heritage Register), 132 Grade B and 44 Grade C (including the Place Mongers Town Precinct). This represents the following changes from the 2008 Municipal Heritage Inventory (as amended):

- 67 places being newly identified for inclusion (outside of heritage areas, except for Grade A) consisting of:
 - Grade A – 1 place recommended for inclusion on the State Heritage Register (Place No. 71 Convict Depot) & 2 places listed as Grade A to reflect their listing on the State Heritage Register (Place No. 299 Charcoal Burner Site and 60: Mongers Trading Post (fmr): Mongers Yard SITE)
 - Grade B - 47 places, 14 of which are located out of town.
 - Grade C – 17 places, 12 of which are located out of town.
- 76 existing places listed as Category 3's or 4's being listed as Grade 'B'.
- One existing place listed as Category 2 and on existing place listed as Category 3 being listed as Grade 'A' representing its listing on the State Register.
- The deletion of three places:
 - 53 Newcastle Street, York
 - 44 Henry Road, York
 - Removal of 21 Pelham Street, York from Place Number 191
- Within the Heritage Areas, 108 places are identified as having significance to the area. 36 of these places are newly identified (although were already either located within a heritage area or on a heritage list). All places in the heritage areas have been newly graded to identify their significance to the heritage area resulting in:
 - Exceptional Contribution – 14 places
 - Considerable Contribution – 45 places
 - Some Contribution – 29 places
 - Some/Considerable Contribution – 2 places
 - Little/No Contribution – 18 places

A detailed schedule of changes per place is included in **Section 14**.

13.0. Conclusion

This review substantiates the Local Heritage Survey, Heritage Areas and Heritage Protection Area that will provide informed strategic guidance to conserve those places assessed as having a high level of cultural significance to the York community.

The 2019 review has been exhaustive and extensive, and further reiterates the considerable significance of the rich heritage and history of the York town and district. It provides strategic guidance to conserve those places assessed as having a high level of cultural significance, on the Heritage List, recognised in Heritage Areas and the unique Town Centre Heritage Protection Area.

14.0 Local Heritage Survey 2019

A list of all places identified on the Local Heritage Survey is outlined below. A sheet for each place in reference number order 1-295 is included in Appendix 4.

Heritage Areas; Blandstown, Central York and Town Centre Heritage Area are listed as Grade B.

<u>No.</u>	<u>Place Name</u>	<u>Address</u>	<u>2019 Local Heritage Survey Grading</u>	<u>Heritage Area</u>	<u>Former 2008 MHI Category</u>
1	Residence	1 Alfred Street	B Heritage List		-
2	Residence	2 Alfred Street	C		3
3	Residence	6 Alfred Street	B Heritage List		-
4	Residence	9 Alfred Street	B Heritage List		-
5	Balladong Farm	2 Avon Terrace	A Register	Blandstown HA	1A
6	Cartref Cottage	7 Avon Terrace	B Heritage List	Blandstown HA	1B
7	Butchers Shop (fmr)	13 Avon Terrace	B Heritage List	Blandstown HA	1B
8	Duckham Lying-in House (fmr)	15 Avon Terrace	B Heritage List	Blandstown HA	-
9	Langsford House	18 Avon Terrace	B Heritage List	Blandstown HA	1B
10	Albion Hotel (fmr)	17-19 Avon Terrace	B Heritage List	Blandstown HA	1B
11	Brook Cottage	21 Avon Terrace	B Heritage List	Blandstown HA	1B
12	Wansbrough House	22 Avon Terrace	A Register	Blandstown HA	1A
13	Blands Brook bridge	Avon Terrace	B Heritage List	Blandstown HA	-
14	Residence & Bakehouse (fmr)	29 Avon Terrace	B Heritage List	Blandstown HA	1B
15	Residence	31 Avon Terrace	B Heritage List	Blandstown HA	1B
16	Kings Head Inn (fmr)	37 Avon Terrace	B Heritage List	Blandstown HA	-
17	Monger Cottage	51 Avon Terrace	B Heritage List	Blandstown HA	1B
18	Spencer's bakery (fmr)	53 Avon Terrace	B Heritage List	Blandstown HA	1B
19	Residence	58 Avon Terrace	B Heritage List	Central York HA	-
20	Residence	68 Avon Terrace	B Heritage List	Central York HA	-
21	Residence (Spooky Hall)	72 Avon Terrace	B Heritage List	Central York HA	-
22	Shop	74 Avon Terrace	B Heritage List	Central York HA	-
23	York Town Hall	79-81 Avon Terrace	A Register	Central York HA	1A
24	4 Shops	82 Avon Terrace	B Heritage List	Central York HA	-

25	Imperial Hotel	83 Avon Terrace	A Register	Central York HA	1A
26	Saints' (fmr)	87 Avon Terrace	B Heritage List	Central York HA	-
27	Sargents Pharmacy (fmr)	93 Avon Terrace	B Heritage List	Central York HA	1B
28	SITE Royal Hotel	94 Avon Terrace	B Heritage List	Central York HA	-
29	Castle Hotel	95-103 Avon Terrace	B Heritage List	York Town Centre HPA	1B
30	Davies Building	96-102 Avon Terrace	B Heritage List	York Town Centre HPA	1B
31	Collins Building	104-106 Avon Terrace	B Heritage List	York Town Centre HPA	1B
32	Central Buildings	105-113 Avon Terrace	B Heritage List	York Town Centre HPA	1B
33	Collins Shops	108-112 Avon Terrace	B Heritage List	York Town Centre HPA	1B
34	Commonwealth Bank (fmr)	114 Avon Terrace	B Heritage List	York Town Centre HPA	1B
35	Ezywalkin Boot Co	115 Avon Terrace	B Heritage List	York Town Centre HPA	1B
36	York Motor Museum	116-122 Avon Terrace	B Heritage List	York Town Centre HPA	1B
37	Butcher Shop & Cafe	117-119 Avon Terrace	B Heritage List	York Town Centre HPA	1B
38	Shops, Residence & Bakery (fmr)	121-123 Avon Terrace	B Heritage List	York Town Centre HPA	1B
39	York Courthouse, Police Station & Gaol (fmr)	124-130 Avon Terrace	A Register (2)	York Town Centre HPA	1A
40	Settlers House	125 Avon Tce (behind)	B Heritage List	York Town Centre HPA	1B
41	Collins' 5 Shops	127-135 Avon Terrace	B Heritage List	York Town Centre HPA	1B
42	York Post Office	134 Avon Terrace	A Register	York Town Centre HPA	1A
43	Edwards Store (fmr) York Co-op	136-140 Avon Terrace	A Register	York Town Centre HPA	1A
44	Garage, Auction House & Pykes Store & Residence (fmr)	137-143 Avon Terrace	B Heritage List	York Town Centre HPA	1B
45	SITE Western Australian Bank Wheelers Row Dusty Miller Inn	142 Avon Terrace	B Heritage List	Central York HA	-
46	Palace Hotel (fmr) York Hotel	145 Avon Terrace	B Heritage List	York Town Centre HPA	1B
47	West Australian Bank (fmr)	147 Avon Terrace	B Heritage List	Central York HA	1B
48	Union Bank (fmr)	148 Avon Terrace	B Heritage List	Central York HA	1B
49	Council Chambers (fmr)	151 Avon Terrace	A Register	Central York HA	1A
50	W.Dinsdale's Bootmakers (fmr)	152 Avon Terrace	B Heritage List	Central York HA	1B
51	York Motor Garage (fmr)	153 Avon Terrace	B Heritage List	Central York HA	1B
52	Stirling's Residence (fmr): CWA	154 Avon Terrace	B Heritage List	Central York HA	1B
53	Bank of Australia (fmr)	155 Avon Terrace	B Heritage List	Central York HA	1B
54	Penola House & outbuildings	156 Avon Terrace	B Heritage List	Central York HA	1B
55	Residence	161 Avon Terrace	B Heritage List	Central York HA	-
56	RSL York Sub branch	164 Avon Terrace	B Heritage List	Central York HA	-
57	Monger's Trading Post (fmr) Mongers Store	165 Avon Terrace	A Register	Central York HA	1A
58	Billiard Room (fmr)	168 Avon Terrace	B Heritage List	Central York HA	-
59	York Hotel SITE	170 Avon Terrace	B Heritage List	Central York HA	-

60	Monger's Trading Post (fmr) Monger's yard SITE	173 Avon Terrace	A Register	Central York HA	-
61	Monger's Trading Post (fmr) Sandalwood yards	179 Avon Terrace	A Register	Central York HA	1A
62	Gallop's Residence & Shop (fmr)	208 Avon Terrace	B Heritage List		3
63	St John Anglican Church & Cemetery SITE	47 Balladong Street	B Heritage List	Blandstown HA	1B
64	Residence	5 Bird Street	B Heritage List		-
65	Residence (Turvey House)	25 Bird Street	B Heritage List		3
66	Residence	26 Bird Street	B Heritage List		3
67	Residence	112 (prev16) Bland Road	B Heritage List		3
68	Residence	150 (prev 24) Bland Road	B Heritage List		3
69	York Hospital (fmr)	3 Brook Street	A Register		1A
70	Convict Depot	5 Brook Street (behind)	A RECOMMEND	-	
71	York Residency Museum	5 Brook Street	A Register		1A
72	Stratford House Maternity Hospital (fmr)	4 Broome Street	B Heritage List	Central York HA	-
73	York Flour Mill	11 Broome Street	A Register	Central York HA	1A
74	Residence	59 Brunswick Rd	B Heritage List		3
75	Hope Farm	15 Carter Rd	B Heritage List		3
76	Residence (Black Lillies)	87 Centennial Drive	B Heritage List		3
77	Uniting Church, Hall, Manse	109 Centennial Drive	B Heritage List	Central York HA	2
78	SITE Monger's Town Precinct Avon River/ Alfred Street/Pool Street	Christie Retreat/	C/B Heritage List	Partly within the Central York HA	-
79	York Swing Bridge (Suspension)	Christie Rt/Avon River	B Heritage List	Central York HA 3	-
80	Residence	53 Christie Retreat	B Heritage List	Central York HA	-
81	Residence (Cotmore)	9 Clifford Street	B Heritage List		3
82	Residence (Glenwood)	33 Clifford Street	B Heritage List		3
83	Residence	3 Dinsdale Street	B Heritage List		3
84	Residence (Sunny Hill)	16 Dinsdale Street	B Heritage List		3
85	Pony Club (1 st Golf Club site)	Dinsdale Street	C		4
86	Residence	38 Eleventh Road	B Heritage List		-
87	Residence	2 Ford Street	B Heritage List		3
88	Faversham Stables & Coach House (fmr)	9 Ford Street	B Heritage List	Central York HA	2
89	Residence	22 Ford Street	B Heritage List		-
90	Residence	26 Ford Street	B Heritage List		-
91	Residence	28 Ford Street	B Heritage List		-
92	Residence	32 Ford Street	B Heritage List		-
93	Residence	44 Ford Street	B Heritage List		3
94	Hillside	15 Forrest Street	B Heritage List		2
95	The Mount	29 Fraser Street	B Heritage List		3

96	Residence (Avonlea)	13 George Street	B Heritage List		3
97	Residence	4 Georgiana Street	B Heritage List		-
98	Residence (Lavender Cottage)	6 Georgiana Street	B Heritage List		3
99	Residence	10 Georgiana Street	B Heritage List		-
100	Residence	12 Georgiana Street	B Heritage List		-
101	Residence	1 Glebe Street	B Heritage List		3
102	Craigs Orchard (fmr)	7 Glebe Street	C		-
103	York Croquet Club	8 Glebe Street	B Heritage List		3
104	Heartleap	4472 Great Southern Highway	B Heritage List		2
105	Residence	9 Grey St	B Heritage List		-
106	Residence	17 Grey St	B Heritage List		3
107	Residence	21 Grey St	B Heritage List		-
108	Residence	23 Grey St	B Heritage List		-
109	Faversham House	24 Grey Street	A Register	Central York HA	1A
110	Residence	25 Grey Street	B Heritage List		-
111	Residence	35 Grey Street	C		3
112	Residence (Stanmere)	55 Grey Street	B Heritage List		3
113	Residence (Burton)	67 Grey Street	B Heritage List		-
114	Residence	68 Grey Street	B Heritage List		-
115	Residence	71 Grey Street	B Heritage List		-
116	Residence	2 Guilfoyle Street	B Heritage List	Blandstown HA	-
117	Residence	14 Guilfoyle Street	B Heritage List	Blandstown HA	-
118	Residence	13 Harriott Street	B Heritage List		-
119	Residence	14 Harriott Street	B Heritage List		-
120	Residence	37 Harriott Street	C		3
121	Residence	14 Henry Rd	B Heritage List		-
122	Residence	45 Henry Rd	B Heritage List		2
123	Peppercorn Cottage	68 Henry Rd	B Heritage List		2
124	York Cemetery	83 Herbert Road	B Heritage List		3
125	York Primary School (fmr)	6 Howick Street	A Register	Central York HA	1A
126	Shire of York Administration Office	1 Joaquina Street	B Heritage List	Central York HA	-
127	York Masonic Lodge	3 Joaquina Street	B Heritage List	Central York HA	1B
128	Infant Health Clinic (fmr)	5 Joaquina Street	B Heritage List	Central York HA	-
129	Warehouse	7 Joaquina Street	B Heritage List	Central York HA	-
130	Kingdom Hall	9 Knight Street	C		3
131	Bygraves House & Cobbler Shop	5 Knotts Rd	B Heritage List	Blandstown HA	1B
132	Residence	54 Knott Road	C		-
133	Chinaman's Cottage	3 Lee Crescent	C		3
134	Residence	11 Lincoln Street	B Heritage List		3

135	Police Quarters (fmr)	5 & 7 Lowe Street	A Register	York Town Centre HPA 1A	
136	Rotunda	14 Lowe Street	B Heritage List	Central York HA	-
137	Residence	26 Macartney Street	B Heritage List		3
138	Residence	28 Macartney Street	B Heritage List		3
139	Residence	30 Macartney Street	B Heritage List		3
140	Residence	35 Macartney Street	B Heritage List		3
141	Residence	45 Macartney Street	C		3
142	Pioneer Memorial Lodge	50 Macartney Street	C		3
143	Residence	54 Macartney Street	B Heritage List		3
144	Residence	58 Macartney Street	B Heritage List		3
145	Residence	66 Macartney Street	B Heritage List		3
146	Residence	68 Macartney Street	B Heritage List		3
147	Residence	74 Macartney Street	B Heritage List		3
148	Residence (Glenidel)	20 Maud Street	C		3
149	Residence	3 Meares Street	B Heritage List		3
150	Residence (Cottage Garden)	14 Meares Street	C		3
151	Residence	19 Meares Street	B Heritage List		3
152	Residence	22 Monger Street	B Heritage List	Central York HA	-
153	Farmhouse	177 Morris Edwards Dve	B Heritage List		-
154	Farmhouse	200 Morris Edwards Dve	B Heritage List		-
155	Residence	246 Morris Edwards Dve	C		-
156	Residence	268 Morris Edwards Dve	B Heritage List		-
157	Residence	1 Newcastle Street	B Heritage List		3
158	Residence	15 Newcastle Street	B Heritage List		3
159	Kairey Cottage	16 Newcastle Street	B Heritage List		3
160	Residence (River View Cottage)	18 Newcastle Street	B Heritage List		-
161	Marwick's Shed	19 Newcastle Street	A Register		1A
162	Residence (Marwick's Cottage)	22 Newcastle Street	B Heritage List	3	
163	Residence (Elm House) & Cottage	24 Newcastle Street	B Heritage List		3
164	Residence	25 Newcastle Street	B Heritage List		3
165	Residence	28 Newcastle Street	B Heritage List		3
166	Residence (Stone Grange)	29 Newcastle Street	B Heritage List		3
167	Residence	37 Newcastle Street	B Heritage List		3
168	Residence	42 Newcastle Street	B Heritage List		3
169	Residence	49 Newcastle Street	C		3
170	Whitely House	60 Newcastle Street	B Heritage List		3
171	Residence (Craig's Cottage)	71 Newcastle Street	B Heritage List		3
172	Mile Pool homestead ruin SITE	113 Newcastle Street	B Heritage List		4
173	Smithies Aboriginal Mission SITE	Newcastle Street (Mile Pool)	C		-
174	Mt Bakewell Homestead	396 North Rd	B Heritage List		3
175	Residence (Prunster Cottage, Barnes Cottage)	2974 Northam – York Rd	B Heritage List		3

176	Northam Road Well	Northam-York Road	B Heritage List		-
177	Residence	2995 Northam-York Rd	B Heritage List		-
178	Lott's Cottage	3029 Northam-York Rd	B Heritage List		3
179	Residence	2 Onsburg Road	B Heritage List		3
180	Residence	12 Panmure Road	B Heritage List		3
181	Laurelville	18 Panmure Road	B Heritage List		2
182	Residence	24 Panmure Road	B Heritage List		3
183	Residence (Four Winds)	38 Panmure Road	B Heritage List		3
184	Residence	67 Panmure Road	B Heritage List		3
185	Residence	93 Panmure Road	C		3
186	Emin's Market Garden SITE	96 & 95 Panmure Road	C		-
187	Longbottom Cottage	2 Parker Road	B Heritage List	Blandstown HA	1A
188	Residences	15, 17, 19 Pelham	C		3
189	Residence	29 Pelham	B Heritage List		-
190	Job Bailey's Cottage (fmr)	2 Pool Street	B Heritage List		3
191	Residence	4 Pool Street	B Heritage List		3
192	Residence	7 Pool Street	B Heritage List		3
193	Residence	15 Pool Street	B Heritage List		3
194	Residence	17 Pool Street	B Heritage List		3
195	Residence	19 Pool Street	B Heritage List		3
196	Residence	21 Pool Street	B Heritage List		3
197	Residence (Layla's Cottage)	23 Pool Street	B Heritage List		3
198	Holy Trinity Anglican Church, Hall & Rectory	30 Pool Street (fmr Suburban Rd)	A Register		1A
199	York Railway Station	13 Railway Street	A Register	Central York HA	1A
200	Monument and Park	15 Railway Street	A Register	Central York HA	1A
201	SITE Parker's Bridge	Redmile Road	B Heritage List	Blandstown HA	-
202	Bridge House & Grounds	1 Redmile Road	A Register	Blandstown HA	1A
203	Redmile House	2 Redmile Road	B Heritage List	Blandstown HA	1B
204	Heals Bridge	Redmile Road	B Heritage List	Blandstown HA	-
205	Balladong House	3 Redmile Road	B Heritage List	Blandstown HA	-
206	Clementine Cottage	13 Redmile Road	B Heritage List	Blandstown HA	1B
207	SITE Rosemary's Cottage	17 Redmile Road	B Heritage List	Blandstown HA	-
208	Kenworthy Cottage	22 Redmile Road	B Heritage List	Blandstown HA	1B
209	Burton's Cottage (aka Elizas Cottage)	9 Revett Place	A Register	Blandstown HA	1A
210	Residence	6 River Street	B Heritage List		-
211	York Grammar School (fmr)	11 Seabrook Street	B Heritage List		3
212	Residence	9 South Street	B Heritage List	Central York HA	1B
213	Residence (Eatons Cottage)	11 South Street	B Heritage List	Central York HA	1B
214	SITE Print shop	16 South Street	B Heritage List	York Town Centre HPA	-

215 St Patrick's Catholic Church Presbytery and Hall	22 South Street	A Register	Central York HA	1A
216 Convent of Mercy School (fmr)	27 South Street	A Register	Central York HA	1A
217 Convent of Mercy (fmr)	29 South Street	A Register	Central York HA	1A
218 Residence (Four Julias)	30 South Street	B Heritage List		2
219 Almond Tree	2 Spencers Brook Road	C		4
220 Round House	38 Spencers Brook Road	C		3
221 York-Beverley Racecourse	Spencers Brook Road	A Register		1A
222 Spice's Farm	49 Spices Road	B Heritage List		2
223 Residence	27 Suburban Road	B Heritage List		-
224 Residence	36 Suburban Road	B Heritage List		3
225 Residence	40 Suburban Road	B Heritage List		3
226 Residence	41 Suburban Road	B Heritage List		-
227 Residence (Collins Stores)	42 Suburban Road	B Heritage List		3
228 Residence	50 Suburban Road	B Heritage List		3
229 Residence	56 Suburban Road	B Heritage List		3
230 Residence	58 Suburban Road	B Heritage List		3
231 Residence	60 Suburban Road	C		-
232 Holy Trinity Rectory	75 Suburban Road	A Register		1A
233 Residence	9 Tenth Road	C		3
234 Residence	11 Tenth Road	B Heritage List		3
235 Residence	13 Tenth Road	B Heritage List		-
236 Residence	17 Tenth Road	B Heritage List		3
237 Residence	24 Tenth Road	C		3
238 Residence	8 Thorn Street	B Heritage List	Central York HA	-
239 Residence	12 Thorn Street	B Heritage List	Central York HA	-
240 Residence	14 Thorn Street	B Heritage List	Central York HA	-
241 Residence (Cloud Hill)	122 Ulster Street	C		4
242 Residence	7 View Street	B Heritage List		3
243 William James Cottage	13 View Street	B Heritage List		3
244 York Drive-In Theatre	1 Wheeler Street	B Heritage List	Blandstown HA	-
245 Whittlers Cottage	2 Wheeler Street	B Heritage List	Blandstown HA	1B
246 Wheeler Residence (fmr)	4 Wheeler Street	B Heritage List	Blandstown HA	1B
247 Residence	8 Wheeler Street	B Heritage List	Blandstown HA	-
248 Cottage	10 Wheeler Street	B Heritage List	Blandstown HA	1B
249 Residence (Kitty Paw Cottage)	12 Wheeler Street	B Heritage List	Blandstown HA	1B
250 Eglantyne Cottage	14 Wheeler Street	B Heritage List	Blandstown HA	1B
251 Residence	16 Wheeler Street	B Heritage List	Blandstown HA	-
252 Residence	9 William Street	B Heritage List	Blandstown HA	-
253 Crossing Cottage	13 William Street	B Heritage List	Blandstown HA	1B

OUT-of -TOWN - East**Cold Harbour Locality**

254	Woodlands	274 Goldfields Road	C	3
255	Cold Harbour	Quairading-York Road	C	-
256	Aboriginal Reserve	Quairading-York Road	C	-

Greenhills Locality

257	Greenhills Bakery (fmr)	2 Boyles Road	B Heritage List	-
258	Greenhills Well	2 Boyles Road	B Heritage List	-
259	Farmhouse	Doodenanning Road	C	4
260	Greenhills Inn	444 Greenhills Road	B Heritage List	-
261	Greenhills Hall	460 Greenhills Road	B Heritage List	-
262	Greenhills Post Office (fmr)	466 Greenhills Road	B Heritage List	-
263	Korrawilla Homestead Group	4286 Greenhills Road	A Register	1A
264	St Andrews Church & Cemetery	4369 Quairading-York Rd	A Register	2

Malebelling Locality

265	Malebelling Agricultural Hall	Goldfields Road	B Heritage List	2
266	Hawkhurst	2449 Northam-York Rd	B Heritage List	-
267	Mackies Siding SITE	Spencers Brook-York Rd	C	-

Mount Hardey Locality

268	Lookout	2043 Top Beverley Rd	C	4
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Quellington Locality

269	Tipperary Farm	45 Burges Siding Road	B Heritage List	-
270	Tipperary Homestead	45 Burges Siding Road	B Heritage List	-
271	St Paul's Church (fmr)	2092 Northam-York Rd	B Heritage List	2
272	Quellington School House (fmr)	835 Sees Road	B Heritage List	-
273	Quellington School (fmr)	844 Sees Road	B Heritage List	-
274	Tutamony Park	Quellington	C	-

Out of Town - North**Burges Locality**

275	Burgess Siding School & Residence	3270 Spencers Brook-York Rd	B Heritage List	4
276	Burgess Siding SITE	Spencers Brook-York Rd	C	4
277	Grigsons Well	Spencers Brook-York Rd	C	4

Wilberforce Locality

278	Hamersley Siding SITE	Spencers Brook-York Rd	C	-
279	Residence (Kerry Downes)	2946 Spencers Brook-York Rd	B Heritage List	-

Out of Town - South**Gilgering Locality**

280	Gilgering Hamlet (site of siding, school)	6075 Great Southern Hwy	C	4
281	St Peter's Anglican Church	6091 Great Southern Hwy	B Heritage List	-
282	Gilgering Siding bridge	Oakover Road (Avon River Crossing)	C	-
283	Oakover	Great Southern Highway	C	-
284	Glen Irwin ruins SITE	36 Gwambygine East Rd	C	4
285	Arnold Park House 2 nd	Ovens Rd	C	-
286	SITE Sara Cook CONFLICT	Arnold Park	C	-

Gwambygine Locality

287	Gwambygine Farm & Pool	5661 Great Southern Highway	A Register	1A
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Talbot Locality

288	Qualen	Talbot	C	-
289	Talbot Hall (site: Talbot Brook School)	314 Talbot Hall Road	B Heritage List	-

Out of Town West**Daliak Locality**

290	Top of the World	Great Southern Highway	C	4
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St Ronans Locality

291	Southoban Farm Convict Ruins	3381 Great Southern Hwy	B Heritage List	4
292	St Ronans Well	Great Southern Hwy	A Register	3

Inkpen Locality

293	Convict Road remains	Great Southern Hwy (13 Mile Brook)	B Heritage List	-
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Mt Observation Locality

294	Charcoal Burner SITE	526 Yarra Road	A Register	-
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Shire Wide

295	School SITES	Numerous	C	-
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Appendix 1: Thematic History

THEMATIC FRAMEWORK (TAKEN FROM 1995 MHI)

The York Heritage Framework is a time-lined thematic overview of development within the Shire from the period of the first European settlement to the present. The overview not only identifies themes as they emerge, both in time and through time, but also describes major stories and events within the themes.

The framework is intended to be the basis of a Municipal Inventory of Historically Significant Places within the Shire of York. It is a guide for the establishment of a comprehensive list of significant buildings, features and places which reflect the history of the Shire and which its citizens may wish to protect or mark for the pleasure and education of current and future residents and visitors.

THEMES IN TIME

1830 to 1839: First European Discovery and Early Settlement

As river frontages were taken up along the Swan River, and the population of the colony continued to increase, the reality of food shortages in the colony induced Governor Stirling to commission twenty-one year old Ensign Dale to explore east of the Darling Range in search of arable land. Following Dale's expeditions in the 1830's, and a number of other expeditions which confirmed Dale's reports, land was opened up in the Avon district. Although James Henty was the first to apply for a land grant in this area, his original selection was refused as it included the two square miles at the foot of Mt Bakewell, which Stirling reserved as a town site in November 1830. It was the following September before the first settler arrived in York. Early European settlers were greatly impressed by the land along the Avon River and the area around York was looked upon as a reminder of what settlers had left in England, "... the foot of Mt Bakewell. The best soil I have seen since I left England ... Well suited to grazing and agricultural purposes."¹ Indeed the Avon Valley reminded settlers so much of Yorkshire that the town was called York.

Within a month almost a quarter of a million acres had been taken up in the York district, although much of this land was claimed by those who had land entitlements but no real intention of immediate settlement. By July 1832, there were eighteen settlers and four soldiers based in York, and within two years half of the colony's sheep were grazing in the district.²

By 1836 the district had a population of 65³, including members of many well known pioneer families in Western Australia. The period of settlement between 1832 and 1839 saw land being allocated in extensive grants. The original occupiers were to be joined later by other settlers who were also responsible for substantial growth in the York district.

Prior to the European settlement of the Swan River area, the Balardong Aboriginal tribe, a tribe belonging to the south west linguistic block still known today as the Nyungar (The People), or sometimes the name Bibbulman, inhabited the district. Their movements were determined by the seasonal supply of food and water and by tribal customs. Sometimes referred to as the fire stick farmers, the Aboriginal people fired the bush in later summer to encourage winter growth of fresh shrubs and grasses which would attract wild game and to keep the woodlands open so that the men could hunt bigger animals. It was the women's responsibility to collect seeds, fruit, birds' eggs and insect larvae and to dig edible roots and vegetables which were the main element in their diet.

The establishment of a European culture and economy brought little benefit to the Aboriginal society – their use and occupation of the land was ignored, and their appearance denigrated. Hostilities between white settlers and Nyungars were inevitable with the decline of native food supplies as inland settlement by wheat growers and sheep farmers spread. Nyungars retaliated against this permanent intrusion on their traditional land by taking settler provisions, burning property, killing stock and spearing settlers. As conflicts escalated, a retribution and revenge cycle ensued, and the York district became the scene of the earliest violent racial conflict in the Western colony. Governor Stirling responded to the settler's fears of attack by dispatching more soldiers to strengthen the York garrison with individual soldiers assigned to homesteads.

By 1835, many of the servants who had accompanied early settlers had completed their terms of indenture and were buying small allotments from original grantees at York, Northam and Beverley. The only available replacements for the servants were the domesticated Nyungars, and, with this development, the stage was being set for the training programmes which Governor Hutt introduced. Unfortunately, most were unsuccessful.

In December 1835 Louise Giustiniani was appointed by the London Missionary Society to establish a training school for Aboriginal children in Guildford. Accompanied by his wife and two catechists, he travelled through the York district in September 1836, expressing his anger at the ill treatment of the Aboriginal people. A war of words between Giustiniani and the Governor and settlers ensued and was published in the Swan River Guardian. "But the government and public ... preferred to ignore the atrocities and discredit the lone crusader."⁴

Despite the swift absorption of the Nyungar people into the work force as menials and farm help, and as assistants to local police or on inland expeditions, where their natural talents and affinity with the land came into their own, conflict between whites and blacks continued for a time. Early European settlers naturally had a strong sense of self-protection, heightened by their physical isolation from the main settlement. The last serious offence by Aboriginal persons occurred in 1839, when Mrs Sarah Cook and her child were murdered, and two Aborigines were subsequently hanged on the site of the crime.

In 1831 the first track was constructed between Guildford and York, a distance of 95 kilometres. Many coaching services used this route throughout the nineteenth century, and a number of wayside inns were established to care for travellers. The location of St Ronan's Well, thirteen miles before York, was used as the last stopover and watering place, with as many as fifty to sixty travellers camping there at any one time. St Ronan's was gazetted as a town site in November 1830, but the extent of its progress was the establishment in the 1850s of police quarters and cells there.

The first river ford consistently used at York was at Redmile, close to Rivett Bland's Balladong property, and once part of it. Temporary expedients of logs, stones, etc were placed to help there and at other crossings along the Avon and Bland's Brook.

The first mail contract to York was started in 1836, and within four years a regular postal service was operating. By 1837 a track from Albany to York allowed settlers to import stock from this southern port.

Possible remnants and markers for this period, 1830-1839: Aboriginal heritage (for example Frieze Cave); part of Tipperary farm buildings (Burges); St Ronan's Well.

Major Themes for this period: Exploration and discovery beyond the Darling Ranges; contact and conflict between Aborigines and European settlers; the establishment of farming estates.

1840-1880: Established Growth

The prime role of the York district was to supply the new colony with food. At first sheep farming was more successful, since land clearance for arable farming was a slow and laborious process. By 1841 there were 550 acres under wheat and 246 acres under oats, along with 34,937 sheep, 1,177 cattle, 1,663 goats, 433 horses and 226 pigs. There was also an early trade in horses to India and a growing flour milling industry. The first flooding of the valley occurred in 1847 and caused great losses to farmers whose properties adjoined the Avon River. The York district continued to be the colony's main farming area throughout the 1860's. In the 1870's the Greenough district began to rival the Avon's wheat production. Nevertheless, by the 1880s, York had secured its place as one of the chief wheat producing areas of the colony and carried approximately two thirds of the colony's sheep.⁵

With energy concentrated upon the clearance of bush and establishment of farms, the town site of York developed more slowly. What is now the central business district remained for the most part unoccupied except for the modest courthouse building and adjacent policy house and gaol. Under R.H Bland and then S.S Parker, the most energetic and visionary of the early settlers, Balladong farm was rapidly developed and employed a full complement of labourers. The substantial brick buildings, together with

the mill, bakery, blacksmiths shop and surrounding labourers' cottages provided a visible focus for settlement in York in the 1840s to the 1860s, and remain largely unchanged today.

The southern area was known as Blandstown. By the 1880s development had moved slowly northwards across Bland's Brook to a new focus of substantial buildings in brick and stone which included the imperial and Castle Hotels, the Mechanics' Institute, the Freemason's Lodge and the Roman Catholic precinct. Meanwhile, to the north of the present town centre, the businessman J.H Monger had established a store and inn, and a considerable carting business associated with sandalwood cutting and wool exports. Not unnaturally, this area became known as Monger's Town. In the mid 1890s development quickened in the central part of the townsite.

From its earliest days the community was faced with the problem of education for the children. Initially those who could afford to had their children educated at home, often by private tutors. But by the 1850s the churches were sufficiently organised to be able to fulfil their traditional function as educators. Roman Catholic education, under the auspices of the Benedictines from New Norcia, was available by the 1850s. The schoolroom was run by a series of teachers including Johanna Whitely, until the Sisters of Mercy opened the Convent School in 1872.

An attempt was made by the Wesleyan Church to establish a mission school for native children (1851-54), to train them to work in European houses. The struggling colonial government found it difficult to fund education, but by 1848 it could pay a school teacher and by 1860 it had built a brick schoolhouse on Avon Terrace.

York is conspicuous for its handsome churches. The first Anglican church, dedicated to St John the Evangelist, was built on the northern edge of Blandstown. The original mud brick structure (1841) was replaced by a brick building in 1861, and served this end of town until 1905, when it was moved, brick by brick, to its present site alongside Holy Trinity Church for use as a church hall. Holy Trinity Church had been built on the east bank of the river in 1854. Additions over the years have transformed the original somewhat stark church into a building of some architectural merit, Romanesque in style. The Roman Catholic Church of St Patrick, designed and built by the Rev. Patrick Gibney is Gothic in style, and likewise stands alongside the original church, a whitewashed building reminiscent of its builders, the Spanish monks of New Norcia. In 1888 the Methodists also built a Gothic church in stone alongside their little brick mission church. Churches were not confined to the town area. Small Anglican chapels were built at Tipperary (1892), Gilgering (1858) and Greenhills (1882) to serve the farming community.

The practice of squatting became more widespread through the colony during the early 1840's and in response the government introduced regulations to discourage the activity. Considerable indignation was expressed at this perceived interference.⁶ It was during this period that the York Agricultural Society was formed to disseminate ideas and information about farming, to organise shows to raise farming standards and gain political representation as an active pressure group. The Society tended to be a group of interests of wealthy land owners. The Avon Valley held strong representation in the Legislative Council until the end of the century.

More rapid settlement of the district was inhibited by the primitive means of transporting produce from York. In 1840 the Agricultural Society established a fund of 300 one pound shares in an effort to improve the Guildford to York road. Naturally the condition of roads varied from season to season, but gradually the road to York was improved as the course changed to avoid hills, and bridges were remade in stone. The first market at Guildford opened in 1844 and in 1848 a toll was placed on the roads which ran from Guildford to the Avon district to raise funds for road maintenance. All these developments encouraged the transport of fresh produce to Perth markets and reduce the isolation of the district.

As well as lobbying for improved roads, a further issue on which the York Agricultural Society campaigned was that of convict labour. As early as 1844, leading settlers were petitioning the Governor for assistance through the introduction of Parkhurst boys. In May 1849 the colony's government agreed to take male convicts from Britain, and shortly thereafter a convict depot was established in York. In addition to the convicts, a number of Pensioners Guards were appointed to supervise the hiring depot at York. Allotments with a house were later provided for these guards.

Meanwhile, pressure was mounting for more agricultural land. To this end, the York Agricultural Society requested to colonial government to organise an exploration party to the interior, eastward of the York district, to discover if there suitable areas for sheep farming. Under H.M Lefroys leadership and in company with Lockier Burges, exploration began in 1863. This party also included Edward Robinson (a York settler), Thomas Edwards (who had a well established reputation as a competent bushman and an energetic police constable), and a native police constable from Yrk, Kowitch, who had been on many other expeditions.⁷ This party and further expeditions, led by Charles Hunt (1864 and 1866), and John Forrest (1867), all starting from Balladong farm, opened up farming land to the east. Farming in the colony began to spread to the districts beyond the Avon Valley.

For some time there had been considerable community agitation, led by Solomon Cook and R.G Meares, for a bridge across the Avon. Soon after the opening of the Convict Depot (1851), a small barge was brought into operation under private ownership as a ferry between the west and east banks of the Avon. The provision of bridges was a very contentious issue in early York. Tenders for two permanent bridges over the Avon at York, "one at Red Mile's Lane, One at Forrest Street" were called for in the Government Gazette of 16 October 1860. The acceptance of the tender stipulated that "J.H Monger & Co. ... construct two bridges of Mahogany Timber over the Avon at York for £1,725."⁸ The Ford Street bridge was the first to be completed.

Until 1850, a little development had taken place on the east bank of the Avon at York. However, in 1851 the first stage of the Convict Depot was commenced there, and when completed later in the decade formed a considerable Government establishment. It included a large building to house convicts, storerooms, warders' rooms, cottages, stables and a hospital. About this time also brick making developed in the area. The bridges built in 1861 improved access, and Pensioner Guard houses were built as well as private houses. Before the end of the century a footbridge was to link east and west. With the subdivision and development of new farming lands in York's hinterland, and later the great gold discoveries of the Eastern Goldfields, access to York via the east bank of the Avon became more important.

By the 1860's a number of hotels were operating in York. In 1849, Samuel Smale Craig had bought a small licenced premises from Monger, and in 1853, using ticket of leave men, he built a two storey building with double verandahs on the site. It was extended in the same Georgian style in 1863 and received a new wing along South Street in 1905. This, the Castle Hotel, still dominates the southern end of Avon Terrace. By 1848, the King's Head was already operating with ten bedrooms, and by 1861, a room could also be found at the Albion Hotel in Blandstown. Until rail transport brought coastal places such as Busselton within reach of Perth in the 1890s, York was considered a fine place to spend a holiday. Farming families also looked forward to a week or so catching up with district news and events. The Agricultural Fair was a powerful attraction, combining business with pleasure, while cricket and the races brought together families from far and near.

In 1843 a Roads Committee was formed for the York district, but, like many other such early authorities administering a small regional population, the Committee was ineffective. In 1868 a districts committee of trusts was formed for York and Beverley, and, three years later, York was declared a Municipality. The York Roads Board was set up in the same (1871) to administer the area outside the town. York was the fourth largest town in the colony (after Perth, Fremantle and Albany) and was well established in its role as the administrative centre for the Avon district.

Possible remnants and markers for this period, 1840 – 1880: Pensioner Guards' cottages; original race track; Monger's Store; Sandalwood Yards; Redmile House; Faversham House (Monger's); Avon bridges; St John's Church (Church hall); St Patrick's Church; Holy Trinity Church; Uniting Church; early farming estates (eg. Balladong); school sites and buildings; Bridge House; the Castle Hotel; cottages around Balladong; The Old Bakery; Troopers' cottage; CWA Cottage; King's Head; Wansborough House; Langsford House; early cottages in Blandstown; numerous farm houses and shepherds' huts. The remnant convict-built road at Thirteen Mile; Residency Museum and site [last extant part of York Convict Depot]

Major themes for this period: Development under pioneering families; arrival of convict labour; sandalwooding; district lobbying for improved transport; increasing popularity as a holiday destination; a growing service town; establishment of churches and schools.

1881-1900: Fame and Fortune

Public pressure for a railway to the York district had begun in the late 1860s, but it was another seventeen years before the Fremantle rail line was extended from Chidlow's Well to York. This railway assisted development in all of the eastern districts, with rail extensions continuing to Beverley (1886), then Northam and Toodyay (1888). The railways provided much local employment and there was a corresponding growth in the local York population which by 1891 has reached 1,199⁹.

When gold was first discovered in the Yilgarn and then at Coolgardie, York, as the most eastern and therefore closest town to the goldfields, became a starting point from where the eager gold-seekers, government agents, profiteers and mining syndicate representatives set out. Until the railway to Southern Cross from Northam was opened to travellers in 1894, there was an almost incessant stream of conveyances back and forth to the rail depot, with York supplying mail and food and water to the goldfields. The Marwick brothers ran the Cobb and Co. coaches, and their transport business rivaled that of the Mongers, servicing the new settlements east of York.

During the 1890s the question of water supply became more critical as increasing demand was placed upon the town water supply which was provided by tanks and wells. The provision of water was also a great concern for farmers. The Avon River, running through the valley, was usually only a winter stream, and in summer became a series of large pools. Occasionally, the overflow from salt lakes near its source meant that this water could not be used for irrigation. The town's water problems, like those of many other places, were relieved by the introduction of the Goldfields Water Scheme in 1908.

This period of population growth brought with it opportunities for business expansion and new buildings. The handsome Courthouse and Post Office designed by the Colonial Architect George Temple Poole, attracted development in what is now the central business district. The Central Building, Edwards Building and Davies Building all went up before the Great War. Temple Poole also designed the new hospital on the east bank and the new government primary school on Howick Street.

The population boom called for more schools, more hospital services, more boarding houses and hotels and residential housing. The new hospital (1896) catered for both men and women but maternity patients were still cared for by midwives in their own homes, or in privately run maternity homes.

Educational facilities, too, had to be expanded to meet the population explosion. Miss Youngman opened a private school for boys and girls in the Rechabites Hall in 1891. In the same year Frank Bennett opened a grammar school for boys in Suburban Road. Later, Bennett and some of the boys moved to Guildford to become foundation members of Guildford Grammar School. Miss Jobson ran a boarding school for girls and there were other private schools. In the country, the number of bush schools likewise increased. The Gilgering school was opened in 1861, Greenhills in 1867, Tipperary in 1869, and Malebelling, Grigson's Well and Quellington all opened in the 1880s. As closer settlement occurred after the turn of the century many more one-roomed schools opened.

The period of expansion carried on into the twentieth century, but, with the benefit of hindsight, the government decision to use Northam rather than York as the railhead for the new Coolgardie line can be seen as a significant turning point in the development of York both in size and in character. Following that decision, Northam overtook York as the service centre for the region. York recovered from its brief period as a miner's transit town and became again a rural centre rooted in some of the best and most reliable farming land in the State. The turn of the century is marked by the replacement of the pioneer timber and mud homesteads by solid brick buildings with iron roofs both on the farms and in the townsite. By the end of the nineteenth century, York had lost a number of the early pioneers who had shaped its development, but the scions of those pioneer families were now to be found the length and breadth of the state on the frontiers of development: in Perth, in the pastoral districts, in mining and in farming.

Possible remnants and markers for this period, 1881-1900: Avon Baths, town wells, Methodist Church; St Patrick's Church; the Roman Catholic Presbytery: mark 2 (1894); old Convent; Chapel; school sites and buildings; Post Office and Court House; railway station; Imperial and York Hotels; Westpac Bank; ANZ Bank; 152 Avon Terrace; Monger's Store; woolshed in Pool Street; farm homesteads; N.W Edwards Building (Co-op); Settlers' House Shops.

Possible themes for this period: The advent of rail transport; the gold rush days; loss of central position to Northam; growing agricultural district.

1901-1965: A Quiet Rural Town

For the first decade of the twentieth century, York continued to consolidate, replacing the pioneer buildings with brick or stone ones. Formal gardens surrounded the new federation style homes. The new Town Hall was built in 1911, a building which proclaims self-confidence to all who pass by. Successful business families acquired farming properties. Market gardens and orchards flourished around the townsite, skilfully tended by Chinese. Flour milling continued to thrive. There had been many flour mills in York, but the last to be built, in 1989s, could handle about 150,000 bushels of wheat each year, and employed a large workforce for more than sixty years. In 1918 the York Electricity supply depot opened.

However, in the second decade of the twentieth century, Western Australia, like the rest of the country, entered a period which included two world wars, an international depression and a major drought.¹⁰ York was not exempt from its share of hardships.

The population, which by 1911 stood at 1,535 remained stagnant. Only the Convent School and government school remained open. Few new buildings went up, for the most part modest houses for government employees. New enterprises were on a small scale; rabbit catching; market gardening run by Albanians and Chinese; a small pea factory near Burges Siding Bridge. Houses began to have a dilapidated air, including the Catholic and Anglican rectories. But hardship brought community cohesion. The Red Cross, the Salvation Army, the Women's Institute and later the CWA worked hard. Men gave their lives in two world wars. An army camp was established in Blandstown, and army engineers built South Street bridge. Convalescent soldiers were nursed at Faversham House.

The first sign of an upward turn came in 1950, with a lift in wool prices. There were still bad years, but optimism prevailed. The young Queen visited the town in 1954. The Junior District High School was built in 1959, and a modern hospital in 1963. A new wing was added to the convent and two new classrooms in 1952. A new bypass and bridge spared the town centre from increasing heavy traffic as mine sites opened further east.

The Road Board and the Municipal Council amalgamated to form the York Shire Council, and built new offices in 1965. In 1964 the Local Government Boundaries Commission agreed to a claim by the Shire of Northam for the western portion of the York Shire (from the 32 to 45 mile pegs on the Perth road), and a portion of the Quellington area. This reduced the York Shire area to 769 square miles.

Possible remnants and markers for this period, 19010-1965: Town Hall (1911); Forrest Oval; and trotting track (1912); old market gardens, Centenary Park; Croquet Club; Tennis Club; Golf Club; Memorial Gardens; extensions to Herbert Road cemetery.

Possible themes for this period: Rural depression and recovery; an established rural town and district; two World Wars; weatherboard homes; fibro homes; government homes.

1966-Today

Following the general pattern for Australia, York entered a boom and bust period after the mid 60s. The late 60s were good; 1969-1972 were bad; and thereafter farm incomes were good to very good in the 70s.

The bad years saw the closing the convent (1971), just short of its centenary. The railway marshalling yards were also lost that year. In 1968 the Meckering earthquake caused considerable damage in the town and to homes in the country. Church towers were cracked, the Railway Hotel was damaged

beyond repair and the double verandahs on the Imperial Hotel came down. Equally damaging in its effects was a Council bylaw requiring the removal of all verandah posts on the main street.

These calamities roused many members of the community to action. The York Society was formed in 1968 with the express aim of preserving the past. In 1972 the town opened the old magistrate's residence as the Residency Museum and in 1973 the York Society successfully organised a deputation to the Minister for Tourism to discuss large scale government involvement in the 'Save the York' project. In 1978 the Australian Heritage Commission recognised the importance of York to the heritage of Australia by entering the town in the register of the National Estate as an historic town. During the 1970's and 80's the townsite became the venue for a variety of cultural festivals including the York Jazz Festival. With its collection of heritage and scenic attractions, York continues to be a service centre for the Avon Valley, and an active reminder of historic Western Australia.

Central to the both the townsite and farmland flows the Avon River. River flooding in the mid 50s had caused considerable concern. To allow flood water to drain away more quickly in future, the riverbed was cleared of all obstructions, including small islands. The unfortunate consequence has been the rapid silting of the river pools. Where once children learnt to swim and dive, and where the wild duck, herons and shags gathered, there is now only sand.

Work on the restoration of town buildings has been followed by work on the restoration of the river pools. Early in the 1990, the River Conservation Society was founded to fence off and revegetate the banks. By 1993 this work was almost complete, and the Avon River Management Authority was set up by the State Government to undertake the bigger task of recovering the pools. Later in 1990 the York Land Conservation District Committee was founded to undertake a similar mission on the land, to restore soil structure and biodiversity so that a reinvigorated farming community can look forward with confidence to sustained agricultural development. Partners in this are the new settlers on the land, hobby farmers and small holders, who find the fertile Avon Valley so attractive.

By the 2019 review the River Conservation Society is the only remaining active organisation of the above-mentioned groups. Community opposition to the possibility of a major waste disposal site in the St Ronan's area has been active since approximately 2012. Shire and entrepreneurial efforts to increase cultural tourism and Festivals have been a feature of York life since approximately 2016.

Possible remnants and markers for this period, 1966-Today: Town and building renovations; Mt Brown Lookout; Residency Museum; Sandalwood Yards; restoration of old houses; reconstruction of Balladong and its subsequent decline and return to private ownership; tourism; Gwambygine Park.

Possible themes for this period: Making the most of heritage.

YORK HERITAGE FRAMEWORK MATRIX

DATES / THEMES		1829 – 1851	1852 – 1884	1885 – 1904	1905 – 1925	1926 – 1959	1960 – 1979	1980 to Today
HOW & WHY SETTLED <ul style="list-style-type: none"> Aboriginal Occupation Exploration & Surveys Land Allocation & Subdivision Immigration, Emigration & Refugees Workers Farming: Technological Change Timber Exploitations Settlements Government Policy Resources 	BALLARDONG TRIBE	<ul style="list-style-type: none"> 1830 Ensign Dale Explorations 1832 Population: 22 (July) 1835 Violent Aboriginal / European Racial Conflict <ul style="list-style-type: none"> Opening up of Land 1839 Violent Racial Conflict <ul style="list-style-type: none"> Early Settlement Parkhurst Days Indentured Chinese Labour Cave Hill 	<ul style="list-style-type: none"> 1852 Convict Depot opened <ul style="list-style-type: none"> Pensioner Guards Beginning of some land sub-divisions of original leases 1871 York Municipality declared 1872 Convict depot closed 1876 Population: 820 1881 Census Population: 1,649 	<ul style="list-style-type: none"> 1885 Population: 9,000 1885-94 Rail Centre for Gold Settlers 1891 Population: 9,590 Northam became Mayor 1895 Regional Centre Northam became direct rail link to eastern goldfields 	<ul style="list-style-type: none"> Push for closer settlement – breaking up old Estates 1909 Population: 1,400 	<ul style="list-style-type: none"> 1928-29 Italian / Albanian Migrants 1938 Population: 1,650 	<ul style="list-style-type: none"> Commute to other centres for Employment Involvement of National Trust 1976 Declaration of York as an Historic Town 	<ul style="list-style-type: none"> 1990'S: New sub-divisions – constant grown in housing Pressure for small hobby farm allotments to be developed Growth of Retiree population
HOW PEOPLE MOVED <ul style="list-style-type: none"> Walking, Horse & Cart Tracks & Roads 		<ul style="list-style-type: none"> 1830's & 40's High cost of transporting goods to Fremantle for Export & Perth Markets 1840 First regular mail service Ronan's Well 	<ul style="list-style-type: none"> 1850's: Improvements to York – Fremantle Road with Fremantle Port Bridges built on the Avon River 1866 First Post Office 1872 Postal & Telegraph Service operating 	<ul style="list-style-type: none"> 1885 Railway from Chidlows Well to York 1885 Railway Station built 1889 York-Albany railway completed 1893 New Post Office built 	<ul style="list-style-type: none"> 1908 Connection to Goldfields Water Scheme Opening of rural branch railways 	<ul style="list-style-type: none"> Bituminisation of York Road First School buses 	<ul style="list-style-type: none"> Improvements to local road network 	<ul style="list-style-type: none"> 1986 Railway station closed
HOW DID PEOPLE MAKE A LIVING? <ul style="list-style-type: none"> Farming Domestic Activities 		<ul style="list-style-type: none"> Sheep Sandalwooding 	<ul style="list-style-type: none"> Increasing farming activity Sheep & Wheat Orchards & Markets Services – York the Administrative Centre for the District Commercial Centre Sandalwooding Eastern Districts Chronicle est'd Export trade in Horses (India) 	<ul style="list-style-type: none"> Orchards Railway Business Centre Flour Milling 1891 Collapse of Sandalwood industry/market Rapid settlement east of York 	<ul style="list-style-type: none"> 1906 York Flour Milling company established 1917 Yor Co-op formed 	<ul style="list-style-type: none"> Railways Fat Lambs/Sheep Flour Milling Wheat Market Gardening 1950's Avon River Clearing & Training program commenced 	<ul style="list-style-type: none"> 1971 Flour Mill used for hay storage & sale 	<ul style="list-style-type: none"> 1993-94 Town Renovation 'Mainstreet Prog' Tourism York Jazz Festival York Land Conservation District Council River Conservation Society / Landcare Centre Flour Mill becomes furniture factory
WHAT PEOPLE DID TOGETHER <ul style="list-style-type: none"> Law & Order Health Education & Religion Sport & Leisure Local Government Cultural Activities Institutions 		<ul style="list-style-type: none"> 1840 York Agricultural Society formed <ul style="list-style-type: none"> Annual Agricultural Shows 1841 St John's Church consecrated 1842 Court House built 1843 Race Club / Jockey Club formed Second St Johns Church 	<ul style="list-style-type: none"> 1851/4 Attempts to open Native School <ul style="list-style-type: none"> 1852 Convict Depot opened 1859 First Methodist Church built (Now a Hall) Convict Depot Hospital Castle Hotel Built 1858 Gilgerrig Anglican Church opened First Government School Built 1860 New Cemetery Benedictine's built first RC Church 1861 Mechanics Institute & Library formed 1861 York Volunteers 1871 York Town Council formed Annual Agricultural Show 1879/4 RC School & Convent built Holy Trinity Church & Rectory First RC Presbytery built Order of Oddfellows hall built 1882 Greenhills Anglican Church opened 	<ul style="list-style-type: none"> 1880's St Patricks Church built 1888 New Methodist Church 1889 West Australian Savings Bank built 1892 Empire Flour Mill built 1894 RC Presbytery demolished & rebuilt 1895 New Court House built Avon Baths built 1896 New General Hospital Race Days / Agricultural Show 1900 Union Bank built Town Picnics – riverbanks & parks Golf Club 	<ul style="list-style-type: none"> 1905 St Johns moved to Holy Trinity Hall 1909 Palace Hotel 1908 Croquet Club 1911 Current Town Hall 1912 Trotting Day opened 1918 York Electricity Supply Established 1927 Tennis Club Annual Agricultural Shows Oddfellows Hall purchased by Freemasons 10th Light Horse prominent 1909 Bank of Australasia built 1901-41 Old Magistrates building used as a maternity hospital 	<ul style="list-style-type: none"> 1945 Branch of the CWA founded 1946 Night Trotting Track opened 1950's Avon River Training Program 1952 Gov't High School built 1959 Arrival of Norbertine Fathers Annual Agricultural Show Extensive repairs to all buildings in RC precinct & extensions to school 1954 Library re-opened in Town Hall Mt Brown Lookout opened 	<ul style="list-style-type: none"> 1963 Present Hospital completed 1965 Amalgamation of Town & Shire 1966 York Memorial Swimming Pool opened 1968 Drive-In Theatre opened 1968 The York Society formed 1971 Sisters of Mercy School & Convent closed 1971 York Fair commenced 1972 Completion of Sports Pavillion 1972 Opening of Residency Museum 1978 Community Recreation camp opened 1979 First Flying 50 Car Race 	<ul style="list-style-type: none"> 1983 Winter Festival 1984 York Fair ceased to be held York Theatre Festival / Music Festival York Jazz Festival Annual Agricultural Show continues Town Renovation Earthcare Festival
WHAT IMPINGED FROM OUTSIDE THE REGION <ul style="list-style-type: none"> Government Environment Wars Market Economics 		<ul style="list-style-type: none"> 1844 Guildford Markets opened (Feb) 1847 Floods Expeditions Export Markets 	<ul style="list-style-type: none"> 1861 & 71 Flooding Export Markets Decrease in wheat market prices – turned to exporting Horses 	<ul style="list-style-type: none"> Goldfields Railway 	<ul style="list-style-type: none"> 1920's Menace of the Wild Cape Tulips began 1926 Flood World War I 	<ul style="list-style-type: none"> 1937 Pattersons Curse (declared noxious weed) 1950's High Wool prices 1955 Flood Depression – plummet of prices World War II Dry seasons & high cost of water 	<ul style="list-style-type: none"> 1964 Petition for Creation – Shire of Wundowie 1968 Meckering Earthquake 	<ul style="list-style-type: none"> Tourists River Conservation Society fences Avon River Move to Improve vegetation & manage reserves
FAMOUS PEOPLE & SPECIAL EVENTS <ul style="list-style-type: none"> Aboriginal People Early Settlers Local Hero's & Battlers Innovators Famous & Infamous People 	<ul style="list-style-type: none"> Government officials Church officials Pioneering families 	<ul style="list-style-type: none"> Government officials Church officials Pioneering families 	<ul style="list-style-type: none"> Miss Youngman & Miss Jobson ran private schools Marie & Charlotte Smith – Midwives Frank Bennett – York Grammar Mrs Bygraves, Nurse Duckham 	<ul style="list-style-type: none"> HM Prince Edward 'The Duke of York' visits O. Sargent (botanist) 	<ul style="list-style-type: none"> 1954 Royal Visit 	<ul style="list-style-type: none"> 1968 By-law to remove old Verandah Posts William Robinson – Chairman Road Board 25 Yrs 	<ul style="list-style-type: none"> Esmae Marwick O.A.M 1980 J.W Ryan Honorary Freeman of Municipality 1982 R.W Lawrence Honorary Freeman of Municipality 	

Appendix 2: Criteria for the Assessment of Local Heritage Places and Areas



Criteria for the Assessment of Local Heritage Places and Areas

A PRACTICAL GUIDE TO IDENTIFYING, GRADING
AND DOCUMENTING PLACES AND AREAS IN LOCAL
GOVERNMENT INVENTORIES.



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1. INTRODUCTION

1.1 Legislative and policy background

The *Heritage of Western Australia Act 1990* requires local governments to identify places and areas of cultural heritage significance through Local Government Inventories.

State Planning Policy 3.5 Historic Heritage Conservation recommends measures for local governments to “identify and protect heritage places and areas that are important to ... local communities”.

An inventory may be used to identify places for inclusion in a Heritage List under the local planning scheme. The inventory itself does not have statutory force and effect in terms of planning controls. A local government may elect to include all of the inventoried places surveyed within its Heritage List, or may include a smaller sub-set of places.

In other words, an inventory forms the underlying information base on which to support heritage protection provisions in a local planning scheme.

1.2 Why do we need standard assessment criteria?

It is recommended that all assessments of local heritage places be carried out in accordance with the procedures described in this document so that assessments are:

- accountable and can be tested
- comparable
- consistent.

These criteria adhere to well-established ‘best practice’ in the identification and assessment of heritage places in WA and throughout Australia, both at the State and local levels.

1.3 When to use these assessment criteria

The assessment of significance – understanding the values and importance of a place or area – is the basis of all good heritage decisions.

The most common situations in which these criteria will be used is in assessing places or areas for entry in a Local Government Inventory.

Other situations may include:

- undertaking an assessment of a non-listed item in response to a development proposal
- preparing a heritage impact statement
- preparing a Conservation Plan.

1.4 How to use these assessment criteria

A place or area will be of significance to the locality if it meets one or more of the criteria in section 2 under the headings of Aesthetic, Historic, Research or Social value.

Significance in this context is a question of value for the local government district, and not value for the State or the region. A place should not be excluded from an inventory, or deemed non-significant, simply because there are similar examples in other local government districts (nor should it necessarily be excluded because there are similar examples within the local district).

Typically, the place or area will be assessed in the context of the history and development of the district as identified in the Thematic History – an important base document in a local inventory.

The degree or 'level' of significance can be determined with reference to the issues of Rarity, Representativeness and Condition/Integrity, as set out below.

Non-prescriptive guidance notes and examples are provided for the benefit of local governments, local planners, consultants, and also to explain the concepts involved to the wider public.

The inclusion and exclusion guidelines should be used as a 'checklist' to aid analysis and judgement, not as a substitute for them.

1.5 Skills required

Heritage assessments can be carried out by anyone with training and experience in the field.

Professional heritage consultants, trained local government staff, or local heritage advisers can undertake assessments, or offer valuable assistance to others. It is generally preferable to seek at least some input from such sources before completing an assessment.

1.6 Assessing Heritage Places

Heritage places comprise individual buildings, structures or other places in the historic environment that have cultural heritage significance in their own right.¹

All heritage places should be assessed in accordance with the criteria in section II, and also assigned a level of significance in accordance with the gradings set out at the end of section III.

1.7 Assessing Heritage Areas

The assessment of Heritage Areas requires a slightly different approach. Areas need to meet an additional test as described in section II.8 below.

Heritage significance needs to be clearly distinguished from the broader concept of urban character, given that all areas or localities demonstrate some form of urban character.

Heritage Areas are select areas with special qualities, and will generally be quite rare within a locality. There is generally no need to assign a level of significance to a Heritage Area as a whole (in terms of exceptional, considerable, some/moderate significance).

However, all the places within a Heritage Area should be assigned a level of 'Contribution', in accordance with the gradings set out at the end of section III.

¹ 'Places' may include buildings, structures, archaeological or historic sites, gardens, man-made parks, man-made landscapes, and trees or landscape features in or adjacent to a man-made setting.

This guide does not apply to the assessment of Aboriginal sites, which are registered under the *Aboriginal Heritage Act 1972*. Guidance on how to identify and assess Aboriginal sites can be obtained from the Department of Indigenous Affairs.

2. THE ASSESSMENT CRITERIA

Nature of Significance

2.1 Aesthetic Value

Criterion 1: It is significant in exhibiting particular aesthetic characteristics.

Guidelines for Inclusion

A place or area included under this criterion will have characteristics of scale, composition, materials, texture and colour that are considered to have value for the local district.

This may encompass:

- creative or design excellence
- the contribution of a place to the quality of its setting
- landmark quality
- a contribution to important vistas.

A place will not necessarily need to conform to prevailing 'good taste', or be designed by architects, to display aesthetic qualities. Vernacular buildings that sit well within their cultural landscape due to the use of local materials, form, scale or massing, may also have aesthetic value.

For a place to be considered a local landmark, it will need to be visually prominent and a reference point for the local district.

In the case of a heritage area, the individual components will collectively form a streetscape, townscape or cultural environment with significant aesthetic characteristics.

Guidelines for Exclusion

A place or area is not normally included under this criterion if:

- its distinguishing features have been lost, degraded or compromised
- landmark or scenic qualities have been irreversibly degraded by surrounding or infill development
- it has only a loose association with creative or artistic excellence or achievement.

Examples (Inclusion)

Former Commercial Bank of Australia (1911) cnr Parade and Pasture Sts, Pingelly, is a fine example of the Federation Academic Classical style, featuring rusticated stucco, windows decorated with moulded hoods, and a parapet with balustrading. It stands out from its neighbours, and its grand form makes an important contribution to the streetscape in both Parade and Pasture Streets.



Liveringa Homestead Group, south east of Derby (1904) is situated in an attractive setting, with the homestead overlooking a billabong on a branch of the Fitzroy River. To the west of the homestead, the Ranges form an impressive backdrop. Terraced gardens and lawns contribute to the aesthetic appeal of the place.



The AMP Building (1927) at 36 Fairway St, Narrogin, is a two-storey brick and stone building featuring a curved corner entry with Tuscan columns, detailed pediment, and a lavish use of rendered stone. Erected by the AMP Society as only their second country office in WA, it is a landmark that anchors the bottom end of one of Narrogin's main streets.



Fothergill Street Heritage Area, Fremantle, comprises brick, limestone and iron houses in a narrow range of architectural styles, dating from the turn of the 20th century. Collectively they form a strong and cohesive streetscape.



Examples (Exclusion)

This small Federation cottage in Kensington has lost its original exterior walls, timber windows and verandah detailing. Only the exterior roof form remains.



St George's Terrace between William Street and Barrack Street formerly comprised a highly coherent streetscape of commercial buildings constructed in the late 19th and early 20th century, in a consistent style and scale. All of the buildings in this 1960s photo were demolished in the last decades of the 20th century and the aesthetic values of the area were lost.



2.2 Historic Value

Criterion 2: *It is significant in the evolution or pattern of the history of the local district.*

Guidelines for Inclusion

A place or area included under this criterion should:

- Be closely associated with events, developments or cultural phases that have played an important part in the locality's history.
- Have a special association with a person, group of people or organisation important in shaping the locality (either as the product or workplace of a person or group, or the site of a particular event connected with them).
- Be an example of technical or creative achievement from a particular period.

Contributions can be made in all walks of life including commerce, community work and local government. Most people are associated with more than one place during their lifetime and it must be demonstrated why one place is more significant than others.

The associations should be strong and verified by evidence and, ideally, demonstrated in the fabric of the place.

Guidelines for Exclusion

A place or area will generally be excluded if:

- it has brief, incidental or distant association with historically important activities, processes, people or event
- it is associated with events of interest only to a small number of people
- it retains no physical trace of the event or activity.

A place reputed to be the scene of an event, but for which there is no evidence to support the claim, is not normally considered under this criterion.

Examples (Inclusion)

Model Timber Home, Floreat (1934) is significant for its associations with the development of Floreat Park in the 1930s. It was one of the first houses constructed in Floreat Park No 1 Estate, the first subdivision in the area.



Mundaring Hotel (1898) was the first building in Mundaring to be associated with the development of Mundaring as a tourist and holiday destination.



Former Road Board Office (1909), 21 Park St, Pingelly, is the second-oldest extant public building in Pingelly, post-dating the town hall by two years. It was built to accommodate the Pingelly Roads Board which had operated since 1902 from the local hotel and other private buildings. It helped confirm the role of Pingelly at that time as the service center of the district ahead of Mourambine, and as a key town on the Great Southern Railway line.



One Mile Jetty and Tramway, Carnarvon (1899) formed an integral part of the working economy of Carnarvon from 1899 to 1984, and was initially the only means of getting goods in and out of the area. The layout of the town reflects the importance of the tramway during this period.



© Tourism WA

Gwalia Townsite Heritage Area, near Leonora (1890s-1920s+), comprises a collection of early 20th century corrugated iron, hessian and timber miners' shacks and camps, laid out in an improvised township. It shows the distinctive way of life of the gold miners, many of them Italian and Austrian immigrants, who made a new life for themselves in WA's eastern goldfields at the beginning of the 20th century, working and living with low wages, hazardous conditions and primitive accommodation.



Examples (Exclusion)

The site of a town's first bakery would not be included if there is no physical trace of the bakery left.

The temporary offices of a prominent architectural firm would not be included.

2.3 Research Value

Criterion 3A: It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district.

Guidelines for Inclusion

A place included under this criterion may be a standing structure or archaeological deposit and will generally be an important benchmark or reference site.

A place of research value should provide, or demonstrate a likelihood of providing, evidence about past activity. This may include important information about construction technology, land use or industrial processes not available anywhere else.

The information should be inherent in the fabric of the place.

Guidelines for Exclusion

A place will not normally be included under this criterion if:

- there is little evidence to suggest the presence of archaeological deposits
- the place is not able to provide useful information through the fabric
- it is likely to yield similar information to other places
- it is likely to yield information that could easily be obtained from documentary sources.

Criterion 3B: It is significant in demonstrating a high degree of technical innovation or achievement.

Guidelines for Inclusion

A place included under this criterion should:

- Show qualities of innovation or represent a new achievement for its time.
- Demonstrate breakthroughs in design or places that extend the limits of technology.
- Show a high standard of design skill and originality, or innovative use of materials, in response to particular climatic or landform conditions, or a specific functional requirement, or to meet challenge of a particular site.

Many of the places included under this criterion are industrial sites, though examples of engineering (such as bridge construction and road design) might also meet this criterion.

Guidelines for Exclusion

A place would not normally be considered under this criterion if its authenticity were so diminished that while the achievement was documented, it was no longer apparent in the place.

Examples (Inclusion)

Northampton State Battery (1954) has potential as a research site for industrial archaeologists. The gravity separation plant remains in operating configuration and reveals information about the layout and method of heavy mineral extraction from poor grade mineral ore.



Yarloop Timber Mill Workshops (1895) provides evidence of the development of technological processes associated with the manufacture and maintenance of machinery, equipment and railway stock for the timber industry.



Wallcliffe Homestead, Prevelly (1865) demonstrates a high level of technical accomplishment in design and craftsmanship in construction, having set a benchmark for homestead construction in the Margaret River region.



Bullabulling Rock Water Catchment and Dams (1894-1898) is an extensive granite outcrop and soak south of Coolgardie, adapted with a network of rock catchment walls, various slab-rock channels and two dams. It is an innovative design and construction solution to water collection, storage and supply in a harsh environment.



2.4 Social Value

Criterion 4: It is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.

Guidelines for Inclusion

Most communities will have a special attachment to particular places. A place would be considered for inclusion under this criterion if it were one that the community, or a significant part of the community, has held in high regard for an extended period.

Places of social value tend to be public places, or places distinctive in the local landscape, and generally make a positive contribution to the local 'sense of place' and local identity.

They may be symbolic or landmark places, and may include places of worship, community halls, schools, cemeteries, public offices, or privately owned places such as hotels, cinemas, cafes or sporting venues.

Places need not be valued by the entire community to be significant. A significant group within the community may be defined by ethnic background, religious belief or profession.

Guidelines for Exclusion

A place will not normally be considered if its association is commonplace; or of recent origin; is recognised by only a small number of people; or if the associations are not held very strongly or cannot be demonstrated satisfactorily to others.

Of all the criteria, social value is the hardest to identify and substantiate. Care should be taken not to confuse cultural heritage significance with amenity or utility. There must be evidence that the building/place is valued over and above the activities that occur there.

Examples (Inclusion)

The Obelisks and Memorial Plaque, Port Denison (1896; 1979), with its high vantage point and views of Point Denison, is highly valued by the community as an important landmark and popular tourist destination.



Eastern Railway Deviation, John Forrest National Park (1894-96) is highly valued by the local and wider community as a walking, cycling and bridle trail. The trail is extensively used for recreational purposes and provides important historical reminders of the time when the hills community was linked to Midland by railway.



Victoria Park Primary School (1894) is the first school constructed in the suburb and has played a major role in community life in the district. It continues to be valued for its educational role and associated activities.



Bassendean Oval and reserve (c.1934-1960) is valued by the local community as the venue for a wide range of sporting and community activities.



Degree/Level of Significance

2.5 Rarity

Criterion 5: It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.

Guidelines for Inclusion

This criterion encompasses places that either are rare from the time of their construction, or subsequently become rare due to the loss of similar places or areas.

A place or area of rarity value should:

- (a) provide evidence of a defunct custom, way of life or process; or
- (b) demonstrate a custom, way of life or process that is in danger of being lost; or
- (c) demonstrate a building function, design or technique of exceptional interest.

Guidelines for Exclusion

A place or area will not normally be considered under this criterion if:

- it is not rare in the locality
- it appears rare only because research has not been undertaken to determine otherwise
- its distinguishing features have been degraded or compromised.

Examples (Inclusion)

3 Durdham Crescent, Bicton (1927) is one of a diminishing number of substantial Inter-War California Bungalow style residences in Bicton, a suburb developed in the inter-war period.



Railway Ganger's House, Mt Helena (c.1896) is one of the few remaining examples of typical accommodation provided by the Railways Department for workers on the Eastern Railway in the area.



Prisoner of War Hut, Bruce Rock (1944) is one of the few known remaining huts built for Italian prisoners of war working on farms in the district during World War II.



Caron Coal Stage (1931) was the only mechanised coaling stage constructed of concrete by the WA Government Railways. Other stages of similar design were built of timber.



2.6 Representativeness

Criterion 6: It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

Guidelines for Inclusion

A place included under this criterion should provide a good example of its type.

A place may be representative of a common building or construction type, a particular period or way of life, the work of a particular builder or architect, or an architectural style.

To be considered a good representative example, the place should have a high level of authenticity.

Guidelines for Exclusion

Places will be excluded if their characteristics do not clearly typify their class, or if the representative qualities have been degraded or lost.

Examples (Inclusion)

Dingup Anglican Church, Balbarrup (1895) is a fine example of a small rural church built in late nineteenth century of vernacular design using local materials



Roleystone Theatre (1922) is representative of a community hall of timber construction, built in the early to mid 1900s.



The houses and terraces in Goderich Street, East Perth are representative of typical housing conditions for lower income families in Perth during the last quarter of the 19th century, and of vernacular Victorian Georgian architecture as constructed in Perth in those decades.



Road Board Office (former), Nanson (1913) is representative of the Public Works Department's design for small administrative buildings for local government.



2.7 Condition, Integrity and Authenticity

While Condition and Integrity are considerations in assessing the significance of a place, it is possible for a place of poor condition or poor integrity to be identified as significant on the basis of a value to which Condition and Integrity are relatively unimportant (eg. a ruin with high historic value).

Places identified in an inventory will usually have a Medium to High degree of Authenticity.

However it is possible to include places of low Authenticity if they exhibit evolution of use and change that is harmonious with the original design and materials.

The three terms are defined as follows:

- | | |
|---------------------|--|
| Condition | The current state of the place in relation to the values for which that place has been assessed, and is generally graded on the scale of Good, Fair or Poor. |
| Integrity | The extent to which a building retains its original function, generally graded on a scale of High, Medium or Low. |
| Authenticity | The extent to which the fabric is in its original state, generally graded on a scale of High, Medium or Low. |

Examples

High Integrity - purpose-built funeral parlour constructed in the 1930s, still retains its original function.



Low Integrity - former Salvation Army Citadel, well conserved and in Good condition, but now converted as part of a residential complex, with no public access or civic use.



High Authenticity - highly intact 1899 Federation Arts and Crafts Bungalow. While some parts of the fabric may need repair, little has been lost.



Low Authenticity - Former Soldiers' Memorial Hall constructed 1936, later converted for squash courts in the 1950s and re-adapted for commercial offices in the early 1990s. Much of the interior fabric and the exterior detailing has been removed.



Heritage Areas - an extra criterion:

2.8 Heritage Areas

A Heritage Area will be of significance for the local district if:

- (a) it meets one or more of the criteria in section 2 under the headings of Aesthetic, Historic, Research or Social significance; and
- (b) it demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development.

This extra test [clause (b)] sets Heritage Areas apart from heritage places.

Heritage Areas typically exist on a much larger scale than individual places, contain a large number of built elements and property holdings, and their designation potentially has more far-reaching planning implications than the listing of a single place. Areas require a commensurate level of care in their assessment and documentation.

Guidelines for Inclusion

A Heritage Area should always be established on the basis of a clear statement of significance, and a clear identification of the significant physical fabric in the area.

The individual components of an area will collectively form a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

In some cases, the development of a heritage area may span an extended period and some of the characteristics of the area may be composite or varied. In such cases it may be worthwhile to analyse the different phases of growth as part of the assessment, while also demonstrating the 'unifying thread' that holds the area together as a meaningful whole.

Guidelines for Exclusion

Heritage significance needs to be clearly distinguished from the broader concept of urban character, given that all areas or localities demonstrate some form of urban character.

Heritage values can be conserved, diminished, destroyed, or restored, but (unlike other amenity values), cannot be improved or replicated.

An entire local government area can be divided into 'urban character areas' or planning precincts. However, Heritage Areas are select areas with special qualities and will generally be quite rare.

Examples (Inclusion)

Mount Lawley Estates 1 & 2 – an area bound by Walcott St to Regent St, the river to Alexander Dr, subdivided in two stages, the first in 1902 and the second in 1912. It provides a rare example in Perth of a substantially intact residential layout from the first decades of the 20th century.

It is characterized by an innovative layout based on the natural topography, together with a traditional streetscape of wide grassed verges and regular street-tree plantings. The housing stock is predominantly Federation Bungalow or Queen Anne in style, with some excellent examples also of Arts and Crafts or Californian bungalow styles.



West End Conservation Area, Fremantle - Three significant periods of activity in the district's earlier periods of development are well represented (colonial settlement, the convict era and the gold rush).

However the predominant character of the area is generated by buildings from the gold rush era, which are mainly in Free Classical style, and mainly at a consistent scale of two or three storeys. The area features a number of distinctive landmarks that are visible throughout the West End, and it bears a very strong imprint from the City's main historic themes (particularly shipping and penal history).



Examples (Exclusion)

Wembley 'Precinct No 6' (pictured below) is one of the townscape precincts identified in the Town of Cambridge heritage inventory and townscape study (1997). Bound by Herdsman Pde, Selby St, Grantham St, Gregory St and Dodd St, it comprises mainly single housing constructed progressively over a fifty year period from c.1912 to 1960. Older housing stock is mainly in Californian Bungalow style, with a gradual transition in styles through later decades to Art Deco and modernist styles. New infill housing continues to be constructed through the first decade of the 2000s.

This is arguably not a Heritage Area because of the extent of loss of historic housing stock, limiting the degree to which it demonstrates a 'unified or consistent physical form in the public realm'.



3. GRADING THE LEVELS OF SIGNIFICANCE

3.1 Heritage Places (ie. places listed individually in their own right)

For each place that meets one or more of the above criteria (in the Values section), the Degree/ Level of Significance section should be applied. Each heritage place can then be graded with one of the following levels of significance:

Level of Significance	Description	Desired outcome
Exceptional significance	Essential to the heritage of the locality. Rare or outstanding example.	The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place).
Considerable significance	Very important to the heritage of the locality. High degree of integrity/ authenticity.	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Some/Moderate significance	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.	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.
Little significance	Does not fulfil the criteria for entry in the local Heritage List.	Photographically record prior to major development or demolition. Recognise and interpret the site if possible.

In most cases the level of significance will be the last question that needs to be addressed in the assessment process (following documentary research, physical inspection, determining which values apply, and so on).

3.2 Heritage Areas

Heritage Areas are select areas with special qualities, and will generally be quite rare within a locality. There is generally no need to assign a level of significance to a Heritage Area as a whole (in terms of Exceptional, Considerable, Some/Moderate significance).

However each place within the area should be graded according to the level of contribution that it makes to the significance of the area.

Level of Significance	Description	Desired outcome
Considerable contribution	Very important to the significance of the Heritage Area; recommended for entry in the Heritage List.	Conservation of the place is highly desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines.
Some/Moderate contribution	Contributes to the significance of the Heritage Area.	Conservation of the place is desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines.
No contribution	Does not contribute to the significance of the Heritage Area.	Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the significance of the area, in accordance with the Design Guidelines.

4. DOCUMENTING PLACES AND AREAS

Where a Local Government Inventory includes both places and areas, they should be documented in separate 'chapters' of the inventory, in accordance with the following standards.

4.1 Heritage Places

Each assessment of a place (usually in the context of a local inventory) should be recorded with its own place record, and should include the minimum information outlined in the following table.

The optional information is also desirable, but not essential.

4.2 Heritage Areas

As a minimum, an assessment of a Heritage Area should identify its boundaries, describe its key features and elements, and establish a Statement of Significance (that explains what is significant about an area and why).

If a local government chooses to designate the Heritage Area under the local planning scheme, a much more detailed assessment and planning policy for the area will be required, including:

- A list of all the buildings or places within the area that make a Considerable Contribution or Some/Moderate Contribution.
- A set of Design Guidelines for alterations, extensions and new buildings within the area.
- A statement of the matters Council will consider in assessing planning applications within the area.

[For further detail see the Guidance Notes for Local Planning Policies for Heritage Areas.]

4.3 Place Record Form

Minimum Information	Explanatory Notes
Name of Place	Current name.
Other names	Former or other names.
PIN Number	If available, cite the Parcel Identifier Number ascribed to the land by Landgate.
Land description	Where available, cite the Lot-on-Plan number and Certificate of Title number; or the Reserve number/CLR in the case of Crown land.
Location/Address	
Construction date(s)	Original construction year; or if constructed in stages, specify additional relevant year(s).
Place type	Use Heritage Council codes (eg. Individual Bldg, Precinct, Urban Park, Tree etc).
Use (original/current)	Use Heritage Council codes. State both Original and Current Uses if possible.
Other Listings	Show any other listings that apply to the place at the time of the survey or assessment, eg. 'State Register', 'Classified by the National Trust'.
Physical description	Provide a brief description of the place, its component elements, and any important features of its context or setting.
Historical notes	Provide a brief history of the place relevant to its significance. Detail the historical evolution of the place, including dates of importance, past and current uses, and associated persons or events.
Historic theme	Select from standard themes (Heritage Council codes).
Construction materials	Select from standard construction materials (Heritage Council codes).
Statement of significance	Provide a concise statement of the place's significance with reference to the Assessment Criteria published by the Heritage Council.
Level of significance	State whether the place is considered of Exceptional, Considerable or Some significance.
Management category (desired outcome)	State the Management Category associated with the Level of Significance assigned to the place.
Main sources	List any written records, maps, plans, photographs or other sources used in the assessment of the place.
Date of survey/assessment	
Photograph	Include one photograph that clearly depicts the place.
Optional Information	
Architect	
Architectural style	Select from standard styles.
Condition (and condition date)	State whether the place is in Good, Fair or Poor condition, and if available, a summary of major works required to conserve or restore the place.

4.5 Example Place Record Form

NAME: Barrington Bridge

OTHER NAMES:

PIN No: 000332200

LAND DESCRIPTION: Lot 4 on Plan 2065, CLR 2034/47

LOCATION: Pacific Road, Anytown

CONST'N DATE: 1920

PLACE TYPE: Individual Building

USE: Original Use TRANSPORT/COMMUNICATION: Bridge
Current Use TRANSPORT/COMMUNICATION: Bridge

OTHER LISTINGS: Classified by the National Trust

PHYSICAL DESCRIPTION:

Barrington Bridge is an Allan-type timber truss road bridge. It has two timber truss spans, each of 27 metres, and a timber approach span at each end, giving the bridge an overall length of 83 metres.

The superstructure is supported by timber trestles covering a single-lane carriageway. The guardrail is of post and rail construction over the approaches, with Armco fixed to the timber truss sections.

HISTORICAL NOTES:

Allan trusses were the first scientifically engineered timber truss bridges, and incorporated American design ideas in Australian bridges for the first time. The high quality and low cost of the Allan truss design entrenched the dominance of timber truss designs in WA roads for several decades in the early 20th century.

Percy Allan was the designer of the Allan truss and was a senior engineer in the Public Works Department in the late 19th century and early 20th century.

HISTORIC THEME: Transport and Communications: Road Transport

CONSTRUCTION MATERIALS: Timber

STATEMENT OF SIGNIFICANCE:

The bridge has Historic significance as an example of the Allan truss bridges, which played an important role in the expansion of the WA road network in the early 20th century. It is an example of Percy Allan's work for the Public Works Department.

The bridge has Aesthetic significance: it is set in an impressive rural landscape, it is visible from a long distance as one of the few man-made landmarks in the area, and its design sits comfortably with its surroundings. The bridge exhibits the technical excellence of its design, as all of the structural details are clearly visible.

The bridge has Social significance as it is a landmark well known to local residents and to travellers in the region, and is held in esteem by those groups.

The bridge has Rarity value, as there are only 16 surviving bridges of the 67 that were built in the State, and post WWI examples such as this are particularly rare.

LEVEL OF SIGNIFICANCE: Considerable

MANAGEMENT CATEGORY (Desired Outcome):

Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.

MAIN SOURCES:

Institution of Engineers (WA), Large Timber Structures in WA (1999).

National Trust Classification Exposition Sheet.

Le Page, Building a State: The History of the PWD (1986)

SURVEY/ASSESSMENT DATE: 11/11/2006





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Appendix 3: Burra Charter

THE BURRA CHARTER

The Australia ICOMOS Charter for
Places of Cultural Significance 2013



Australia ICOMOS Incorporated
International Council on Monuments and Sites

ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: australia.icomos.org

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

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The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

This publication may be reproduced, but only in its entirety including the front cover and this page. Formatting must remain unaltered. Parts of the Burra Charter may be quoted with appropriate citing and acknowledgement.

Cover photograph by Ian Stapleton.

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The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions Article 1
- Conservation Principles Articles 2–13
- Conservation Processes Articles 14–25
- Conservation Practices Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of

the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: australia.icomos.org.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See australia.icomos.org.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, *records*, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
- 1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.
- 1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Explanatory Notes

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

See also Article 14.

Examples of protective care include:

- maintenance – regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration – returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction – replacing decayed fabric with new fabric

It is recognised that all places and their elements change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

Articles

- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

Explanatory Notes

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

Articles

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.

6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

Explanatory Notes

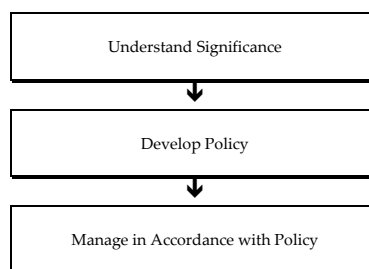
The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

Articles

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

Explanatory Notes

Setting is explained in Article 1.12.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Articles

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Explanatory Notes

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

Articles

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter Process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

Explanatory Notes

In some circumstances any form of interpretation may be culturally inappropriate.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

Monitor actions taken in case there are also unintended consequences.

Articles

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.

Words in italics are defined in Article 1.

Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

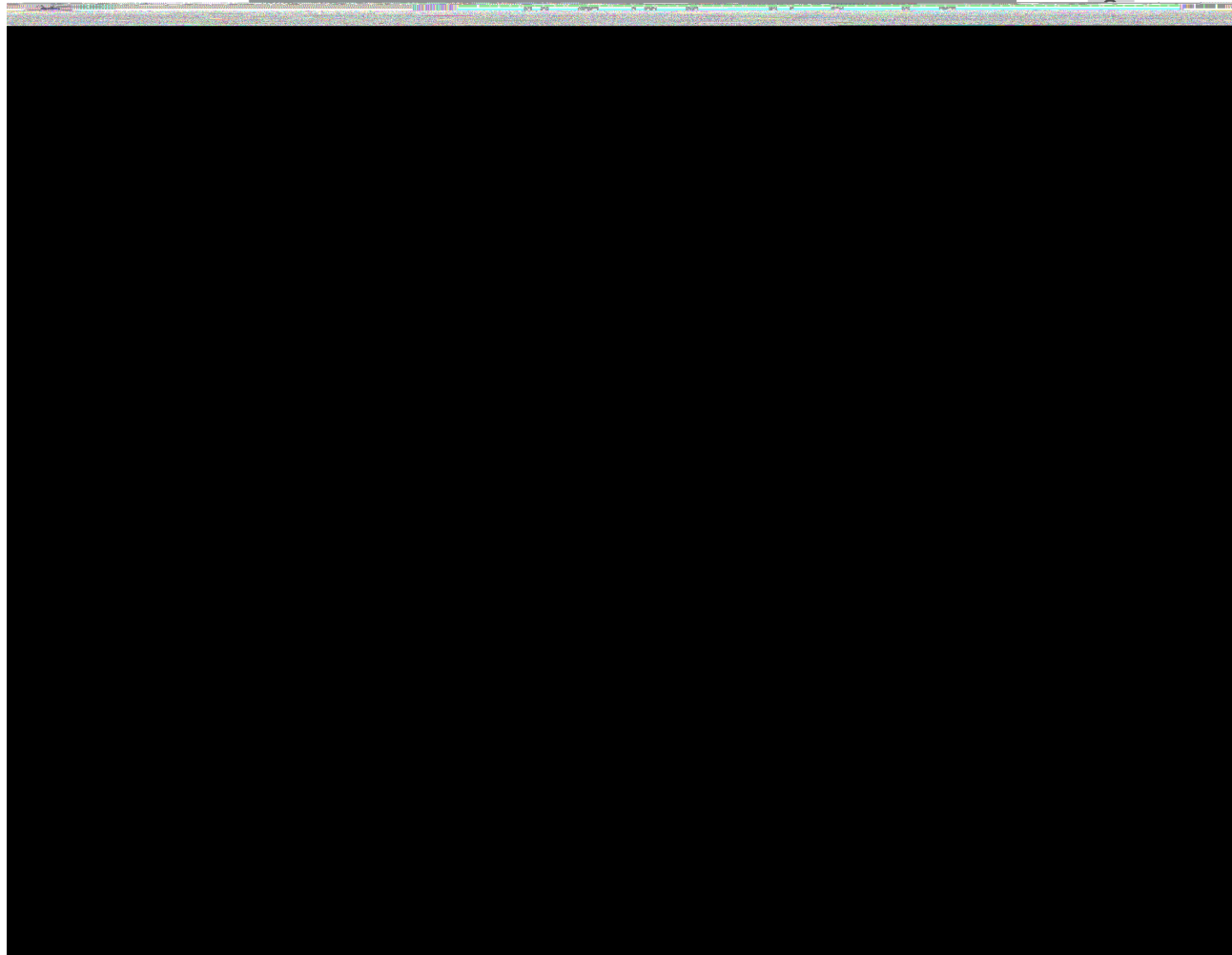
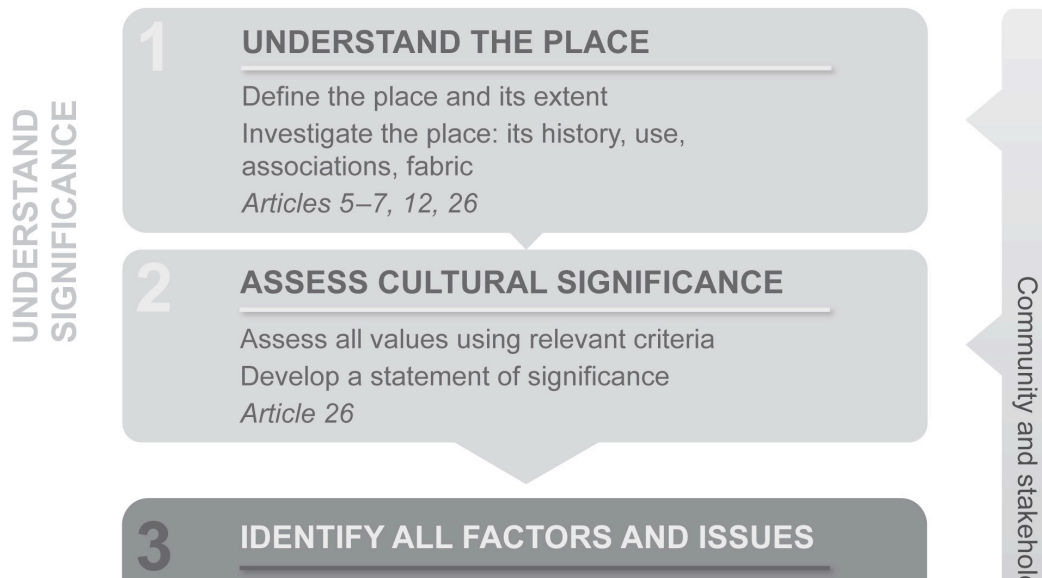
The best conservation often involves the least work and can be inexpensive.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



Appendix 4: Local Heritage Survey Place Sheets