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Local Planning Policy No.4.3
HERITAGE CONSERVATION

1. Head of Power and Scope

This Policy has been adopted pursuant to Schedule 2, Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).* Part 3, Clause 8 of the Deemed Provisions requires the City to establish and maintain a Heritage List.

Part 8 of the *Heritage Act 2018* establishes a requirement for local governments to prepare and maintain a Local Heritage Survey (LHS) of places which in its opinion are, or may become, of cultural heritage significance. The Heritage List is effectively derived from this, though not all places on the LHS may qualify for inclusion on the Heritage List.

The policy applies to development across the whole of the City for all Heritage-Protected Places contained on the City's Local Heritage List. It does not apply to conservation of Aboriginal Heritage, except where included in the Local Heritage List or where located within a Heritage Area. Aboriginal Heritage is protected by the *Aboriginal Heritage Act 1972.*

2. Purpose

The purpose of this Policy is to provide clear guidance on the framework, procedures, assessment, and management of proposals for works affecting local Heritage-protected Places or Heritage Areas as defined by this policy.

This policy applies to the administration and operation of the Heritage List established pursuant to clause 8, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the *Regulations*) and associated with the Local Planning Scheme.

3. Objectives

The objectives of the policy are to:

3.1. To conserve and protect places of local Cultural Heritage Significance.

3.2. To ensure that development, including conservation, alterations, additions and new development, respect and do not adversely affect the cultural heritage significance of Heritage-protected Places.

3.3. To provide certainty to landowners and the community about the planning processes for heritage identification and protection.

3.4. To provide clear direction on the procedures for making applications for works affecting local Heritage-protected Places.

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4. Interpretation

Unless otherwise noted, terms used in this policy have common meanings and include those defined in the *Planning and Development Act 2005*, *Planning and Development (Local Planning Schemes) Regulations 2015*, and the *Heritage Act 2018*.

"Archival Record" means a document containing drawings, photographs and written information prepared in order to record the state of a place at a given time, usually prior to demolition or major change. Refer to the Heritage Council of Western Australia (HCWA) *Guide to Preparing an Archival Record*.

"Conservation Management Plan" means a document that details how to identify and look after the significant cultural values of a place. Its preparation involves a systematic way of considering, recording and monitoring actions and decisions relating to all aspects of managing a place. The Heritage Council of WA provides guidelines for the preparation and use of conservation management.

"Conservation Management Strategy" means a document that provides information on the maintenance of a property outlining current condition and actions to ensure the significance of a place is not lost. The Heritage Council of WA provides an information guide to conservation management strategy.

"Cultural Heritage Significance" the same meaning given in the *Heritage Act 2018* s.5(1).

"Fabric" Means all the physical material of the place.

"Heritage Area" means an area of land as defined by Schedule 2, cl. 7 of the *Regulations*.

"Heritage Agreement" the same meaning as defined in the *Heritage Act 2018* s.90.

"Heritage Assessment" means a systematic assessment that describes a place and its setting and states its significant heritage values in terms of the criteria adopted by the Heritage Council of WA. These criteria are the aesthetic, historic, social and scientific values of the place.

"Heritage Impact Statement" means a report that evaluates the likely impact of proposed development on the significance of a heritage place and its setting, or on the heritage area within which it is situated. Refer to the Heritage Council of WA's Heritage Impact Statements guide.

"Heritage List" means a list of places that has been adopted and protected under the heritage provisions of the City of Busselton Local Planning Scheme in accordance with section 8(1) of the Regulations.

"Heritage-protected Place" means a place that meets the criteria as established under cl. 1A of the Regulations.

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"Impact" means the manner in which proposed works will, or are likely to, affect the cultural heritage significance of a place, as assessed against the matrix at Appendix 1 of this policy.

"Interpretation Plan" is a document that explains the ways in which a place could be interpreted. Interpretation Plans should aim to increase both our understanding and our enjoyment of heritage places. Refer to the Heritage Council of WA Interpretation Guidelines.

"Place" shall have the same meaning given in the *Heritage Act 2018* s.7(1)

"Significant Fabric" means fabric identified as contributing to the cultural heritage significance of the plan.

5. Policy Statement

5.1 Development Controls

5.1.1 In accordance with Schedule 2 of the *Regulations*, a development application must be submitted for any development proposed for a place included on the Local Heritage List or within a Heritage Areas.

The accompanying material required with applications for development approval relating to a Heritage-protected Place or Heritage Area will be determined by the likely impact of works on Cultural Heritage Significance, taking into consideration:

(a) An assessment of the proposed works against the Impact Matrix at Appendix 1;
(b) The structural condition of a place, and whether a place is reasonably capable of conservation;
(c) Material contained in Conservation Plans, Heritage Assessments, Heritage Impact Statement or other heritage documents or reports prepared for the place.
(d) Any advice provided by the Heritage Council of Western Australia (HCWA).

5.1.2 An application for works to a Heritage-protected Place or Heritage Area must be accompanied by:

(a) street elevations drawn as one continuous elevation to a scale not smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the land the subject of the application.
(b) a detailed schedule of all finishes, including materials and colours of the proposed and existing development.

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5.1.3 Heritage Impact Statement

If in the opinion of the local government, a proposal is for works that are likely to have a moderate or major impact as determined by the Impact Matrix (Appendix 1), on the cultural heritage significance of a Heritage-protected Place or Heritage Area, the application for development approval must be accompanied by a Heritage Impact Statement (HIS) consistent with the guidelines produced by the Heritage Council of Western Australia.

5.1.4 Heritage Assessment

(a) A Heritage Assessment to be prepared at the applicant's expense may be requested for places on the Heritage List or within Heritage Areas.

(b) Where the Cultural Heritage Significance of a place cannot be adequately determined from an existing assessment, the City may in accordance with Schedule 2 of the *Regulations* require a Heritage Assessment be carried out prior to the approval of any development.

5.2 New development

5.2.1 Where a site contains a Heritage-protected Place and there is capacity for additional development to occur, that development must be compatible with the Cultural Heritage Significance of the existing building(s) or place and the locality.

5.2.2 Where the site is located within a Heritage Area, development must comply with the Policy provisions for that area.

5.2.3 The following development provisions apply for new development to a Heritage-protected Place:

(a) New development, including garages, sheds and outbuildings must be designed to not detract from the Heritage-protected Place on the site.

(b) The Heritage-protected Place must remain the dominant building(s) on the site. Mixed Use and non-residential development should maintain the visual prominence of the primary street elevation of a Heritage-protected Place.

(c) New development should respect the scale, form and proportions of the Heritage-protected Place.

(d) New development should respect the materials and colours of the Heritage-protected Place.

(e) New development should be designed and constructed in a style that is sympathetic or compatible with, but does not mimic, traditional building styles of the Heritage-protected Place.

Refer to Diagram 1 below for additional guidance.

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5.3 Conservation and Restoration Works

5.3.1 The following development provisions apply for conservation and restoration works to a Heritage-protected Place, including works within a Local Heritage Area:

(a) A Conservation Management Plan should guide conservation and restoration of buildings or places.

(b) Where there is no Conservation Management Plan, work should be guided by the Burra Charter.

5.3.2 The original Significant Fabric of a building or Heritage-protected Place should be retained.

5.3.3 Where a Heritage-protected Place has deteriorated to the point of requiring restoration works, deteriorated Fabric should be replaced with Fabric that matches the original as closely as possible.

5.3.4 Where restoration work is carried out to a Heritage-protected Place that has been altered, work should be based on research including historic photographs, plans or other documents that can identify the original elements, details or finishes of the building or place. Research materials used as the basis of restoration works should be included to assist in assessing the application.

5.3.5 Where existing Fabric contains asbestos products, replacement should be based on materials that give a similar appearance to the original.

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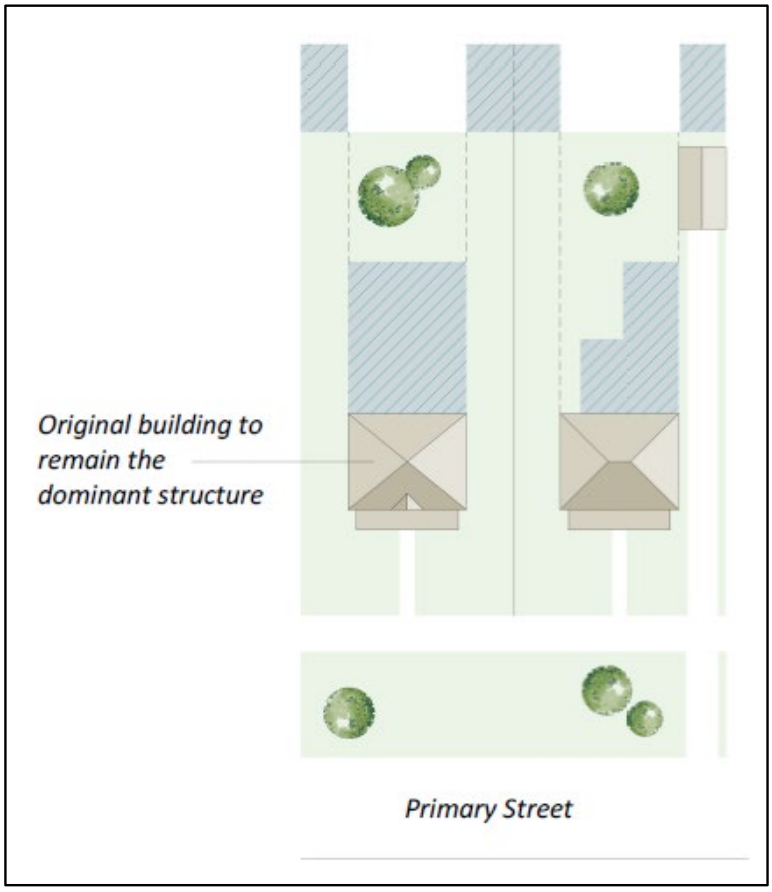


Diagram 1 – 5.2.3(b) The Heritage-protected Place must remain the dominant building(s) on the site.

5.4 Alterations and additions and Change of Use

5.4.1 Adaptation should be carried out with the least amount of change to the original Significant Fabric as possible. Work that can be reversed in the future is desirable, however work that cannot be reversed will be supported provided the Cultural Heritage Significance of the place is not compromised.

5.4.2 The impact from any development on a Heritage-protected Place or within a Heritage Area will take into account the Cultural Heritage Significance of that area as a whole.

5.4.3 The following development provisions apply for alterations and additions to a Heritage-protected Place:

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(a) Works should comply with the Conservation Management Plan for the building or place. Where there is no Conservation Management Plan a Heritage Impact Statement may be required.

(c) Alterations and additions should be limited to areas of the building(s) or place assessed to be of lower significance.

(d) Alterations and additions should not obscure or alter areas or elements that contribute to Cultural Heritage Significance.

(e) Alterations and additions should:

i. Ensure that the original building remains the dominant structure when viewed from the street.
ii. Be in keeping with the bulk and scale of a significant building and clearly evident as new.
iii. Use materials and colours that match and/or do not detract from the significant building.
iv. The façade and roof pitch of the original building should not be altered.
v. Ensure that upper floor additions are not constructed over significant areas of a building or do not impact on the Significant Fabric or elements of the building.

(f) Applications for change of use should ensure the future viability of the building or place, their suitability will be assessed on the capacity of the building to retain its Cultural Heritage Significance.

Refer to Diagrams 2 and 3 for additional guidance.

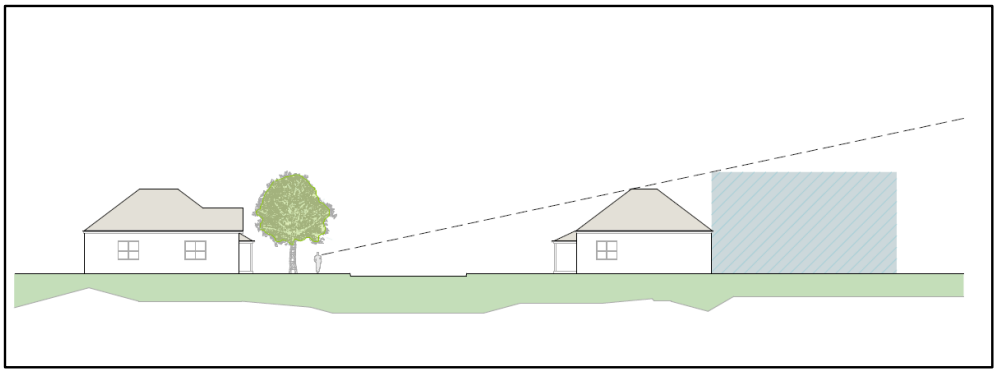


Diagram 2 – 5.4.3.(e)(f) The roof pitch of the original building should not be altered, and upper floor additions should not be constructed over significant areas of the building.

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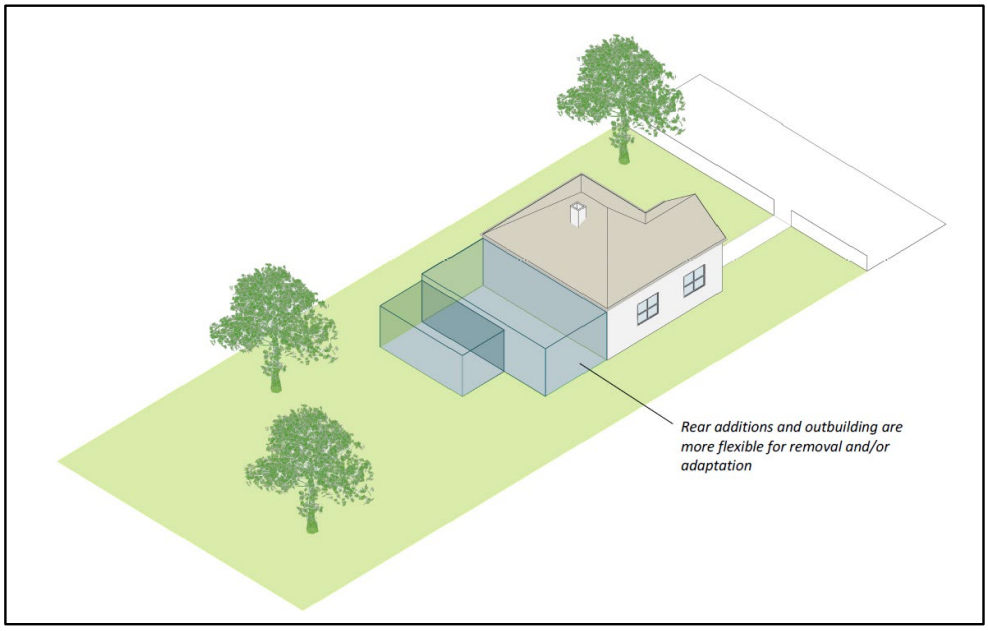


Diagram 3 – 5.5.2 Assessment of applications for demolition or partial demolition will consider the impact of demolition on the cultural heritage significance.

5.5 Demolition controls

5.5.1 In accordance with Clause 61(1) of Schedule 2, Part 7 of the *Regulations*, demolition of any Heritage-protected Place is not exempt from the requirement for development approval.

5.5.2 In assessing an application for development approval for demolition the City will have regard to the Cultural Heritage Significance of the place and, in the case of places in Heritage Areas, of the impact of demolition on the significance or character of the Area as a whole.

5.5.3 If structural failure is cited as a justification for the demolition of Significant Fabric, the City may require that a structural condition assessment by a registered structural engineer with relevant heritage experience be provided.

5.5.4 Demolition will not be supported where the City forms the view that structural inadequacy is a result of the place not being properly maintained, as defined in clause 13(1) Schedule 2 of the *Regulations* on the grounds that redevelopment is a more attractive proposition.

5.5.5 In the event that a Heritage-protected Place or part thereof is demolished without City approval, the City may require reinstatement or other means of rectifying the situation as a condition of a future approval for the site.

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Refer to Diagram 3 for additional guidance.

5.6 Conditions of approval

In approving an application for development approval, the City may impose the following conditions of approval.

5.6.1 Archival Record

(a) If a proposal is for demolition, including partial demolition that will have a moderate or major impact on the Cultural Heritage Significance of the place or heritage area, the City will require the applicant as a condition of approval to submit an Archival Record of the place, prior to the commencement of development.

(b) Where a proposal includes partial demolition of Significant Fabric, an Archival Record will be conditioned only to the extent required to record the Fabric being removed.

(c) An Archival Record may also be requested by the City for any proposed works that result in the substantial alteration of a place.

5.6.2 Heritage Agreement

(a) A Heritage Agreement may be a condition of approval where a planning incentive, concession or allowance is sought on the basis of a commitment to the future built heritage conservation of a Heritage-protected Place.

(b) A Conservation Management Plan or Conservation Management Strategy, prepared in accordance with the HCWA Guidelines, may be required at the expense of the applicant, to inform the details of a Heritage Agreement.

5.6.4 Interpretation Plan

The City encourages the provision of interpretative material as a means of conveying the Cultural Heritage Significance of a place. The City may require the preparation of an Interpretation Plan or interpretative material as a condition of development approval or as a requirement of a Heritage Agreement.

5.7 Incentives

5.7.1 In accordance with cl. 12, Schedule 2 of the *Regulations*, the local planning scheme allows for the variation of any site or development requirement, where that variation facilitates the conservation of a Heritage-protected Place or enhances the values of a Heritage Area.

5.7.2 The extent of variation that will be approved will be proportionate to the conservation benefit produced by the proposed works and the cost of achieving

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HERITAGE CONSERVATION

that benefit. The City may request further information to support the assessment of these costs and benefits.

5.7.3 The variations that may be considered appropriate are:

(a) Plot ratio
(b) Parking requirements
(c) Residential density
(d) Land use categories
(e) More than one dwelling on a rural zoned lot (where an owner wishes to construct a new dwelling and the existing dwelling is heritage protected).

5.8 Related documents

Heritage Act 2018
Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
State Planning Policy 3.5 Historic Heritage Conservation (WAPC, 2007)
The Burra Charter (Australia ICOMOS, 2013)
An information guide to conservation management plans (2013)
An information guide to conservation management strategy (2017)
Heritage Impact Statement interactive form (2020)
Guide to preparing an archival record (2019)

6. Review Details

Review Frequency		**2 yearly**		
Council Adoption	**DATE**		**Resolution #**	
Previous Adoption	**DATE**		**Resolution #**	

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City of Busselton
Geographe Bay

Appendix 1: Impact Matrix

Impact Level of Impact is to be assessed separately for each criterion	Values				Rarity	Representativeness	Condition	Integrity	Authenticity	Demolition
	Aesthetic including streetscape and setting	Historic	Scientific including archaeology	Social						
Positive	Development that enhances the aesthetic value.	Development that conserves the historic value and interprets the history of the place.	Development that protects and/or reveals scientific value through interpretation.	Development that enhances a sense of place through retention of use associations, meaning and/or interpretation.	Enhances by retaining or conserving element(s) that contribute(s) to rarity.	Enhances by retaining or conserving element(s) that contribute(s) to representativeness.	Development that maintains, preserves or restores significant fabric to a known earlier state.	Development retains and enhances original fabric through good conservation practice.	Retains and enhances authenticity of the place through retention or reinstatement of original use, associations and meaning.	Demolition or removal only of element(s) identified in a heritage assessment as intrusive.
No Discernible Impact	Development that maintains or has no impact on the aesthetic value.	Development that does not affect the historic value.	Development does not affect known or potential scientific/archaeological value.	Development does not affect the social value of the place.	There is no loss or proposed change that affects rarity.	There is no loss or proposed change that affects representativeness.	Development that maintains, stabilises or preserves significant fabric in its current state without contributing to its deterioration.	Development does not affect the condition of fabric that contributes to the place's significance.	Development does not affect the authenticity of the place.	Demolition of removal of element(s) identified in a heritage assessment as being of little significance.
Minor (negative)	Development that does not detract from the aesthetic value. May include minor alterations to the appearance of the place.	Development that does not detract from the historic value and may include minor alterations to the place either internally or externally.	Development does affect areas of little or some scientific value and is consistent with an appropriate Management Plan.	Development results in loss of fabric or change of use of a place that has some past but lapsed association with the community.	Results in a change to an element that contributes to rarity but impact can be mitigated by interpretation.	Results in a change to an element that contributes to representativeness but impact can be mitigated by interpretation.	Development that could be detrimental to the condition of significant fabric but can be mitigated by providing advice and conditional support.	Does not substantially detract from the integrity of the place. May include minor alteration to the place to provide for a new or continued use.	Development that does not detract from the authenticity of the place. May include change of use for compatible re-use.	Partial demolition or relocation of element(s) identified in a heritage assessment as being of some significance.
Moderate (negative)	Development that extensively reconstructs fabric to reproduce an earlier state or materially alters the appearance of place through adaptations, additions or construction of new fabric.	Development that extensively reconstructs fabric to reproduce an earlier state or materially alters significant fabric through adaptation, construction of new fabric or change of use.	Development that is not informed by a conservation or archaeological management plan and may affect potential scientific value.	Development results in a significant loss of fabric or use of a place that has a strong and current association with the community.	Element that contributes to rarity is lost and impact cannot be mitigated.	Element that contributes to representativeness is lost and impact cannot be mitigated.	Development that is likely to lead to loss or deterioration of the structural integrity of the place, or the loss or deterioration of any element of the place that is integral to its cultural heritage significance.	Development results in a significant loss of fabric or settlement pattern that contributes to the authenticity of the place.	Development that proposes a change of use that is not compatible with past uses and/or does not reflect the values of the place.	Demolition or removal of element(s) of some significance. Demolition, relocation of element(s) identified in a heritage assessment as being of considerable significance.
Major (negative)	New infill development on vacant lots (including those approved for total demolition), carparks, open space. New construction that retains a façade of historic fabric.	Development that significantly detracts from the historic value through adaptation or removal of significant element(s) or introduction of a new incompatible use.	Development that significantly affects or destroys known scientific values.	Development results in a loss of place, or loss of a use that has a strong and current association with the community.	Development that results in a substantial loss of an element or area identified as contributing to the rarity of the place.	Development that results in a substantial loss of an element or area identified as contributing to the representativeness of the place.	Development that will result in deterioration in the condition of significant fabric and/or that fails to address an evident need for urgent conservation works.	Development results in a total loss of fabric and/or results in only the retention of a façade or shell of the significant fabric.	Development that proposes a change of use that is unsympathetic to the values of the place and detracts from the significance of the place.	Total demolition or removal or relocation of a building to an alternative site or dismantling and reconstruction of historic fabric. Partial demolition of elements of exceptional significance.

Local Planning Policy No. 4.3
HERITAGE CONSERVATION

1. HEAD OF POWER

This Policy has been adopted pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2 (Deemed Provisions), Clause 4 and applies to development across the whole of the City.

2. PURPOSE

These provisions have been prepared to assist and guide the City and landowners in achieving the conservation of significant heritage places and areas within the Busselton City, and to assist the City in meeting its responsibilities pursuant to the *Heritage of Western Australia Act 1990*.

These provisions have been drafted and adopted as a result of a review of the Heritage Conservation Policy (2000), and the subsequent adoption of the Municipal Heritage Inventory 2006 (MHI).

The City of Busselton contains a significant collection of heritage assets as identified in the MHI. The City's Town Planning Scheme No. 20 (TPS20) supports the identification, conservation and protection of those assets.

Note that for the purpose of these provisions, the heritage provisions of TPS21 are deemed to be clause 7.1 to 7.4 of the Model Scheme Text (MST) adopted as an amendment to TPS20, and existing clauses 36(11) to 36(13) and clauses 36(16) to 36(19) of TPS20.

1.1 Purpose of the Provisions

Builds on the heritage conservation objectives of TPS20.
Applies the development control principles contained in the State Planning Policy 3.5 "Historic Heritage Conservation" (2007).
Provides development and design guidance for development of places on the Heritage List and within Heritage Areas established pursuant to TPS20.
Details procedures for making applications for approval of heritage-related development.

This policy aims to:

- Confirm the City of Busselton's commitment to the conservation of heritage assets under its ownership and control.
- Conserve and protect places and areas of cultural heritage significance within the City of Busselton.
- Ensure that development does not adversely affect the significance of heritage places and areas.
- Ensure that cultural heritage significance is given due weight in local planning decision-making.
- Provide improved certainty to landowners and the community about the planning processes for heritage identification and protection within the City of Busselton.

These provisions apply to all places entered in the Heritage List pursuant to TPS20.

The provisions also apply to all Heritage Areas designated under TPS20.

Where specified, the provisions also relates to other places of cultural heritage significance within the municipality, as identified from time to time, including some places on the MHI that have not been included in the Heritage List.

3. INTERPRETATION

Local Planning Policy No. 4.3
HERITAGE CONSERVATION

Why conserve heritage?

Heritage places are important "because they tell us about who we are, and the past that has formed us."…"These places of cultural significance must be conserved for present and future generations." (*Illustrated Burra Charter,* 2004)
Archival Record means a document containing drawings, photographs and written information prepared in order to record the state of a place at a given time, usually prior to demolition or major change. The Heritage Council of Western Australia (HCWA) has prepared standards for archival recording.

Burra Charter means the Australian ICOMOS Charter for the conservation of places of cultural heritage significance. The charter has been generally accepted as the standard for heritage practitioners in Australia.

Conservation means all the processes of looking after a place so as to retain its cultural heritage significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation. Conservation will commonly involve a combination of more than one of these.

Conservation Plan means a document that details how to identify and look after the significant cultural values of a place. Its preparation involves a systematic way of considering, recording and monitoring actions and decisions relating to all aspects of managing a place. The Heritage Council of WA provides guidelines for the preparation of conservation plans to ensure that all important matters are considered.

Cultural Heritage Significance means the aesthetic, historic, social and scientific values of a place for past, present or future generations.

Heritage Area means an area of land that has identified cultural heritage significance and character which is desirable to conserve.

Heritage Agreement means a contract under section 29 of the *Heritage of Western Australia Act 1990* which is undertaken on a voluntary basis by the owners of a heritage place. The agreement binds current and successive owners to a set of conservation conditions and may provide compensating benefits in some circumstances. Essentially, the purpose of a Heritage Agreement is to secure the long-term conservation of a heritage place. A Heritage Agreement runs with the land and is confirmed through a Memorial placed on the land title.

Heritage Assessment means a systematic assessment that describes a place and its setting and states its significant heritage values in terms of the criteria adopted by the Heritage Council of WA. These criteria are the aesthetic, historic, social and scientific values of the place.

Heritage Impact Statement means a report that evaluates the likely impact of proposed development on the significance of a heritage place and its setting, or on the heritage area within which it is situated. The report may also outline measure by which ant detrimental impact may be minimised. The Heritage Impact Statement should address:

- How will the proposed works affect the cultural heritage significance of the place?
- What alternatives have been considered to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that may offset any adverse impacts?

Note: The Heritage Council of WA has produced a guide and form for the preparation of Heritage Impact Statements. This information is available on the Heritage Council's website.

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HERITAGE CONSERVATION

Heritage List means a list of places that has been adopted under the Town Planning Scheme.

Heritage Place means a building, structure, site, area of land or other physical element valued for its cultural (or historic) heritage significance, together with associated contents and surrounds.

Interpretation means all the ways of presenting the significance of a heritage place. Interpretation can include the use of colour, lighting, furnishings, historic material or signage or a combination of these to tell the story of the building or place.

Interpretation Plan is a document that explains the ways in which a place could be interpreted. Interpretation Plans should aim to increase both our understanding and our enjoyment of heritage places.

Local Heritage Contract means a contract between the owners of a heritage place and the local authority undertaken on a voluntary basis by the owners in return for planning concessions agreed to by the local authority. The agreement binds the current owner to a set of conservation conditions in return for identified and agreed compensating benefits.

Special Character Area means an area of land that has a defined character which is desirable to conserve.

Structural Condition Assessment means a report prepared by a qualified structural engineer that assesses the structural state of a building or element.

The Heritage of Western Australia Act 1990 is the statutory framework for the identification and conservation of places which have significance to the cultural heritage of Western Australia. The Act also describes the composition and powers of the Heritage Council of Western Australia (HCWA) and requires Local Governments to prepare Municipal Heritage Inventories.

Aboriginal Heritage Register
All places of Aboriginal heritage significance in Western Australia are protected under the provisions of the *Aboriginal Heritage Act* (WA) 1972. It is the responsibility of the owner of the land, or their agent, to ensure that the Department of Indigenous Affairs has been contacted to check for possible Aboriginal sites and for advice regarding approvals for development.

World Heritage List/ National Heritage List/ Commonwealth Heritage List
There are no places within the City of Busselton on the World Heritage List, the National Heritage List or the Commonwealth Heritage List.

Register of Heritage Places (Heritage Council of Western Australia)
A number of places in the City of Busselton have been entered in the Heritage Council of Western Australia's Register of Heritage Places. These places are protected under the provisions of the *Heritage of Western Australia Act 1990*. All development applications for places that are included in the Register will be referred by the City to the Heritage Council for advice under Section 78 of the Act. The City will base its decision on such applications on the Heritage Council's advice.

Places Classified by the National Trust of Australia (WA)
Some places in the City of Busselton are classified by the National Trust. Classification does not imply any specific conservation requirements, however most classified places are also included on the City of Busselton's Heritage List.

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HERITAGE CONSERVATION

Heritage List adopted under TPS20
The Heritage List is a list of heritage places adopted by the City of Busselton that is attached to the Town Planning Scheme and protected under the provisions of TPS20 (Schedule 14).

The Heritage List contains all the more important places on the City's adopted MHI. Elevation of these places into the Heritage List gives those more important places a measure of protection through the provisions of the TPS.

Until such time as the City of Busselton formally adopts its Heritage List, it is deemed to comprise all the places on the City's Municipal Heritage Inventory (2006).

The City of Busselton may from time to time add other places to the Heritage List by following specific procedures, including consultation with the owner, as set out in TPS20.

Municipal Heritage Inventory (MHI)
The City of Busselton has established a Municipal Heritage Inventory (adopted 13/09/2006) which is a local heritage asset register, as required by the *Heritage of Western Australia Act 1990.* The MHI identifies those places within the municipality which are of cultural heritage significance, together with a description of each place and the reasons for its entry (statement of significance).

Each place is given a level of significance and a Management Category which is considered when determining an application for development. Some places are considered very important, while others may simply be an historic location with no remaining physical evidence that some important event took place there.

One of the following "Management Categories" is applied to each place identified in the MHI:
Category 1 - These places are the most important places in the City with the highest cultural heritage values, and generally have built features that are part of their significance. Some of these places have been assessed by the Heritage Council of WA and have been included in the State Register. These places are afforded statutory protection under the *Heritage of Western Australia Act 1990*.

Other places in Category 1 should also be assessed by the Heritage Council for possible inclusion in its Register.

Category 2 - These places are also important places in the City, and generally have built features as part of their significance. These places should be retained on the list and conservation encouraged.

Category 3 - These places are of interest with built features, but their conservation is not considered to be essential. While retention and conservation is encouraged, significant change and even demolition is an acceptable outcome, though some recording prior to these actions is recommended.

Category 4 - These places are owned by the City and should be conserved, but special action is not required because the sites are mainly of historic and social value without built features. Some of the sites in this category are largely natural features and simply need to be managed in the ordinary sense of maintenance. Conservation actions may be limited to interpretation and/or site signage.

Category 5 - These places are of historic or social value, with few or no built features, and in private ownership or held by State agencies. Actions required are few and may, according to circumstances, be limited to recognition by way of interpretation or signage.

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These provisions relate primarily to Development Applications for places identified as Categories 1 – 3. Provisions also relate to places identified as Categories 4 and 5, however greater flexibility will be exercised when assessing development applications for these.

Adopting and Amending the Heritage List

Even the most thorough MHI and Heritage List will have some gaps in it, and over time the need will arise to assess non-listed places that appear potentially significant. The City may amend the Heritage List over time in the following circumstances:

EVENT	CITY PROVISIONS
A place is found to be significant in a review of the MHI.	5.7.1 The City will consider inclusion of a place in the MHI and/or the Heritage List on the basis of its cultural heritage significance as identified through a review of the MHI.
A place is nominated for inclusion in the MHI and/or Heritage List by the owner or a member of the public.	5.7.2 The City will consider inclusion of a place in the MHI and/or the Heritage List if assessment documentation to the required standard is provided by the nominator. 5.7.3 If not, the City will commission a heritage assessment or defer its decision until a review of the MHI or Heritage List is scheduled.
A heritage assessment is prepared in conjunction with adevelopment proposal.	5.7.4 The City may consider inclusion of a place in the MHI and/or the Heritage List if a heritage assessment is prepared: □ As part of a Heritage Impact Statement submitted by an applicant, or □ By the City at its own expense.
A place is demolished or substantially damaged or destroyed.	5.7.5 The City will consider removing a place from the MHI and/or Heritage List if it is demolished or is damaged or destroyed, to the extent that its cultural heritage significance is lost.
A heritage assessment of a place finds that previous historic information was not correct.	5.7.6 The City will consider removing a place from the MHI and/or Heritage List if its assessed cultural heritage significance is found to flawed.

The City will retain a record of all places destroyed, demolished and/or removed from the Heritage List, to monitor the rate of losses over time.

The procedures for adding places to the Heritage List, or modifying or removing places from the Heritage List, are set out in TPS20. The procedures include a mandatory process of consultation with owners.

HERITAGE AREAS AND SPECIAL CHARACTER AREAS

Heritage Areas

Heritage Areas are areas the City has identified as requiring special planning controls to conserve and enhance their cultural heritage significance and character.

These are areas which contain places and/or buildings or other features which collectively display cultural heritage values.

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Before adopting a Heritage Area under the TPS the City must prepare a Heritage Assessment for the area. The Heritage Assessment should comprise:

- A short historical overview of the Heritage Area
- A map showing the boundaries of the Heritage Area
- A list of the places that contribute to the area's cultural heritage significance
- A Statement of Significance

The TPS requires that an adopted Heritage Area has a Local Planning Policy (LPP) that comprises:

- A map showing the boundaries of the Heritage Area
- A record of places of cultural heritage significance in the Heritage Area
- Objectives and Guidelines for conservation of the Heritage Area

A list of designated Heritage Areas within the City of Busselton is attached to TPS20.

DEVELOPMENT APPLICATIONS

Requirements
The definition of development and requirements for submission of Development Applications are as set out in TPS20.

Under TPS20, a Development Application must be submitted for any development proposed for a place included on the Heritage List or within a Heritage Area.

Accompanying Material
The City of Busselton may require an applicant to provide one or more of the following to assist the City in the determination of a planning application. This is additional to the requirement for accompanying material set out in the scheme.

Heritage Assessment
A Heritage Assessment to be prepared at the applicant's expense may be requested for places on the Heritage List or within Heritage Areas adopted under TPS20.

Heritage Impact Statement
A Heritage Assessment to be prepared at the applicant's expense may be requested for places on the Heritage List or within Heritage Areas adopted under TPS20 where development is likely to have a substantial impact on the cultural heritage values of the place or, in the case of Heritage Areas, on the significance of adjacent places or the Area as a whole.

Conservation Plan
Where a Conservation Plan has been prepared for individual buildings, groups of buildings or places of cultural heritage significance, the City will take the contents of the Conservation Plan into account when determining development applications for the places to which they apply. Where Conservation Plans are available, these, or relevant sections of these, should be provided with the development application.

The Council may require the preparation of a Conservation Plan prior to considering a development application. Conservation Plans will be required for all buildings or places that are included on the Heritage Council's Register of Heritage Places or for places that are identified as Category 1 on the City's MHI, depending on the extent of the proposed development and the likely impact that the development will have on the cultural heritage significance of the building or place.

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All Conservation Plans must be prepared by a recognised heritage expert in accordance with the *Heritage Council of Western Australia's Conservation Plans: A Standard Brief for Consultants (Oct 2002).* Where a Conservation Plan is prepared at the request of the City, that Conservation Plan should be presented to the City for review at the draft stage to ensure that it meets the City's requirements.

Structural Condition Assessment in the Case of Demolition – if structural failure is cited as a justification for the demolition of a place on the Heritage List, evidence shall be provided from a registered structural engineer (preferably one with experience in dealing with heritage places) that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric and/or incurring prohibitive costs.

4. POLICY STATEMENT

Introduction

Heritage conservation is an important consideration in many planning and development issues in the City of Busselton. Protecting cultural heritage significance will be an ongoing process as the City grows and changes. Within some areas of particular heritage value ("Heritage Areas"), heritage conservation is integral to the development process.

In considering any planning applications in relation to a place entered in the Heritage List, included on the MHI or located in a Heritage Area adopted under TPS20, the City of Busselton will apply and have regard to:

- The matters set out in section 6.5 of State Planning Policy 3.5 "Historic Heritage Conservation" (2007).
- The development control principles set out in section 6.6 of State Planning Policy 3.5 "Historic Heritage Conservation" (2007).
- The information contained in the place data sheet of the City of Busselton's MHI (adopted 13.09.2006), and in particular the Statement of Significance and Management Category for the place.
- Material contained in Conservation Plans, Heritage Assessments, Heritage Impact Statement or other heritage documents or reports prepared for the place.
- The Policy considerations and assessment criteria contained in the following section.
- The structural condition of a place, and whether a place is reasonably capable of conservation.

Cultural Heritage Significance

The Statement of Significance and Management Category of a heritage place are fundamental to the assessment of any development application for that place.

All development proposals for places that are included on the Heritage Council of Western Australia's Register of Heritage Places will be referred to the Heritage Council for comment.

Any development application may be referred to the Regional Heritage Advisor for comment at the discretion of the City. Generally, all major development proposals affecting non-registered places that are included on the Heritage List, the MHI or within Heritage Areas will be referred to the Regional Heritage Advisor for comment.

Categories of Significance	City Provisions
Buildings or places on the Heritage List, except places identified as Management Category 3 in the MHI	8.2.1 If the place is on the State Register of Heritage Places the development application will be referred to HCWA. Assessment of the application will be based on HCWA's

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	advice. 8.2.2 If the place is not on the State Register, assessment will be based on the cultural heritage significance of the place. 8.2.3 Assessment of the application will give primary consideration to ensuring that the development is compatible with the cultural heritage significance of the place. 8.2.4 Approval will be granted if it can be demonstrated that there will be no undue impact on the cultural heritage significance, and all other planning requirements are met. 8.2.5 A Heritage Impact Statement, Heritage Assessment or Conservation Plan may be required.
Buildings or places identified as Management Category 3-5 in the MHI	8.2.6 Consideration will be given to the cultural heritage significance of the place, however this will be balanced against other relevant planning issues. 8.2.7 Approval will be granted if all planning requirements are met and it can be demonstrated that cultural heritage significance has been taken into account. 8.2.8 A Heritage Impact Statement may be required.
Buildings or places in Heritage Areas	8.2.9 The process will be guided by the Local Planning Policy for the Heritage Area. 8.2.10 The contribution of the building or place to the cultural heritage significance of the area will be taken into account.

Demolition Controls

Demolition of any building on the Heritage List or within a designated Heritage Area requires development approval from the City. It is strongly recommended that where demolition of all or part of a building of heritage significance is proposed, the applicant seek advice from the City prior to the preparation of a proposal for a new building on the site.

In assessing a development application for demolition the City will have regard to the cultural heritage significance of the place and, in the case of places in Designated Heritage Areas, of the impact of demolition on the significance or character of the Areas as a whole.

Proposed Development	**City Provisions**
Demolition of a building or place on the Heritage List.	8.3.1 Demolition will not generally be approved. 8.3.2 Demolition may be considered in exceptional cases where it can be demonstrated that the place is not capable of conservation.
Demolition of a building or place identified onthe MHI	8.3.3 Retention of the building or place is encouraged however demolition may be approved, subject to the consideration of cultural heritage significance together with all other relevant planning issues. 8.3.4 Heritage issues will be considered together with other planning issues in reaching a decision.
Demolition of a building or place located in a Designated Heritage Area	8.3.5 Demolition will only be approved where it can be demonstrated that the building or place does not contribute to the cultural heritage significance of the area and that its removal will not have a detrimental effect on the cultural heritage significance of the area. 8.3.6 The requirements of the policy provisions for the Heritage Area will apply.

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New Development and/ or Replacement Buildings

Generally, new development on sites that are included in the Heritage List or in the MHI must comply with the planning requirements for the locality.

Where demolition of an existing building or place is approved and as a result the place is no longer significant, the planning requirements of the locality apply to future development.

Where a site contains a significant building or place and there is capacity for additional development to occur, that development must be compatible with the cultural heritage significance of the existing building(s) or place.

In the event that a significant building(s) or place is demolished without City approval, the City may require reinstatement or other means of rectifying the situation as a condition of a future approval for the site.

Where the site is located within a Heritage Area development must comply with the Policy provisions for that area.

Proposed Development	**City Provisions**
New building, buildings, or outbuildings on the site of a place on the Heritage List, except places identified as Management Category 3 in the MHI	8.4.1 New buildings including garages, sheds and outbuildings on land that contains a building or place on the Heritage List must be designed to not detract from the significant building or buildings on the site. 8.4.2 Generally: *9 – Environment and Heritage Conservation Policy - City of Busselton Page 12 of 20* 8.4.2.1 The significant building or buildings must remain the dominant buildings on the site. 8.4.2.2 New buildings should respect the scale, form and proportions of the significant building(s). 8.4.2.3 New buildings should respect the materials and colours of the significant building(s). 8.4.2.4 New buildings should not copy the style and design of the significant building(s) and should not attempt to look like old buildings.
New building, buildings, or outbuildings on the site of a place that is identified as Management Category 3 -5 in the MHI	8.4.3 New buildings including garages, sheds and outbuildings on land that contains a building or place on the MHI should be designed to generally respect the significant building or buildings on the site.
New building or buildings in a Heritage Area (Heritage Areas are characterised by groupings of buildings or places that have a similar history or cultural heritage significance. They are important for historic and social reasons as well as aesthetic reasons. The conservation of the area depends on the protection of these buildings and the history they represent.)	8.4.4 The requirements of the Local Planning Policy for the Heritage Area will apply 8.4.5 Generally: 8.4.5.1 New buildings should be of similar scale and proportions to the existing significant buildings in the Heritage Area. 8.4.5.2 The significant buildings in the Heritage Area should remain the dominant buildings or features in the area. 8.4.5.3 Where the Heritage Area is located in an established urban area, new buildings should respect the dominant street pattern, including but not limited to: □ Side and front setbacks

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	• Roof form and pitch • Building heights • Colours and materials • Building orientation • Landscape treatments • Parking location and access 8.4.5.4 New buildings should not copy the style and design of the significant building(s) and should not attempt to look like old buildings

Conservation and Restoration Works

Wherever possible the original significant fabric of a building or heritage place should be retained. Regular maintenance and repair are recommended as the best way to conserve and protect heritage places.

Ensuring that a heritage place is occupied is a good way of looking after it. The City will encourage owners to ensure that heritage buildings or places are not left unoccupied.

Where a heritage building or place has deteriorated to the point of requiring restoration works, deteriorated fabric should be replaced with fabric that matches the original as closely as possible. The use of traditional trades and skills is encouraged.

Where restoration work is carried out to a heritage building or place that has been altered, work should be based on research including historic photographs, plans or other documents that can identify the original elements, details or finishes of the building or place. Where a development application is required to be submitted, copies of any research materials used as the basis of restoration works should be included to assist in assessing the application.

Proposed Development	**City Provisions**
Conservation/restoration of a building on the Heritage List, except places identified as Management Category 3 in the MHI	8.5.1 Generally conservation and restoration of buildings or places on the Heritage List is encouraged. It should be guided by a Conservation Plan or policy prepared for the place. 8.5.2 Where there is no conservation plan, work should be guided by the principles of the Burra Charter. Generally this means: • Replace deteriorated fabric or elements with new fabric or elements to match the original. • Where restoration is being carried out, works should be based on historic photographs, plans or other material that shows the former state of the building or place. Restoration should not be based on conjecture. 8.5.3 Where existing fabric contains asbestos products, replacement should be based on materials that give a similar appearance to the original. Removal of asbestos must be carried out to WorkSafe requirements.
Conservation/ restoration of a building on the site of a place identified as Management Category 3 –	8.5.4 Generally conservation and restoration of buildings or places on the MHI is encouraged.

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5 in the MHI	8.5.5 Work should be guided by the principles of the Burra Charter. Generally this means: • Replace deteriorated fabric or elements with new fabric or elements to match the original. • Where restoration is being carried out, works should be based on historic photographs, plans or other material that shows the former state of the building or place. Restoration should not be based on conjecture. 8.5.6 Where existing fabric contains asbestos products, replacement should be based on materials that give a similar appearance to the original. Removal of asbestos must be carried out to WorkSafe requirements.
Conservation/ restoration of a building in a Heritage Area	8.5.7 The requirements of the Local Planning Policy for the Heritage Area will apply. 8.5.8 Generally conservation and restoration of buildings or places in Heritage Areas is encouraged. Where a conservation plan has been prepared, works should follow the recommendations of the plan. Where there is no conservation plan works should be based on the principles of the Burra Charter.

Alterations and Additions

Adaptation should be carried out with the least amount of change to the original or significant fabric as possible. Work that can be reversed in the future is desirable, however work that cannot be reversed will be supported provided the cultural heritage significance of the place is not compromised.

Where significant buildings are adapted or extended, new work should be visually in keeping with the original fabric, but there should be sufficient difference to distinguish it as new. Additions or extensions may range from traditional, to highly contemporary in style.

The impact of new development and of the redevelopment of heritage buildings on existing heritage places will be taken into account. The impact of any development within a Heritage Area on the cultural heritage significance of that Area as a whole will be taken into account.

Proposed Development	**City Provisions**
Alterations and additions to a building or place on the Heritage List, except places identified as Management Category 3 in the MHI	8.6.1 Alterations and additions should comply with the conservation plan for the building(s) or place. 8.6.2 Where there is no conservation plan, a Heritage Impact Statement may be required. 8.6.3 Alterations and Additions should be limited to areas of the building(s) or place assessed to be of lower significance. 8.6.4 Alterations and additions should not obscure or alter areas or elements that contribute to cultural heritage significance. 8.6.5 Alterations and additions should:

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	Be in keeping with the bulk and scale of a significant building. Use materials and colours that match the significant building, or use materials and colours that do not detract from the significant building. Ensure that the original building remains clearly evident, i.e. not overwhelmed by the new addition or altered beyond recognition Be clearly evident as new in comparison with the original building. Differences may be subtle or pronounced. 8.6.6 Generally: The façade and roof pitch of the original building should not be altered. The original building should remain the dominant structure when viewed from the primary street and from side streets in the case of a corner site. Upper floors should not be constructed over significant areas of a building. Upper floors may be constructed to the rear of a significant building provided they do not impact on the significant fabric or elements of the building.
Alterations and additions to a building or place identified as Management Category 3 - 5	8.6.7 Alterations and additions should not obscure or alter areas or elements that contribute to the cultural heritage significance of the building or place. 8.6.8 Alterations and additions should: Be in keeping with the bulk and scale of a significant building. Use materials and colours that match the significant building, or use materials and colours that do not detract from the significant building. Ensure that the original building remains clearly evident, i.e. not overwhelmed by the new addition or altered beyond recognition Be clearly evident as new in comparison with the original building. Differences may be subtle or pronounced.
Alterations and additions to a building or place in a Heritage Area	8.6.9 The requirements of the Local Planning Policy for the Heritage Area will apply 8.6.10 Alterations and additions to a building or place in a Heritage Area will be assessed for their impact on the streetscape and on the significance of the Heritage Area as a whole unless the place is also on the Heritage List or the MHI in its own right

Change of Use

The City will support original uses over new uses in heritage buildings. However, where new uses are required to ensure the future viability of the building or place, their suitability will be assessed on the capacity of the building to retain its cultural heritage significance.

Proposed Development	City Provisions
Change of use for a building or place on the Heritage List , except places identified as	8.7.1 New uses will be assessed on the basis of the recommendations of the conservation plan for the place.

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Management Category 3 in the MHI	Where no conservation plan exists a Heritage Impact Report may be required. 8.7.2 New uses will be assessed against their impact on the cultural heritage significance of the place. Uses that do not alter the significance of the place and do not require extensive alterations that may alter the significance of the place are preferred
Change of use for a building or place identified as Management Category 3 – 5 in the MHI	8.7.3 New uses will be assessed against their impact on the cultural heritage significance of the place. Uses that do not alter the significance of the place and do not require extensive alterations that may alter the significance of the place are preferred.
Change of use for a building or place in a Heritage Area	8.7.4 The requirements of the Local Planning Policy for the Heritage Area will apply 8.7.5 New uses will be assessed for their impact on the cultural heritage significance of the area as a whole.

INCENTIVES, AGREEMENTS, COMPLIANCE and REVIEW

Incentives

The City of Busselton is committed to assisting owners to conserve heritage places wherever possible. The City has developed a program of incentives that it can offer to owners in return for the owner's commitment to conservation of the heritage place.

Incentives can be offered to owners of places on the Heritage List on the MHI or located in a Heritage Area.

Incentives take the form of relaxation or modification of one or more of the planning requirements for that place that would normally apply under TPS20 or the Residential Design Codes. This includes but is not limited to:

- Parking requirements
- Plot ratio
- Residential density
- Use categories
- The requirement for only one dwelling on a rural lot. (This will be relaxed where an owner wishes to construct a new dwelling and the existing dwelling is a listed heritage place.)

Heritage Agreements under the *Heritage of Western Australia Act, 1990*

Under TPS20, the City of Busselton may, in accordance with the *Heritage of Western Australia Act* 1990, enter into a Heritage Agreement with an owner or occupier of land or a building for the purpose of binding the land or affecting the use of the land or building insofar as the interest of that owner or occupier permits.

Detailed provisions relating to Heritage Agreements are set out in the Act. The principal purpose of a Heritage Agreement is to secure the long-term conservation of a heritage place.

A Heritage Agreement in accordance with the *Heritage of Western Australia Act* will normally apply where the place is included on the Heritage Council's Register of Heritage Places.

Heritage Agreements under the Local Town Planning Scheme

Where the City offers planning concessions or other incentives to places not included on the Register of Heritage Places, a legal agreement will be required between the owner of the heritage place and the City. This is a legally binding contract that commits the owner of a place to a particular outcome.

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The use of a Heritage Agreement under the Local Town Planning Scheme may be considered where there is a specific need or desire to preserve or protect a heritage place with suitable cultural significance. Heritage provisions under the Scheme allows for development standards to be varied, including a change of use, to provide a planning concession to a developer in return for the retention of a building. The developer may also be required to undertake certain improvement works to the heritage place where required. An example of where a planning concession may be considered is where a density bonus is negotiated, which would allow an extra residential unit to be developed on a site in return for the protection and retention of the heritage place on site. Other potential incentives may include those listed under section 9.1 above.

Interpretation and Interpretation Plans

The City encourages the provision of interpretative material as a means of conveying the cultural heritage significance of a place. The City may require the preparation of an Interpretation Plan or interpretative material as a condition of Development Approval or as a requirement of a Heritage Agreement or Agreement.

The following criteria will apply:

- The extent of redevelopment of the heritage building or place that is proposed.
- The extent to which the proposed development will impact on the cultural heritage value of the heritage building or place.
- The level and nature of cultural heritage significance of the building or place and the extent to which interpretative material will increase community understanding of the place.

The following interpretive techniques should be considered. The list is not considered to be exhaustive and other techniques may be used depending on the level and nature of significance of the building or place to be interpreted.

- Where appropriate, the historically accurate restoration of original colours, features, finishes, fittings and furnishings of a heritage building and/or the original landscape treatment (including planting schemes) of a cultural landscape.
- Installation of appropriate signage and/or interpretative panels depicting the history and significance of the place.
- Preparation of publications based on documentary research and/or oral history about the heritage place.
- The introduction of art works that illustrate historic themes such as the former use of a heritage building or place.

The City encourages the inclusion of interpretive material on heritage sites which also have Aboriginal significance. Interpretive material must be culturally appropriate and approved by the Department of Indigenous Affairs. Interpretive material does not require a Development Approval from the City of Busselton unless it is designed as part of an external fixture or other elements requiring Development Approval. The content of the interpretive material will not be assessed by the City of Busselton and relevant approvals will only be granted where the applicant provides evidence that the content has been approved by the Department of Indigenous Affairs.

Heritage Advice and Support

The City may, at its own expense, engage experts in the field of heritage, architecture, structural engineering, quantity surveying, town planning, urban design or other areas as it sees fit to provide advice to the City on the assessment of individual development applications on an ‘as-needs’ basis. Such advice will be based on the area of expertise of the expert only and will be used to assist the City in the decision making process.

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The City may also commission heritage experts to prepare independent Heritage Assessments, Heritage Impact Statements or other Heritage Reports to assist in the assessment of a particular development application. The cost of preparing such a report may be required to be borne by the applicant.

In certain circumstances the City may also provide at its own expense technical support to owners of a heritage place to determine appropriate means of conserving that place. The City contributes to the retention of a Regional Heritage Advisor, and this person is available to provide free advice on heritage principles and issues to land owners, developers, community groups and others with an interest in, or concerns about, local heritage issues.

Heritage Grants
From time to time owners of heritage places are eligible for assistance in the form of Grants for conservation works. The City will assist owners to access grant funding, for example, by providing links to funding organisations on its web site and by, where appropriate, advising owners of places on the Heritage List when funding rounds open and close.

The main sources of heritage funding are as follows:
- Heritage Council of Western Australia Private owners
- LotteryWest Not-for-Profit Organisations

Council-Owned Property
The City of Busselton will seek to lead by example by managing its own property in accordance with these provisions.

Compliance with these Provisions
Failure to comply with these provisions may result in penalties under the *Planning and Development Act 2005*. If the place in entered on the Heritage Council's Register of Heritage Places, penalties under the *Heritage of Western Australia Act 1990* may apply.

Reference Documents
- City of Busselton Municipal Heritage Inventory (Adopted 13/09/06)
- Western Australian Planning Commission *SPP 3.5 Historic Heritage Conservation*
- Local Government Heritage Working Party Findings (April 2005)

5. REVIEW DETAILS

Review Frequency		2 yearly		
Council Adoption	**10/3/2010**		**C1003/069**	
Previous Adoption	**DATE**		**Resolution #**	

** Policy number changed from LPP 9A to LPP 4.3 on the 11th May 2020. The change is administrative only, no resolution by Council required.*

Attachment 3

Heritage Framework

LOCAL HERITAGE SURVEY

The *Heritage Act 2018* requires that local governments prepare a survey of places in its district that in its opinion are, or may become, of cultural heritage significance.

The purpose of a local heritage survey includes assisting in preparing a heritage list under a local planning scheme.

LOCAL HERITAGE LIST

The *Planning and Development (Local Planning Schemes) Regulations 2015* requires that each local government establish and maintain a Heritage List to identify places within the scheme area that are of cultural heritage significance and worthy of built heritage conservation.

LOCAL PLANNING POLICY 4.3 - HERITAGE CONSERVATION

State Planning Policy 3.5 Historic Heritage Conservation provides direction on decision making for heritage protected places. Local Governments may choose to provide further guidance for development to heritage protected places through a local planning policy for heritage.

Attachment 1

Heritage List

PLACE NUMBER	PLACE NAME	ADDRESS/LOCATION	MANAGEMENT CATEGORY
PN110	Newtown House	5850 Bussell Highway, Abbey	1
PN064	Acton Park Hall & First Settlers Memorial	804 Action Park Road, Action Park	2
PN065	Ambergate Hall	573 Queen Elizabeth Avenue, Ambergate	2
PN076	Cattle Chosen	12 Drovers Road, Bovell	1
PN084	Fairlawn Farmhouse & Outbuildings	39 Chapman Hill Road, Bovell	2
PN093	Little Holland House	53 Drovers Road, Bovell	1
PN001	Agricultural Bank of Western Australia (fmr)	7 Queen Street, Bussleton	1
PN002	Armstrong Cottage	2 Adelaide Street, Busselton	2
PN006	Bovell's Cottage	11 Adelaide Street, Busselton	1
PN012	Busselton Jetty	2 Queen Street, Busselton	1
PN018	Commercial Hotel (fmr)	107-117 Queen Street, Busselton	2
PN022	Esplanade Hotel	30-38 Marine Terrace, Busselton	2
PN028	Yoonderup	71 Kent Street, Busselton	2
PN030	Lady Campion Hostel (fmr)	27 Adelaide Street, Busselton	1
PN032	Old Busselton Cemetery	Lot 413 Marine Terrace, Busselton	1
PN033	Post Box	Corner of Adelaide and Queen Street, Busselton	1
PN034	Old Butter Factory	76 Peel Terrace, Busselton	1
PN035	Busselton Court House and Police Complex	4 Queen Street, Busselton	1
PN036	Busselton Fire Station (No.2) fmr	68 Queen Street, Busselton	2
PN040	Prospect Villa	4 Pries Avenue, Busselton	1
PN043 & PN044	Ship Hotel and Stables	8 Albert Street, Busselton	2
PN047	St Davitt's	27 Georgette Street, Busselton	1
PN048	St Joseph's Church	70 Kent Street, Busselton	1
PN051	St Mary's Anglican Church and Graveyard	39 Peel Terrace, Busselton	1
PN053	St Mary's Church Rectory	43 Peel Terrace, Busselton	1
PN054	Sun Dial	Signal Park, Marine Terrace, Busselton	2
PN055	Sussex House	89 Queen Street, Busselton	2
PN057	The Retreat	23 Albert Street, Busselton	2
PN058	Vasse Hotel	38 Duchess Street, Busselton	2
PN059	Villa Carlotta	110 Adelaide Street, Busselton	1
PN060	Weld Hall Theatre	13 Queen Street, Busselton	1
PN156	Busselton War Memorial	Lot 229 Peel Terrace, Busselton	2
PN160	House, 7 Albert Street	7 Albert Street, Busselton	2
PN161	Dr Yates House (fmr)	15 Albert Street, Busselton	2
PN163	Commercial Premises, Albert Street Grocer & Baker	17 Albert Street, Busselton	2
PN164	House, 95 Kent Street	95 Kent Street, Busselton	2
PN165	House, 43 Duchess Street	43 Duchess Street, Busselton	2
PN166	Duchess Street Duplex	33 & 35 Duchess Street, Busselton	2
PN167	House, 31 Duchess Street	31 Duchess Street, Busselton	2
PN174	Doll's House	37 Albert Street Busselton	2
PN175	Duplex, 6 & 8 Adelaide Street	6 & 8 Adelaide Street, Busselton	2
PN178	Glew Homestead	51 Strelly Street, Busselton	2
PN181	Guerrier House (fmr)	15 Adelaide Street, Busselton	2
PN185	Kershaw's House (fmr)	16 Prince Street, Busselton	2

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Attachment 1

PLACE NUMBER	PLACE NAME	ADDRESS/LOCATION	MANAGEMENT CATEGORY
PN208	CWA Hall	48 Stanley Place, Busselton	2
PN210	Busselton Railway Station	11 Foreshore Parade, Busselton	2
PN073	Carbanup Hall	3 Wildwood Road, Carbanup River	2
PN080	St George's Anglican Church	50 Gibney Street, Dunsborough	2
PN203	Old Dunsborough Hall	44 Gifford Road, Dunsborough	2
PN005	Beachgrove	51 Ford Road, Geographe	1
PN042	Sandilands	59 Ford Road, Geographe	1
PN091	Jindong Hall (fmr)	335 Payne Road, Jindong	2
PN209	Internees Hut	704 Chapman Hill Road, Kalgup	2
PN196	Locke Swamp Floodgates	Lot 45, Caves Road, Kealy	2
PN096	Ludlow Forestry Mill & Settlement	21 Ludlow Road, North Ludlow 12 Ludlow Park Road, Ludlow 18-20 Ludlow Road, North Ludlow	1
PN195	Lennox River Channel Weir	Lot 4794 Caves Road, Marybrook	2
PN126	St John the Baptist Anglican Church & Group 60 Memorial	3 Metricup Road, Metricup	2
PN072	Cape Naturaliste Lighthouse and Quarters	Cape Naturaliste Road	1
PN140	Wildcroft Cottage	1970 Caves Road, Naturaliste	2
PN113	Parkfield House	378 Mewett Road, Quindalup	2
PN170	Slab Cottage Group	1087 Caves Road, Quindalup	1
PN079	Chapman's Mill	71 Tall Tree Crescent, Reinscourt	1
PN114	Pigeon Grove Homestead	26 Barracks Road, Reinscourt	2
PN109	Newtown Hall (fmr)	8 Kaloorup Road, Vasse	2
PN137	Vasse School (fmr)	17 Kaloorup Road, Vasse	1
PN139	Westbrook Homestead	24 Westbrook Glen, Vasse	1
PN202	Fernbrook	663 Rendezvous Road, Vasse	1
PN007	Old Broadwater Farm	56 New River Ramble, West Busselton	2
PN019	Sussex Road Board Office (fmr)	47 Bussell Highway, West Busselton	2
PN021	Bond Store & Resident Magistrate's Office (fmr)	22 Kent Street, West Busselton	2
PN037	Paisley Cottage	37 Bussell Highway, West Busselton	2
PN038	Phoebe Abbey's House	42 Seymour Street, West Busselton	1
PN045	Westfield	58 West Street, West Busselton	2
PN056	Sussex Masonic Lodge and Hall	60 West Street, West Busselton	2
PN158	West Street House	28 West Busselton	2
PN184	Finlayson Residence (fmr)	41 Bussell Highway, West Busselton	2
PN141	Wilyabrup Group Settlement Precinct	786 Puzey Road, Wilyabrup	2
PN142	Wilyabrup Hall	697 Puzey Road, Wilyabrup	2
PN094	Lockeville Farmhouse & Outbuildings	770 Layman Road, Wonnerup	1
PN118	Vasse Floodgates & Wonnerup Floodgates Route of the Ballarat Railway Line – Site Ballarat Bridge	Layman Road, Yoganup to Ballarat Mill nr Lockeville, Wonnerup	1
PN134	The Island Farmhouse	174 Forrest Beach, Road, Wonnerup	2
PN144	Wonnerup Precinct	935 and 936 Layman Road, Wonnerup	1
PN146	Wonnerup School and Teachers House (fmr)	936 Layman Road, Wonnerup	1
PN176	Beachborough	434 Forrest Beach Road, Wonnerup	2
PN180	Membenup Homestead	50 Membenup Road, Wonnerup	2
PN213	St Mary's Church Hall	12 Lockeville Road, Wonnerup	1
PN062	Abbey Farm	57 Abbeys Farm Road, Yallingup	1
PN077 & PN150	Caves House and Surrounds	18 Yallingup Road, Yallingup	1

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Attachment 1

PLACE NUMBER	PLACE NAME	ADDRESS/LOCATION	MANAGEMENT CATEGORY
PN102 & PN103	Millbrook Farm	70 Millbrook Road, Yallingup	1
PN127	Yallingup School (fmr)	1721 Wildwood Road, Yallingup	2
PN130	Residence (fmr)	2 Canal Rocks Roads, Yallingup	2
PN149	Yallingup Hall	2 Canal Rocks Road, Yallingup	2
PN207	Thorn Hill (fmr)	3 Coley Road, Yallingup	2
PN095	Lucy Isaacs Graveyard	Lot 5502, Blythe Road, Yallingup Siding Timber Reserve 139 25, Blythe Road, Yallingup Siding	2
PN191	Group 52 Lennox Hall	3 Yoongarillup Road, Yoongarillup	2

A description of each place and reasons for listing is available on the Inherit online database: inHerit - State Heritage Office (dplh.wa.gov.au)

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LOCAL HERITAGE SURVEY REVIEW 2024

City of Busselton

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BACKGROUND

What is heritage?

Heritage is the places and objects that we have inherited from the past and want to pass on to our future generations. It defines us as a community: who we are and where we have come from.

Heritage is **"the things we want to keep".**

Heritage suggests 'keeping' aspects of the built and natural environment for future generations, those places which are of such value that they enrich people's lives, often providing a deep and inspirational connection to community and landscape, to the past and lived experience. They are historical records that are tangible expressions of Australian identity and experience.

Heritage significance is embodied in the place itself, in the whole of the building, and is defined in terms of the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

What is a Local Heritage Survey?

A Local Heritage Survey (also called Municipal Heritage Inventories or Local Government Inventories) is a form of inventory for identifying local heritage assets in a systematic fashion. The inclusion of a place in the Survey alone does not mean that a property is 'heritage listed'. Heritage Surveys provide the base information needed for local heritage planning to achieve consistency, strategic direction, and provides information for the preparation of a 'Heritage List' under a local planning scheme.

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EXPLANATION OF ASSESSMENT OF SIGNIFICANCE

The overall level of significance and management categories recognise the varying degrees of importance of heritage places to the community. They reflect the:

Nature of Significance

Aesthetic Value – it is significant in exhibiting particular aesthetic characteristics;

Historic Value – it is significant in the evolution or pattern of the history of the local district;

Research Value – it has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district; and

Social Value – it is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.

Degree of Significance

Condition – the current state of the place in relation to the values for which that place has been assessed;

Integrity – the extent to which a building retains its original function; and

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

Level of Significance

The Level of Significance is determined by the Nature and Degree of significance. The Levels of Significance assigned in this Survey are presented in the table below.

Desired Outcomes

Accompanying the Levels of Significance for each place is a statement of Desired Outcomes. This essentially provides some degree of guidance to both Council and owners on issues such as the conservation, management, interpretation, retention and future development of the place specifically in relation to associated values. These outcomes are over and above those requirements that pertain to its level of significance as outlined in the following table.

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Levels of Significance

	Level of Significance	Description	Desired Outcome
1	Exceptional (Heritage List and State Heritage Listed places)	Essential to the heritage of the area. 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.
2	Considerable (Heritage List)	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 minimise impacts on the original site or building and reinforce the significance of the place.
3	Moderate Local Heritage Survey	Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.	Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.
4	Little Local Heritage Survey	Little significance Lower degree of integrity/authenticity but contributes to the heritage of the locality.	Retain elements of the place where feasible. Photographically record prior to major development or demolition.
5	Place of Interest Local Heritage Survey	Historic Site Site relevant to a past event, group or individual which contributes to the understanding of the history of the City of Vincent.	Recognise and interpret the site if possible.

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Place Record Forms

Place record forms have been compiled for each of the Category places in the Inventory. The place record form contains the following information (if available) about each place:

- Place Number – *Inventory record number for the particular place*
- Property ID– *Shire's file identifying number*
- State Heritage Office ID – *the number given to the place on the Inherit database*
- DOLA Pin – *DOLA identifying number*
- Heritage Listings – *all relevant heritage listings for the place, including the State Register of Heritage Places (and assessment program) and the Shire's Heritage List*
- Place Name and Type – *Name of place and type of place*
- Location – *Property address, diagram or plan number and certificate of title and other details*
- Ownership – *Current ownership details and whether the place is accessible by the public*
- Building Details – *Type of building, construction date, architectural style, construction materials and architect/builder details*
- Use of Place – *Original and current use of the place*
- Description of Place and its Setting – *Brief description of the place*
- History & Historic Theme – *Historic theme of place, brief history of the place and reference*
- Statement of Significance – *Identifies why the place is significant in terms of aesthetic value, historic value, research value and/or social value*
- Degree of Significance – *Identifies the place's rarity, representativeness, condition, integrity and authenticity*
- Level of Significance and Desired Outcomes – *Identifies the overall significance of the place and outcomes that may assist in issues such as preserving values, ongoing conservation, interpretation and future development.*

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PLACE RECORD INDEXES

Locating a Place Record

To assist the reader in locating a place record form for a particular place in the Survey, there are three indexes, as follows:

Locality Index

- The places are listed according to their locality in alphabetical order.
- Within each locality the places are listed by their place number (PN).

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PLACES BY LOCALITY

The following list comprises all those places designated Categories 1-4 and have a place record in this document.

Place No.	InHerit No.	Place Name	House No.	Street Name	Category
ABBEY					
PN110	5354	Newtown House	5850	Bussell Hwy	Category 1
ACTON PARK					
PN064	5310	Acton Park Hall & First Settlers Memorial	804	Acton Park Rd	Category 2
AMBERGATE					
PN065	5311	Ambergate Hall	573	Queen Elizabeth Ave	Category 2
BOVELL					
PN076	5337	Cattle Chosen	12	Drovers Rd	Category 1
PN084	8696	Fairlawn Farmhouse & Outbuildings	39	Chapman Hill Rd	Category 2
PN093	390	Little Holland House		53 Drovers Rd	Category 1
BROADWATER					
PN172	18159	Drive-in Cinema	500	Bussell Hwy	Category 4
BUSSELTON					
PN001	405	Agricultural Bank of Western Australia (fmr)	7	Queen St	Category 1
PN002	2929	Armstrong Cottage	2	Adelaide St	Category 2
PN006	385	Bovell's Cottage	11	Adelaide St	Category 1
PN012	423	Busselton Jetty	2	Queen St	Category 1
PN013	410	Busselton Post Office	70	Prince St	Category 3
PN015	5320	Churchill Park	78	Adelaide St	Category 3
PN018	5321	Commercial Hotel (fmr)	107-117	Queen St	Category 2
PN022	397	Esplanade Hotel	30-38	Marine Tce	Category 2
PN023	2941	Fairlawn Lane Crossing - Site		Crossing Vasse River, via Fairlawn Rd	Category 4
PN025	2942	Ford Road Causeway, Busselton		Ford Rd	Category 4
PN026	5305	Fourth Bridge		West St	Category 4
PN028	5326	Yoonderup	71	Kent St	Category 2
PN029	5313	Camping Ground (fmr)	48-58	Marine Tce	Category 4
PN030	5299	Lady Campion Hostel (fmr)	27	Adelaide St	Category 1
PN032	406	Old Busselton Cemetery	Lot 413	Marine Tce	Category 1
PN033	5304	Old Busselton Post Box		Cnr Queen St & Adelaide St	Category 1
PN034	3568	Old Butter Factory	76	Peel Tce	Category 1
PN035	401	Busselton Court House and Police Complex	4	Queen St	Category 1
PN036	403	Busselton Fire Station (No 2) fmr	68	Queen St	Category 2
PN040	389	Prospect Villa	4	Pries Ave	Category 1
PN043 & PN044	420	Ship Hotel & Stables	8	Albert St	Category 2
PN047	2936	St Davitt's	27	Georgette St	Category 1
PN048	409	St Joseph's Church	70	Kent St	Category 1
PN049	18160; 400	St Joseph's Church (fmr)	69	Prince St	Category 3

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Place No.	InHerit No.	Place Name	House No.	Street Name	Category
PN051	402	St Mary's Anglican Church and Graveyard	39	Peel Tce	Category 1
PN053	18163	St Mary's Church Rectory	43	Peel Tce	Category 1
PN054	5330	Sun Dial at Signal Park		Signal Park, Marine Tce	Category 2
PN055	5309	Sussex House	89	Queen St	Category 2
PN057	422	The Retreat	23	Albert St	Category 2
PN058	5331	Vasse Hotel	38	Duchess St	Category 2
PN059	386	Villa Carlotta	110	Adelaide St	Category 1
PN060	404	Weld Hall Theatre	13	Queen St	Category 1
PN156	13481	Busselton War Memorial	Lot 229	Peel Tce	Category 2
PN157	18164	A. R. Bovell & Son	42	Queen St	Category 4
PN160	18176	House, 7 Albert Street	7	Albert St	Category 2
PN161	17457	Dr Yates' House (fmr)	15	Albert St	Category 2
PN163	13490	Commercial premises, Albert Street Grocer & Baker	17	Albert St	Category 2
PN164	18167	House, 95 Kent Street	95	Kent St	Category 2
PN165	18168	House, 43 Duchess Street	43	Duchess St	Category 2
PN166	18169	Duchess Street Duplex	33 & 35	Duchess St	Category 2
PN167	18170	House, 31 Duchess Street	31	Duchess St	Category 2
PN173	396	Bryant Memorial Hall	47	Kent St	Category 3
PN174	3257	Doll's House	37	Albert St	Category 2
PN175	18158	Duplex, 6 & 8 Adelaide Street	6 & 8	Adelaide St	Category 2
PN178	18173	Glew Homestead	51	Strelly Street	Category 2
PN181	18172	Guerrier House (fmr)	15	Adelaide St	Category 2
PN185	18155	Kershaw's House (fmr)	16	Prince St	Category 2
PN194	1982	Waljin Aboriginal Garden	22-38	Peel Tce	Category 3
PN208		CWA Hall	48	Stanley Place	Category 2
PN210	407	Busselton Railway Station	11	Foreshore Parade	Category 2
PN211		Rotary Park	Lot 42	Causeway Rd	Category 3
CARBUNUP RIVER					
PN073	414	Carbunup Hall	3	Wildwood Rd	Category 2
PN074	5335	Carbunup Shop	6672	Bussell Hwy	Category 3
DUNSBOROUGH					
PN080	5338	St George's Anglican Church	50	Gibney St	Category 2
PN087	5342	Harris Residence (fmr)	8	Newberry St	Category 3
PN193	17289	Melaleuca Tree	177	Peron Ave	Category 4
PN203		Old Dunsborough Hall	44	Gifford Road	Category 2
PN212		Peppermint Tree		Dunn Bay Road	Category 4
GEOGRAPHE					
PN005	393	Beachgrove	51	Ford Rd	Category 1
PN042	394	Sandilands	59	Ford Road	Category 1
JARRAHWOOD					
PN090	5316	Jarrahwood Townsite & Mill		Vasse Hwy	Category 4
JINDONG					
PN091	2933	Jindong Hall (fmr)	335	Payne Rd	Category 2
KALGUP					
PN209	27047	Internees Hut	704	Chapman Hill Rd	Category 2
KALOORUP					
PN197	17510	Old Railway Goods Shed	308	Payne Rd	Category 3
KEALY					
PN063	5301	ABC Radio Transmitter	275	Caves Rd	Category 4

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Place No.	InHerit No.	Place Name	House No.	Street Name	Category
PN196	17466	Locke Swamp Floodgates	Lot 45	Caves Rd	Category 2
LUDLOW					
PN096	4416	Ludlow Forestry Mill and Settlement	21 12 18-20	Ludlow Road, North Ludlow Park Road Ludlow Road	Category 1
MARYBROOK					
PN097	2950	Marybrook Farmhouse	197	Chain Ave	Category 4
PN195	17467	Lennox River Channel Weir		Caves Road	Category 2
METRICUP					
PN126	416	St. John the Baptist Anglican Church & Group 60 Memorial	3	Metricup Road	Category 2
NATURALISTE					
PN072	2914	Cape Naturaliste Lighthouse and Quarters		Cape Naturaliste Rd	Category 1
PN075	5336	Castle Bay Whaling Station and Lookout - Site		Eagle Bay Meelup Rd	Category 4
PN082	2948	Curtis Bay		Curtis Bay	Category 3
PN106	5351	Naturaliste "A" Hill		Cape Naturaliste Rd	Category 4
PN124	5360	Discovery site of Strata Rock		Eagle Bay Creek, Fern Rd	Category 4
PN128	5363	Sugar Loaf Rock		Sugar Loaf Rock Rd	Category 3
PN140	5308	Wildcroft Cottage	1970	Caves Rd	Category 2
PN190	13488; 18157	Point Picquet and Anse Depuch		Eagle Bay -Meelup Rd	Category 3
QUINDALUP					
PN113	5356	Parkfield House	378	Mewett Road	Category 2
PN155	5379	Third Quindalup Schoolhouse (fmr)	201	Geographe Bay Rd	Category 3
PN170	3478	Slab Cottage Group, Quindalup	1087	Caves Rd	Category 1
REINSCOURT					
PN079	421	Chapman's Mill	71	Tall Tree Cr	Category 1
PN114	5355	Pigeon Grove Homestead	26	Barracks Rd	Category 2
PN182	13482	Rushleigh Homestead	46	Rushleigh Rd	Category 3
VASSE					
PN109	2935	Newtown Hall (fmr)	8	Kaloorup Rd	Category 2
PN137	418	Vasse School (fmr)	17	Kaloorup Rd	Category 1
PN139	5372	Westbrook Homestead	24	Westbrook Glen	Category 1
PN202	19926	Fernbrook	663	Rendezvous Rd	Category 1
WEST BUSSELTON					
PN007	2955	Old Broadwater Farm	56	New River Ramble	Category 2
PN009	5298	Busselton High School	136-156	Bussell Hwy	Category 3
PN011	411	Busselton Hospital Nurses Quarters (fmr)	18-20	West St	Category 3
PN019	391	Sussex Road Board Office (fmr)	47	Bussell Hwy	Category 2
PN021	395	Bond Store & Resident Magistrate's Office (fmr)	22	Kent St	Category 1
PN037	5300	Paisley Cottage	37	Bussell Hwy	Category 2
PN038	384	Phoebe Abbey's House	42	Seymour St	Category 1
PN045	5328	Westfield	58	West St	Category 2
PN056	413	Sussex Masonic Lodge and Hall	60	West St	Category 2
PN158	18165	West Street House	28	West St	Category 2
PN184	18171	Finlayson Residence (fmr)	41	Bussell Hwy	Category 2
WILYABRUP					

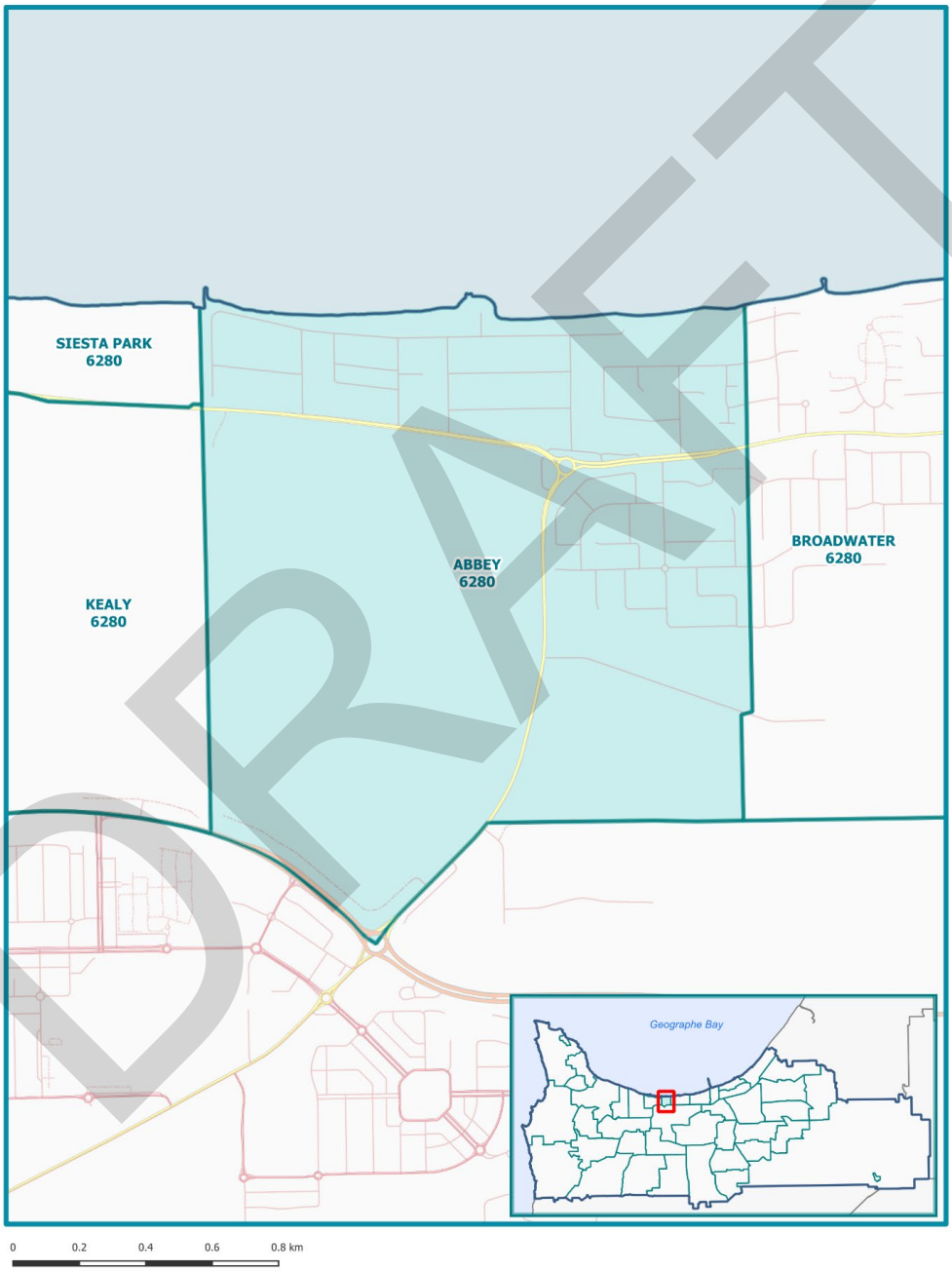
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Place No.	InHerit No.	Place Name	House No.	Street Name	Category
PN141	5373	Wilyabrup Group Settlement Precinct	786	Puzey Rd	Category 2
PN142	5374	Wilyabrup Hall	697	Puzey Rd	Category 2
WONNERUP					
PN094	419	Lockeville Farmhouse & Outbuildings	770	Layman Rd	Category 1
PN118	16727, 5358	Vasse Floodgates & Wonnerup Floodgates Route of the Ballarat Railway Line - Site Ballarat Bridge		Layman Rd, Yoganup to Ballarat Mill nr Lockeville	Category 1
PN134	2953	The 'Island' Farmhouse	174	Forrest Beach Rd	Category 2
PN144	424	Wonnerup Precinct	935 & 936	Layman Rd	Category 1
PN146	425	Wonnerup School & Teacher's House	936	Layman Rd	Category 1
PN148	5376	Wonnerup Wetlands		Layman Rd Reserve, Vasse & Wonnerup Estuaries	Category 3
PN176	18174	Beachborough	434	Forrest Beach Rd	Category 2
PN180	2954	Membenup Homestead	50	Membenup Rd	Category 2
PN213	0402	St Mary's Church Hall	12	Lockeville Rd	Category 1
YALLINGUP					
PN062	426	Abbey Farm	57	Abbeys Farm Rd	Category 1
PN077 & PN150	428, 5377	Caves House Group	18 2320	Yallingup Beach Rd Caves Rd	Category 1
PN088	5343	Injidup Spring		Injidup Spring Rd	Category 3
PN102 & PN103	429	Millbrook Farm	70	Millbrook Rd	Category 1
PN127	5362	Yallingup School (fmr)	1721	Wildwood Rd	Category 2
PN130	5364	Residence (fmr), Canal Rocks Rd	2	Canal Rocks Rd	Category 2
PN149	427	Yallingup Hall	2305	Caves Rd	Category 2
PN171	13486	Canal Rocks and Footbridge		Canal Rocks Rd	Category 4
PN207		Thorn Hill (fmr)	3	Coley Rd	Category 2
YALLINGUP SIDING					
PN095	3440	Lucy Isaacs Graveyard			Category 2
YALYALUP					
PN105	5350	Mullgarnup Aboriginal Mission - Site		Wonnerup South Road	Category 4
YOONGARILLUP					
PN191	13489	Group 52 Lennox Hall	3	Yoongarillup Rd	Category 2

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PLACE RECORD FORMS

ABBEY



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Newtown House, ABBEY
PN110

Management Category
Category 1



SITE INFORMATION	
Place Name:	Newtown House
Other Names:	Amelia Park Lodge Occy's Brewery
Scope of Listing	Applies only to the original homestead building on the site.
Property ID:	100009902
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Restricted

LOCATION	
Street Address	5850 Bussell Hwy, **ABBEY**
Survey Information:	Lot 11; Diagram 83265
Reserve:	-----
Vol / Folio	1944/927
GPS:	-33.663332 115.258119
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5354
Other Listing	Municipal Inventory Adopted 13 Aug 2014

	Municipal Inventory Adopted 20 Jun 1996 Register of the National Estate Indicative Place Classified by the National Trust Classified 04 May 1992
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Farming/Pastoral: Homestead
Current Use:	Commercial: Restaurant
Other Use:	Commercial: Hotel

CONSTRUCTION DETAILS	
Construction Date:	1851
Demolished/Relocated:	N/A
Walls:	Rendered Limestone
Roof:	Corrugated Zincalume
Architectural Style	Victorian Georgian.

Physical Description:

The original homestead is the eastern portion of the single storey building which addresses the main entrance to the property from the adjoining car park. This building is a one-storey brick house topped by a gabled roof clad with corrugated metal sheeting. An encircling verandah is an extension of the roof cladding and is supported on simple timber posts. The windows are sash windows of multi panes. The external walls feature face bricks above a sill line with render below, previous descriptions have stated that this is limestone but this has not been confirmed.

Chimneys are located at the ends of the building, with the substantial chimney at the western end seperating the original building from a later addition.

Other buildings across the property are from differing periods of construction. The small limestone building closest to the western end of the main building is likely to be the only other building remaining from when the place was a working farm. It is a simple rectangular plan form and has a random rubble external walls and a pitched roof clad with the same corrugated metal sheeting.

The complex of buildings are located within landscaped grounds that are predominantly grass and mature trees.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

The Abbeys were Irish immigrants who arrived in the Colony in the early 1840s. Thomas Abbey (1804-1869) worked for John Bussell at Vasse and first leased land at Wonnerup, before settling on this property he and his wife Mary Ann, nee Minion, named 'Newtown House'. The Abbey family included at least five children.

During the 1850's, 'Newtown House', operated as a post office and also served as a 'lying-in house 'for expectant mothers, as Mary Ann Abbey, was a midwife for the district. The name 'Newtown' was applied for the group of settlers in the vicinity.

The property was subsequently transferred to the Armstrong family in the 20th century.

In recent years the house has undergone significant alterations and additions to enable the place to be used as a function centre, restaurant and hotel. The original homestead is the main entrance to the complex and in the now used as one of the restaurants. In the 1960s it was extended to the west in a similar style, the substantial brick chimney at this end, which was likely to have been the original kitchen, was retained and seperates the two parts of the building.

The other buildings across the site, including the two storey accommodation building were constructed sometime in the 1980s to early 1990s. Aerial photographs indicate that the small limestone building immediately to the west of the main building is the only other building which was present on the site in 1950s and therefore part of the original farm.

Historic Theme:	Peopling WA: Demographic Development Peopling WA: Colonisation

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	Economy: Rural Occupations Economy: Workers and working Economy: Commerce
Sources:	Municipal Heritage Inventory 2013. Erickson, Rica [comp] The Bicentennial Dictionary of Western Australians pre-1829-1888, UWA Press, 1979, Vol I, p. 1. Group Settlement Chronicle and Margaret-Augusta Mail, 20 May 1930, p. 2.

ASSOCIATION	Association Type
Abbey Family	Owners and Occupiers
Armstrong Family	Owners and Occupiers

SIGNIFICANCE	
Statement of Significance	• The place has historic value as one of small number of farmhouses from the 19th century, which although adapted demonstrates its original form. • The place has historic value for its close associations with the Abbey family who were early settlers and farmers in the district. • The place has social value as a restaurant and function centre which is visited and valued by large sectors of the local community.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS





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ARCHIVAL IMAGES

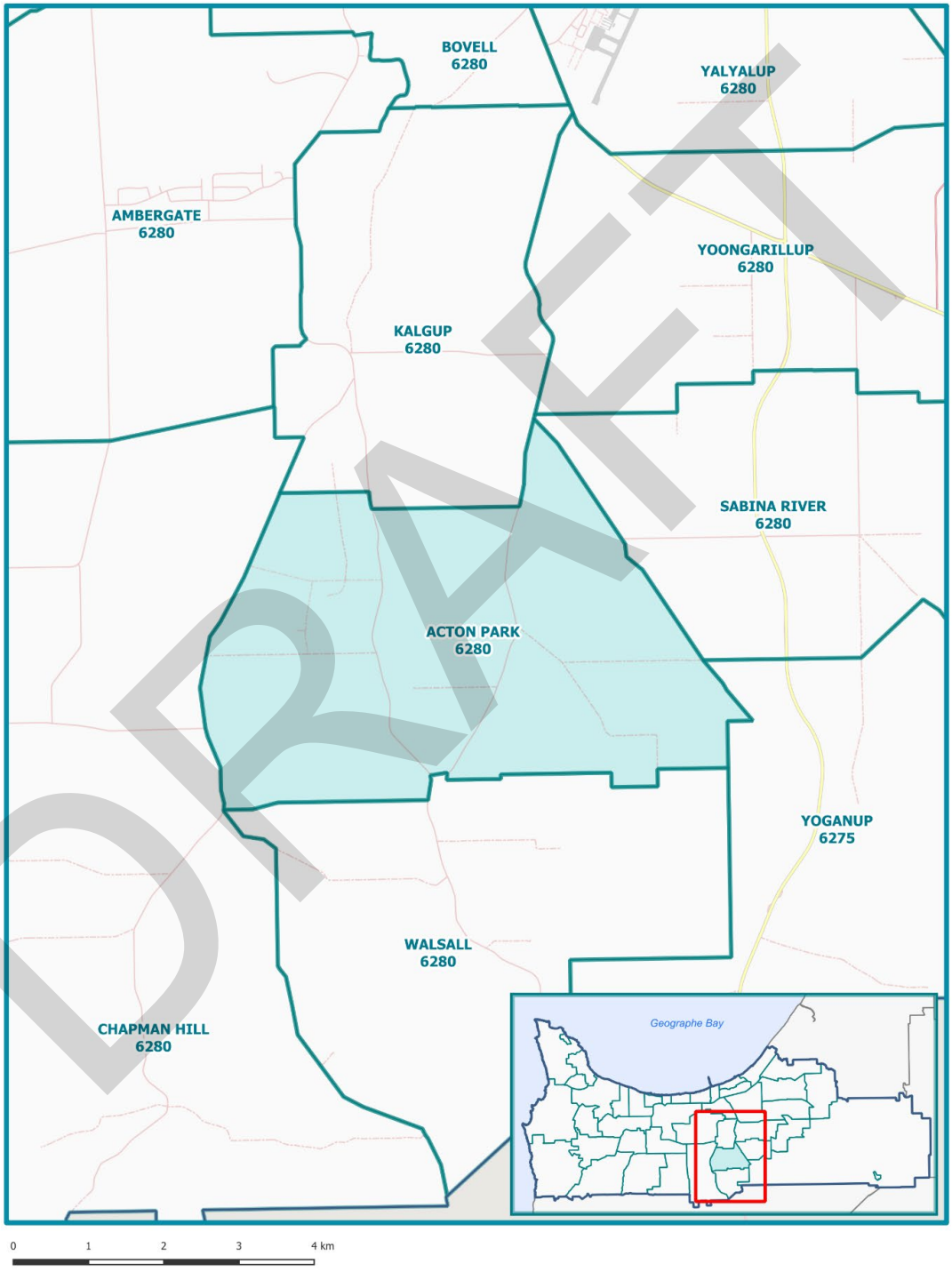


Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005.

ACTON PARK



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Acton Park Hall & First Settlers Memorial, ACTON PARK
PN064

Management Category
Category 2



SITE INFORMATION	
Place Name:	Acton Park Hall & First Settlers Memorial
Other Names:	Acton Park & Districts Community Hall Group 28 Hall
Scope of Listing	Applies only to the building on the site.
Property ID:	100051641
Place Type:	Individual Building or Group
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	804 Acton Park Rd, **ACTON PARK**
Survey Information:	Lot 30; DP411201
Reserve:	18562
Vol / Folio	LR3168/851
GPS:	-33.767472 115.380764
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5310
Other Listing	Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Social/Recreational: Community Hall
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1924; 1986
Demolished/Relocated:	N/A
Walls:	Timber frame weatherboard and fibro cement cladding.
Roof:	Corrugated metal sheeting
Architectural Style	Inter War Vernacular.

Physical Description:

This hall is a simple gable roof timber framed and weatherboard clad building with an entry vestibule. Part of the timber cladding has been removed and replaced with fibro cement.

The first settlers' plaque is made of bronze and is fixed to the building.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

This hall was one of many built for the Group Settlement scheme which operated in the south west during the 1920s.

The Group Settlement Scheme was a government venture designed to establish a dairy industry. Settlers were recruited from elsewhere in Australia and from Britain, given land and subsidised for stock and expenses. Many holdings were uneconomic and settlers endured great hardship. After two Royal Commissions, the schemes were abandoned in the early 1930s.

From the available information this area was settled by Group 28 and the name Acton Park originates with these settlers.

Building a hall was a common practice for the members of these groups as it provided an opportunity for the hard working settlers to gather and socialise.

The reserve for the hall was gazetted in March 1924 and vested in the Trustees of Group 28. It appears that the hall was constructed soon after and served the community until its poor condition lead it to being substantially rebuilt in 1986. Portions of the original weatherboards were replaced with fibre cement.

A plaque was erected on the side of the hall to recognise and honour the early settlers in this region. The date of its installation is not known.

The hall continues to be regularly used by the community.

Historic Theme:	Cultural Life: Recreation - Arts, Culture and Entertainment Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013. The South Western News, 27 Nov 1925, p. 4 1921 Group Settlement Scheme in WA https://australianfoodtimeline.com.au/group-settlement-scheme/ accessed April 2024. Landgate Geonoma Database. Reserve 18562 Report, Landgate.

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ASSOCIATION	Association Type
Group 28 settlers	Builders and users.

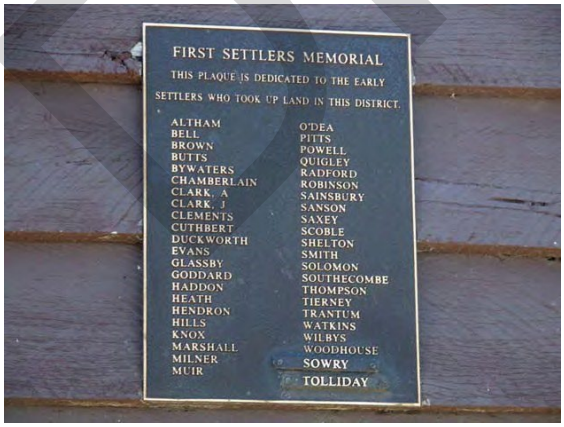
SIGNIFICANCE	
Statement of Significance	• The hall and the plaque have historic value for their association with the Group 28 settlers from the Group Settlement Scheme who first established farms in the region. • The hall has social value for the members of the Acton Park Community and more distant communities who have attended functions and events at the place since 1924.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS

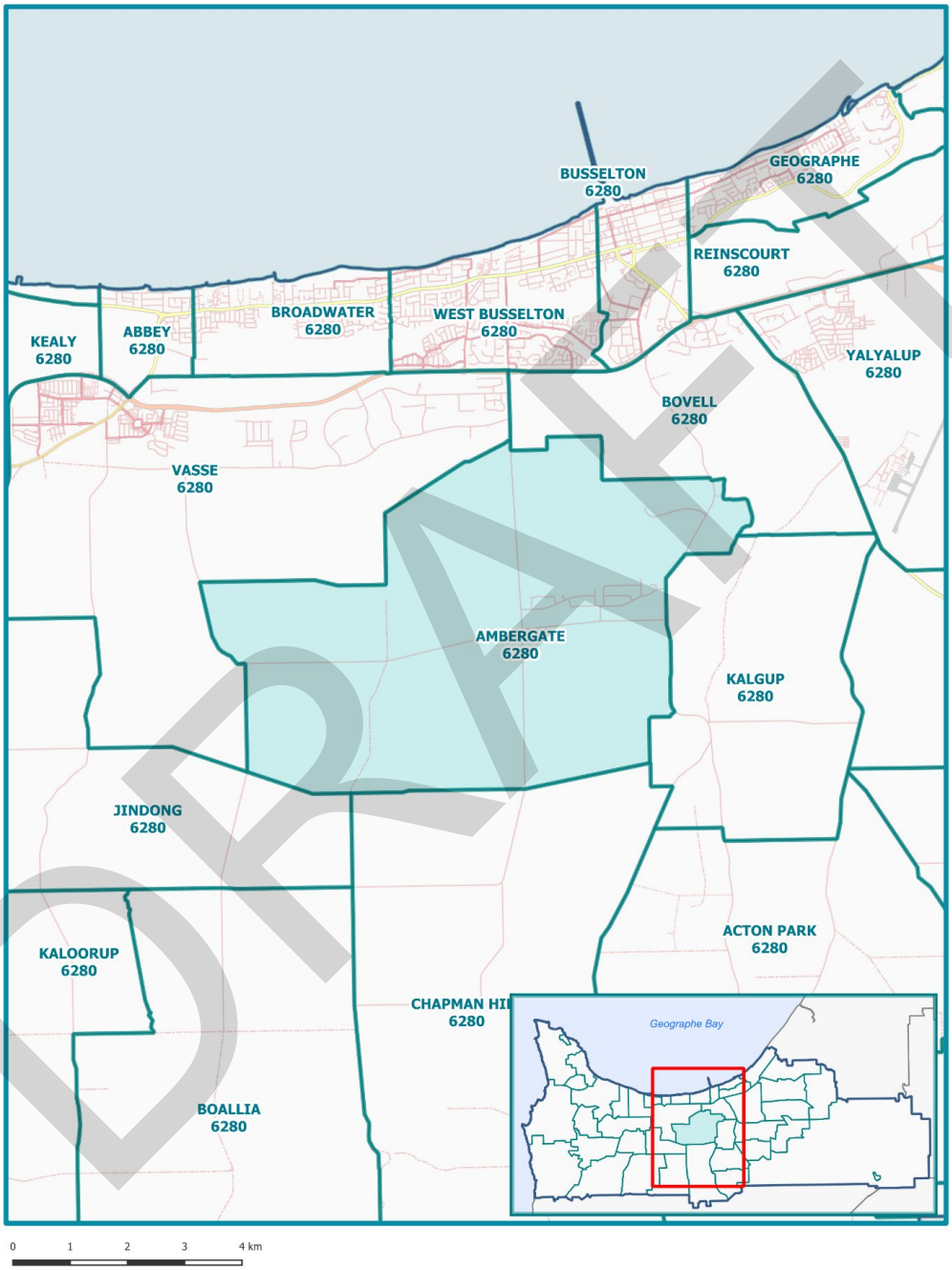


Municipal Heritage Inventory, 2013.



Municipal Heritage Inventory, 2013

AMBERGATE



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Ambergate Hall, AMBERGATE
PN065

Management Category
Category 2



SITE INFORMATION	
Place Name:	Ambergate Hall
Other Names:	Group 44 and 48 Hall
Scope of Listing	Applies only to the building on the site.
Property ID:	100008671
Place Type:	Individual Building or Group
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	573 Queen Elizabeth Ave, **AMBERGATE**
Survey Information:	Lot 4455; D10562
Reserve:	28419
Vol / Folio	LR3004/303
GPS:	-33.705040 115.326660
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5311
Other Listing	Municipal Inventory Adopted 13 Aug 2014

	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Social/Recreational: Community Hall
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1935
Demolished/Relocated:	N/A
Walls:	Timber frame weatherboard and fibro cement cladding.
Roof:	Corrugated metal sheeting
Architectural Style	Inter War Vernacular.

Physical Description:

This hall is a simple gable roof timber framed building clad with weatherboard and fibre cement above sill height. An entry vestibule clad with metal decking adjoins one end of the hall.

Separate shed structures have been constructed adjoining the original hall. These later utilitarian structures are clad with metal decking.

The first settlers' plaque is now missing from the concrete plinth located adjacent to the entrance to the hall.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

This hall was one of many built for the Group Settlement scheme which operated in the south west during the 1920s.

The Group Settlement Scheme was a government venture designed to establish a dairy industry. Settlers were recruited from elsewhere in Australia and from Britain, given land and subsidised for stock and expenses. Many holdings were uneconomic and settlers endured great hardship. After two Royal Commissions, the schemes were abandoned in the early 1930s.

From the available information this area was settled by Group 44 and the name Ambergate originates with these settlers.

Building a hall was a common practice for the members of these groups as it provided an opportunity for the hard working settlers to gather and socialise.

Previous research has determined that the hall was constructed c1935 and served the community since that time. It is apparent from the physical evidence that there have been several additions and alterations to the hall since its original construction.

A plaque was erected on the site in 2002 to recognise and honour the early settlers in this region who were members of Group 44.

Historic Theme:	Cultural Life: Recreation - Arts, Culture and Entertainment Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013. The South Western News, 27 Nov 1925, p. 4 1921 Group Settlement Scheme in WA https://australianfoodtimeline.com.au/group-settlement-scheme/ accessed April 2024. Landgate Geonoma Database. Reserve 18562 Report, Landgate.

ASSOCIATION	Association Type
Group 44 settlers	Builders and users.

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SIGNIFICANCE	
Statement of Significance	• The hall and the plaque have historic value for their association with the Group 44 settlers from the Group Settlement Scheme who first established farms in the region. • The hall has social value for the members of the Ambergate community and more distant communities who have attended functions and events at the place since 1935.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995.



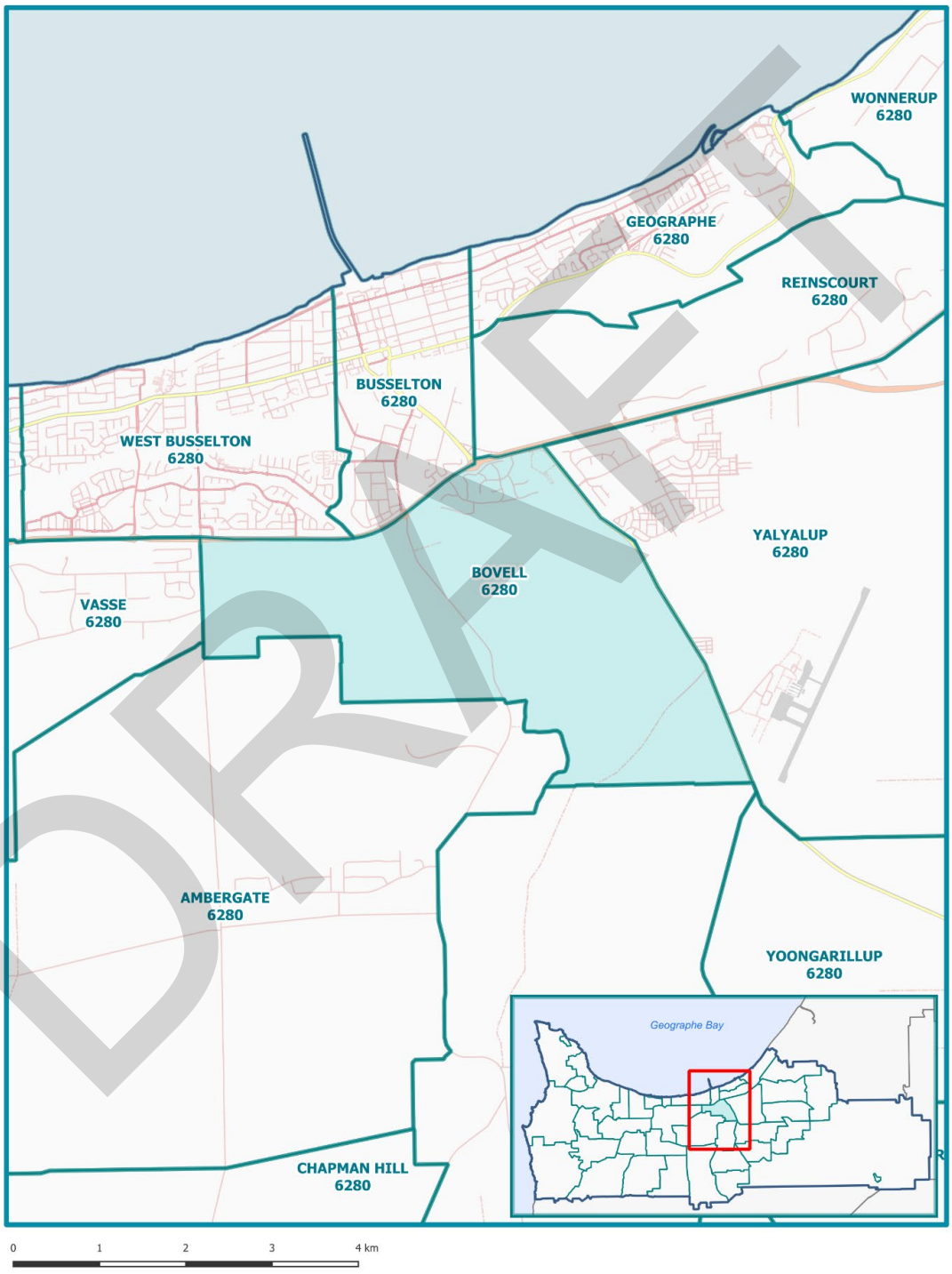
Municipal Heritage Inventory, 2013.



Municipal Heritage Inventory, 2013.

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BOVELL



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Cattle Chosen, BOVELL
PN076

Management Category
Category 1



Image 2007 Courtesy DPLH inHerit database.

SITE INFORMATION	
Place Name:	Cattle Chosen
Other Names:	Bussell Homestead
Scope of Listing	Homestead, original outbuildings and setting.
Property ID:	100038455
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	12 Drovers Rd, **BOVELL**
Survey Information:	Lot 41; P14199
Reserve:	------
Vol / Folio	2097/950 2097/952
GPS:	-33.673747 115.358369
Other Location Description:	Adjacent to Vasse River

HERITAGE LISTING	
State Heritage Office ID:	5337
Other Listing	Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 20 Jun 1996

	Classified by the National Trust Recorded 11 Jun 1973 Register of the National Estate Indicative Place
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 01 Jun 2012

PLACE TYPE	
Original Use:	Farming/Pastoral: Homestead
Current Use:	Farming/Pastoral: Homestead
Other Use:	Farming/Pastoral: Cottage

CONSTRUCTION DETAILS	
Construction Date:	1840
Demolished/Relocated:	N/A
Walls:	Wattle and daub Local Stone
Roof:	Corrugated Iron
Architectural Style	Victorian Georgian.

Physical Description:

This place was not visited as part of the review process.

Previous assessments have described the homestead and outbuildings as comprising a two storey wattle and daub 1840 Cottage with random rubble basement and corrugated iron roof, sited in a rural setting on the banks of the Vasse River.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

This homestead was built by the Bussell family in 1834-1836. The selection of the landholding was determined by an escaped cow from the first Bussell property in Augusta. The name of the property was thus determined by a cow known as 'Yuliua'. In 1836, the remainder of the Bussell family moved from Augusta to “Cattle Chosen”.

The open grassy country was described by John Bussell as being like an 'English Park, only instead of deer, you will see an abundance of kangaroos'.

Relationships between the Bussells and the original inhabitants of this land, the Wadandi, deteriorated soon after the foundation of 'Cattle Chosen' and lead to mistrust and fear in the both communities and the establishment of a barracks in the region with soldiers.

The homestead was one of the social centres of the small settler community during the 19th century. The site of the homestead adjacent to the Vasse River was to enable access to water for the farm and homestead. Almost directly opposite on the other side of the Vasse River is Fairlawn the homestead of the Molloy family. There was a close relationship between these families as early settlers in the region.

The original timber homestead has been added to and evolved since its construction in many programs of work. Adjacent to the main building are other outbuildings and structures.

Historic Theme:	Peopling WA: Colonisation Peopling WA: Demographic Development Economy: Rural Occupations Economy: Workers and Working Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. P5337 Cattle Chosen Assessment Documentation,.

ASSOCIATION	Association Type
Bussell family	Owners, builders and occupants.

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SIGNIFICANCE	
Statement of Significance	• Cattle Chosen, settled by the Bussell family in 1834 as a family farm and remaining in the family as an active farm from that time to the present (2012), represents a pivotal moment in WA colonial history that led to the development of the Vasse region as an important agricultural district and service centre at the expense of the Augusta settlement. • Cattle Chosen was the first European settlement in the Vasse district, established from 1834 by John Bussell and his younger brothers and sisters, and the 1840 Cottage is the earliest remnant element of Colonial settlement on the property. • Cattle Chosen is representative of the conflict between settlers and Aboriginal people in the early years of the development of the Vasse region, as a result of major impacts on the Aboriginal people's traditional ways of living due to the attempts by Europeans to secure the expansion and development of Western Australia. • First settled in 1834 by John Bussell and his younger brothers and sisters after whom the town of Busselton is named, Cattle Chosen has been continuously owned and occupied by descendants of this important colonial family. • The 1840 Cottage was constructed by John Bussell as an addition to the main house, as a residence for himself and his new wife Charlotte (nee Cookworthy) Bussell. Both John and Charlotte Bussell, as heads of the large family of Bussells who came to the Vasse, were formidable local residents until John's death in 1875 and Charlotte's subsequent departure from the colony the following year. • Cattle Chosen is associated with other original European settlers to the area, the Laymans, Chapmans, Dawsons and Greens, who lived and worked at the place before establishing their own local holdings. • The historical artefacts collected at the place have the potential to reveal information about the way of life of early settlers in the area. • The 1840 Cottage is an excellent example of wattle and daub construction retained in good condition, and has potential to reveal information about this vernacular form of construction. • The place has the potential to reveal archaeological evidence relating to the former buildings on the site, and the change in social habits as the place moved from an isolated frontier farm to one located near a small regional town. • Cattle Chosen is valued by the local and wider community as an intact remnant of the early colonial history of the State that significantly contributes to the local community's sense of place, as demonstrated by its numerous heritage listings and use in architectural student projects, and, it being the subject of a 1926 book entitled 'Cattle Chosen' and articles about its history and value in several twentieth century publications.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS

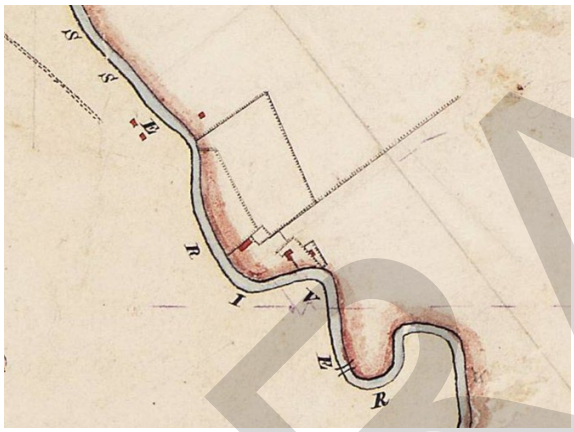


Image 2007 Courtesy DPLH inHerit database.



Image 2007 Courtesy DPLH inHerit database.

ARCHIVAL PHOTOGRAPHS



Portion of plan showing Bussel Brothers lands and homestead, 1840. Courtesy SLWA image b1811577



Cattle Chosen, c1940. Courtesy SLWA image b2023381.



Sketch of Cattle Chosen, Western Mail, 25 May 1939, p. 8.

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Cattle Chosen 1905. Courtesy SLWA image b2865618_1.



Cattle Chosen 1867. Courtesy SLWA image b1945019_1.

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Fairlawn Farmhouse & Outbuildings, BOVELL PN084

Management Category
Category 2



SITE INFORMATION	
Place Name:	Fairlawn Farmhouse & Outbuildings
Other Names:	
Scope of Listing	Homestead, original outbuildings and setting.
Property ID:	100044295 100044305
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	39 Chapman Hill Rd, **BOVELL**
Survey Information:	Lot 801, 802; DP57217
Reserve:	------
Vol / Folio	2670/268
GPS:	-33.671613 115.355083
Other Location Description:	Adjacent to Vasse River

HERITAGE LISTING	
State Heritage Office ID:	8696
Other Listing	Municipal Inventory Adopted 13 Aug 2014

	Municipal Inventory Adopted 20 Jun 1996 Register of the National Estate Indicative Place
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Farming/Pastoral: Homestead
Current Use:	Commercial: Hotel
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1839
Demolished/Relocated:	N/A
Walls:	Painted brick
Roof:	Corrugated Iron
Architectural Style	Victorian Georgian.

Physical Description:

This former homestead is located on the western bank of the Vasse River within landscaped gardens predominantly of lawn and mature trees. The residence is accessed via a long driveway within an avenue of trees.

The original portion of the residence is not visible from the front entrance as it faces the river. The later addition which is the main elevation presents as a contemporary style of painted brick and large aluminium windows. Double gables top the main elevation.

The original portion of the two storey residence was not visible, a single storey building to the right of the main entrance is likely to date from the early 19th century as it has a hipped roof and extended verandah roof, partially enclosed which is consistent with that period.

Other single storey buildings clustered around the two storey building are likely former outbuildings. All the buildings have a consistent colour palette and minimal details.

Condition:	Good
Integrity	Moderate
Authenticity	Moderate

HISTORICAL INFORMATION

This homestead was built by veteran of the Napoleonic wars Captain John Molloy (1786-1867) how had first settled in Augusta in the 1830 before relocating to the Vasse region in 1839 with his wife Georgiana, nee Kennedy (1805-1843) and their family.

Molloy was appointed the first Resident Magistrate of the Vasse Region and oversaw the challenges associated with settlement in the region including the management of American whalers who visited the coast. Significantly, he directed the colonial response to the Wardandi people of the region and in 1841 led a massacre of Wardandi Noongar people in reprisal for the spearing of local settler George Layman which has become known as the Wonnerup Massacre.

Fairlawn homestead was the centre of the Molloy land holding of 4900 hectares which was a leading farm in the district. The site of the homestead adjacent to the Vasse River was to enable access to water for the farm and homestead. Almost directly opposite on the other side of the Vasse River is Cattle Chosen the homestead of the Bussell family. There was a close relationship between these families as early settlers in the region.

Prior to her death in 1843, Georgiana Molloy was a keen and skilled amateur botanist, collecting specimens which were sent to academics in the UK. She collected specimens in the Augusta region and continued her collecting at Fairlawn and developed relationships with the local Wardandi women to source knowledge of these species. Her contribution is acknowledged widely and she has been recognised locally and internationally.

The property continued to operate as a farm until well into the 20th century, in recent decades the property has been developed as a reception centre with accommodation. This change of use has meant major additions and alterations have been made to the original structure and fabric.

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Aerial photographs indicate a large addition was constructed to the south elevation in the late 1990s and dormers were inserted into the original roof structure.	
Historic Theme:	Peopling WA: Colonisation Peopling WA: Demographic Development Economy: Rural Occupations Economy: Workers and Working Cultural Life: Domestic Life Social Services: Education Governing: Law, Order and Defence
Sources:	Municipal Heritage Inventory 2013. Wikepedia entries for Captain John Molloy and Georgiana Molloy, https://en.wikipedia.org/wiki/John_Molloy_(Australian_settler) https://en.wikipedia.org/wiki/Georgiana_Molloy Barry, Bernice Georgiana Molloy: The Mind that Shines, Picador, 2016.

ASSOCIATION	Association Type
Molloy family	Owners, builders and occupants.

SIGNIFICANCE	
Statement of Significance	• Fairlawn is representative of the conflict between settlers and Aboriginal people in the early years of the development of the Vasse region, as a result of major impacts on the Aboriginal people's traditional ways of living due to the attempts by Europeans to secure the expansion and development of Western Australia. • The foundation of Fairlawn in 1839 by the Molloys represents a pivotal moment in WA colonial history that led to the development of the Vasse region as an important agricultural district and service centre at the expense of the Augusta settlement. • Established by the Captain John Molloy and his wife Georgiana, the family were influential in the establishment of the community, particularly as Captain Molloy was the first Resident Magistrate in the District. • The homestead is associated with Georgiana Molloy, an amateur botanist who was significant in the identification and documentation of indigenous plant species. • The homestead and its immediate surrounds have potential to reveal archaeological evidence of past practices of construction, farming and ways of life. • Fairlawn is valued by the local and wider community as an intact remnant of the early colonial history of the State that significantly contributes to the local community's sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS









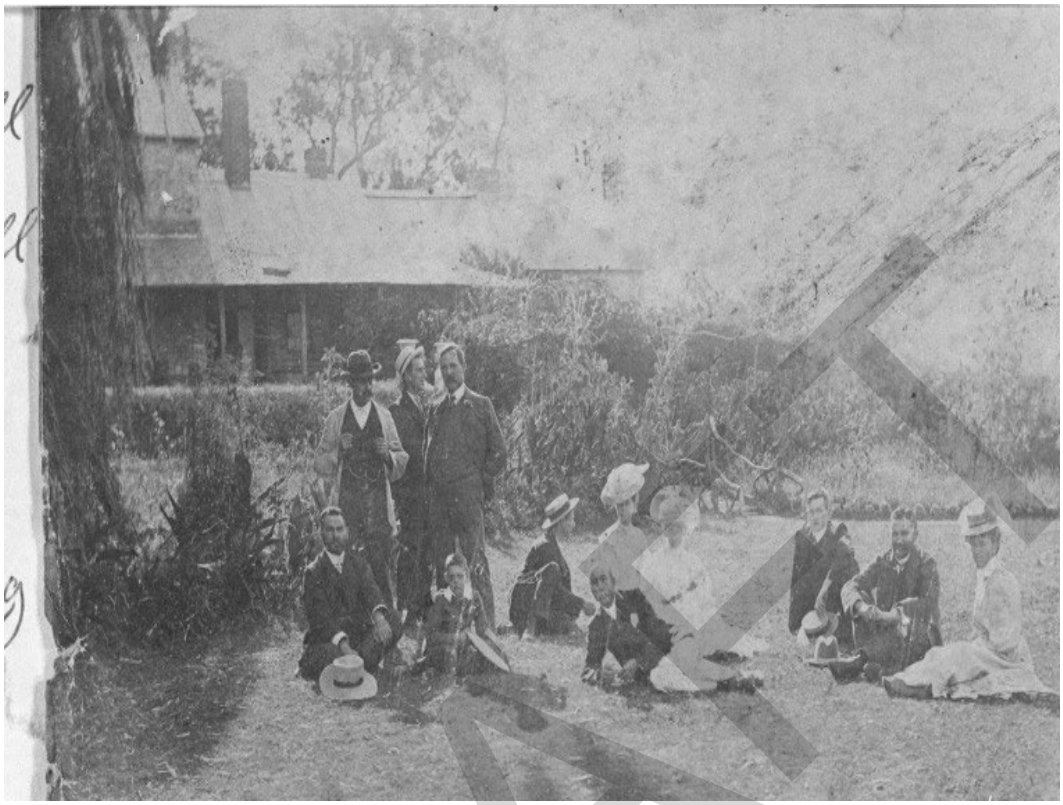
ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2013



Municipal Heritage Inventory, 2013



Fairlawn, 1900s. Courtesy SLWA image b3306283_1.

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Little Holland House, BOVELL
PN093

Management Category
Category 1



SITE INFORMATION	
Place Name:	Little Holland House (fmr)
Other Names:	
Scope of Listing	Homestead, original outbuildings and setting.
Property ID:	100049927
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No
Other Location Description	Property is also accessed via Farm House Court

LOCATION	
Street Address	53 Drovers Road, **BOVELL**
Survey Information	Lot 506; DP402928
Vol / Folio	2859/293
GPS:	-33.668229 115.353978

HERITAGE LISTING	
State Heritage Office ID:	390
Statutory Listing	Heritage List 13 Aug 2014 Heritage Agreement 12 Nov 2014
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Municipal Inventory Adopted 13 Aug 2014 Register of the National Estate Permanent 21 Mar 1978

PLACE TYPE	
Original Use:	Residential: Two storey residence
Current Use:	Residential: Two storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1911
Walls:	Limestone Timber weatherboard Brick
Roof:	Corrugated Sheet metal
Architectural Style	Federation Queen Anne.

Physical Description:

Little Holland House is a partial two-storey homestead located in a large well maintained garden of lawns and mature trees on the banks of the Vasse River.

The architectural style has been influenced by the Federation Queen Anne and Inter-War Old English styles and features the common characteristics, being a two-storey residence with timber gabling and imitation half-timbering.

The place comprises a homestead, a tennis court, paddocks and some associated buildings.

The ground floor of the homestead is mainly constructed of jarrah and limestone with walls half a metre thick. The upper level is of timber and weatherboard. The homestead has a gabled iron roof with brick chimneys.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The site of this residence is land that was originally owned by the Bussell family and subsequently acquired by Henry Prinsep (1844-1922).

Henry Prinsep was an estate manager, horse-trader, artist and civil servant. He was a man of literary and artistic pursuits, brought up in 'Little Holland House' in Kensington, the home of his aunt and uncle. He travelled to Western Australia in 1866 to view 'Belvedere' the property his father purchased, his travel plans were delayed when he met and married Charlotte Josephine Bussell (1849-1929) in 1868. He took on the management of his father's estate until 1874, when he took on a role as a civil servant in the Department of Lands. He was later appointed as the Chief Protector of Aborigines in 1898, a position that was limited by poor government funding and lack of political support. Prinsep retired in 1908 and relocated to Busselton.

The Prinsep's engaged architect George Temple Poole to design a home for themselves and their unmarried daughter Emily. The house was completed in 1911 and named after the Kensington home in which Henry was raised.

The couple were influential in their retirement in Busselton, engaging in artistic pursuits, contribution to St Mary's Anglican Church and Henry was Chairman of the Busselton Road Board for some years.

The land holding on which the property is located was gradually subdivided, most recently in 2014, the same year in which the City of Busselton and the owners entered into a Heritage Agreement for the future management of the property.

Conservation works were subsequently undertaken to improve the amenity of the place whilst retaining the heritage values.

Historic Theme:	Peopling WA: Colonisation Peopling WA: Demographic Development Cultural Life: Domestic Life Cultural Life: Arts, Culture and Entertainment. Governing: Government and Politics
Sources:	Allbrook, Malcolm; 'Henry Prinsep's Empire Framing a Distant Colony', ANU Press, 2014. Municipal Heritage Inventory 2013.

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	Erickson, Rica [comp] The Bicentennial Dictionary of Western Australians pre-1829-1888, UWA Press, 1979.

ASSOCIATION	Association Type
Prinsep family	Owners and occupants
George Temple Poole	Architect

SIGNIFICANCE	
Statement of Significance	• Little Holland House, a single and two storey farm house complex in the Federation Queen Anne style has cultural heritage significance as an unusual and picturesque application of the style in a picturesque composition located on the banks of the river. • Little Holland House has historic value for its association with Henry Prinsep, Chief Protector of Aborigines and influential figure in the arts in the Western Australian community. • The place has associations with the Bussell family who originally owned the land and through Charlotte Bussell who married Henry Prinsep. • The residence has historic value for its connection with prominent architect George Temple Poole, friend of the Bussells who designed the house. • Little Holland House is valued by the local and wider community as an intact remnant of the settlement of the area by leaders in the community in their retirement, and the style and scale of the residence demonstrates the type of home of professional men and their families.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS





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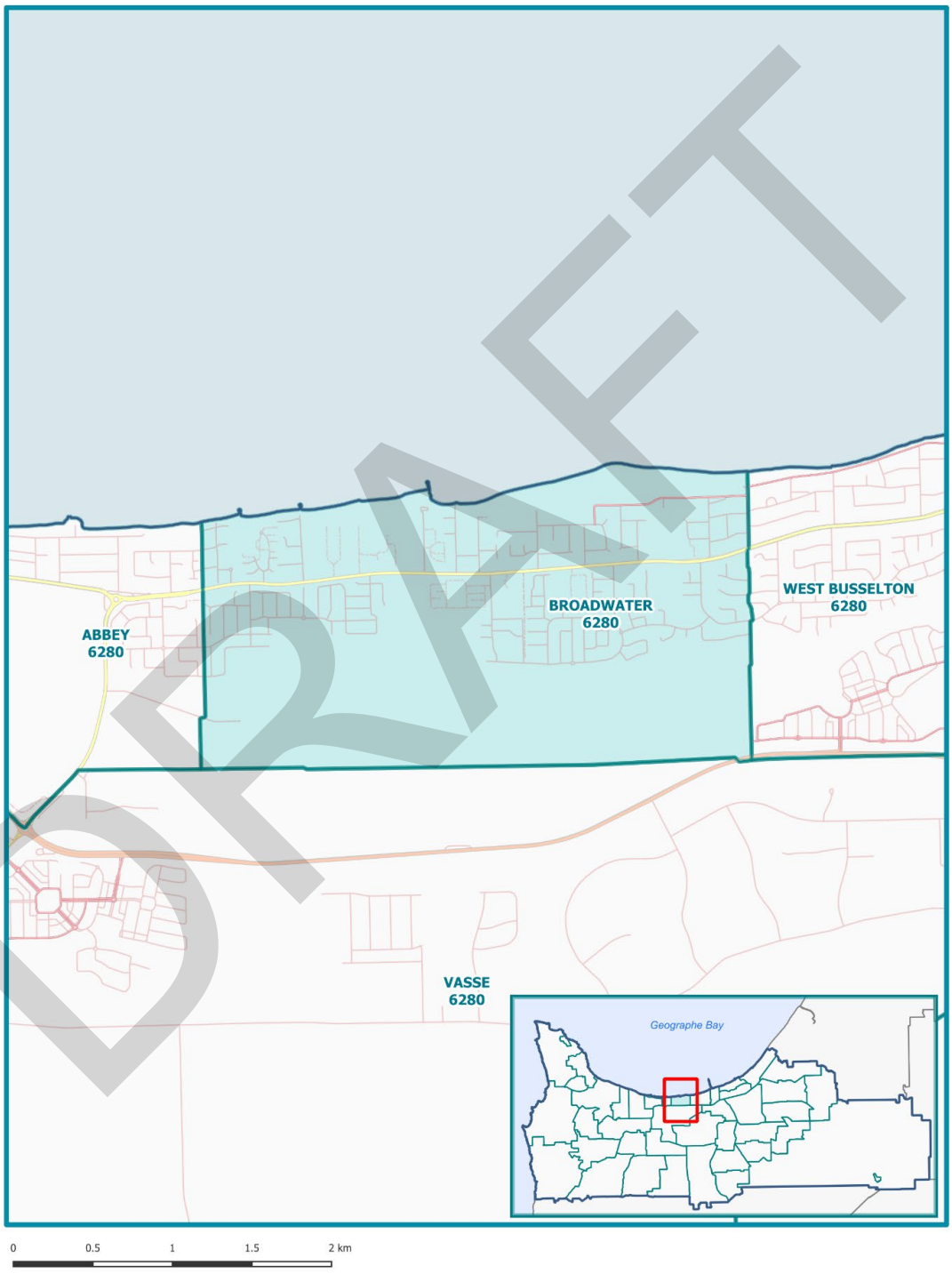
ARCHIVAL IMAGES



Little Holland House, 1919.

Courtesy SLWA image 032026PD.

BROADWATER



DRAFT

Drive-in Cinema, BROADWATER
PN172

Management Category
Category 4



SITE INFORMATION	
Place Name:	Drive-in Cinema
Other Names:	
Scope of Listing	N/A
Property ID:	100003815
Place Type:	Historic Site
Ownership:	Private
Public Access:	Yes

LOCATION	
Street Address	500 Bussell Hwy, **BROADWATER**
Survey Information	Lot 3; D25824
Vol / Folio	4001/781
GPS:	-33.661260 115.285940

HERITAGE LISTING	
State Heritage Office ID:	18159
Other Listing	Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Social/Recreational: Drive In
Current Use:	Vacant
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1960

Walls:	N/A
Roof:	N/A
Architectural Style	
Physical Description: N/A	
Condition:	N/A
Integrity	N/A
Authenticity	N/A

HISTORICAL INFORMATION	
This site retains some minimal evidence of the former Drive-In which operated at this location from 1960 to 2015. The Drive-In was a popular destination for the Busselton community when it opened, in common with other communities across Western Australia. The popularity declined over the decades eventually leading to its closure in 2015.	
Historic Theme:	Cultural Life: Recreation - Arts, Culture and Entertainment
Sources:	End of the road for historic Busselton Drive-in, Perth Now, March 15, 2015. https://www.perthnow.com.au Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.

ASSOCIATION	**Association Type**

SIGNIFICANCE	
Statement of Significance	• The remaining evidence of the former Drive-In at this site has historic value for its association with this popular form of entertainment in the second half of the 20th century. • The site has social value for the many members of the Busselton community who attended the Drive-In and it contributes to the community sense of place.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

ARCHIVAL IMAGES



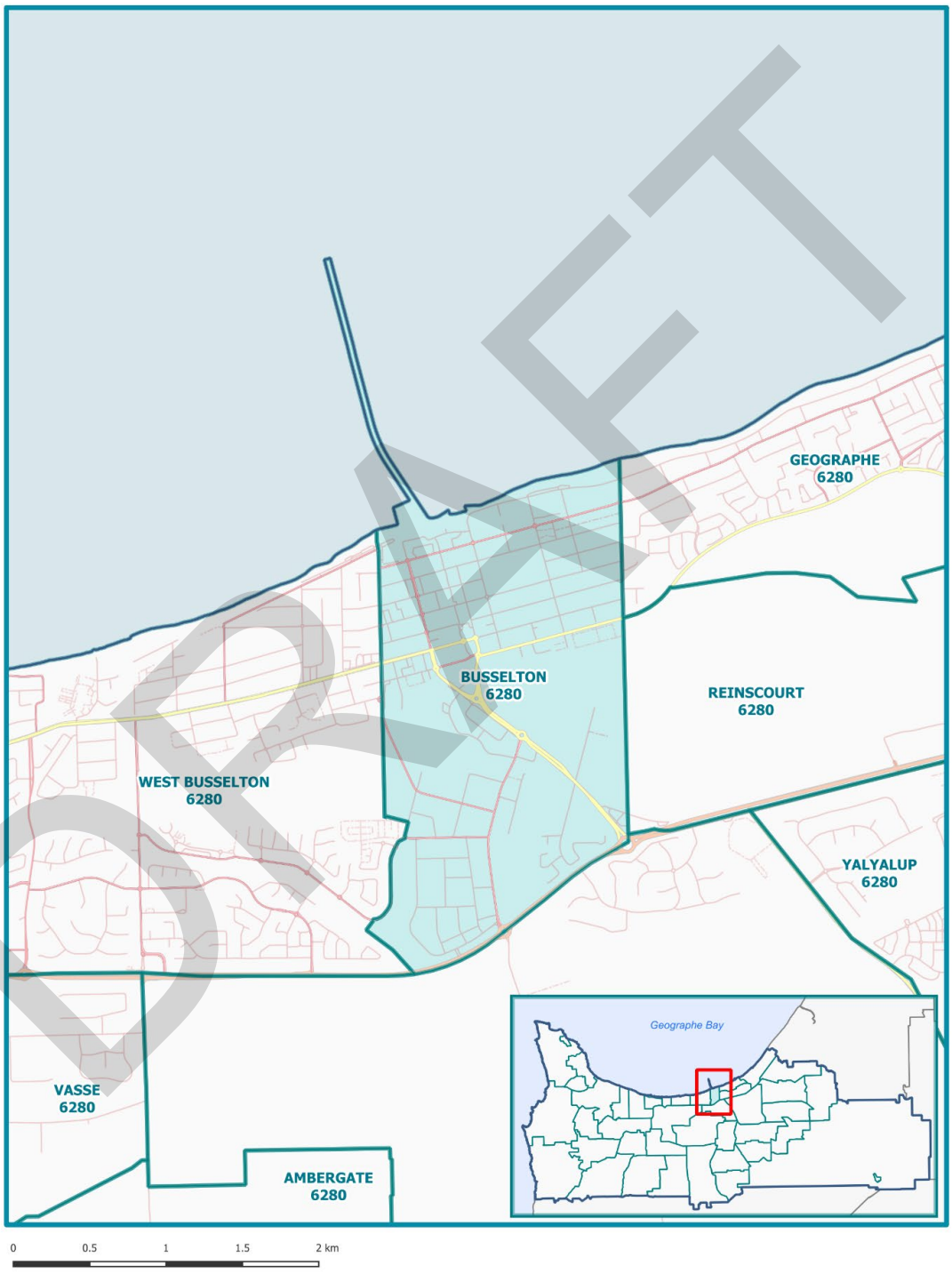
Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013

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BUSSELTON



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Agricultural Bank of Western Australia (fmr), BUSSELTON
PN001

Management Category
Category 1



SITE INFORMATION	
Place Name:	Agricultural Bank of Western Australia (fmr)
Other Names:	Agriculture Western Australia ArtGeo Gallery Office of the Department of Agriculture
Scope of Listing	Original building on the site
Property ID:	100014565
Place Type:	Individual Building or Group
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	7 Queen St, **BUSSELTON**
Survey Information	Lot 468; DP162689
Vol / Folio	2229/712
GPS:	-33.646854 115.343811

HERITAGE LISTING	
State Heritage Office ID:	405
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Classified by the National Trust Classified 12 Nov 2001
Statutory Listing	State Register Registered 14 May 1999

PLACE TYPE	
Original Use:	Commercial: Bank
Current Use:	Gallery
Other Use:	Gallery

CONSTRUCTION DETAILS	
Construction Date:	1931; 1960s; c2005
Walls:	Terracotta Tile
Roof:	Rendered brick and face brick
Architectural Style	Inter-war Free Classical.

Physical Description:

The former Agricultural Bank building is a single storey brick and tile building, with rendered details, designed in the Inter-War Free Classical Style.

The front of the building features a porch that displays a formal arcade of three arches either side of rectangular openings. Four broad pilasters, two each side of the rectangular openings, carry the frieze. The frieze, a rendered band above the arches, contains the words: 'Agriculture WESTERN AUSTRALIA' in black letters.

The front facade is symmetrical with two large twelve paned, double-hung windows on either side of the front door. The double leaf front door is timber with four moulded sections to each leaf. A large, eight paned fanlight is located above these doors.

The sides of the building display stretcher bond brickwork with a rendered band below the eaves line that is the same as that found at the front. Six, double hung sash windows (similar in detail to the front windows) are evenly spaced down both sides of the building.

The roof covering the main section of the building is hipped and clad with clay tiles and the boxed eaves have decorative modillions. A rendered chimney-stack, with moulded details, is located on the southern side of the building towards the rear of the building.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

This building was constructed in 1931 to accommodate the Busselton Branch of the Agricultural Bank. This was a state government authority therefore the building was designed by the Public Works Department of WA. Tenders for the construction of the building were called in June 1931 and Busselton contractors, Falkingham and Newman were the successful tenderers with a tender of £1880. The building was opened on 4 December 1931 by Premier Sir James Mitchell and lead by the Mayor of Busselton Robert Falkingham, also the builder. The first manager was Mr W.W. Vickery.

The Agricultural Bank assisted farmers in regional Western Australia secure loans for development of their properties, and was significant in the administration of the Group Settlement scheme.

The Agricultural Bank was restructured in the 1940s and became the Rural and Industries Bank in 1944. In the 1950s, the bank also began to offer Savings Bank facilities.

In 1956, the building was sold to the Public Works Department and was used to accommodate the Department of Agriculture and Forestry. This change of use lead to modifications to the building in the 1960s.

In 2005, the building was purchased by the City of Busselton who adapted the building for a community use. Since that time the building has undergone minimal alterations to enable its use as a gallery space for the wider ArtGeo complex.

In 2021, the City of Busselton approved the construction of a new performing arts and convention centre on the adjoining land to the south. These works began in 2022 and during the construction phase, the former bank building has been used as a site office. On completion of the project it is proposed that the former Agricultural Bank building will be used as a commercial bar facility.	
Historic Theme:	Economy: Rural Occupations Economy: Commerce Cultural Life: Recreation - Arts, culture and Entertainment
Sources:	The West Australian, 11 July 1931, p. 10. P0405 Office of the Department of Agricultural Assessment Documentation for inclusion on the State Register of Heritage Places, 14 May 1999. https://inherit.dplh.wa.gov.au Municipal Heritage Inventory 2013. City of Busselton New Performing Arts and Convention Centre https://yoursay.busselton.wa.gov.au/pac

ASSOCIATION	Association Type
Falkingham and Newman	Builders

SIGNIFICANCE	
Statement of Significance	• The place is a simple elegant building designed in the Inter-War Free Classical Style. The balanced proportions of the front façade sit well with the tiled hipped roof which is presented to Queen Street. The building has an air of solidity and permanence which was, no doubt, the impression that the Agricultural Bank wished to convey to its customers. • Office of the Department of Agriculture is located on the north west corner of Queen Street and Marine Terrace and together with the Old Goal and Court House, plays a major role in visually terminating the commercial precinct of Busselton from the marine recreational environment. Due to its size and elevation, the building sits prominently on its corner location and compliments the earlier judicial complex on the eastern corner. • The building is associated with the development of the Agricultural Bank of Western Australia, particularly during the period when the Bank commenced its programme of decentralisation. The Agricultural Bank was extremely important to the agricultural development of Western Australia as it was responsible for expanding the State's agricultural base. • The establishment of a branch office in Busselton of the Agricultural Bank emphasises the role that Busselton played during the 1930s as a service centre for the Group Settlement Scheme. • Office of the Department of Agriculture operated as the Busselton Branch of the Agricultural Bank and provided, through its field officers, assistance to many farmers new to the district, as well as established farmers. This assistance helped establish the farming community of Busselton and in its turn the commercial arm of the community. • Office of Department of Agriculture has significance for the people of Busselton as it contributes to their sense of place and is a reminder of the importance of the town as a service centre for the surrounding district. • Since the conversion of the building to a gallery space the building is valued for its association with the support of the arts in the region and for the many events held in the space.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.

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Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005

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Armstrong Cottage, BUSSELTON
PN002

Management Category
Category 2



SITE INFORMATION	
Place Name:	Armstrong Cottage
Other Names:	Jerry Wood's Cottage
Scope of Listing	Original building on the site
Property ID:	100047860
Place Type:	Individual Building or Group
Ownership:	Private ownership
Public Access:	No

LOCATION	
Street Address	2 Adelaide St, **BUSSELTON**
Survey Information	Lot 20; D100237
Vol / Folio	2762/949
GPS:	-33.648550; 115.341820

HERITAGE LISTING	
State Heritage Office ID:	2929
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Register of the National Estate Indicative Place Classified by the National Trust Recorded 02 Feb 1976 Heritage List 13 August 2014

PLACE TYPE	
Original Use:	Residential: Single storey residence
Current Use:	Residential: Single storey residence
Other Use:	Residential: Single storey residence

CONSTRUCTION DETAILS	
Construction Date:	1890
Walls:	Corrugated metal sheeting
Roof:	Limestone
Architectural Style	Federation Queen Anne.

Physical Description:

The house is located close to the front boundary and to the West Street boundary, with a modern brick pier and palisade fence around its street boundaries. The cottage is a distinctive symmetrical building that uses the decorative elements of the style, with steeply pitch gabled roofs sheeted with Colorbond custom orb roofing.

The walls are limestone with quoins and there is a low-pitched verandah with stop chamfered posts and post brackets. The front door is part glazed with side and hopper lights surrounding it, while windows are double hung sashes. A later development that employs a similar architectural language is located to the rear and east of the cottage.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

This cottage was built c1890 for Police Commissioner Capt Frederick Arthur Hare (1852-1932) and his wife Margaret Elizabeth Brockman (1862-1924). The couple had married in Perth in 1888 when Frederich Hare was acting Government Resident in Albany. He had previously been Government Resident in Broome. No details of the builder or architect of the cottage has been detemined.

Information from the electoral rolls suggest that Margaret Hare lived at the house during the 1900s whilst her husband undertook government appointments in York and Kalgoorlie. The couple had four children and by 1910, Margaret was living in Kelmscott.

Previous research has determined that the house changed ownership and occupancy many times. In the 1900s it was owned by local businessman Mr Woods and in the 1920s, the place was occupied by pastoralist Claude Laffer and his wife, Eleanor Forrest Laffer, matron of the Busselton Hospital . It is understood she used this place as a private hospital as a maternity hospital. This was a common practice in the first half of the 20th century where women would give birth in residences that were often within walking distance of their own homes. Often only one or two women were accommodated at a time in these 'Lying In' Hospitals.

In the 1950s, or possibly earlier, it was transferred to Cedar George Armstrong, dairy farmer of Mouquet Farm, Margaret River. The cottage was occupied by his mother Levessa Ann Lenore Armstrong, nee Cotton (1899-1987) from at least 1954 to 1972. It is likely the residence was used by members of the Armstrong family when visiting from the farm.

The Armstrong family may have owned the property prior to and subsequent this period of occupancy. It is through this association that the place aquired its name.

Aerial photographs indicate that the addition to the rear of the original cottage was built in the period between 1970 and 1986. Since that time there have been additions to the garage on the southern property boundary and the corrugated iron roof cladding has been replaced with red zincalume sometime in the 1990s.

Historic Theme:	Peopling WA: Demographic Development Economy: Rural occupations. Social Services: Health
Sources:	Municipal Heritage Inventory 2013. Australian Electoral Rolls, 1903-1983. Wise's Post Office Directories. The South Western News, 3 August 1923, p. 2.

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ASSOCIATION	Association Type
Armstrong family	Owners and occupiers
Nurse Laffer	Occupier and provider of medical services
Hare family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• The residence is a simple but well detailed example of the Federation Queen Anne style executed in Limestone. • Through its location on a prominent corner and its well maintained setting it is a landmark in the streetscape. • The place is associated with the settlement and expansion of the Busselton townsite in the late 19th century by government officials and their families. • The place has historic value as an example of how midwifery was practiced in the first decades of the 20th century using residences for birthing and recovery in close proximity to the family home. • The cottage has historic value as a demonstration of the practice of many families who maintain a residence in a regional centre alongside the family farm. • The cottage has social value as its longevity of function and presence in the streetscape contribute to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





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ARCHIVAL IMAGES	
	
Municipal Heritage Inventory, 1995	Municipal Heritage Inventory, 2005

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Bovell's Cottage, BUSSELTON
PN006

Management Category
Category 1



SITE INFORMATION	
Place Name:	Bovell's Cottage
Other Names:	
Scope of Listing	Original building on the site
Property ID:	100018861
Place Type:	Individual Building or Group
Ownership:	Private ownership
Public Access:	Restricted
Other Location Description	

LOCATION	
Street Address	11 Adelaide St, **BUSSELTON**
Survey Information	Lot 2; D14773
Vol / Folio	2161/774
GPS:	-33.647751 115.342753

HERITAGE LISTING	
State Heritage Office ID:	385
Other Listing	Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 20 Jun 1996 Classified by the National Trust Classified 02 Feb 1976 State Heritage List registered 01 Dec 1995

PLACE TYPE	
Original Use:	Residential: Single storey residence
Current Use:	Residential: Two storey residence
Other Use:	Residential: Two storey residence

CONSTRUCTION DETAILS	
Construction Date:	1882
Walls:	Timber shingles
Roof:	Limestone
Architectural Style	Victorian Geogian.

Physical Description:

Bovell's Cottage is sited in a garden setting and the building is framed by plantings of Peppermint Trees.

It was a single storey building, but now has loft accommodation. The ground floor is constructed in limestone and the steeply pitched roof is covered in shingles once more, having been sheeted with corrugated iron for a considerable period following the removal of the original shingles.

The verandah is supported on stop-chamfered posts. Windows are double hung sashes with slim glazing bars and timber lintels. The floors are of pitsawn timber. The loft has been converted to accommodation and a stair added to the western end of the house.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Irish born Joseph Bovell (1839-1903) arrived in Western Australia on 20 October 1859 aboard the 'West Australian' with his wife Elizabeth Burnside and their son William. The couple had six more childen after arriving in the Swan River Colony.

Joseph Bovell was employed in the Police Force for several years before settling in Busselton and becoming the proprietor of the Ship Hotel in the late 1870s. He appears to be a man of diverse business interests as he was part owner of a cutter 'Paragon' which is likely to have been used for trading along the coast. Joseph Bovell purchased the parcel of land which included the future site of Bovell's Cottage in 1879.

A small item in the The West Australian on 15 August 1882 records the near completion of Bovell's cottage. It was described as a 'five-roomed cottage, with a hall thoroughout … [which] will be the best house of its class in the district, the rooms being all of a good size and lofty, - a great thing in our semi-tropical district'.

The cottage remained in the Bovell family after the deaths of Joseph and Elizabeth (Jane) in the 1900s. Their daughter May Ann (1864-1921) operated the place as a guest house until her death in 1921.

The property was subsequently transferred to bootmaker Thomas Prosser and his wife Elizabeth Helen, nee Jarvis. Elizabeth Prosser lived on in the house following Thomas's death in 1946, until her death in 1958.

Elizabeth's sister, Alice May Jarvis who designated her occupation as dressmaker was bequeathed the property and she lived there until at least the 1970s. The property was bequeathed to her nephew Melville Jarvis following Alice Jarvis's death in 1981.

It is noted in previous research that the house was used as holiday accommodation during the 1970s and 1980s.

In 1997, it was transferred to a new owner who converted the property for use as an office premises. It is probable that it was during this time that the loft was converted to accommodation space and the external stairs were added. Aerial photographs confirm that the stairs were constructed between 1992 and 2001 and the corrugated iron roof was replaced with shingles.

Since that time the place has undergone minimal external changes.

Historic Theme:	Cultural life: Domestic Life Peopling WA: Demographic Development
Sources:	The West Australian, 15 August 1882, 1882, p. 3. Municipal Heritage Inventory 2013.

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	Australian Electoral Rolls, 1903-1983. Wise's Post Office Directories. Erickson, Rica [ed] The Bicentennial Dictionary of Western Australians pre-1829-1888, UWA Press, 1987. Bovell's Cottage Conservation Plan, Hocking Planning & Architecture, November 1998.

ASSOCIATION	Association Type
Joseph Bovell	Owner and occupier
Bovell family	Owners and occupiers
Prosser family	Owners and occupier

SIGNIFICANCE	
Statement of Significance	• The cottage is a fine example of a single-storey rural cottage in Victorian Georgian style executed in stone and shingles. • The cottage is closely associated with Joseph Bovell, one of the settlers of the south-west region, in the 1850s who was influential in the settlement and development of Busselton. • The construction of the place may have the potential to reveal evidence of past building practices. • The continuity of Bovell's Cottage in the streetscape close to the Busselton townsite since the late 19th century contributes to the community's sense of place.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS	
	

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ARCHIVAL IMAGES



Municipal Heritage Inventory, 2013.



Municipal Heritage Inventory, 2013



Bovells Cottage, c1900. Courtesy SLWA b3317970.

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Busselton Jetty, BUSSELTON
PN012

Management Category
Category 1



SITE INFORMATION	
Place Name:	Busselton Jetty
Other Names:	
Scope of Listing	Whole jetty structure
Property ID:	100047441
Place Type:	Other Structure
Ownership:	State Government vested in City of Busselton
Public Access:	Yes
Other Location Description	

LOCATION	
Street Address	Queen St, **BUSSELTON**
Survey Information	Lot 350; DP55296
Vol / Folio	LR3158/792
GPS:	-33.644240 115.344849

HERITAGE LISTING	
State Heritage Office ID:	423
Other Listing	Classified by the National Trust Classified 03 Jul 1978 Statewide Lge Timber Str Survey Completed 11 Dec 1998

	Port-related Structures Survey Completed 31 Oct 1995 Register of the National Estate Permanent 28 Sep 1982 Municipal Inventory Adopted 20 June 1996
Statutory Listing	State Register Registered 22 Nov 2013

PLACE TYPE	
Original Use:	Transport/Communications: Jetty
Current Use:	Transport/Communications: Jetty
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1865, 1875, 1884, 1887, 1890, 1894, 1895, 1896, 1911, 1960
Walls:	N/A
Roof:	Timber, steel, concrete
Architectural Style	N/A.

Physical Description:

Busselton Jetty is a timber jetty, now refurbished in a combination of timber, steel and concrete, with a total length of approximately 1820m and a maximum width of 12m, situated at the eastern end of Geographe Bay.

Buildings constructed as part of the use of the jetty for recreational and tourism purposes include the Interpretive Centre at the southern end (2001) and the Underwater Observatory at the northern end (2003).

Condition:	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION

Busselton Jetty was constructed in stages from 1865 onwards to 1911 for the West Australian Timber Company. Although declining in importance as a general transport route, coastal shipping still provided a vital link in Busselton's transport, and this relied upon the Busselton Jetty.

The original portion of the jetty was built in 1865 and, throughout the following 25 years, a total of 5919 ft was built.

In 1911, a railway spur line to the jetty was erected to cope with the traffic from the large timber export trade from the hinterland. It was the longest jetty to be constructed in the southern hemisphere. One of Busselton's main town features is its jetty. With the closure of the port in 1972, maintenance on the jetty ceased.

In 1978, Cyclone Alby demolished the promenade section of the jetty and caused extensive damage to the rest of the structure. The town was essentially deprived of a popular tourist attraction.

In October 1987, the people of Busselton formed the Busselton Jetty Preservation Committee to accept the huge responsibility of raising funds to restore the jetty. Together with the State Government, they have raised over $1,500,000. Repairs and renovations to the narrow railway jetty, including decking and side railings, and maintenance to the main structure, made it safe for use by pedestrians and fishermen and, in March 1995, a new tourist train commenced running.

In 1999, a fire damaged the jetty, cutting off access to the last 150 metres of the structure. The final stage of development was the construction of an underwater observatory. The interpretative centre opened in 2001 and the observatory opened in 2003.

Because of ongoing deterioration, further investigations were undertaken into the structural viability of the jetty in 2006. It was revealed that further reconstruction works were needed and a period of lobbying and fundraising ensued. Significant funds were secured from the State and Federal governments and private donations.

In 2009, the jetty was closed and a major program of works followed including replacement of piles, decking and structural elements. Other works completed as part of the refurbishment included new timber balustrades, fishing/swimming platforms, a disabled access ramp to a low level fishing/swimming platform, seats and fish cleaning stations.

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The refurbished jetty was opened on the 5th February 2011 by Premier Colin Barnett. The jetty train service recommenced in March 2011 and the full scope of conservation and reconstruction works were officially completed in June 2012. In the following years the City of Busselton embarked on a major program of improvement works for the foreshore adjacent to the jetty. This included the relocation of the former Busselton Railway Station to create a new Visitors Centre, and alongside a new shed was built for the jetty train. These works meant there were some minor works at the junction of the jetty to the foreshore. At present (2024) the jetty continues to be an popular destination for tourists and local residents.	
Historic Theme:	Infrastructure: Transport and Communications Economy: Commerce
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs P0423 Busselton Jetty, Assessment Documentation, Department of Planning Lands and Heritage

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The jetty is believed to be the longest timber jetty constructed in the Southern Hemisphere and has aesthetic and landmark qualities due to its considerable scale and length, its strong presence in the seascape and its visibility when viewed from the shore; • The jetty has played a central role in the social and commercial development of the Busselton region from 1865 to the present, particularly in relation to the timber industry and tourism. • It is highly valued by the community for its contribution to the economic growth of the locality, as an on-going source of employment and as a place of continued use for recreational and tourism purposes especially the social activity of promenading popular in the late 19th and early 20th century. • The place has scientific value owing to the unique marine environment that has developed around the jetty's piles. • The place is a State icon and its importance to the community is demonstrated through efforts for its preservation by the local and wider community, and the State Government.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS

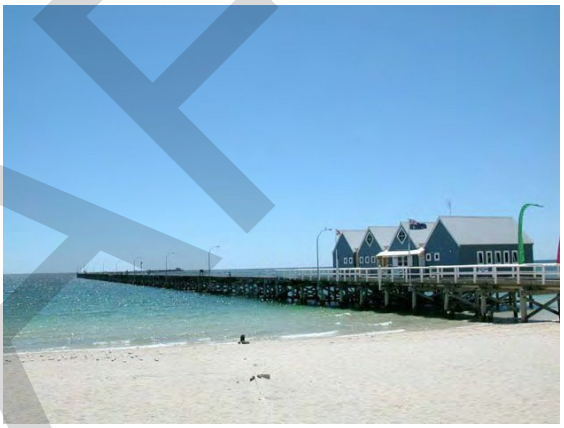




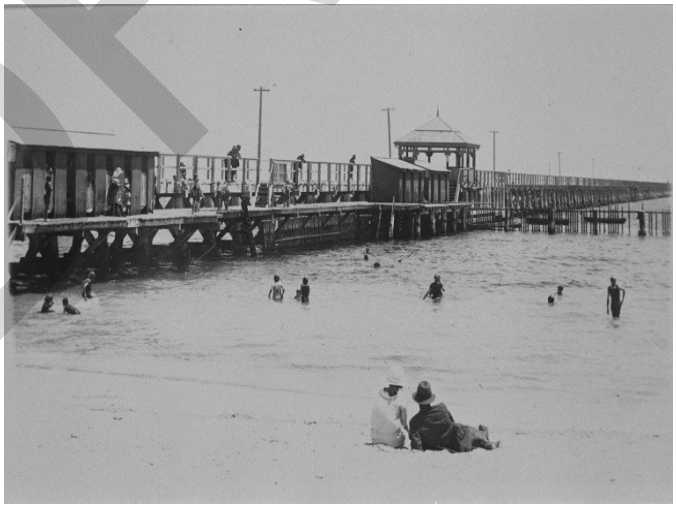
ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005



Busselton Jetty, c1920. Courtesy SLWA image b3305371

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Busselton Post Office, BUSSELTON
PN013

Management Category
Category 3



SITE INFORMATION	
Place Name:	Busselton Post Office
Other Names:	Old Busselton Post Office
Scope of Listing	Only the original building on the site
Property ID:	100001164
Place Type:	Individual Building or Group
Ownership:	Commonwealth of Australia
Public Access:	Limited

LOCATION	
Street Address	70 Prince St, **BUSSELTON**
Survey Information:	Lot 17; D70540
Reserve:	
Vol / Folio	1785/373
GPS:	-33.650809 115.346870
Other Location Description:	Cnr Stanley Street

HERITAGE LISTING	
State Heritage Office ID:	410
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Transport/Communications: Post Office
Current Use:	Transport/Communications: Post Office
Other Use:	Transport/Communications: Telephone Exchange

CONSTRUCTION DETAILS	
Construction Date:	1898, 1921, 1925, 1953, 1990s
Demolished/Relocated:	
Walls:	Rendered Brick
Roof:	Terracotta tiles
Architectural Style	Federation Bungalow

Physical Description:

The Busselton Post Office is located on the corner of Prince and Stanley Streets with its main elevation addressing Prince Street. The public areas surrounding the building are paved and landscaped.

The single storey building has a hipped tiled roofed building with a return verandah with rendered masonry columns that feature decorative rendered bands, the verandah roof is corrugated sheet metal. The verandah is concrete and accessed by stairs and balustrades are simple metal pipes. The form and some remaining detail reflects the Federation Bungalow style.

The Prince Street elevation has a projecting hipped gable that denotes the main entrance and leads to the private post boxes.

The Stanley Street elevation has a partially enclosed with glass panels between the masonry columns of the verandah. A curved element is located in the centre of this elevation above the verandah roof.

Condition:	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION

This Post Office was the third Post Office in Busselton and was constructed to cope with the growth of the population and economy in the district in the late 19th century.

The building was designed by the WA Public Works Department after the site was secured in 1896. Previous research has determined that the building was completed in 1898 and the first Post Master at this site was Alfred Ferdinand.

In 1900, with the Federation of Australia, Postal Services came under the jurisdiction of the Commonwealth Government. A 1914 photograph of the Busselton Post Office held by National Archives of Australia shows that the Stanley Place elevation was a deep verandah supported on face brick columns. Later photographs and the current form indicate that this verandah was enclosed and then reopened, and the face brick finish was rendered.

Items in the local press indicate that works were undertaken in the 1920s which removed some of the original detail, and a new telephone exchange building was constructed on the site c1953. This new building was constructed to the west of the Post Office, addressing Prince Street.

Since that time the interiors of the Post Office have been upgraded to accommodate changing requirements and standards.

In the late 1980s, additions were undertaken on the elevations and in the 1990s a new high level awning was constructed over the access road from Prince Street. The roof cladding was replaced in 2019 with a tile that more closely resembled the original terracotta tile.

The building continues to operate as the Busselton Post Office.

Historic Theme:	Peopling WA: Demographic Development Infrastructure: Transport and Communications
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs The West Australian, 6 August 1953, p. 16. South Western Times, 11 December 1925, p. 5.

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	Bunbury Herald and Blackwookd Express, 22 March 1921, p. 2.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The remaining form and some detail of the Post Office Building is a simple expression of the Federation Bungalow style in brick and tile. • The Post Office is on a prominent corner and is landmark in the Busselton Townsite since the 1890s. • The construction of this large Post Office is 1898 demonstrates the confidence the State Government had in the future of the region. • The changes of the built form of the Post Office demonstrates the periods of development and change in the evolution of the community and technology. The incorporation of telephone services in the building and then the seperation of these services is a key period of change. • The Busselton Post Office is valued by the majority of the Busselton community for the role it plays in the provision of services and it is widely visited by community members. • The place contributes to the community sense of place for its continuity of form and function since the late 1890s.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ADDITIONAL PHOTOGRAPHS





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ARCHIVAL PHOTOGRAPHS



Municipal Inventory 1995.



Post Office1937. NAA K1131 W270A



Post office 1964, NAA K1209



Busselton Post Office 1954. SLWA slwa_b4537911_2.

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Post Office 1914, NAA K1209

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Churchill Park, BUSSELTON
PN015

Management Category
Category 3



SITE INFORMATION	
Place Name:	Churchill Park
Other Names:	
Scope of Listing	Whole of the Park grounds and structures
Property ID:	100008664
Place Type:	Urban Park
Ownership:	Local Government
Public Access:	Yes
Other Location Description	

LOCATION	
Street Address	78 Adelaide St, **BUSSELTON**
Survey Information	Lot 410; DP216960
Vol / Folio	1850/572
GPS:	-33.647396: 115.351029

HERITAGE LISTING	
State Heritage Office ID:	5320
Other Listing	Municipal Inventory Adopted 20 Jun 1996

DRAFT

PLACE TYPE	
Original Use:	Park/Reserve
Current Use:	Park/Reserve
Other Use:	Social/Recreational: Sports Hall

CONSTRUCTION DETAILS	
Construction Date:	c1947
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.

Physical Description:

The place comprises a large area at its eastern end and sporting facilities such as bowling greens, tennis courts at the western end with its main entry from the south.

It is fenced with a chain-link fence and there are many structures arranged around the site including horse stalls, clubrooms and a minor spectator stand.

Much of the site is grassed and there are trees planted around the site perimeter.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

This recreation ground was established in the early 20th century and was known as the Busselton 'Rec'. In 1946, the Busselton Municipal Council decided to name the park in honour of Winston Churchill who was celebrated at that time for his role in leading Great Britain through World War Two.

The Recreation Ground had been in existence from the early 1900s for cricket, although members of the cycling, tennis and football clubs lobbied the Council for facilities on the ground.

Over the evolution of the ground, new facilities have been added and others have been removed. The place continues to be used for passive and organised recreation.

Historic Theme:	Cultural Life: Recreation - Sport International Links
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. South Western News, 26 September 1963, p. 8. Southern Times, 22 March 1900, p. 3.

ASSOCIATION	Association Type
Winston Churchill	Name association

SIGNIFICANCE	
Statement of Significance	• The grounds have aesthetic value as an area of open landscape and mature trees in a largely built up residential area that provides comparison to the surrounding streetscape. • The place has historic value as it has been the venue for sports and social activities from the early 20th century to the present day. • Churchill Park has social value as an important part of Busselton's range of sporting facilities that are regularly and consistently use by wide sections of the community.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.

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Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995.



Municipal Heritage Inventory, 2013.

DRAFT

Commercial Hotel (fmr), BUSSELTON
PN018

Management Category
Category 2



SITE INFORMATION	
Place Name:	Commercial Hotel (fmr)
Other Names:	Albies Coffee Palace
Scope of Listing	Original building on the site
Property ID:	100036735
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	107-117 Queen St, **BUSSELTON**
Survey Information:	Lot 5; D12354
Reserve:	------
Vol / Folio	1561/649
GPS:	-33.651715 115.345309
Other Location Description:	North west corner of Queen and Albert Streets

HERITAGE LISTING	
State Heritage Office ID:	5321

Other Listing	Municipal Inventory Adopted 20 Jun 1996 Statewide Hotel Survey Completed 01 Nov 1997
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Commercial: Hotel
Current Use:	Commercial: Hotel
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1897
Demolished/Relocated:	N/A
Walls:	Rendered Brick Limestone
Roof:	Corrugated Metal sheeting
Architectural Style	Federation Filigree.

Physical Description:

The hotel is a two storey rendered brick and iron hotel building with a verandah on the two principal elevations giving the place its Federation Bungalow appearance.

The main roof is steeply pitched and forms a hip at the street corner, while the verandah is separately pitched off a wall plate and is set at a lower pitch. The two-storey verandah is carried on timber posts and has a simple timber balustrade with vertical balusters.

The upper level of the main facades retain the timber sash windows that are consistent with the original construction period. The lower level facades are largely remodelled and demonstrate styles of contemporary commercial premises.

Condition:	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION

Previous research has determined that the hotel was built by contractor Robert Donald c1890 for George William Barnard Senior (1873-1941). Barnard was a prominent member of the Busselton community serving on the Municipal Council and on three occassions as Mayor.

In 1897, it was noted in the local press that a new store was being built by Barnard and Son. This is likely to be the Coffee Palace which was part of the Barnard business operating in Busselton in 1898. Barnard advertised the place in October 1898 as providing excellent accommodation for visitors as the house had large spacious verandahs. In November of the same year he applied for a Eating, Boarding and Lodging House License for the rooms he occupied on the corner of Queen and Albert Streets. By February 1900, he applied for Publican's General License for the House, described as a two storey stone building, three sitting rooms and nine bedrooms, exclusive of the those used by himself. The house had been operating as a Coffee Palace for twelve months and planned to name the premises the Commercial Hotel. The transition to a hotel is likely to represent the demands of the visitors to the town which was becoming a popular holiday destination.

George Barnard held the license for several years. On the death of George Barnard Senior in 1930 the license was held by members of the Barnard family.

In 1938, the tender of £2140 from R.Falkingham and Sons were accepted by G. Barnard and Son to undertake the alterations and additions to the hotel designed by architect W.G. Bennett. The works were described as extensions to the bars and lounge, storage accommodation and the remodelling of the front elevation.

Additions were made to the eastern side of the building in the early 1970s. The place has been constantly upgraded with improvements to the exteriors, restaurant, and bar facilities as standards and expectations have changed.

Aerial photographs indicate the the form and extent of the original hotel have not changed since the mid 20th century.

Historic Theme:	Peopling WA: Demographic Development Economy: Commerce

Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. The West Australian, 28 October 1898, p.1; 23 Nov 1898, p.1; 15 Feb 1900, p.1; 18 June 1938, p. 4. Bunbury Herald, 19 Oct 1897, p. 3.

ASSOCIATION	Association Type
George William Barnard	Owner, licensee and occupier
William Garnsworthy Bennett	Architect
Falkingham & Sons	Builder
Robert Donald	Builder

SIGNIFICANCE	
Statement of Significance	• This place has historic value for its association with George William Barnard who was a prominent member of the Busselton community in the late 19th and early 20th century for his role in business and local government. George Barnard instigated the construction of the building which remained in family ownership for many decades. • The place has historic value for its association with the development of Busselton as a holiday destination from the late 19th century. The place was originally a coffee palace and then became a hotel as Busselton became a popular holiday destination. • The changes to the building throughout the 20th century are consistent with the periods of development in the region and the acknowledgement that facilities needed to change to attract visitors in the late 1930s and in the period following World War Two. • This hotel has been serving the Busselton community and visitors to the town since the late 19th century and consequently is well known by wide sections of the community. It has been the location of social events and the workplace for many individuals which contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS



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ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



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Commercial Hotel, 1920s. Courtesy SLWA image 000927d.

DRAFT

Esplanade Hotel, BUSSELTON
PN022

Management Category
Category 2



SITE INFORMATION	
Place Name:	Esplanade Hotel
Other Names:	
Scope of Listing	Original building on the site
Property ID:	100047591
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes
Other Location Description	

LOCATION	
Street Address	30-38 Marine Tce, **BUSSELTON**
Survey Information	Lot 20; DP67307
Vol / Folio	2749/677
GPS:	-33.646960: 115.345410

HERITAGE LISTING	
State Heritage Office ID:	397
Other Listing	Statewide Hotel Survey Completed 01 Nov 1997 Municipal Inventory Adopted 13 Aug 2014 Heritage List 13 August 2014 Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Commercial: Hotel
Current Use:	Commercial: Hotel
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1899
Walls:	Corrugated Metal sheeting
Roof:	Rendered brick
Architectural Style	Federation Free Classical.

Physical Description:

The Esplanade Hotel is a two storey stucco brick and iron building in the Federation Free Classical style. It has a curved pediment to mark the main entrance and flanking wall planes terminating in pedimented bays at each end of the main façade. The roof is corrugated iron articulated with stucco-decorated chimneys.

In the 21st century, the additions that spanned the whole frontage were removed and a serrated roof line applied to a modest infill at the front of the building, to which a pergola attaches. There is a terrace at the front, enclosing fence and a small rotunda in the north-east corner.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

A 1898 item in Clare's Weekly stated that, ' A company has been formed to build a large hotel at Busselton - the Eastbourne of Westralia. The hotel will be known as the "Esplanade". The company is a local one: the provisional directors being Messrs R. Gale, J.P., F. Backhouse, John Bovell (Mayor of Busselton), S. Bathgate (Perth) and W. Alexander.

The new hotel designed by Busselton architect H. Cowell Ashton was completed by late 1899. Contractor Robert Donald completed the building construction after the original builder withdrew from the job due to financial difficulties.

The first licensee was Mr. A. L. Tait and in July 1900, an opening event was held to celebrate the new hotel which was described as 'a valuable addition to the town, and contains 45 rooms. It is fitted up in first class style, and can accommodate 60 boarders. The hotel was designed to meet the requirements of summer visitors from the goldfields.'

In 1908, the owner Mr J. Cookworthy engaged architect Eustace Cohen to design additions which included 9 bedrooms, 2 bathrooms and doubling the size of the dining room. Robert Donald again took on the works which were completed in late 1908 for a fee of £676.

In 1941, the hotel was extensively refurbished in shades of green inside and out with new fixtures and fittings.

During 1952, William Gray purchased the building after leaving the wheatbelt town of Narambeen to live closer to the ocean.

The latest addition to the Hotel are the Function rooms to the west, which were completed during 2019.

Historic Theme:	Economy: Commerce Cultural Life: Recreation -Arts, Culture and Entertainment
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. The South Western News, 31 July 1908, p.2; 24 October 1941, p. 3. Clare's Weekly, 17 Dec 1898, p. 5. Bunbury Herald, 2 November 1899, p. 2. Western Mail, 21 July 1900, p. 21. Rotary Busselton Heritage Trail https://www.busseltonheritagetrail.com/ The Inquirer and Commercial News, 13 July 1900, p.9.

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ASSOCIATION	Association Type
Eustace Cohen	Architect
Robert Donald	Builder

SIGNIFICANCE	
Statement of Significance	• The Esplanade Hotel has aesthetic value as a two storey example of the Federation Free Classical style executed in rendered brick which demonstrates the original form and some detail of its original construction. • The place is a landmark on the Marine Terrace foreshore as it is a prominent building in an open setting that is visible in the streetscape. • The place has historic value as a hotel that has been in existence at this site since 1898 when Busselton was in a period of development and the later changes of the building are consistent with the periods in which Busselton was undergoing further development. • The hotel has historic value for its association with the holidaymakers from the goldfields who regularly travelled to Busselton in the 20th century. • The Esplanade Hotel has social value to the Busselton community for its longevity of use and presence in the streetscape which contribute to the community sense of place. • Many members of the Busselton community and visitors have attended the Esplanade Hotel which make it well known by large sections of the community.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





DRAFT

ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005



Esplanade Hotel, c1930. Courtesy SLWA image b33178980

DRAFT

Fairlawn Lane Crossing - Site, BUSSELTON PN023

Management Category
Category 4



SITE INFORMATION	
Place Name:	Fairlawn Lane Crossing - Site
Other Names:	Earnshaw's Crossing
Scope of Listing	Crossing over Vasse River
Property ID:	-----
Place Type:	Landscape
Ownership:	Local Government
Public Access:	Yes
Other Location Description	Within Fairlawn Road Reserve

LOCATION	
Street Address	Crossing Vasse River, via Fairlawn Rd, **BUSSELTON**
Survey Information	Lot ---; ----
Vol / Folio	-----
GPS:	-33.663157 115.352042

HERITAGE LISTING	
State Heritage Office ID:	2941
Other Listing	Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Transport/Communications: Road crossing
Current Use:	Transport/Communications: Road crossing
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.

Physical Description:

This site was not accessed but aerial photographs show that this location in the river is still more shallow than the adjacent portions.

Condition:	Fair
Integrity	Moderate
Authenticity	Moderate

HISTORICAL INFORMATION	

An early river crossing point for early settlers before the construction of a bridge crossing.

It is likely the crossing was used by the Wadandi people of the region and continued to be following European settlement.

The nearby junction of Fairlawn Road and Strelly Street is the site of the original 1830s gaol, which was on the opposite side of the river to Fairlawn, the home of Colonel Molloy, the first Busselton Magistrate.

Fairlawn was the centre of the government authority before The Gulch (PN021 Customs officer's house and police station) was built 1854-56 (now rear of 22 Kent St Busselton).

The designation 'Earnshaw's Crossing' is likely to originate with David Fothergill Earnshaw (1812-1871) who was a Police Constable in the Vasse, as well as a sawyer, farmer and publican.

Historic Theme:	Infrastructure: Transport and Communications Governing:Law, Order and Defence
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. Cancelled Public Plan Cons 5698 Item 0302 1865 to 1897, Busselton 30, SROWA. Erickson, Rica [ed] The Bicentennial Dictionary of Western Australians pre-1829-1888, UWA Press, 1987.

ASSOCIATION	Association Type
John Molloy	Early land owner

SIGNIFICANCE	
Statement of Significance	• This area of the Vasse River is relatively unchanged and is an area of unstructured landscape in an area of encroaching residential development. • The river crossing has historic value as a place where settlers crossed the Vasse River as they moved around the settlement. Its close proximity to the home of John Molloy the Resident Magistrate suggests it was a well used crossing point. • The site has the potential to reveal archeological finds associated with its use as a crossing place since settlement and by the Wadandi people who occupied the land prior to and since. • The place has social value as it has been identified by the local community for its association with past practices.

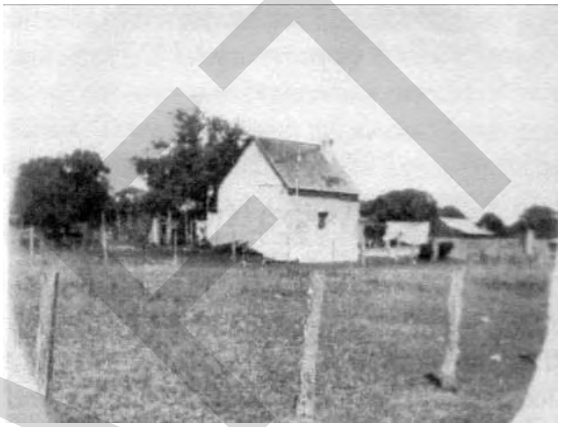
DRAFT

Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



The Old Gaol on Strelley Street, n.d. Courtesy Busselton Historical Society.



Portion of Busselton Townsite Plan 1865 to 1897 showing the location of the crossing.

Courtesy SLWA Cons 5698 Item 0302.

DRAFT

Ford Road Causeway, BUSSELTON
PN025

Management Category
Catrgory 4



SITE INFORMATION	
Place Name:	Ford Road Causeway
Other Names:	Estuary Crossing (fmr)
Scope of Listing	Crossing over Vasse River
Property ID:	-----
Place Type:	Landscape
Ownership:	Local Government
Public Access:	Yes
Other Location Description	Within Ford Road Reserve

LOCATION	
Street Address	Ford Rd intersection with Vasse River, **BUSSELTON**
Survey Information	Lot ----; ----
Vol / Folio	-----
GPS:	-33.653424 115.358831

HERITAGE LISTING	
State Heritage Office ID:	2942
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Classified by the National Trust Recorded 04 Oct 1971

PLACE TYPE	
Original Use:	Transport/Communications: Road crossing
Current Use:	Transport/Communications: Road crossing
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1839
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.
Physical Description: This site was not accessed but aerial photographs show that this location in the river has evidence of crossing at this point and the water level is shallower than the adjacent areas.	
Condition:	Fair
Integrity	Moderate
Authenticity	Moderate

HISTORICAL INFORMATION	
An early river crossing point for early settlers before the construction of a bridge crossing. It is likely the crossing was used by the Wadandi people of the region and continued to be following European settlement. As a natural ford over the river it gave its name to the road which extended from it.	
Historic Theme:	Infrastructure: Transport and Communications
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. Cancelled Public Plan Cons 5698 Item 0302 1865 to 1897, Busselton 30, SROWA.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• This area of the Vasse River is relatively unchanged and is an area of unstructured landscape in an area of encroaching residential development. • The river crossing has historic value as a place where early settlers crossed the Vasse River as they moved around the settlement. • The site has the potential to reveal archeological finds associated with its use as a crossing place since settlement and by the Wadandi people who occupied the land prior to and since. • The place has social value as it has been identified by the local community for its association with past practices.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Catrgory 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

DRAFT

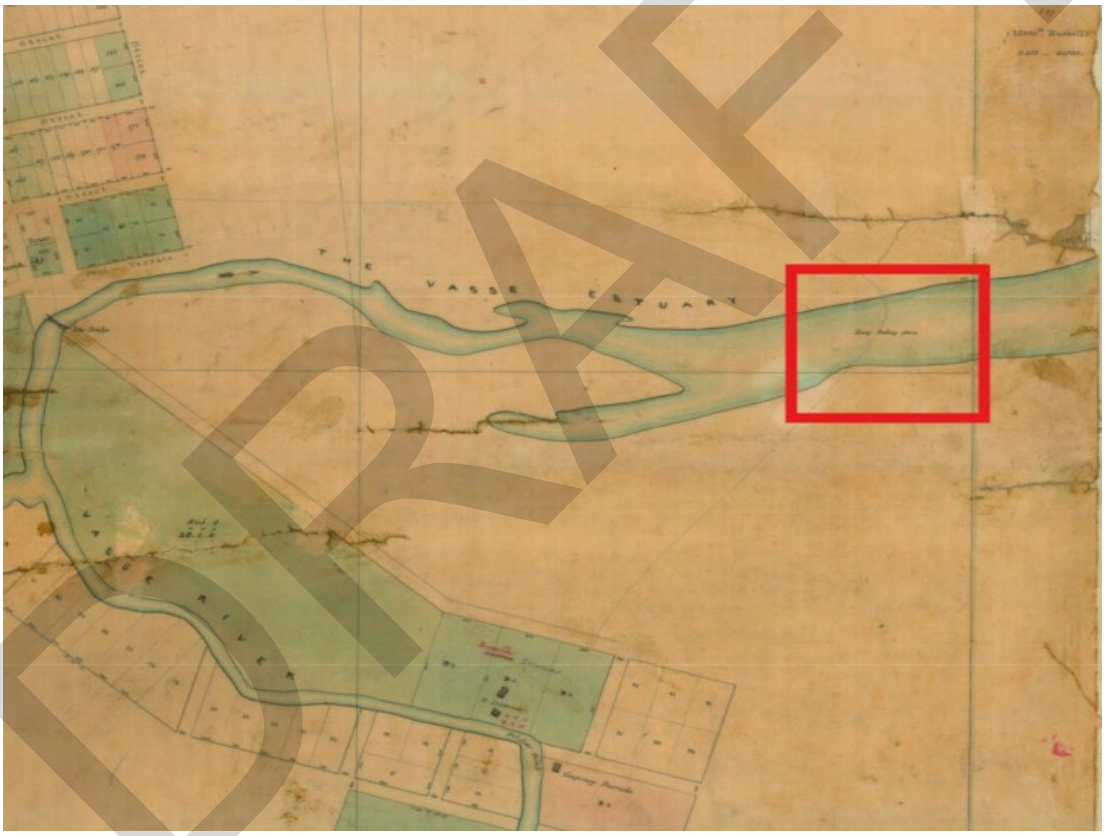
ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005.



Portion of Busselton Townsite Plan, 1839-44, with the notation 'Easy Fording Place'.

Courtesy SROWA Cons3868 Item 057.

DRAFT

Fourth Bridge, BUSSELTON
PN026

Management Category
Category 4



SITE INFORMATION	
Place Name:	Fourth Bridge
Other Names:	Former Ford over Vasse River
Scope of Listing	Crossing over Vasse River
Property ID:	-----
Place Type:	Other structure
Ownership:	Local Government
Public Access:	Yes
Other Location Description	

LOCATION	
Street Address	West St, **BUSSELTON**
Survey Information	Lot -----; -----
Vol / Folio	-----
GPS:	-33.656331 115.341822

HERITAGE LISTING	
State Heritage Office ID:	5305
Other Listing	Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Transport/Communications: Road crossing
Current Use:	Transport/Communications: Road crossing
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1960s
Walls:	N/A
Roof:	Concrete, steel
Architectural Style	N/A.
Physical Description: This bridge is a typical steel and concrete bridge with a macadamised surface.	
Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
The location of the bridge is the site of an early river crossing point for early settlers before the construction of a bridge crossing. It is probable the crossing was used by the Wadandi people of the region and continued to be following European settlement. Early plans of the region from the mid 19th century show the location marked out as 'easy place for fording'. A simple timber bridge was present at this site until the mid 20th century until its condition declined and a new bridge was constructed in the 1960s. The origin of the name 'Fourth Bridge' is unknown but is likely to have been the fourth bridge at this site, or the fourth bridge accessing the townsite.	
Historic Theme:	Infrastructure: Transport and Communications
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. Cons 3868 Item 058. Busselton 27A. SROWA Cancelled Public Plan Cons 5698 Item 0304 1908 to 1952, SROWA

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The bridge is a simple structure within the wetlands environment. • The site of the bridge has historic value as a place where early settlers crossed the Vasse River as they moved around the settlement. • The site has the potential to reveal archeological finds associated with its use as a crossing place since settlement and by the Wadandi people who occupied the land prior to and since. • The place has social value as it has been identified by the local community for its association with past practices.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

DRAFT

ARCHIVAL IMAGES



Aerial photograph, 1954. Courtesy Landgate.



Busselton Townsite Plan, 1908 to 1952. Courtesy SROWA Cons 5698 Item 0304.



Busselton Townsite Plan, 1839, Annotated with 'Easy Fording Place' at the location of the future bridge.

Courtesy SROWA Cons 3868 Item 058.

DRAFT

Yoonderup, BUSSELTON
PN028

Management Category
Category 2



SITE INFORMATION	
Place Name:	Yoonderup
Other Names:	Mann's Residence Hastwell's Residence
Scope of Listing	Original building on the site
Property ID:	100051432
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No
Other Location Description	

LOCATION	
Street Address	71 Kent St, **BUSSELTON**
Survey Information	Lot 4; Strata70773
Vol / Folio	2929/666
GPS:	-33.649230 115.346420

HERITAGE LISTING	
State Heritage Office ID:	5326
Other Listing	Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 20 Jun 1996 Heritage Agreement 22 Spetember 2015 Heritage List 13 August 2014

PLACE TYPE	
Original Use:	Residence: Single storey residence
Current Use:	Commercial: Offices
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1914
Walls:	Corrugated metal sheeting
Roof:	Limestone
Architectural Style	Inter-War Old English.

Physical Description:

An 'L' shaped plan limstone house with gables presenting at the ends of the legs of the plan and a centrally located door sheltered by a verandah that links both legs of the 'L' plan.

The windows visible from the street are multi paned timber sash windows and the gable features half timbered detail. The front door has side lights and is accessed by a concrete ramp to the verandah.

New two storey buildings of a contemporary design are located to the rear and sides of the original residence diminishing its original garden setting.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION	

This residence was built in 1914 for the owner and occupants William Joseph Mann and his wife Barbara Richardson. The design of the residence was prepared by Bunbury based architects, Eales and Cohen. Tenders were called in December 1913 for contractors to undertake the construction (exclusive of the stone walling). The origin of the name 'Yoonderup' for the house is not known but it may to be a version of 'Yunderup' a place name associated with locations in the Shire of Murray.

William Mann (1875-1951) was a printer and proprietor of the South Western News who operated his business from premises in Prince Street Busselton. He and Barbara married in 1901 and the couple had seven children. William Mann was elected in 1926 to represent the South West Province in the MLC and held office until his death in 1951.

After her husband's death, Barbara Mann appears to have relocated to Perth and previous research has determined that the house was occupied by her sister in law Esther Hastwell, nee Mann and her husband Walter Hastwell who designated his occupation as a publisher and stationer.

Aerial photographs indicate that the house was originally located in a large lot with many mature trees. In 2015, the lot was cleared apart from the original residence and a group of commercial units were constructed to the rear and sides of the building.

Since that time there has been little change to the form and extent of the original building.

Historic Theme:	Peopling WA: Demographic Development
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. City of Busselton Development Applications The South Western News, 5 December 1913, p. 2.

ASSOCIATION	Association Type
Eales & Cohen	Architects
William J Mann MLC	Owner and occupier

SIGNIFICANCE	
Statement of Significance	• The place is an excellent intact example of the Inter War Old English style executed in limestone which still retains a strong street presence despite the adjacent developments.

DRAFT

	• The place has historic value for its association with William Mann MLC who represented the region for 25 years whilst maintaining his business in Busselton as the proprietor of the local newspaper the South Western News. • The construction of this generous home in 1914 demonstrates the confidence in the future economy of the region felt by the leading members of the community. • The place has social value for its demonstration of a large home built for professional men and their families in the early 20th century. It contributes to the community sense of place for its unchanged presence in the streetscape since 1914.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013.

DRAFT

Camping Ground (fmr), BUSSELTON
PN029

Management Category
Category 4



SITE INFORMATION	
Place Name:	Camping Ground (fmr)
Other Names:	Busselton Jetty Tourist Park Kookaburra Caravan Park (fmr)
Scope of Listing	Whole of the park grounds
Property ID:	100007204, 100007203, 100007202
Place Type:	Landscape
Ownership:	State Government
Public Access:	Limited
Other Location Description	

LOCATION	
Street Address	48-58 Marine Tce, **BUSSELTON**
Survey Information	Lot C4, C5, 332; DP153901
Vol / Folio	LR3004/713 LR3004/714 LR3004/715
GPS:	-33.646400 115.348050

HERITAGE LISTING	
State Heritage Office ID:	5313
Other Listing	Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Park/Reserve
Current Use:	Park/Reserve
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.

Physical Description:

This large site is located opposite the Geography Bay foreshore and is a level grassed site with some paved access roads. Mature peppermint trees (Agonis flexuosa) are evident across the site and particularly on the lot boundaries. The site offers permanent self contained accommodation, powered campsites and service buildings.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

This site has been used by holiday makers for affordable accommodation since the early 20th century.

From the 1920s through to the 1950s, the Midlands Railways' workshops conducted an annual holiday for two weeks over Christmas for its employees. Special trains carried the workers and their families down to Busselton where they put up tents in campsites 1, 2 and 3. The City provided blackened (burnt) saplings to the holiday makers to use as supports for their tents. The camping grounds extended over the sand dunes to the beach.

Weather-board changerooms situated between the two jetties provided facilities for the campsites however, the amenities improved at the camps over the years.

Local shops provided supplies for the holiday makers and the Salvation Army often put on a show for the visitors. Other entertainment was organised by the Midland Railways social committee with the City providing a piano on Saturday nights (arrived and stayed on a truck). Collie Railway workers also used the campsite for their annual holidays.

Caravan's were accommodated at the park when they became popular in the 1960s. The Shire of Busselton, the precursor to the City of Busselton, operated the Caravan Park prior to its transfer to a private business leased from the City of Busselton.

For many years it was known as the Kookaburra Caravan Park, and is now (2024) known as the Busselton Jetty Tourist Park.

Historic Theme:	Cultural Life: Recreation - Arts, Culture and Entertainment Peopling WA: Demographic Development Infrastructure: Development of Settlements and Services
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The place has aesthetic value for its combination of mature trees and grassed landscape in contrast to the adjacent built up commercial areas of central Busselton.

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	• The place is a landmark in the Busselton townsite for its longevity of form and function since the early 20th century. • This camping ground and caravan park has historic value as a demonstration of the role of Busselton in providing a range of accommodation for holiday makers since the early 20th century. The ongoing provision of campsites at this site is a remnant of the common practice of camping on the beach front. • This place is valued by large sections of the community from outside Busselton who have a close association with the park as a holiday destination over many years. For Busselton residents it contributes to the community sense of place for its continuity in the townsite since the early 20th century.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

ARCHIVAL IMAGES

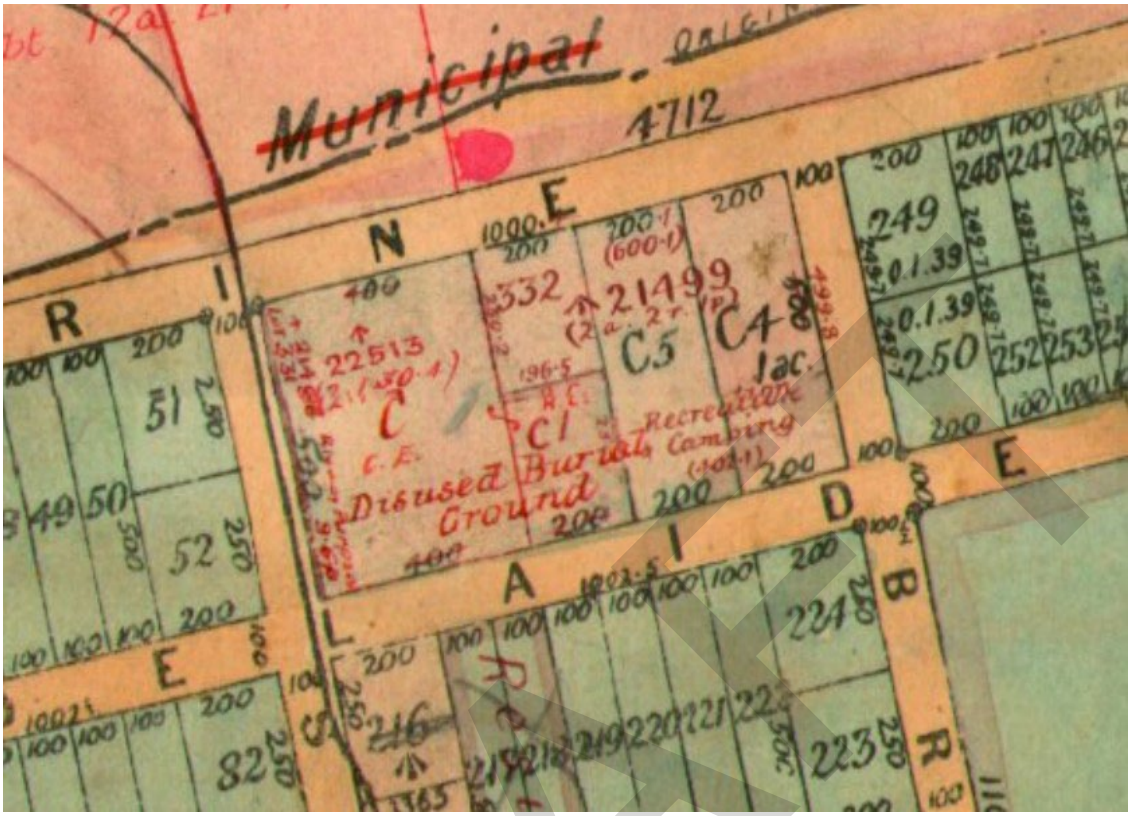


Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013.

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Portion of Cancelled Public Plan Busselton 3, 1908 to 1952. Courtesy SROWA Cons 5698 Item 0304.

Lady Campion Hostel (fmr), BUSSELTON PN030

Management Category
Category 1



SITE INFORMATION	
Place Name:	Lady Campion Hostel (fmr)
Other Names:	
Scope of Listing	Original building on the site
Property ID:	100000939
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited
Other Location Description	

LOCATION	
Street Address	27 Adelaide St, **BUSSELTON**
Survey Information	Lot 327; DP159656
Vol / Folio	1218/751
GPS:	-33.647400 115.344420

HERITAGE LISTING	
State Heritage Office ID:	5299
Other Listing	Classified by the National Trust Classified 12 Nov 2001 Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 20 Jun 1996 Heritage List 13 August 2014 State Register 01 October 1999

PLACE TYPE	
Original Use:	Residential: Institutional housing
Current Use:	Health: Medical rooms
Other Use:	Health: Office

CONSTRUCTION DETAILS	
Construction Date:	1926
Walls:	Corrugated metal sheeting
Roof:	Brick and pebble dash render
Architectural Style	Inter War Californian Bungalow.

Physical Description:

The brick and iron building is single storey with verandahs to the front and sides. Stylistically, it is best defined as Inter-war Californian Bungalow, although it only displays a few elements of this design style.

Two chimney stacks are visible above the line of the gable roof. The pebble dash stacks are surmounted by a simple brickwork pattern. The building is set back on the block, with a large expanse of lawn at the front. A bitumen drive runs down the western side of the block providing access to a rear parking lot.

The front facade (which faces south) presents with a deep verandah dominated by a prominent gable with is decorated with pebble dash, battens and a central ventilator grill. The timber verandah valance is decorated with open timber fretwork to the two outside bays, while the central bay is stepped. The verandah floor is concrete and the bases of the chamfered timber verandah posts are set in metal stirrups. The side verandah roofs are formed by the broken pitch of the main roof, while the front has a skillion roof.

The front door is centrally placed, with two narrow, fixed windows either side and a set of french doors placed on the far sides of these windows. All of the doors have fanlights. The upper sections of the narrow windows are fitted with air conditioning units. The windows in the hostel are timber framed double-hung sashes, with the upper sash divided into six panes. All of the windows and doors have rendered sills and lintels.

The eastern verandah has been enclosed with hardiflex sheets to the sides and front and brick on the rear wall. The windows in this section are modern, timber construction with sliding timber frames. A new brick addition has also been added to the rear of the building.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

Lady Campion Hostel (fmr) was built by the Bush Nursing Society in 1926 to accommodate expectant mothers. Its location was chosen as it was close to Busselton Hospital.

In 1920, the British Red Cross made a grant of £150,000 to the Australian Government that was to be divided equally between the States. Its primary purpose was for the establishment of Bush Nursing services in country areas, particularly for the benefit of returned veterans and their dependants.

In September 1923, the Society received a request from Group Settlement No. 48 for a maternity hospital in Busselton which would serve the various Groups in the area. Nearly a year later, Busselton's medical officer, Dr. Atkinson, wrote requesting assistance in providing a rest home for expectant mothers in Busselton. Block 45, which was close to Busselton Hospital, was granted by the Government for the purposes of building a hostel for expectant mothers, architect Mr. W.G. Pickering was requested to prepare plans for a building which was to cost no more than £1,200. By February, Pickering had submitted the plans and called for tenders.

The building was completed by September 1926 and it was decided to name the hostel after the Governor's wife, Lady Campion. The opening was set for the 23 October 1926. Lady Campion was unable to attend so the building was opened by Premier Collier.

The first proposal to close the Hostel came in 1937, as the building was only being used occasionally. This falling off in occupancy appears to have been due to two factors: the construction of a hospital and hostel at Margaret River and improvements in transportation.

By March 1947, only 14 guests had stayed in the hostel over the preceding twelve months and it was decided to sell the hostel and land. Lady Campion Hostel (fmr) was valued at £1,230 and sold to the Busselton Infant Health Centre in 1947. The property was later sold by the Infant Health Centre in 1954 when they moved to new premises in Peel Terrace. From the available information the premises were used for offices and medical rooms with modifications internally to suit the changes in requirements of the occupants.	
Historic Theme:	Social Services: Health Peopling WA: Demographic Development Economy: Rural Occupations
Sources:	P5299 Lady Campion Hostel (fmr) Assessment Documentation, DPLH https://inherit.dplh.wa.gov.au

ASSOCIATION	Association Type
W.G.Pickering	Architect

SIGNIFICANCE	
Statement of Significance	• Lady Campion Hostel (fmr) is a fine building that displays some elements of the Californian Bungalow style. • Lady Campion Hostel (fmr) has strong links with the Bush Nursing Society which was developed to serve the needs of World War I veterans, and in particular their wives, in country areas. The Society and the Bush Nursing Trust were directly responsible for the construction of the Hostel as they provided the necessary funds and the administrative structure to ensure the Hostel's ongoing operation. • Lady Campion Hostel (fmr) is closely associated with the Group Settlement Scheme as it was constructed to serve the needs of the various Groups that were located close to Busselton. The provision of hostels by the Bush Nursing Society allowed pregnant women from these areas to travel to proper medical facilities prior to the onset of labour rather than during, thereby alleviating some of the risks to mother and child. • The construction of the Lady Campion Hostel (fmr), and other similar hostels, represents the push by the nursing fraternity to provide similar medical facilities for country women during their pregnancies as that enjoyed by their city cousins. Prior to the construction of the hostels, country women were forced to remain at home during childbirth as there were either no hospital facilities nearby or it was not possible to reach a hospital in time. The construction of the hostels provided country women with the option of accessing proper medical facilities where previously none had existed. • Lady Campion Hostel (fmr) is of historical importance as it represents the contribution made by the British Red Cross to World War I veterans and their dependants who resided in rural Australia. • Lady Campion Hostel (fmr) contributes to the Busselton community's sense of place through its role as a hostel for expectant mothers. By having the use of the type of facility, countrywomen were able to make a choice between coming into town early to await the birth of their child or waiting until the last minute. Once the building was no longer required for this type of accommodation, it continued its role in the health and welfare of the Busselton community when it was briefly occupied by the Infant Health Centre.

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Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013.

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Old Busselton Cemetery, BUSSELTON
PN032

Management Category
Category 1



SITE INFORMATION	
Place Name:	Old Busselton Cemetery
Other Names:	Burial Ground Pioneer Cemetery Marine Terrace Cemetery
Scope of Listing	Whole of the cemetery grounds
Property ID:	100012114
Place Type:	Historic Site
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	Lot 413 Marine Tce, **BUSSELTON**
Survey Information:	Lot 413; P217472
Reserve:	22513
Vol / Folio	LR3013/898
GPS:	-33.646672 115.346651
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	406
Other Listing	Municipal Inventory Adopted 20 Jun 1996

	Classified by the National Trust Classified Register of the National Estate Indicative Place Register of the National Estate Nominated 01 Jan 1989
Statutory Listing	State Register Registered 15 May 1998

PLACE TYPE	
Original Use:	Monument/Cemetery: Cemetery
Current Use:	Monument/Cemetery: Cemetery
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1847 to 1932
Demolished/Relocated:	
Walls:	N/A
Roof:	N/A
Architectural Style	N/A

Physical Description:

Over 250 identified graves are located within Old Busselton Cemetery which consists of just over one hectare of undulating grassed coastal sandhills. There are a number of mature trees but it is not clear how many of these were deliberately planted, as any pattern of paths and plantings has disappeared and many headstones and gravesite borders and fittings have been lost to vandalism, decay and tidying-up. Many of the graves are now unmarked, and indeed undetectable to the naked eye. In winter when grass is green, the predominant effect is of a park-like landscape dotted with headstones.

All signage is of recent origin, as in the 1980s-90s, the Municipality and community groups have attempted to upgrade the condition of the Cemetery. In addition to modern walling, it has a new 'memorial gate' entrance, interpretative material supplied by the Lions Club and exterior signage designating it 'Pioneer Cemetery Est. 1847'.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Old Busselton Cemetery was established in the 1840s on the edge of the town of Busselton. It was first planned in 1839 and with the growth of population and spread of the town's boundaries, the cemetery has become one of several open public spaces within the built-up area of Busselton. Burials ceased in the early 1930s by which time over 250 documented interments had taken place.

The town of Busselton was proclaimed in 1832. The 'burial ground' is included in an 1839 plan of Busselton, but was not officially proclaimed a cemetery until 1856. Local tradition, as expressed in on-site signage, has the cemetery established in 1847, but the exact date of the first interment is unknown. The Western Australian Cemetery Records show the first burial as Alfred Smith, aged eleven, in 1864, but the oldest grave identified in 1996 research (by Marie Pavy and Leeanne Riordan) was Henry John Yelverton who died in 1854, and it seems certain that his was not in fact the first burial. What is significant is that this is the original burial place for Busselton and the surrounding district, and was in use from the first years of European settlement.

In 1944, the Western Australian Parliament passed the Busselton Cemetery Act which vested the cemetery in the local government authority as a disused burial ground.

Strength of community interest in the cemetery was shown in 1961 when a proposal to abandon it failed after a public meeting was called to express opposition to the idea. Other proposals were put forward in the 1980s but did not proceed.

Historic Theme:	Cultural Life: Religion Social Sciences: Health
Sources:	P0406 Old Busselton Cemetery Assessment Documenttion, DPLH https://inherit.dplh.wa.gov.au

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ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The low undulating grassed sandhills, mature trees, and remaining monuments of Old Busselton Cemetery are valued by the community as an aesthetically pleasing cultural landscape. • A number of the remaining headstones and monuments produced by local and interstate monumental masons are aesthetically significant as examples of late nineteenth and early twentieth century Australian memorial design and carving. • In its coastal location, the cemetery has aesthetic value as a park-like open space in the townscape of Busselton, and as part of a zone of public open space including adjacent recreational areas and sportsgrounds. • Old Busselton Cemetery is historically important for its association with the first years of European settlement in the local area and in Western Australia. • As the 'burial ground' identified in the first town plans of Busselton, it is a significant element in the history and growth of the town. • The Cemetery has historic value as a record and burial place of many early European settlers including members of the Bunbury, Curtis, Forrest, Killerby, Layman, Yelverton and other families prominent in the early history of the area and Western Australia. • All cemeteries have research and teaching value, and have potential archaeological value in that they are sites which, if it was ever appropriate or necessary to excavate, can yield information on human health and social customs in past times. • Old Busselton Cemetery is highly valued by the community for social, cultural, educational and religious reasons, and this high level of interest is reflected in the community's continuous efforts over the years to maintain and interpret the place. • As part of the town of Busselton from its earliest years, and the burial place of several hundred persons who died between c. 1850 and 1932, many of whom have descendants still living locally, the Cemetery makes an important contribution to the community's sense of place.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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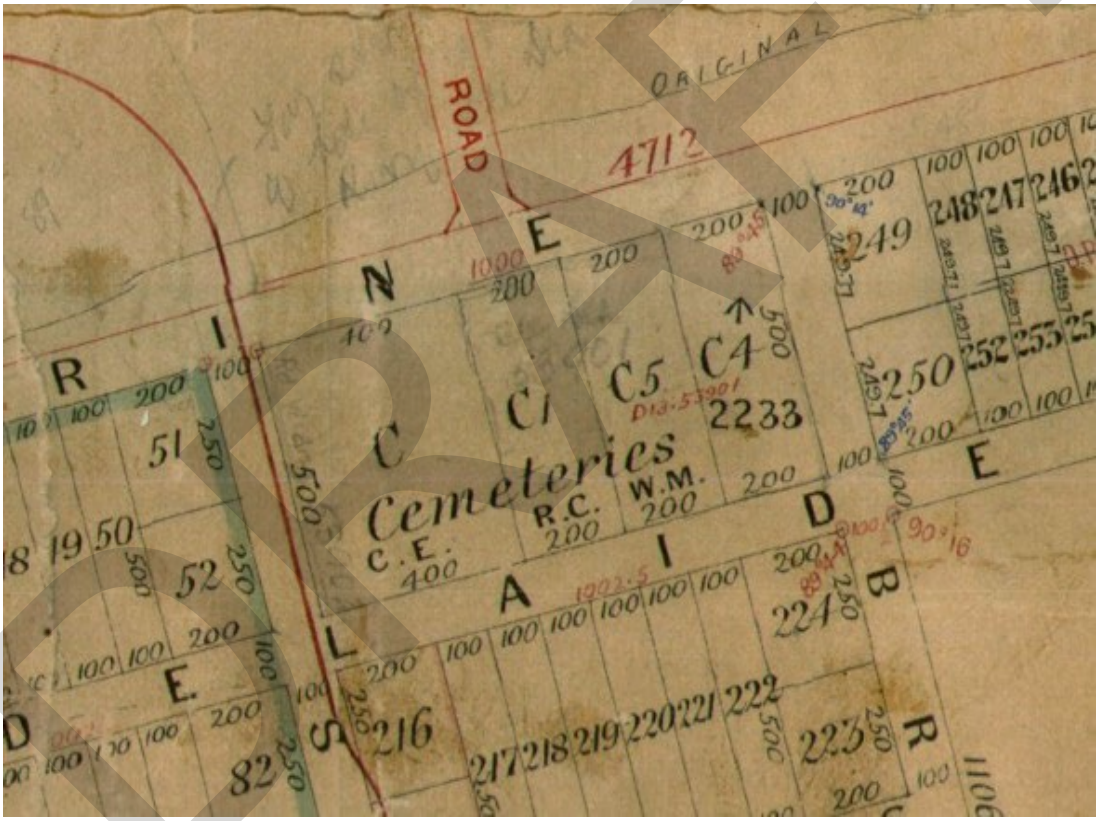
ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



Portion of Cancelled Public Plan Busselton 27 showing the cemeteries.

Courtesy SROWA Cons 3868 Item 060

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Old Busselton Post Box, BUSSELTON
PN033

Management Category
Category 1



SITE INFORMATION	
Place Name:	Old Busselton Post Box
Other Names:	
Scope of Listing	Post Box only
Property ID:	
Place Type:	Other Structure
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	Cnr Adelaide St & Queen St, **BUSSELTON**
Survey Information:	Lot ;
Reserve:	Road Reserve
Vol / Folio	1375/315
GPS:	Approx -33.648081 115.343739
Other Location Description:	Road Reserve SW Corner of Adelaide and Queen Streets

HERITAGE LISTING	
State Heritage Office ID:	5304
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	State Register

PLACE TYPE	
Original Use:	Transport/Communications: Post Office
Current Use:	Transport/Communications: Post Office
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1853; 1891; 2024 replaced
Demolished/Relocated:	
Walls:	N/A
Roof:	N/A
Architectural Style	N/A

Physical Description:

The Brussels-style Post Box, Busselton – is a 'Brussels style' design cast between c.1892 and 1897. Much more ornate than the 'Penfold', the circular structure has an ornamental capital and base, and was considered superior 'in appearance and arrangement'. This box was made in Pyrmont, New South Wales by W Taylor, Paragon Foundry. It does not display the royal cipher or date of manufacture. Letter receivers began to be used in Busselton from the mid-1890s. It is not known whether the post box was first erected in Busselton after c1892, or whether it was erected at a later date (possibly having been in operation is New South Wales for a period). It is also possible that this post-box had been used in the town at a different location, then installed at its current location post-1959.

A replacement Post Box has been installed at this site.

Condition:	N/A
Integrity	N/A
Authenticity	N/A

HISTORICAL INFORMATION	

Cast in New South Wales, it is not known whether this post box was first erected in Busselton after c.1892 or whether it was erected at a later date (after having been in operation is New South Wales for a period).

The Post Box is associated with the adjacent site which was the location of the first Post Office in Busselton. Constructed on what was originally Busselton's first campsite, the old Post Office was one of only five operating in Western Australia at that time. (See PN216)

Postal services were relocated to the Court House in 1873, now part of the ArtGeo complex.

Photographic evidence shows that a post box was located on the road side at this location in the early 20th century. The post box was rectangular in shape, marked VI, indicating it was made during Queen Victoria's reign, but this box is no longer in existence. It was replaced by the current Post Box.

The post box was present at this site until late 2022, removed and then replaced.

Historic Theme:	Infrastructure:Transport and Communications Peopling WA: Demographic Development
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. The Western Mail, 14 April 1932, p. 20. Site 12, Rotary Busselton Heritage Trail https://www.busseltonheritagetrail.com/ WA Registry of Births Deaths and Marriages https://www.wa.gov.au/organisation/department-of-justice/online-index-search-tool

ASSOCIATION	Association Type
Herring family	Post Master, owner and occupant

SIGNIFICANCE	
Statement of Significance	• The Brussels-style Post Box in Busselton is very rare as the only post box of this style remaining in Western Australia.

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	• Tthe place has high integrity and authenticity as the post box continues to be in use for its original purpose with minimal alterations. • The place is indicative of the introduction of pre-payment of postage to Western Australia from 1854. • The place is indicative of the development of Western Australia's postal system, and it's wide ranging network across the vast State. • The place demonstrates the once common practice of manufacturing post boxes in cast iron and reflects that iron foundries were once numerous across the State • The post box in Busselton is particularly rare, as the only 'Brussels-style' post box identified in the State.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



View of Queen Street with the earlier PO Box at right.

Courtesy Busselton Heritage Trail.

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Old Butter Factory, BUSSELTON
PN034

Management Category
Category 1



SITE INFORMATION	
Place Name:	Old Butter Factory
Other Names:	Old Butter Factory / Museum Busselton Butter Factory (fmr)
Scope of Listing	All buildings on the site and grounds
Property ID:	100040985; 100040975; 100040995; 100050726
Place Type:	Individual Building or Group
Ownership:	Local Government
Public Access:	Yes
Other Location Description	

LOCATION	
Street Address	76 Peel Tce, **BUSSELTON**
Survey Information	Lot 1, 2; D1723 Lot 328; P153145 Lot 500; P408061
Vol / Folio	1375/11 1021/81 LR3166/740
GPS:	-33.652478 115.349868

HERITAGE LISTING	
State Heritage Office ID:	3568
Statutory Listing	State Register Registered 24 Apr 2003
Other Listing	Municipal Inventory Adopted 20 Jun 1996
PLACE TYPE	
Original Use:	Industrial/Manufacturing: Dairy/Butter or Cheese Factory
Current Use:	Educational: Museum
Other Use:	Industrial/Manufacturing: Other

CONSTRUCTION DETAILS	
Construction Date:	1918, 1930, 1975-2001
Walls:	Corrugated metal sheeting
Roof:	Brick and timber
Architectural Style	Federation Warehouse.

Physical Description:

The site includes a range of buildings in a large site, part of which includes paved areas to enable the movement of vehicles around the site. The portion of the site adjacent to the river is landscaped with grass and mature trees.

The main factory building was constructed with a mixture of face brick and weatherboard clad timber-framed wall to the ground floor and weatherboard clad timber-framed walls to the smaller first floor. Most of the roof is clad with Zincalume sheeting with contrasting ridge capping and gable trim. Gable boards, exposed rafters and verandah posts have been painted to match the steel trim.

The main view from Peel Terrace shows the ground floor walls are constructed in stretcher-bond face brickwork, with similar detailing across the four major building campaigns. The first floor walls are timber framed and clad with painted, bevel-edged weatherboards. Careful matching of materials has partly obscured the alterations that are known to have been undertaken as part of the progressive development of the diary factory – although variations are noticeable at close inspection.

The roof is clad with corrugated Zincalume sheeting, with contrasting prepainted steel cappings and gutters. The roof has a complex form with a mixture of hipped and gabled sections stepped across the façade.

Other buildings on the site demonstrate a range of styles and materials. Some have been relocated and others are contemporary structures constructed to support the museum functions.

Condition:	Good
Integrity	Moderate
Authenticity	Low

HISTORICAL INFORMATION

The Old Butter Factory was established by the State Government from 1918 to replace the earlier and outdated dairy in the Fairlawn district, which was the first butter factory established in Western Australia. It played an important role in the developing economy following World War I and the introduction of the Group Settlement Scheme. In addition to making butter, the place provided ice before the introduction of domestic refrigeration. It changed from butter factory to powdered milk factory in 1960 and then to a museum in 1975. The factory was crucial to the development of Busselton as a butter factory and continues to contribute to the town's vitality in its role as a museum.

The building was designed by the Public Works Department uner the direction of Chief Architect Hillson Beasley in 1917. Contractor T.J. Green secured the contract with a tender of £1751.10s.6d.

In 1921, Premier James Mitchell initiated the Group Settlement Scheme which encouraged the dairy industry. It lead to the expansion of the factory in 1922 and in 1926 the factory was sold to the South West Co-operative Dairy Products Co for £6500. This transfer lead to further expansions of the factory.

During World War II the markets changed and many butter factories changed to cheese factories. In 1951 the Busselton factory ceased making butter and in 1965 the factory ceased processing dried milk. The Busselton factory served as a cold storage depot for trucks and tankers. In 1973, the Busselton depot closed and in 1974 the property was transferred to the Busselton Shire Council.

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In 1975, the museum opened to the public following changes to the building in the preceding years by the Busselton Historical Society and Busselton Pottery Group. In the following years there have been ongoing changes to the buildings and site, with the relocation of several building to the site that tell the story of the development of the City of Busselton. In 2018, the building suffered considerable damage through a fire in the second storey and many items in the collection were lost. Reconstruction works followed in accordance with good heritage practice which reinstated the original form but with respect to better access requirements.	
Historic Theme:	Economy: Rural Occupations Economy: Manufacturing and Secondary Industry Cultural Life: Recreation - Arts, Culture and Entertainment
Sources:	Conservation Management Plan for the Old Butter Factory, Busselton, 2014, Annette Green, Greenward Consulting in association with Carmel Given, Historian. P3568 Old Butter Factory Assessment Documentation, DPLH.

ASSOCIATION	Association Type
Hillson Beasley	Chief Architect
T.J. Green	Builder

SIGNIFICANCE	
Statement of Significance	• The Butter Factory building is a good example of post WW1 industrial architecture of a simple robust form, reflecting its original manufacturing function. In association with the Boiler House and Stack, the Butter Factory building is the most prominent building within the Old Butter Factory. • Old Butter Factory has scenic vistas across the wetlands of the Vasse Estuary, which may be appreciated from the rear of the site. The position of Old Butter Factory, set back from the street, and the mature plantings of trees and gardens, contribute to the pleasant ambience of the place. • Old Butter Factory was established by the State government from 1918 to replace the earlier outdated 1898 dairy in the Fairlawn district of Busselton, which was the first butter factory to be established in Western Australia. The change of use of the place from butter factory (1918) to powdered milk factory and depot (1960) and then to museum (1975), reflects the history and changes to the dairy industry in Western Australia in general, and in the south-west in particular. • Old Butter Factory, as a major regional centre in both its original role in agriculture and its current use as a museum, was crucial to the early development of Busselton, and continues to contribute to the town's tourism. • As an operating factory, Old Butter Factory played an important role in the local and regional economy, and in the local dairy industry, which was assisted by the increase in dairy farming resulting from the post WWI Group Settlement Scheme implemented in the south-west of Western Australia. The factory also produced ice for locals before the availability of domestic refrigerators. • Old Butter Factory was established in order to assist Western Australia's dairy industry in becoming self sufficient, to reduce import costs, and encourage primary industry. Cream for butter production was supplied from farms in the surrounding Vasse region, and the butter sold back to locals and further abroad. Old Butter Factory was crucial in making dairying viable in an area beyond the immediate Perth hinterland, allowing for the supply of long-life dairy products to areas over long distances, where products such as milk and cream would not survive.

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	• Old Butter Factory has the potential, as an educational site, to yield information pertaining to the use of the place as an early butter factory in Western Australia. The Boiler House (1930s) and Stack (1918), and the few remaining items relating to the working of the factory, including the Lancashire Boiler and Cream Can Washing Tank, provide insight into the workings of the factory. • Old Butter Factory is highly valued by the local community as a reminder of a former place of employment, for the important role it played in the local dairy industry and for the produce once available from the place. The building has now acquired contemporary social value for its development as a community based museum and tourist attraction, and as a research centre for the local historical society. • Old Butter Factory contributes to Busselton community's sense of place as an important reminder of the establishment and early development of Busselton and the dairy industry in the State, and to a lesser degree as a reminder of the Group Settlement Scheme.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS





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ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013.



View of the Butter Factory, 1931.

Courtesy SLWA image 816B/b1198.

DRAFT

Busselton Court House and Police Complex, BUSSELTON PN035

Management Category
Category 1



SITE INFORMATION	
Place Name:	Busselton Court House and Police Complex
Other Names:	Old Court House & Police Complex Precinct
Scope of Listing	
Property ID:	100009413 100020929
Place Type:	Individual Building or Group
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	4 Queen St, **BUSSELTON**
Survey Information:	Lot 361, 453; P182761, P194423
Reserve:	35361
Vol / Folio	LR3013/834 LR3115/243
GPS:	-33.647139; 115.343468
Other Location Description:	Part of the Art Geo complex

HERITAGE LISTING	
State Heritage Office ID:	401
Other Listing	Classified by the National Trust Classified 27 Mar 1972 Register of the National Estate Permanent 01 Nov 1983 Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	State Register Registered 20 Aug 1993

PLACE TYPE	
Original Use:	Governmental: Courthouse Governmental: Police station and Quarters Governmental: Office and administration Governmental: Gaol
Current Use:	Educational: Museum Commercial: Retail
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1860-1900
Demolished/Relocated:	
Walls:	Brick and Limestone
Roof:	Corrugated metal sheeting
Architectural Style	Federation Queen Anne Victorian Georgian.

Physical Description:

The Busselton Court House and Police Complex is located in a prominent position at the intersection of Queen Street and Marine Terrace. The complex consists of a linked series of brick and limestone buildings dating between 1860 and 1900. It comprises the former court, post and telegraph office, police office, police quarters, stables, cells and custom house which at one time was connected to the jetty by a tramway.

The former court house and detached police quarters building are of brick construction with hipped iron roofs. The former cell block, post office and stables are of limestone construction with whitewash detailing to the lower stone courses in places.

The original outbuildings have long since been removed with the grounds being landscaped to provide informal performance spaces, gardens and parking.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The Vasse region has been occupied by the Wadandi people of the Noongar nation for millenia. Following the establishement of the Swan River Colony in 1829, settlers travelled to likely locations for agricultural potential. The quality of pasture found along the Vasse prompted a number of settlers at Augusta to take up land in the area from 1832, the first family to establish themselves permanently in the Vasse were the Bussells, after whom the township was named.

Planning and surveying of the new township was undertaken in 1836 and by 1839 the number of settlers in the region had reached sufficient numbers of warrant the appointment of a Resident Magistrate and by 1840, a Post Office service commenced During these early years, much of the business in Busselton was centred on the activities of foreign and local whalers operating in Geographe Bay with Queen Street leading from the jetty to the hinterland developing as the main commercial street.

Between 1850 and 1868, convicts were transported to the Swan River Colony. Many of the men were located in regional centres and worked on government projects and for local farmers and businessmen. In 1856, a lock-up was constructed at some distance from the main town centre.

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In 1860, the original courtroom and bond store were built on this site. The location chosen close to the jetty demonstrated the importance of the jetty and to the economy of the town and region. In the following year, a police office, gaol cells, stables, fodder room and police cottages were constructed alongside the court room in addition to the Magistrate' retiring room. In 1873, two further rooms were constructed to accommodate the Postal and Telegraph services. These buildings provided the administrative centre for the region.

Development of the facility continued with a new court house being constructed in 1897. The old police quarters were demolished and replaced by new quarters in 1906. This was the last construction phase though subsequent works to the buildings have occurred and the buildings were used for other administrative functions.

The Court house complex was vacated by the Police Department in 1976 with the Busselton Arts Council taking occupancy shortly after. The Police Department subsequently vacated the quarters and stables in 1981 which was also taken over by the Busselton Arts Council. A program of conservation works and adaptive reuse was undertaken with a grant by the WA Heritage Committee in 1982. The new complex was opened in 1985 and it continues to be used for a variety of arts and community projects since that time.

Historic Theme:	Governing: Law, Order and Defence Governing: Government and Politics Infrastructure: Transport and Communications Cultural Life: Recreation _ Arts, Culture and Entertainment
Sources:	Busselton Court House and Police Complex Conservation Management Plan, Hocking Heritage Studio, March 2017. P0401 Busselton Court House and Police Complex, Assessment Documentation, DPLH. Municipal Heritage Inventory 2013. Landgate Aerial Photographs.

ASSOCIATION	Association Type
George Temple Poole	Architect
Richard Roach Jewell	Architect

SIGNIFICANCE	
Statement of Significance	• This place demonstrates considerable historic value for its role in the development of the town. The complex is located at the former gateway into Busselton and was the most important building in the area. • The close associations that Busselton Court House and Police Complex demonstrates with the shipping industry from Busselton Jetty, law and order and the site of the early telecommunications make the site a key element in the interpretation of Busselton's cultural history. • Busselton Court House and Police Complex impacted on the lives of many residents due to the government services and administrative functions housed within these buildings. • The place helps define a sense of place for the residents of Busselton and has become an important place of social amenity following its adaptation into an arts centre.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS

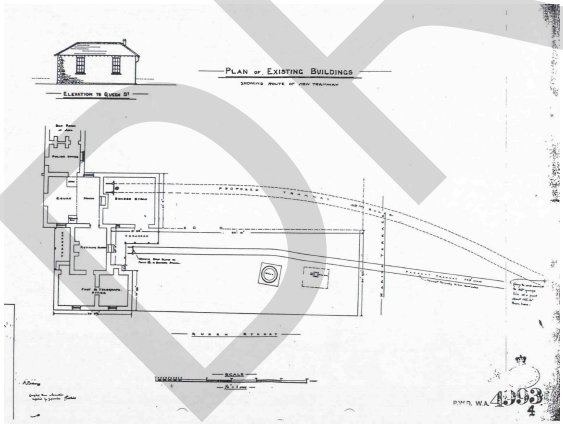








ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



1897 view Courtesy City of Busselton

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View of the complex 1916. Courtesy Busselton Libraries Ref: PH00042.

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Busselton Fire Station (No 2) fmr, BUSSELTON PN036

Management Category
Category 2



SITE INFORMATION	
Place Name:	Busselton Fire Station (No 2) fmr
Other Names:	Jetty Markets
Scope of Listing	Original building on the site
Property ID:	100003112
Place Type:	Individual Building or Group
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	68 Queen St, **BUSSELTON**
Survey Information:	Lot 425; P135060
Reserve:	21531
Vol / Folio	LR3096/37
GPS:	-33.650341 115.344396
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	403
Other Listing	Fire & Rescue Service Heritage Inventory Adopted 30 Aug 1997

	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Governmental: Fire Station
Current Use:	Commercial: Restaurant
Other Use:	Commercial: Retail shop

CONSTRUCTION DETAILS	
Construction Date:	1936
Demolished/Relocated:	
Walls:	Rendered brick
Roof:	Terracotta tile
Architectural Style	Inter War Functionalist.

Physical Description:

The fire station building is a single storey brick construction single appliance building and integral quarters, decorated externally with cement render, and it has a Wunderlich Marseilles pattern tiled roof. The facade is rendered in a lowkey interpretation of the Inter-War Functionalist style. The remaining elevations are utilitarian in their rendering.

The station entrance dominates the front elevation; with its pair of part glazed timber framed and boarded doors. A pair of plain stepped rendered pilasters, capped by a simple stepped pediment, frames the entrance. There is a raised panel in the pediment framed by a bolection molding and the panel contains the words FIRE STATION in bas-relief. A bronze plaque fixed to the northern pilaster to commemorate the official opening of the station has been removed. The remainder of the front elevation is simply treated with stretcher bond cut and struck jointed brickwork, topped with a soldier course near the top of the wall under a plain rendered frieze. Wide lined eaves with ogee gutters extend over the walls on either side of the entrance bay. The roof is clad with Marseilles pattern tiles with ram's horn pattern finials.

The walls are variously punctuated with pairs of six pane casement windows or part glazed doors. The wide eaves continue along both sides of the station and terminate at a skillion roof that extends over the kitchen and bathroom sections of the quarters to the rear. The station is one of the few to retain its original timber appliance room doors.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

The Busselton Volunteer Fire Brigade was formed on 5th July 1910 with the arrival of a package from the Fire Brigades Board containing stationery and registration forms. They received their first fire bell on 3rd November 1910. Together with ropes and planks to construct a bell tower. The first fire shed was constructed on 1st December 1910 and the materials supplied by Bunnings cost £17 13s 4d. The shed was located on the corner of Prince and Albert street and was designed for a horse drawn fire pump and reel.

The first fire attended by the brigade was on the 13th January 1911 when they were called to a fire at the back of a dwelling at lot 210 Duchess Street. The fire was put out but not before an outhouse was destroyed.

The Brigade received its first manual horse drawn fire engine and equipment on 15th May 1911. The first motorised fire engine was commissioned in 1925 and was a Dennis fire engine.

This building was the second Fire Station and was designed by architect Kenneth Charles Duncan who undertook many commissions for the WA Fire Brigade. Through his work, K.C. Duncan was granted life Membership of the organisation.

The Busselton Fire Station was officially opened by the President of WA Fire Brigades, Mr. J.R. Campbell on 1 June 1936.

The Station was in operation until approximately 1990 when the new station was opened. Since that time the building has been used for a variety of purposes and most recently as a café. Aerial photographs indicate that the form and extent of the building have not changed from the mid 20th century.

In 2018, the alfresco area on the southern elevation was extended to accommodate the expanded café service.

Historic Theme:	Social Services: General Social Services Infrastructure: Development of Settlements and Services
Sources:	Busselton Fire Brigade website. Our History. http://busseltonfrs.com/about-us/history/history.html Municipal Heritage Inventory 2013. Landgate Aerial Photographs.

ASSOCIATION	Association Type
Kenneth Duncan	Architect

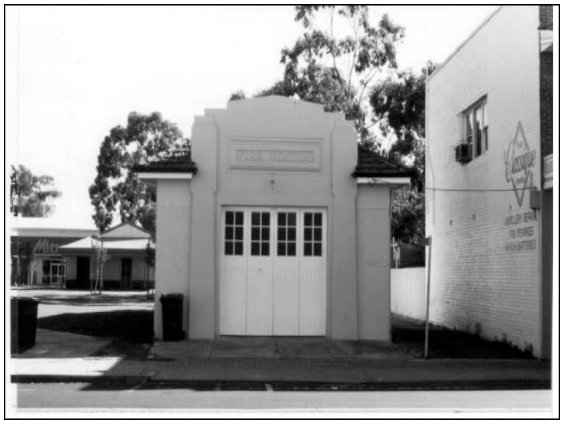
SIGNIFICANCE	
Statement of Significance	• The place has historic value as one of eighteen new fire stations built by the Western Australian Fire Brigades Board during an intensive building campaign between 1933 and 1938. • It has historic value for its association with the prominent local architect Kenneth Duncan who designed many stations for the WA Fire Brigades. • The former fire station is valued by the community for it's associations with the Busselton Fire Brigade who provide an important service to the community.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS



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ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005.



Busselton Fire Station, c1936. Courtesy Busselton Heritage Trail.

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Prospect Villa, BUSSELTON
PN040

Management Category
Category 1



SITE INFORMATION	
Place Name:	Prospect Villa
Other Names:	
Scope of Listing	
Property ID:	100045636
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	4 Pries Ave, **BUSSELTON**
Survey Information:	Lot 1; SSPLN55861
Reserve:	-----
Vol / Folio	2752/955
GPS:	-33.652740 115.344340
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	389
Other Listing	Register of the National Estate Permanent 21 Mar 1978

	Classified by the National Trust Classified 07 Aug 1961 Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 07 Feb 1997

PLACE TYPE	
Original Use:	Residence: Two Storey Residence
Current Use:	Residence: Two Storey Residence
Other Use:	Educational: Museum Commercial: Offices Transport/Communitication: Road Service Station

CONSTRUCTION DETAILS	
Construction Date:	c1855
Demolished/Relocated:	
Walls:	Rendered stone
Roof:	Coloured Corrugated Metal
Architectural Style	Victorian Georgian.

Physical Description:

Prospect Villa is a two storey rendered stone and iron Victorian Georgian house, with a gabled roof with chimneys. The main façade is symmetrically arranged and has a surrounding verandah.

The front property boundary is defined with a brick pillar and garrison style fence. The front yard is paved.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

James Chapman and his brother and sister arrived in the Swan River Colony in 1830 and settled at Inlet Park, setting up a flourmill. The Chapman brothers were amongst the first to take up town lots.

James Chapman (1803-1870) acquired Lot 93 in 1855 and is believed to have built Prospect Villa at around this time. It had limestone walls, pit sawn timber floors and a shingle covered roof.

By 1860, Robert Pries, a storekeeper and agent had bought the property and the place remained in the Pries family until it was bought by Tom McCusker, when the front garden was cleared to make way for a service station.

After being used for Tourist Bureau offices and a museum, the place was leased out for a variety of purposes.

In 1988, Judith and Chris Murray acquired the place and undertook major conservation works including the replacement of the main beams supporting the upper level and new corrugated iron roof cladding. These works enabled the opening of the property as bed and breakfast accommodation in 1989.

A new cottage was constructed in the rear of the lot was constructed in 2000. It is currently [2024] used as a private residence.

Historic Theme:	Peopling WA: Demographic Development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. Judith Murray, former owner.

ASSOCIATION	Association Type
James Chapman	Owner and builder
Robert Pries	Owner and occupier
Chris and Judith Murray	Owner and builder

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SIGNIFICANCE	
Statement of Significance	• The place has historic value as the residence of James Chapman, one of Busselton's earliest settlers and was the home of the Pries family, an important local family, for a considerable period of time from 1860. • This place is believed to be the oldest surviving house in the the town of Busselton as its construction is c1855. • The place is valued by the community as a prominent landmark that contributes to the community sense of place since the mid 19th century.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995

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Ship Hotel & Stables, BUSSELTON
PN043 & PN044

Management Category
Category 2



SITE INFORMATION	
Place Name:	Ship Hotel & Stables
Other Names:	Ship Hotel & Barn
Scope of Listing	
Property ID:	100009051
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	8 Albert St, **BUSSELTON**
Survey Information:	Lot 6; D69121
Reserve:	-----
Vol / Folio	1713/512
GPS:	-33.652992 115.341838
Other Location Description:	SE corner of Abert and West Streets

HERITAGE LISTING	
State Heritage Office ID:	420
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Municipal Inventory Adopted 13 Aug 2014 Statewide Hotel Survey Completed 01 Nov 1997

	Classified by the National Trust Recorded 02 Aug 1971 Register of the National Estate Indicative Place
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Commercial: Hotel
Current Use:	Commercial: Hotel
Other Use:	Farming/Pastoral: Stables

CONSTRUCTION DETAILS	
Construction Date:	1857, 1927
Demolished/Relocated:	
Walls:	Limestone (stables) Brick and render (hotel)
Roof:	Coloured Corrugated Metal sheeting
Architectural Style	Victorian Georgian Inter War Old English

Physical Description:

The former stables are in the Victorian Georgian style constructed in limestone with a steeply pitched roof clad in corrugated sheet metal. The building is constructed of hand-hewn limestone, with windows in the long walls and doors and hayloft door in the gable end. The openings are supported on timber lintels. It has a lean-to structure on the south and a timber pergola to the north.

The two storey brick hotel is an 'L' plan addressing the corner with the main entrance on this corner. The most prominent feature are the cantilevered verandahs with metal supports that feature a circular motif. The corrugated metal clad roof extends to create the roof of the upper floor balcony. The windows of the upper level main facades are timber framed sash windows, regularly spaced. The lower level facades also feature original timber doors and windows.

The later additions to the rear and sides of the building do not impact on the main views of the original building.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The Original Ship Inn, previously known as the Ship Tavern was single storey building constructed from limestone with shingle roof in 1847 by George Guerrier. This building was situated on this site but behind the second and extant Ship Hotel. The limestone former barn/stable likely date from this earlier program of works remain intact situated to the west of the original building. The position for the Tavern was chosen due to it being situated on the main thoroughfare from the beach to ‘Cattle Chosen’ and ‘Fairlawn’ and was on the westward route to Dunsborough and Castle Bay.

By the 1880s the tavern was under the management of Irish born Joseph Bovell who had arrived in Western Australia on 20 October 1859 aboard the 'West Australian' with his wife Elizabeth Burnside and Alexander Robert.

In 1901, Joseph offered the Ship Tavern for sale. At that time the place included 16 bedrooms, Bar, Tap Room, Dining Room, Commercial Sample Room, Loft with eight beds, 2 parlours, kitchen and Spare Room. There was also a separate weatherboard room and the limestone stables containing 21 stalls. Joseph Bovell died in 1903.

By 1905, the Proprietor J.H. Shekelton announced that the 'Old Ship Tavern' had been rebuilt and renovated and offered first class accommodation for visitors.

Interestingly in March 1908, J.H.Shekleton offered the property for public auction and the only bidder was Alexander Bovell with a bid of £1. By the middle of the year Alexander Bovell applied for a publicans general license stating that architect Eustace Cohen had designed alterations and additions for the hotel.

In 1927, the owner Mr A.F. Palandri engaged architect Jack Leamonth Ochiltree to design a new building. It was described in the West Australian as 'a two storey structure with a frontage of 55ft to one street and 100ft to another and involves the demolition of the old timber premises. The new building will contain about 22 bedrooms, saloon, and front bars, dining rooms and other conveniences, sewerage, and hot and cold water services. A verandah on cantilever

brackets will be built on both frontages.' A tender of £8650 was accepted by Ochiltree from contractor R. Rennie for the works. The new hotel was opened in October 1928. Since the Inter War period, the large property has seen many new additions on the site. The original building has retained its original form and extent although being updated to contemporary standards.	
Historic Theme:	Economy: Commerce Cultural Life: Recreation - Arts, Culture and Entertainment
Sources:	Municipal Heritage Inventory 2013. Australian Electoral Rolls, 1903-1983. The South-Western News, 25 Dec 1908, p. 2. Southern Times, 31 Jan 1905, p. 2. The West Australian, 24 Sept 1927, p. 14. Taylor, John J., 'Jack Learmonth Ochiltree (1870-1954)', Western Australian Architect Biographies, http://www.architecture.com.au/i-cms?page=13453, 3 June 2024.

ASSOCIATION	Association Type
Bovell family	Owners and managers
Jack Leamonth Ochiltree	Architect

SIGNIFICANCE	
Statement of Significance	• The Ship Hotel, a brick stucco and iron Inter War Art Old English hotel building and Victorian Georgian stables building, has cultural heritage significance as an important Busselton landmark building and a fine example of the two styles in good condition. • The stables have historic value for their association with the establishment of the hotel in the mid 19th century and the provision of stables for travellers. • The hotel has historic value for its association with the development of Busselton as a holiday destination in the Inter War years. • The place has been an important social gathering place since its construction and it contributes to the community's sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS









ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



Old Ship Inn, c1890. Courtesy SLWA image b3317981_1.



Old Ship Inn 1900s. Courtesy SLWA image b3317982_1.

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St Davitt's, BUSSELTON
PN047

Management Category
Category 1



SITE INFORMATION	
Place Name:	St Davitt's (fmr)
Other Names:	Cammilleri Residence
Scope of Listing	Original building on the site
Property ID:	100052031
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No
Other Location Description	

LOCATION	
Street Address	27 Georgette St, **BUSSELTON**
Survey Information	Lot 1; SP75312
Vol / Folio	2971/485
GPS:	-33.646991 115.356103

HERITAGE LISTING	
State Heritage Office ID:	2936
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 08 Dec 2006
Other Listing	Register of the National Estate Indicative Place Classified by the National Trust Recorded 02 Feb 1976

	Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Residence: Single storey residence
Current Use:	Residence: Single storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1896; 1903
Walls:	Corrugated sheet metal
Roof:	Limestone and stucco
Architectural Style	Federation Queen Anne.

Physical Description:

The original 1896 St. Davitt's residence is a single-storey random-coursed rubble limestone building, with an 'M' format roof, covered with corrugated galvanized iron and a corrugated iron-roofed verandah, in the Victorian Georgian style, set in a simple domestic-style garden, comprising lawns and mature trees.

The rear addition, constructed in 1903, is a harmonious addition to the original 1896 section of the residence. It consists of a hipped roof house with a surrounding dropped pitch verandah with an iron lace valance and brackets.

There is a large brick addition to the south of the main house.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

St. Davitt's was built, in 1896, by local Busselton builders Hough and Donald, for Frederick William Ponsonby Cammilleri, as his family residence. Cammilleri was one of the best-known and most successful prospectors in Western Australia, having discovered the rich lode at Brown Hill, Kalgoorlie. F.W.P. Cammilleri (1861-1943) married Kate Bayliss Layman (1867-1946) in 1895 which is likely to be the reason for the construction of the new home. The origin of the name St Davitts is not known.

The same builders made additions to the rear, probably in 1903. There were only relatively minor changes until the late twentieth century, when further additions were made to the rear, early outbuildings were removed and new outbuildings were erected. The place remained in the family ownership until 1958.

Originally the house addressed Duke Street and was located within a much larger lot which included outbuildings and mature trees. Georgette street was created in the mid 1950s and the original parcel of land began to be subdivided for new lots in the 1960s.

Aerial photographs indicate that the most significant additions to the south of the original residence was constructed in the 1990s. Since that time there have been no major additions and the form and extent of the original residence can be readily determined.

Historic Theme:	Peopling WA: Demographic Development Cultural Life: Domestic Life
Sources:	P2936 St Davitts Assessment Documentation, DPLH, 2006.

ASSOCIATION	Association Type
Cammilleri family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• St Davitt's is a fine example of a Federation Queen Anne style residence, which retains most of its original external features and the intended qualities of the internal spaces.

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	• St Davitt's provides visual contrast and adds to the visual complexity of Busselton as one of a number of places in the town that were originally located in substantial landscape settings, but which over time, have been eroded by urban development. • St Davitt's is a substantial Federation period residence built in 1896 as the family home for a successful and well-known prospector, and typifies the type and standard of accommodation to which such people aspired in this period, and the desire for a coastal retreat from the goldfields. • St Davitt's was built as a suburban residence in Busselton at a time where there was considerable development and building activity in the town, which was fast developing as both a holiday and a trade centre following the Western Australian gold boom period and the opening of the railway to the town. • St Davitt's was built for well-known prospector F.W.P. Cammilleri (Mayor of Busselton, 1904-07), following his discovery of the renowned lode at Brown Hill that became known as the Oroya Shoot, and for his wife, Kate Bayliss Cammilleri (nee Layman) a descendant from the earliest European settlers in the Busselton district, and was their family home until their deaths in 1943 and 1946 respectively. The residence continued to be owned and occupied by members of the Cammilleri family until 1959. • St Davitt's was built by well-known Busselton builders Hough and Donald, who together and individually were responsible for numerous notable projects in the Shire of Busselton and elsewhere, including Caves House (1902, 1938) and extensions to the Busselton Jetty, and is a good example of their residential work. • St Davitt's was owned and occupied from 1959 to 1986, by members of the medical profession who played a significant part in the lives of the community, namely Dr. A.G. Hemsley (1959-62), Ailsa Carrick (1962-72) and Meave Monks (1962-86). • St Davitt's is a good example of a Federation Queen Anne style residence designed and built to superior standards, in which local materials were used, in particular stone quarried nearby and local timber, probably brought from Yelverton's Mill at Quindalup. • St Davitt's has social significance to the community of Busselton as one of the most substantial and best-known residences, built in the period of rapid development in the town during the late 1890s, and for its association with F.W.P. Cammilleri and the Cammilleri family. The inclusion of St Davitt's in the Shire's Municipal Heritage Inventory is a further measure of the significance of the place. • St Davitt's contributes to the community's sense of place as indicated by it being generally known as 'Cammilleris' place' nearly fifty years after the last Cammilleri moved out, reflecting its long association with this family.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS

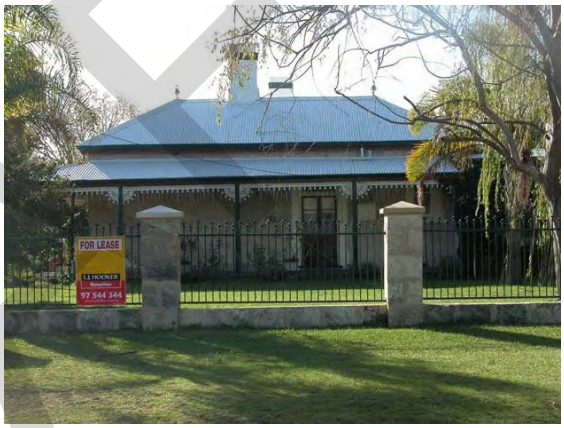




ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995.



Municipal Heritage Inventory, 2004.

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St Joseph's Church, BUSSELTON
PN048

Management Category
Category 1



SITE INFORMATION	
Place Name:	St Joseph's Church
Other Names:	
Scope of Listing	
Property ID:	100007526
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes

LOCATION	
Street Address	70 Kent St, **BUSSELTON**
Survey Information:	Lot 18; D71152
Reserve:	-----
Vol / Folio	1753/662
GPS:	-33.649800 115.346370
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	409
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Municipal Inventory Adopted 13 Aug 2014
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Religious: Church
Current Use:	Religious: Church
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1933; 1971
Demolished/Relocated:	
Walls:	Brick and stucco
Roof:	Terrracotta tile
Architectural Style	Inter War Gothic.

Physical Description:

A simple brick stucco and iron church in the Inter-War Gothic style with its entrance at the eastern end of the nave, an unusual plan form. The windows are in the perpendicular style and the narthex simply treated with a crenulated parapet.

St Josephs is cruciform in plan and designed in the neo-Gothic style, common for ecclesiastical buildings from this period. The new church c1933 consisted of a nave with a large sanctuary and two small sacristies. Two side chapels in transept form were added, and at the eastern end of the nave, a gallery was formed to provide an area for the choir. The interior wall treatment is finished to represent stone, while the nave and the transept ceilings are paneled in jarrah between principals of Oregon to give colour.

Externally, the building is finished in cut and struck brickwork, with cement dressings and adorned with two octagonal turrets to the front. An ample portico at the entrance and a supplementary entrance on the north side are completed with a castellated parapet adding further grace and symmetry.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
The church as designed by architect Edgar le B Henderson who took over Cavanagh and Cavanagh's role as principal architects for the Roman Catholic Church. Berry Brothers built the church and Roman Catholic Archbishop Clune opened it on 3 September 1933. It replaced the original 1866 church which is adjacent and addresses Prince Street. The growth of the region in the Inter War period is consistent with the Group Settlement scheme which saw many new migrants to the district, many of whom had Catholic faith. In 1971 extensive renovations were carried out on St. Joseph's Church, the first major work undertaken since the church was erected in 1933. The additions and renovations cost $12,000. Alterations to the church included the addition of a new white marble altar and two stained glass windows to the Sanctuary. Plans were prepared by Phil Ryan and Bob Forsythe. Since that time there have not been any major changes or alterations to the church.	
Historic Theme:	Cultural Life: Religion
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs.

ASSOCIATION	Association Type
E. le B. Henderson	Architect
Berry Bros	Builders
Phil Ryan	Designer
Bob Forsythe	Designer

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SIGNIFICANCE	
Statement of Significance	• St Joseph's Roman Catholic Church is a good and modest example of the Inter-War Gothic style and is a local landmark in the streetscape. • This church has historic value for its association with the Catholic community who have made an outstanding contribution to the Busselton region's development. • The construction of this church in 1933 demonstrates the growth of the population and region in the Inter War period, in part as a function of the Group Settlement scheme. • The church has been attended by members fo the Busselton community since 1933 for spiritual and socials occassions and contributes to the community's sense of place.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS







ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



St Joseph's Church, n.d. Courtesy Busselton Library, image PH00247.

DRAFT

St Joseph's Church (fmr), BUSSELTON
PN049

Management Category
Category 3



SITE INFORMATION	
Place Name:	St Joseph's Church (fmr)
Other Names:	The Bean Chapel Café
Scope of Listing	Original building within later construction
Property ID:	100007440
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes
Other Location Description	Incorporated within shopping centre

LOCATION	
Street Address	69 Prince St, **BUSSELTON**
Survey Information	Lot 19; D71152
Vol / Folio	1753/663
GPS:	-33.650466 115.346665

HERITAGE LISTING	
State Heritage Office ID:	18160; 400
Statutory Listing	Heritage List 13 Aug 2014
Other Listing	Register of the National Estate Nominated 25 Aug 1995 Classified by the National Trust Classified 08 Sep 1971 Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Religious: Church
Current Use:	Commercial: Restaurant
Other Use:	Educational: School

CONSTRUCTION DETAILS	
Construction Date:	1866-68; c1990
Walls:	Corrugated sheet metal
Roof:	Limestone
Architectural Style	Victorian Gothic.

Physical Description:

The former church is a simple limestone stone and iron Victorian Georgian style church, with a southern narthex. The conversion to a café has retained the external limestone fabric whilst internally the place has been refitted as a café.

The adjacent development is set back from the former church building to enable the original structure to be understood as a former church.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION	

The original church was built by volunteer labour led by Christopher J. Weetman, stonemason and builder, between 1866-68. A narthex was added in 1914 and the place continued to operate as a church until 1933 when the new church opened.

With the new church in operation this building was used by the adjacent school as a science room and staffroom.

In the late 1980s, plans for the new Boulevard Shopping Centre began with the clearing of the site and the construction of the new shopping centre incorporated the former church building. The interior of the former church has been been adapted for café use.

Historic Theme:	Cultural Life: Religion Commercial: Restaurant
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs.

ASSOCIATION	Association Type
Christopher Weetman	Builder and designer

SIGNIFICANCE	
Statement of Significance	• The place, although incorporated into a later development can still be understood as a simple stone and iron Victorian Georgian with remaining form and detail. • St Joseph's Roman Catholic Church, is one of the earliest Roman Catholic churches in the south-west. It has important associations for the people of the area, having been in use for worship for almost seventy years. • It has social value as the buildgin continued to serve, after erection of the bigger Church in 1933, as an annex for the Catholic school on the same block and is valued by the local community.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.

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Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005.

DRAFT



St Joseph's Church, 1977. Courtesy Busselton Library, image PH00207.

DRAFT

St Mary's Anglican Church and Graveyard, BUSSELTON
PN051

Management Category
Category 1



SITE INFORMATION	
Place Name:	St Mary's Anglican Church and Graveyard
Other Names:	
Scope of Listing	
Property ID:	100017782
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes

LOCATION	
Street Address	39 Peel Tce, **BUSSELTON**
Survey Information:	Lot 106; DP225893
Reserve:	-----
Vol / Folio	MB0/0
GPS:	-33.652760 115.345680
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	402
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Municipal Inventory Adopted 13 Aug 2014 Classified by the National Trust Classified 07 Aug 1961 Register of the National Estate Permanent 28 Sep 1982
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 07 Feb 1997

PLACE TYPE	
Original Use:	Religious: Church
Current Use:	Religious: Church
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1844-48; 1902; 1924; 1984
Demolished/Relocated:	
Walls:	Limestone, partially rendered
Roof:	Timber Shingles
Architectural Style	Victorian Romanesque.

Physical Description:

St Mary's Anglican Church and Graveyard consists of a single-storey stone building with a shingled roof. It is located to the south and west of a small graveyard. There are about thirty visible graves dating from about 1840 and a modern low wall for memorial plaques. The timber bell tower is located in the north-west corner of the graveyard.

The construction of St. Mary's Church consists of limestone walls, which are plastered internally full height and rendered externally up to height of about 1.8m. Four metre high integrated piers and buttresses are rendered in their entirety. The hammer-beamed roof is lined internally with timber and clad externally with timber shingles. Windows and doors have semi-circular heads. Above the openings are hood moulds, which are generally semi circular although some have a very slight pointed arch. There are two groupings of three lancet windows; these are located at the east of the sanctuary and vestry.

The nave is rectangular in plan. The timber pews are arranged in two rows, with a cross aisle linking the porch to the main central aisle, which leads to the sanctuary.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The Vasse district, 200km southwards of Perth, was settled in the late 1830s by the Bussells, Molloys and others who moved there from Augusta. By it was felt that the increasing population of the region warranted the erection of a church. The initial financing of this project consisted almost entirely of contributions raised by friends and relatives of the Bussell family in England, especially cousins, Capel Carter and Frances Bowker. By October 1843, funds sufficient for erecting walls and a roof had been amassed, and it was resolved to proceed.

Trustees appointed were John G. Bussell, John Molloy and Henry Chapman. It is thought that Reverend John Wollaston and Bussell designed the building as an adaption of an early Norman architectural style based on Winchester College Chapel. Plans and estimates were prepared by Mr F. Brabazon Forsayth. The foundation stone was laid with due ceremony by Mrs Frances Bussell on 4 March 1844.

The settlers quarried stone, cut and carted timber and shared in the construction work. John Bussell made all the frames on which the arches were built and donated the timber which, with the assistance of a sawyer named Balschin, he pit-sawed himself. George Blechynden, the district carpenter, also gave some months labour free of charge. Altogether, the construction costs amounted to £300.

The church was opened on 11 April 1845, even though the interior was incomplete. At that time the floor was of beaten earth. The building was named St Mary's after a church of that name in Portsea, England, where William

Marchant Bussell had once been curate. The ceremony was conducted by Reverend Wollaston who also performed the first baptism in the church that day. The building is generally represented to have been completed by 1848 and it was consecrated by Bishop Short on 2 November 1848.

In 1859, a harmonium was installed. In 1902, a bell and bell tower were erected. A vestry, added as a gift from Sir Winthrop Hackett, was consecrated on 14 October 1906, superceding an earlier, less permanent vestry. In 1909 a jarrah pulpit was presented to the memory of Lieutenant Colonel Molloy. A porch erected in memory of John G. Bussell, another of the original trustees, was dedicated on 14 September 1924.

Repairs and renovations have been undertaken at the church generally through donations and through grant funding. Significant alterations have included the installation of timber shingles in 1989 to replace aluminium tiles that had been installed in 1972.

The church continues to serve the Busselton community and the graveyard is well maintained.

Historic Theme:	Cultural Life: Religion Peopling WA: Colonisation
Sources:	P0402 St Mary's Anglican Church and Graveyard, Assessment Documentation, 2002, DPLH. Municipal Heritage Inventory 2013.

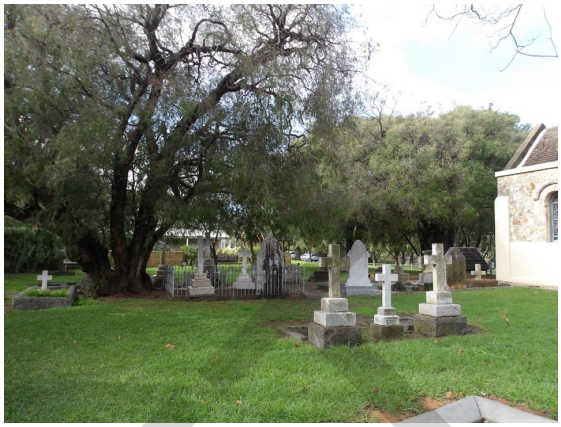
ASSOCIATION	Association Type
John Brabazon Forsyath	Architect
George Blechynden	Carpenter
John Bussell	Carpenter
Bussell Family	Donors and Trustees
Molloy Family	Donors and Trustees

SIGNIFICANCE	
Statement of Significance	• St Mary's Anglican Church is one of the oldest churches in the State. • St Mary's Anglican Church and Graveyard is associated with the founding and development of the townsite of Busselton. • St Mary's Anglican Church and Graveyard has close connections with the founding families of Busselton, such as the Bussells and the Molloys, who not only raised the funds for its construction, but actively helped to build it. • St Mary's Anglican Church and Graveyard is highly valued by the local community as a place of worship, and for its aesthetic qualities and historical associations. • Its long history and association with the founding families of Busselton contribute to the community's sense of place.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

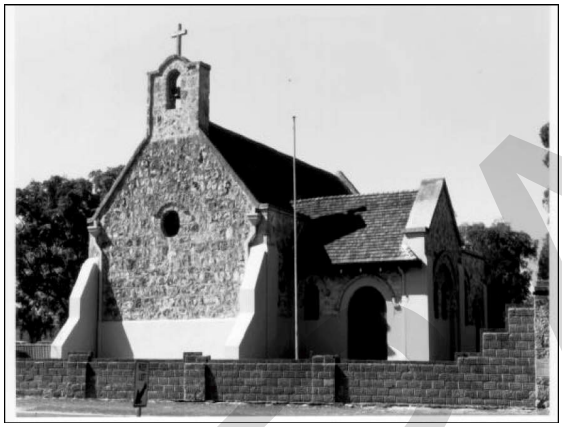
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ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



St Mary's Church, c1910. Courtesy Busselton Library PH00041.

DRAFT

St Mary's Church Rectory, BUSSELTON
PN053

Management Category
Category 1



SITE INFORMATION	
Place Name:	St Mary's Church Rectory
Other Names:	
Scope of Listing	
Property ID:	100004575
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	43 Peel Tce, **BUSSELTON**
Survey Information:	Lot 87; DP222226
Reserve:	-----
Vol / Folio	MB25/1918
GPS:	-33.652635 115.346224
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18163
Other Listing	Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 20 Jun 1996 Register of the National Estate Permanent 21 Oct 1980 Classified by the National Trust Classified 07 Aug 1961
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Religious: Housing
Current Use:	Religious: Housing
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1895
Demolished/Relocated:	
Walls:	Limestone
Roof:	Corrugated sheet metal
Architectural Style	Federation Bungalow.

Physical Description:

The place is a generous limestone walled building with stucco trim, a facetted bay window and iron roof, in the Federation Italianate style. A deep verandah extends across the southern face of the building from the bay window. Tall limestone chimneys with rendered caps further enrich the substantial steeply pitched roof.

The rectory is set within a simply landscaped garden that features grass and many mature trees.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

This rectory was built in 1895 by local builder G.H. Hough for the sum of £300. It is understood that this building replaced an earlier rectory constructed in 1870. Constant fundraising was undertaken to source the funds for the rectory consequently there were delays in construction. The building was first occupied in 1906.

Aerial photographs from the mid 20th century indicate there has been no significant change to the form of the residence and the original intent is still evident.

Historic Theme:	Cultural Life: Religion Cultural Life: Domestic Life
Sources:	The Inquirer and Commercial News, 20 Sept 1895, p. 8. Municipal Heritage Inventory 2013.

ASSOCIATION	Association Type
G. H. Hough	Builder and designer

SIGNIFICANCE	
Statement of Significance	• The rectory is a generous intact example of the Federation Bungalow style executed in stone and corrugated metal sheeting. The place is a landmark in the streetscape. • The place has historic value for its association with St Mary's Anglican Church and the role it has played in the Busselton and wider regional community. The Rectory as an extension of the church service was visited by many members of the community. • The place is valued by the community as a prominent landmark that contributes to the community sense of place since the late 19th century. • The role of the rectory in the community is valued as evidence by the efforts to fundraise and erect the building in the late 19th century.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place.

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	Consider for nomination for State Register of Heritage Places if not already included.

ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013

DRAFT

Sun Dial at Signal Park, BUSSELTON
PN054

Management Category
Category 2



SITE INFORMATION	
Place Name:	Sun Dial at Signal Park
Other Names:	
Scope of Listing	
Property ID:	100012170
Place Type:	Other Structure
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	Signal Park, Marine Tce, **BUSSELTON**
Survey Information:	Lot 400; P185938
Reserve:	38872
Vol / Folio	LR3148/672
GPS:	-33.646713 115.343378
Other Location Description:	NW corner of Queen St and Marine Tce

HERITAGE LISTING	
State Heritage Office ID:	5330
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Monument
Current Use:	Monument
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1853; 1929; 1979; 2017
Demolished/Relocated:	
Walls:	N/A
Roof:	N/A
Architectural Style	N/A
Physical Description: The sundial is set at the corner of Signal Park near the Queen Street and Marine Terrace junction. It is set amongst brick edged garden beds on a small plinth and has a plaque on the vertical face of the plinth.	
Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
After the initial erection of the sundial in 1853 it was re-erected in 1929 to mark the first Centenary of WA by Sussex Lodge of Freemasons. It was re-erected in September 1979 to commemorate the Western Australian Sesqui - Centenary by the Sussex Lodge. In 2017, as part of the foreshore works undertaken by the City of Busselton the sundial was reerected on a new smaller plinth closer to the footpath.	
Historic Theme:	Cultural Life: Recreation - Arts, Cultural and Entertainment Peopling WA: Demographic Development
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs.

ASSOCIATION	Association Type
Freemasons of Busselton	Designers

SIGNIFICANCE	
Statement of Significance	• The Sundial memorial has historic value as part of a long tradition of commemorating historic moments in Western Australian history • The sundial is a landmark in Busselton that has been present in the streetscape since 1929 and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS









ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2013



After unveiling the new structures, the procession will proceed to the corner of Prince and Queen Streets, where the representatives of the Druids' Grand Lodge, Perth, will unveil the drinking fountain erected by the Busselton branch.

Providing the completion of the sun-dial, to be erected by the Masonic Lodge, is accomplished in time, the procession will then be diverted to this ceremony.

To date, the following bodies have signified their intention of participating in these functions:—Busselton sub-branch R.S.L.; Busselton Brass Band; Busselton Fire Brigade; Vasse Cricket Association; U.A.O.D., Sussex Lodge 84; Sussex Masonic Lodge.

As the function is undoubtedly fraught with historical importance, and is one that will live in memory for all time, it is hoped the public will attend and enter into the spirit of the occasion.

Exert from The South Western News 6 December 1929, p. 7.

DRAFT

Sussex House, BUSSELTON
PN055

Management Category
Category 2



SITE INFORMATION	
Place Name:	Sussex House (fmr)
Other Names:	
Scope of Listing	Original building on the site
Property ID:	100002207
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited
Other Location Description	NE corner of Queen and Prince Streets

LOCATION	
Street Address	89 Queen St, **BUSSELTON**
Survey Information	Lot 10; D13448
Vol / Folio	1346/242
GPS:	-33.650770 115.345090

HERITAGE LISTING	
State Heritage Office ID:	5309
Statutory Listing	Heritage List 13 Aug 2014
Other Listing	Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Commercial: Retail Store
Current Use:	Commercial: Retail Store
Other Use:	Commercial: Restaurant

CONSTRUCTION DETAILS	
Construction Date:	1911, 1936, 1986
Walls:	Corrugated sheet metal
Roof:	Painted brick
Architectural Style	Inter War Stripped Classical.

Physical Description:

Located on the corner of Queen and Prince streets, Sussex House is a two storey Federation Free Classical style commercial building with a strong landmark value.

It comprises shops on the ground floor and had residences on the first floor. The building originally had a two storey verandah, therefore the detail below the first floor verandah roof level is simply treated. The verandah has been replaced by a cantilevered awning. The architectural flourishes are reserved for the street side parapet, where a deep balustrade and pediments provide a richly decorative building top and skyline.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

Previous research has determined that a house was constructed and lived in by the Hough family on this site in the 1890s. The Hough family sold drapery from their home before constructing a small timber 'general and drapery' store on this corner. A drapery store was operating within Sussex House which was presumed to be the same site in July 1911

By December 1911, a new two storey brick premises was constructed on the site and opened as a boarding house for holiday makers. An advertisement in December 1911 described it as 'a first-class and up-to-date Home for Visitors, under the well-known control and management of Mrs J. L. Ost. Everything new and modern. Comfortable Sitting Rooms. Promenade Balconies, Baths and every convenience.

It has not been established who was the architect or builder of Sussex House, a name which reflected the regional designation for the area by the Lands and Surveys department.

In 1936, architect S.H. Bedford, called for tenders for the construction of a two storey brick extension which was to include, six bedrooms and balconies. It is not clear which portion of the building this referred to.

The building served as a boarding house during World War II and was later owned by Mr. Prosser, who developed the retail aspect of the building by leasing portions of the ground floor to banks.

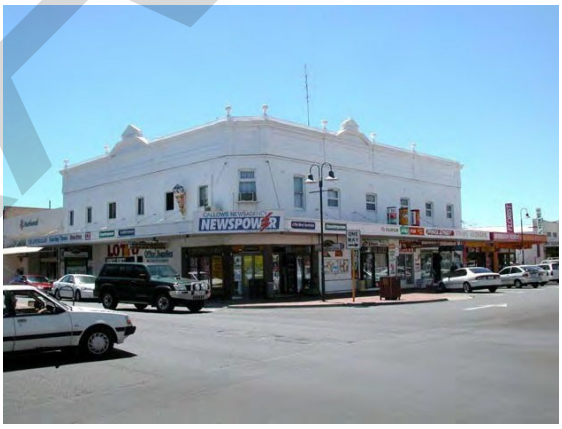
Aerial photographs indicate that a new addition was construced to the rear of the building in c1987 which filled in the two wings of the original building creating the current (2024) plan form.

Historic Theme:	Cultural Life: Recreation - Arts, Cultural and Entertainment Peopling WA: Demographic Development
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. The South-Western News, 28 July 1911, p. 2; 22 December 1911, p.2. The West Australian, 19 September 1936, p.4.

ASSOCIATION	Association Type
Hough family	Landowners

DRAFT

SIGNIFICANCE	
Statement of Significance	• Despite the removal of the verandahs, the place has aesthetic value for the simple form and detail of the Federation Free Classical style executed in brick and corrugated sheet metal. • Sussex House has been a landmark in the street scape since 1911 because of its dominant form at a prominent location. • The place has historic value for its association with the development of the town as a holiday destination from the early 20th century. As a premises of residential and commercial uses since its construction it demonstrates the changing nature of retail shopping and holiday accommodation in the town of Busselton. • This generous building is a landmark in Busselton that has been present in the streetscape since 1911 and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ARCHIVAL IMAGES	
	
Municipal Heritage Inventory, 1995	Municipal Heritage Inventory, 2013.

DRAFT



View of Queen Street, 1930s. Courtesy Busselton Heritage Trail.

DRAFT

The Retreat, BUSSELTON
PN057

Management Category
Category 2



SITE INFORMATION	
Place Name:	The Retreat (fmr)
Other Names:	Barnard's House Busselton Medical Centre
Scope of Listing	Original building on the site
Property ID:	100005146
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited
Other Location Description	

LOCATION	
Street Address	23 Albert St, **BUSSELTON**
Survey Information	Lot 11; D18095
Vol / Folio	1963/947
GPS:	-33.651970 115.343880

HERITAGE LISTING	
State Heritage Office ID:	422
Statutory Listing	Heritage List 13 Aug 2014
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Classified by the National Trust Recorded 03 Jul 1978 Register of the National Estate Indicative Place

PLACE TYPE	
Original Use:	Residence: Single storey residence
Current Use:	Commercial: Offices
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1893
Walls:	Corrugated sheet metal
Roof:	Brick and render
Architectural Style	Victorian Free Classical.

Physical Description:

The Retreat is a stucco masonry and zincalume roof Federation Italianate style residence, converted for use as a medical centre. It is symmetrically arranged with gabled bay windows to the east and west of the centrally located front entrance.

The roof is steeply pitched and articulated with gables, finials and chimneys with corniced chimney caps. A verandah extends around the building with timber posts and a St. Andrew's cross balustrade.

Condition:	
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

The building has some stylistic similarities to No 58 West Street which suggest it may have been built and designed by the same team.

Previous research has proposed that the residence was built c1893 for the Byfield, Allpike and Ashton as a holiday home for their families although the Guerin family are also reputed to have been one of the original owners.

In 1903, George William Barnard (1873-1941) and his wife Eliza Jane Bovell (1880-1951) moved into the house after the birth of their son Alan Barnard in May 1903. Mrs Maryllia Anne Ryan (nee Barnard) (1905-1984) lived in the house until she was married at 25 years of age. Mrs. Ryan in an interview (1977) 'we used to have a lot of land around the house down to Prince Street and across to Queen St.'

When Mrs. Ryan died she was the last of the Barnard family children who lived at the Retreat. The retreat remained in the hands of the Barnard family for 63 years until it was sold to the Paradise Motel in 1966 when it was considered for demolition to expand the existing Motel located on the other side of Albert Street.

George William Barnard Jnr who lived at this residence was elected the Member for Sussex between 1924 and 1933 and like his father George William Barnard Snr was Mayor of Busselton for some years. The family was active in all aspects of the Busselton community from the Road Board, sports and the church.

The Retreat was then sold to Woolworths Pty Ltd who purchased the land for a possible development as a supermarket, however Coles established a supermarket in 1975 and the development was put on hold.

The retreat was purchased in 1975 by Dr Robert Jarvis and at this time the building underwent extensive renovations to cater for doctors' surgeries and professional rooms. In 1977 the building housed an accountant's office, a branch of the Busselton Health Centre and a clinical laboratory. Dr Jarvis sold to Keith Howard, car dealer who bought it as an investment property.

The property continues to be used as doctors' surgeries and clinical laboratory. It was extended in 2003 and several palm trees were removed.

Historic Theme:	Peopling WA: Demographic Development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. Australian Electoral Rolls, 1903-1983 Wise's Post Office Directories

DRAFT

ASSOCIATION	Association Type
Barnard Family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• This former residence has heritage value as an good and largley intact example of the Federation Italiante style expressed in brick and iron. • The place is a landmark in the streetscape as a prominent building in a highly visible location. • This former residence has historic value for its association with the Barnard family who were leading members of the Busselton and wider regional community in the late 19th and early 20th century. • The place has historic value as a demonstration of the type of large home built for professional men and their families. • The place has social value for the Busselton community as it has been present in the streetscape since the late 19th century and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





DRAFT

ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005

DRAFT

Vasse Hotel, BUSSELTON
PN058

Management Category
Category 2



SITE INFORMATION	
Place Name:	Vasse Hotel
Other Names:	
Scope of Listing	Original building only
Property ID:	100017410
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	38 Duchess St, **BUSSELTON**
Survey Information:	Lot 200; DP30057
Reserve:	------
Vol / Folio	2219/874
GPS:	-33.649204 115.344144
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5331
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Statewide Hotel Survey Completed 01 Nov 1997
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Commercial: Hotel
Current Use:	Commercial: Hotel
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1906
Demolished/Relocated:	
Walls:	Brick and render
Roof:	Corrugated sheet metal
Architectural Style	Federation Free Classical.

Physical Description:

The Vasse Hotel now comprises the 1906 building on the corner of Queen and Duchess Streets, with a shopping centre to the south and west.

The original section of the building had a two-storey timber construction filigree style verandah, brick walls, stucco decorative treatments, an iron roof, tall double hung sash windows and timber-framed doors. It is a distinctive element in the streetscape and like most country hotels takes full advantage of its corner to make an architectural statement. The verandahs are very deep, but the present fabric is all replacement material. The parapet detail remains authentic, with its cornice, panels and acroteria and the words Vasse Hotel in bas-relief. Almost all openings have been altered and several of the original openings have been bricked in.

Condition:	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION	

From the available research there was a hotel on this site known as the Vasse Hotel from at least 1888. In an advertisement in 1896 it is stated that there were 6 sitting rooms and 9 bedrooms, apart from the rooms needed for the licensees family. At that time the owner was S. Copley and in the next few years there changes of the licensee and owners.

In 1902, it was announced that the 'homely hotel was being enlarged'.

Previous research has found that the works were completed by local contractor Robert Donald and Son and like many hotels underwent numerous changes to accommodate changing needs.

The changes were generally confined to the ground floor until the building was completely renovated and changed significantly during the 2002-3 shopping centre projects.

The place now comprises of a café and tavern and large sections of the former hotel were demolished to make way for the new additions.

Historic Theme:	Economy: Commerce Peopling WA: Demographic Development
Sources:	The West Australian, 8 April 1897, p. 7; 19 Nov 1902, p. 1902, p. 1; 9 March 1903, p. 1.

ASSOCIATION	Association Type
Robert Donald	Builder

SIGNIFICANCE	
Statement of Significance	• The Vasse Hotel, a two storey brick, stucco and iron roofed Federation Free Classical style building with substantial additions, has aesthetic value as a local landmark, as a substantial fragment of a fine buildings and for its contribution to the Queen Street streetscape. • The Vasse Hotel has historic value for its association with the establishment of Busselton as a holiday destination from late 19th

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	century. The changes in the building have been consistent with the ebb and flow of the holiday industry in Busselton. • The place has social value for the Busselton community as it has been present in the streetscape since the late 19th century and contributes to the community sense of place and many members of the community have visited the place for a range of social events.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013

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Vasse Hotel, c1909. Courtesy Busselton Library image PH00029.

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Villa Carlotta, BUSSELTON
PN059

Management Category
Category 1



SITE INFORMATION	
Place Name:	Villa Carlotta (fmr)
Other Names:	St Joseph's Convent and School (fmr) Ithaca
Scope of Listing	Original building and mature trees
Property ID:	100010954
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited
Other Location Description	

LOCATION	
Street Address	110 Adelaide St, **BUSSELTON**
Survey Information	Lot 100; D86588
Vol / Folio	1939/983
GPS:	-33.645910 115.353943

HERITAGE LISTING	
State Heritage Office ID:	386
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 15 May 1998
Other Listing	Classified by the National Trust Classified 02 Feb 1976

	Register of the National Estate Permanent 21 Mar 1978 Municipal Inventory Adopted 20 Jun 1996 Municipal Inventory Adopted 13 Aug 2014

PLACE TYPE	
Original Use:	Residence: Single storey residence
Current Use:	Commercial: Hotel
Other Use:	Religious: Convent

CONSTRUCTION DETAILS	
Construction Date:	1896/7
Walls:	Corrugated metal sheeting
Roof:	Tuckpointed brick and render
Architectural Style	Federation Queen Anne.

Physical Description:

Villa Carlotta is clearly seen from the road and is approached via a circular drive. The main building comprises the original home, the convent and subsequent additions. Other buildings on the block on the site are residential units associated with the guest house function.

The main building comprises the original 1896-97 house, the 1904 convent, a number of framed extensions and a new brick dining room. The home was a one-storey building with a two level tower over the entry.

The style of architecture best fits Federation Queen Anne exhibiting an asymmetrical plan, complex roof form, tower, and wide verandah with decorative timber posts and brackets.

Fabric of the 1897 house is clear on the east and west where little change has taken place to the form of the building, apart from the 1904 convent additions to the west. Original tuck-pointed brickwork in stretcher bond is maintained at the entrance and to the verandah on the east and west.

The whole roof is clad with corrugated sheet metal and the roof gable to the south-east of the roof retains decorative timberwork lost to the two gables on the north.

The 1904 additions were placed on the west, possibly replacing some of the verandah. The extent of the remaining fabric of this extension is clear on. Although the north face of this extension is ashlar inscribed cement rendered, it is probable that this face was originally tuck pointed as the east wall adjacent to the verandah is tuck pointed and the join between render and pointing suggests render is a later application.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

Villa Carlotta ('Ithaca') was completed in 1897 for Francis (Frank) Herbert Backhouse (1863-1933) and his wife Margaret Weir (1879-1911) as a family home for his wife and four children.

Frank Backhouse was born in Brisbane in 1863 and came to Western Australia in 1893. He worked as a consulting engineer in Perth for some months before taking on a position with WA Goldfields Ltd., an English company in Coolgardie. The job required that he travel extensively throughout the colony and it was during this time that he built Ithaca and he built six other cottages in Carey Street, Busselton known as "Backhouse Town".

The property was purchased by the Sisters of Our Lady of the Missions in 1904 who converted the house into a convent and school. The house was extended at this time in order to provide additional sleeping space for the convent. The nuns lived in the house and taught classes in a temporary classroom on the property which had been relocated to the present school site in 1951. The Sisters of Our Lady of the Missions transferred the house to the Sisters of St Joseph of the Sacred Heart on 5 August 1922. The Josephite Sisters took over the convent, school and nineteen boarders.

In 1951, the Josephite Sisters moved to a remodelled residence in Kent Street opposite the presbytery and church. Prior to being sold in 1952, Ithaca was used by the Church as a religious holiday (‘Bushies’) centre for children and as a holiday house for the Josephite Sisters.

The property was sold to a Mr Rushton in 1952 and it is believed he renamed the house Villa Carlotta. Mr Rushton ran the property as a private hotel. Since that time the place has continued to be used for that purpose and has been adapted and modified in response to changing needs and expectations of guests.	
Historic Theme:	Economy: Rural Occupations Economy: Commerce Cultural Life: Religion
Sources:	P0386 Villa Carlotta Assessment Documentation, DPLH. Municipal Heritage Inventory 2013. Landgate Aerial Photographs. Bunbury Herald, 26 October 1911, p. 3.

ASSOCIATION	Association Type
Backhouse family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• Villa Carlotta is aesthetically significant as an almost vernacular 'builder's' version of the Federation Queen Anne style widely adopted throughout Australia in the first decade of the twentieth century, and particularly in Western Australia where much building took place following the gold rush. • The place has a landmark quality created by the tower and the large mature Morton Bay Fig tree on the direct line of the axis of the entrance hall and thus a significant remnant of the original garden plan. • Villa Carlotta is indicative of changing patterns of residence and social life in Western Australia, as representative of the growth of Busselton when the port town began to develop from a purely regional centre into a holiday resort and retirement town. • The variety of changing uses of the place, from private home, to convent, school, and holiday accommodation is indicative of the vigorous growth of Busselton and the multiple social and economic factors in its history. • The place has close associations with individuals, particularly owners and occupants, including its builder Frank Backhouse, the Sisters of Our Lady of the Mission, and the Sisters of St Joseph of the Sacred Heart, who played a part in the history and growth of Busselton. • Villa Carlotta is valued by the local community as contributing to Busselton's identity and the community's sense of place, and as an element in the current tourism economy, based on the character of the region. It is very well known by the older residents.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS







ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005.

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Weld Hall Theatre, BUSSELTON
PN060

Management Category
Category 1



SITE INFORMATION	
Place Name:	Weld Hall Theatre (fmr)
Other Names:	Weld Repertory Theatre Weld Institute Weld Mechanics' Institute
Scope of Listing	Applies only to the building on the site.
Property ID:	100013035
Place Type:	Individual Building or Group
Ownership:	Local Government
Public Access:	Yes
Other Location Description	NE corner of Queen St and Adelaide St

LOCATION	
Street Address	13 Queen St, **BUSSELTON**
Survey Information	Lot 310; P225893
Vol / Folio	1293/378
GPS:	-33.647564 115.344053

HERITAGE LISTING	
State Heritage Office ID:	404
Statutory Listing	State Register Registered 14 Dec 2001
Other Listing	Register of the National Estate Identified Through State Process

	Classified by the National Trust Recorded 02 Feb 1976 Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Social/Recreational: Community Hall
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1874-81, 1890, 1962, 1980s, 1988, 1997,2005
Walls:	Corrugated metal sheeting
Roof:	Brick and render
Architectural Style	Victorian Italianate.

Physical Description:

Weld Hall is a single storey brick building with a corrugated metal roof in a simplified Victorian Italianate style. It is symmetrically arranged plan form and has a long central wing with a simple porch, and this section is flanked by two gabled bays with arched head windows.

The views of the building from the north and east are limited because of the works underway in 2023/24 which wil see the integration of the original building into the new Performing Arts Centre being constructed on the adjacent site and behind the Weld Theatre.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

The Weld Hall was built during the course of 1874-1881 and progressively developed and adapted thereafter. It was named after Governor Frederick Weld.

It was built as a Mechanic's Institute and provided support and education prior to institutions such as public libraries being formalised. Once formed, the municipality began to take over these formalised services. The place later served as a town hall, a meeting place for the Returned Services League and still later from 1960 as a Repertory Club.

In 2023, the building underwent renovations as part of the larger program of works for the construction of the adjacent new performing arts complex.

Historic Theme:	Cultural Life: Recreation - Arts, Culture and Entertainment
Sources:	P0404 Weld Theatre Assessment Documentation, DPLH. Municipal Heritage Inventory 2013. Landgate Aerial Photographs.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• Weld Hall has some aesthetic value in the symmetrical form of the building, with its dominant large arched windows and simple decorative features, although this has been somewhat compromised by unsympathetic additions and cracking due to the failure of footings. • Weld Hall has value for its association with early social and community development of Busselton. The evolution of the building illustrates the early patterns of growth in the region, which were characterised initially by the financial support of families and organisations such as the Mechanics Institute, and later by the Municipality of Busselton. • Weld Hall is a physical reminder of the Mechanics Institute ethos, which was to promote the educational and cultural development of

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	communities throughout Western Australia and elsewhere. Once prolific, the majority of Mechanics Institutes have been replaced by the public library and adult education systems and their social function has all but disappeared. • Weld Hall is associated by name with the Frederick Aloysius Weld, Governor of Western Australia from 1869 to 1875. It is associated with several organisations, in particular the former Mechanics Institute, the RSL and the Repertory Club. • Weld Hall has occupied an important role in the cultural and social life of Busselton for over 100 years. It is highly valued by members of the local community as a venue dedicated primarily to cultural, artistic and literary development and is demonstrative of early reading rooms and libraries. It has associations with various organisations, including the Mechanics' Institute and Returned and Services League, which have made significant contributions to the local community. • Weld Hall has served as a community and town hall, a rehearsal and performance venue for the local district band and in a formal educational capacity as a substitute classroom. It has also achieved contemporary social value as a theatre, contributing greatly to the sense of place of the region.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS



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ARCHIVAL IMAGES	
	
Municipal Heritage Inventory, 1995	Municipal Heritage Inventory, 2013.

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Busselton War Memorial, BUSSELTON
PN156

Management Category
Category 2



SITE INFORMATION	
Place Name:	Busselton War Memorial
Other Names:	Memorial Park Victoria Square
Scope of Listing	
Property ID:	100014566
Place Type:	Other Built Structure
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	Lot 229 Peel Tce, **BUSSELTON**
Survey Information:	Lot 229; P225893
Reserve:	
Vol / Folio	43/257
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	13481
Other Listing	Municipal Inventory Adopted 13 Sep 2006 Statewide War Memorial Survey Completed 01 May 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Memorial
Current Use:	Memorial
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1919/20
Demolished/Relocated:	
Walls:	Bronze, llimestone and Donnybrook sandstone
Roof:	N/A
Architectural Style	N/A.

Physical Description:

A bronze, limestone statue on a stone platform inscribed with words 'Honour the Brave ' and 'The Heroic Dead'. The memorial measures 600 by 1500 mm and has 4 sides to it. It sits at the end of a formally landscaped brick paved path surrounded by landscaped gardens of grass and mature trees.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The War Memorial was originally erected to commemorate those from the Busselton and Sussex Roads Board District who served in World War I. It now commemorates those who served and those who fought during World War I, World War II, Korean War and the Vietnam War.

The memorial was unveiled by General Sir Birdwood on 6 January 1920. The sculptor was well known artist Pietro Porcelli.

Its construction in the years following World War I was a common practice throughout Australia and were often funded by local communities and the forerunner organisations of the Returned Services Leagues of WA.

The memorial has been the venue for regular memorial services, the most well attended being ANZAC Day services.

The construction of the new memorial in Rotary Park in 2024 will mean there will be less services at this site but it will continue to be a place of memorial and reflection.

Since its construction, local researchers have found that some names were ommitted from the list of servicemen and women. These ommissions will be rectified at the new memorial.

Historic Theme:	Governing: Law, Order and Defence Cultural Life: Recreation - Arts, Culture and Entertainment
Sources:	Municipal Heritage Inventory 2013. Australian Electoral Rolls, 1903-1983. Monument Australia https://monumentaustralia.org.au/themes/conflict/multiple/display/60218-busselton-war-memorial.

ASSOCIATION	Association Type
Pietro Porcelli	Artist

SIGNIFICANCE	
Statement of Significance	• The memorial has historic value for its association with the servicemen and women who served in conflicts outside of Australia and the sacrifices they made. • It also has historic value for the demonstration of the efforts of fundraising made by local communities to recognise those who served. • The place is also associated with prominent and skilled sculptor Pietro Porcelli who was the artist who designed the elements of this memorial.

	• The memorial has social value to the Busselton community as the venue for many services and events which have been attended by wide sections of the community since 1920 and therefor contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2013

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A. R. Bovell & Son, BUSSELTON
PN157

Management Category
Category 4



SITE INFORMATION	
Place Name:	A. R. Bovell & Son
Other Names:	
Scope of Listing	Original building only
Property ID:	100002881
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Restricted

LOCATION	
Street Address	42 Queen St, **BUSSELTON**
Survey Information:	Lot 13; DP33934
Reserve:	-----
Vol / Folio	258/111A
GPS:	
Other Location Description:	Corner of Duchess Street

HERITAGE LISTING	
State Heritage Office ID:	18164
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Commercial: shop
Current Use:	Commercial: shop
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1920s
Demolished/Relocated:	2014 demolished apart from facade
Walls:	Painted Brick
Roof:	Corrugated Sheet metal
Architectural Style	Inter war Stripped Classical.

Physical Description:

This single storey brick shop addresses the north west corner of Queen and Duchess Street.

The main entrance presents on an angle to the corner and is a glass panel set into a timber frame that features a stepped detail and a fan light above. The entry door on Duchess Street features the same detail. The large shop front windows have divided panes above the main panel, below the main panel is a low masonry wall clad with painted square tiles that may be a remnant of the original finish.

The steel framed awning is a later addtion.

Condition:	Good
Integrity	Low
Authenticity	Moderate

HISTORICAL INFORMATION	

From the readily available information this shop premises was built in the early 1920s for Alexander Robert Bovell (1873-1951).

Alexander Bovell and the Bovell family were influential in the development of Busselton in the 20th century, with many members of the family undertaking community service and working in the Shipping industry. Alexander Bovell was Mayor during World War I and for many years was a Justice of Peace.

Alexander Bovell worked as a Shipping Agent, Land Agent and branched out into auctioneering. Items in the local press indicate the business operated from Queen Street in the 1920s. It was during this period that the Soldier Settlement and Group Settlement schemes were enacted.

It is not known who designed or built the shop premises.

The property remained in the hands of the Bovell family until the late 20th century and for many years the place was unoccupied.

Aerial photographs indicate that the awning wrapping the two main elevations of the building was removed in 2012.

In 2014, all of the building structure was removed apart from the facades facing the streets. A new structure was built inside the remaining walls. The doors have been retained and the window locations reflect the Inter War style but may be replacement inserts.

Historic Theme:	Economy: Commerce Governing: Government and Politics
Sources:	Municipal Heritage Inventory 2013. Australian Electoral Rolls, 1903-1983. Wise's Post Office Directories. The West Australian, 25 September 1951, p. 2. Landgate Aerial Photographs, 1953-2024.

ASSOCIATION	Association Type
Bovell family	Owners and occupiers

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SIGNIFICANCE	
Statement of Significance	• The remaining building façade is associated with the Bovell family who were prominent business and community leaders in Busselton in the 20th century. • The site is associated with the development of Busselton in the 1920s when the region was developing with new settlers including the Soldier Settlement and Group Settlement schemes. • The shop front has value for the community as it has been a continual presence in the streetscape since the 1920s.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2005.

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House, 7 Albert Street, BUSSELTON
PN160

Management Category
Category 2



SITE INFORMATION	
Place Name:	House, 7 Albert Street
Other Names:	
Scope of Listing	Original building only
Property ID:	100004789
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	7 Albert St, **BUSSELTON**
Survey Information:	Lot 381; P300666
Reserve:	----
Vol / Folio	1789/463
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18176
Other Listing	Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residential: Single Storey residence
Current Use:	Residential: Single Storey residence
Other Use:	Commercial: Retail

CONSTRUCTION DETAILS	
Construction Date:	1890s
Demolished/Relocated:	
Walls:	Rendered brick
Roof:	Corrugated Metal Sheeting
Architectural Style	Victorian Georgian.
Physical Description: This building has a steeply pitched roof that suggests that the roof was originally clad with shingles. The verandah in its present form is a much later addition. As such, the building provides an interesting visual counterpoint along the commercial streetscape of Albert Street.	
Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION	
The date of construction of this former semi-detached residence has not been determined, however the physical evidence suggests it was built in the late 19th century for a working family. The physical evidence also indicate that the windows and doors on the front elevation are later replacements. The place appears to have been used as a residence until the early 2000s.	
Historic Theme:	Peopling WA: Demographic development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Australian Electoral Rolls, 1903-1983..

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The place has aesthetic value for the remaining evidence of its original form and function as a semi detached residence from the late 19th century. • The place has historic value as a demonstration of a simple semi detached residence for working families. • The place has social value for the Busselton community as it has been present in the streetscape since the early 20th century and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2013.

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Dr Yates' House (fmr), BUSSELTON
PN161

Management Category
Category 2



SITE INFORMATION	
Place Name:	Dr Yates' House (fmr)
Other Names:	Busselton Early Childcare Centre
Scope of Listing	Original building only
Property ID:	100047229
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	15 Albert St, **BUSSELTON**
Survey Information:	Lot 45301; P56202
Reserve:	-----
Vol / Folio	2784/36
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	17457
Other Listing	Classified by the National Trust Adopted 05 Dec 2005 Municipal Inventory Adopted 13 Sep 2006 Municipal Inventory Adopted 13 Aug 2014
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Health: Housing and Quarters
Current Use:	Commercial: Other
Other Use:	Residence: Single storey residence

CONSTRUCTION DETAILS	
Construction Date:	1922-29
Demolished/Relocated:	
Walls:	Brick and Limestone
Roof:	Corrugated Metal Sheeting
Architectural Style	Inter war Californian Bungalow.

Physical Description:

This former residence is a single storey brick and stone, gambrel and gabled roof building with an encircling verandah. The verandah has timber decorative elements that give the place its distinctive appearance. Infill to the side of the verandah has diminished the symmetry and openness of the building.

The front property boundary is defined by a timber fence limiting the view of the front yard which includes mature trees.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION	

This former residence was built for Dr Walter Percy Yates in 1922-9 and designed by the prominent architectural team of Cohen & Eales. Eales and Cohen undertook a considerable number of projects in the Busselton district during the Inter War years.

Dr Yates (1889-1985) his wife Evelyn May Cocker (1889-1983) and their two children lived in the house, and Dr Yates ran his surgery from the front rooms.

The verandah outside the surgery and facing Albert Street was well known by Busselton residents for more than 30 years as they filled the chairs lined up along its length waiting for their turn to see the doctor.

Dr Yates was born in York City, England and trained at Glasgow University in Scotland. He came to WA in 1912 and set up a practice in York. He worked for a short time at Woodman Point Quarantine Station. His wife Evelyn came from England during WWI and their son and daughter were later born in Fremantle.

After the war, he came to Busselton and was appointed Government Medical Officer for the district in 1922, a position he held until 1955.

When Dr Yates began practicing, he was the only doctor between Capel and Albany and often visited patients on horseback, horse and cart or car depending on the road conditions. He helped to establish the St. John Ambulance in the district and in 1940 was recognised as an honorary life member. He started the first public Tennis Club. He was a member of the first board of management for the Villa Maria project, the first retirement village in the area. In 1955 he moved to Perth and served on the Repatriation Board for 15 years before retiring to his home in Albert St Busselton.

The property was auctioned in February 2003 and bought by the current owners and the place converted to use as a child care centre. The adjoining block to the west was previously a tennis court for the Yates family.

Aerial photographs from the mid 20th century indicate that the form and extent of the original residence has not changed significantly although there have been new structures built in the front and back yards.

Historic Theme:	Social Services: Health Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024..

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ASSOCIATION	Association Type
Dr Yates and family	Owners and occupants
Eales and Cohen	Architects

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the development of Busselton and the region in the Inter War years when professionals and their families were settling in the town and providing key services. • This place has historic value for its association with Dr Walter Yates and his family who made a significant contribution to the town of Busselton professionally and socially. • The place has social value for the Busselton community as it was well known as the rooms of General Practioner Dr Yates for many decades where many residents would have visited. Its use and presence in the streetscape contributes to the community sense of place.
Level of Significance	**Place of Interest** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS









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ARCHIVAL PHOTOGRAPHS



Yates family 1950, Courtesy SLWA image b2384998_1 PN161.

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Commercial premises, Albert Street Grocer & Baker, BUSSELTON
PN163

Management Category
Category 2



SITE INFORMATION	
Place Name:	Commercial premises, Albert Street Grocer & Baker
Other Names:	
Scope of Listing	Original building only
Property ID:	100005022
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	17 Albert St, **BUSSELTON**
Survey Information:	Lot 9; D13037
Reserve:	-----
Vol / Folio	1127/691
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	13490
Other Listing	Municipal Inventory Adopted 23 Apr 1999 Municipal Inventory Adopted 13 Aug 2014
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Commercial: Shopping complex
Current Use:	Commercial: Shopping complex
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1899
Demolished/Relocated:	
Walls:	Painted brick and render
Roof:	Corrugated Metal Sheeting
Architectural Style	Federation Free style.

Physical Description:

These two shops have a pair of relatively intact shopfronts with elaborately modeled pediments and retain a large amount of original and early fabric in their shop fronts. The portion to the west appears to be an enclosed verandah and the windows and doors are a later installation.

The bull nose verandah is supported on decorative metal posts.

In the parapet above the eastern shop premises the lettering "Grocer & Baker" are still evident behind the contemporary signage.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

The date shown in the parapet above the western shop premises states a date of construction of 1899. The builder or designer of the premises have not been determined. This date of construction is consistent with the 'Gold Boom' period of development across Western Australia where the population increased and the economy grew rapidly.

The two shops are likely to have been built at different times as they demonstrate different stylistic elements.

The shops have been occupied by a range of retailers.

Aerial photographs from the mid 20th century indicates that only the shop premises on the eastern side had an awning.

Sometime in the 1960s, the shop premises on the western side was extended and small additions across the rear were removed.

Historic Theme:	Economy: Commerce Peopling WA: Demographic Development
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024..

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the period of development in the late 19th century associated with the gold discoveries in the state. • These retail premises have historic value for their demonstration of a style of shopping which catered for the local residents. • The place has social value for the Busselton community as it has been a retail premises from the late 19th century and its use and presence in the streetscape contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity

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Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2013

DRAFT

House, 95 Kent Street, BUSSELTON
PN164

Management Category
Category 2



SITE INFORMATION	
Place Name:	House, 95 Kent Street
Other Names:	
Scope of Listing	Original building only
Property ID:	100002485
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	95 Kent St, **BUSSELTON**
Survey Information:	Lot 3; D46080
Reserve:	-----
Vol / Folio	1440/767
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18167
Other Listing	Municipal Inventory Adopted 13 Aug 2014
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residential: Single Storey residence
Current Use:	Residential: Single Storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1910
Walls:	Cement block
Roof:	Terracotta tile
Architectural Style	Federation Bungalow.

Physical Description:
This residence of a symetrical plan is constructed of concrete block in the Federation Bungalow style. The gambrel roof has a Marseilles pattern terracotta tiled and features two brick chimneys.

The place has verandahs on all sides visible from the street, and the verandah roof is an extension of the roof supported on timber posts.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

The date of construction has not been determined however the use of cement blocks in its construction suggests it was in the early 20th century. The style of the residence is consistent with this period although it may be a later example of the style, potentially the 1910s or 1920s.

The use of cement blocks was generally a function of the lack of access to typical building materials, or when the owner undertook constructions. The cement block moulds could be purchased and blocks could be made with minimal skills. It is possible the construction was undertaken during World War One when building materials were limited.

The scale of the residence suggests it was built for a skilled tradesperson or professional and their families.

Aerial photographs from the mid 20th century indicate that the form and extent of the place have not changed since then.

Historic Theme:	Peopling WA: Demographic development Cultural Life: Domestic Life Economy: Workers and working
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The place has historic value as a demonstration of generous homes built in the early 20th century and is associated with the growth of Busselton as a regional centre. • The place has social value for the Busselton community as it has been present in the streetscape since the early 20th century and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

DRAFT

House, 43 Duchess Street, BUSSELTON
PN165

Management Category
Category 2



SITE INFORMATION	
Place Name:	House, 43 Duchess Street
Other Names:	
Scope of Listing	Original building only
Property ID:	100006282
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	43 Duchess St, **BUSSELTON**
Survey Information:	Lot 403; DP300663
Reserve:	-----
Vol / Folio	1562/581
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18168
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residential: Single Storey residence
Current Use:	Residential: Single Storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1900
Walls:	Brick
Roof:	Corrugated Metal Sheeting
Architectural Style	Federation Bungalow.

Physical Description:

A single storey residence, designed in Federation Bungalow style with a verandah across the full with of the front elevation. The broken pitch verandah is supported on simple timber posts. The brickwork is laid in Flemish bond.

The roof is clad with corrugated iron and features two brick chimneys.

Aerial photographs from the mid 20th century show that the form and extent of the original cottage has not changed since that time.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

This lot originally (Lot 69) ran through from Duchess St to Adelaide Street in 1896 (rates book), common to all the blocks in the street. A lane way servicing night carts ran through the middle of the blocks dividing the Adelaide and Duchess Street frontages. This lane was, in part resumed by the City of Busselton in 2000; however the lane in the area behind these buildings is extant.

The date of construction has not been determined however the style is consistent with c1900.

Historic Theme:	Peopling WA: Demographic development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.
ASSOCIATION	**Association Type**

SIGNIFICANCE	
Statement of Significance	• The place has historic value as a demonstration of a home built c1900 and is associated with the growth of Busselton as a regional centre. • The place has social value for the Busselton community as it has been present in the streetscape since the early 20th century and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



Municipal Heritage Inventory, 2005.



Municipal Heritage Inventory, 2005.

DRAFT

Duchess Street Duplex, BUSSELTON
PN166

Management Category
Category 2



SITE INFORMATION	
Place Name:	Duchess Street Duplex
Other Names:	
Scope of Listing	Original building only
Property ID:	100006058; 100006096
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	33 & 35 Duchess St, **BUSSELTON**
Survey Information:	Lot 1, 2; D5348
Reserve:	-----
Vol / Folio	1645/97, 1854/640
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18169
Other Listing	Municipal Inventory Adopted 13 Sep 2006 Municipal Inventory Adopted 13 Aug 2014
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residential: Conjoined residence
Current Use:	Residential: Conjoined residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1909
Walls:	Brick and render
Roof:	Concrete tiles
Architectural Style	Federation Bungalow.

Physical Description:

This duplex is a Federation Bungalow style with brick construction walls and stucco trim and a steeply pitched gambrel pattern concrete tiled roof.

It has a full width front verandah, supported on stop-chamfered posts with decorative post brackets. The place has a timber picket fence and a simple garden.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The building was owned by J. Thomas, who built four units in the form of two duplex buildings on the site. No 1 & 2 Duchess St. and 3 and 4 in Adelaide St.

The block originally Lot 65 ran through from Duchess St to Adelaide Street in 1896 (rates book), as was the case with all of the blocks in this street at this time. A lane way servicing night carts ran through the middle of the blocks dividing the Adelaide and Duchess Street Frontages. This lane was, in part resumed by the City of Busselton in 2000; however the lane in the area behind these buildings is extant.

Previous research has determined that this place was built in 1909 for the owner J. Thomas and designed by architect Eustace Cohen who designed many buildings in the region. It is probable that Thomas built the place as an investment and rented the two premises.

Earlier photographs indicate that the western portion of the pair was at one time rendered or painted, which has subsequently been removed.

Aerial photographs from the mid 20th century onwards indicate that additions have been made to the rear of both sides of the duplex, however the form and extent of the original building remains intact.

Historic Theme:	Peopling WA: Demographic development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.

ASSOCIATION	Association Type
Eustace Cohen J. Thomas	Architect Owner

SIGNIFICANCE	
Statement of Significance	• The place has historic value as a rare demonstration of a duplex built c1900 and is associated with the growth of Busselton as a regional centre.

	• The place has social value for the Busselton community as it has been present in the streetscape since the early 20th century and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





DRAFT

House, 31 Duchess Street, BUSSELTON
PN167

Management Category
Category 2



SITE INFORMATION	
Place Name:	House, 31 Duchess Street
Other Names:	Lilly Residence
Scope of Listing	Original building only
Property ID:	100006018
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	31 Duchess St, **BUSSELTON**
Survey Information:	Lot 413; DP300660
Reserve:	-----
Vol / Folio	88/130A
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18170
Other Listing	Municipal Inventory Adopted 13 Aug 2014 Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residential: Single Storey residence
Current Use:	Residential: Single Storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1900
Demolished/Relocated:	
Walls:	Limestone and brick
Roof:	Corrugated Metal Sheeting
Architectural Style	Federation Bungalow.

Physical Description:

No. 31, Duchess Street is Federation Bungalow style residence constructed with random and coursed limestone with brick quoins to the front door and windows. It is topped by a hipped roof, punctured by a galvanised iron flue and chimney. French bay windows flank the main entrance and project onto the verandah, thereby emphasizing the entry statement. The verandah posts appear to have been replaced with brick pillars.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

The block on lot 64 originally ran through from Duchess St to Adelaide St. The rates book from 1896 shows all of the blocks in Duchess St on this side of the road ran through to Adelaide St with a lane way servicing night carts ran dividing the middle of the blocks. This lane was, in part resumed by the City of Busselton in 2000; however the lane in the area behind these buildings is extant.

Previous research has determined that this place was built c1900 for the owners the Lilly family. The place has been used as a residence since its construction and additions were made to the place to the rear, and these have since been removed.

Historic Theme:	Peopling WA: Demographic development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.

ASSOCIATION	Association Type
Lilly family	Owners

SIGNIFICANCE	
Statement of Significance	• The place has historic value as a demonstration of a home built c1900 and is associated with the growth of Busselton as a regional centre. • The place has social value for the Busselton community as it has been present in the streetscape since the early 20th century and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS









ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2005.



Municipal Heritage Inventory, 2013

Bryant Memorial Hall, BUSSELTON
PN173

Management Category
Category 3



SITE INFORMATION	
Place Name:	Bryant Memorial Hall
Other Names:	Congregational Church Bryant Memorial Church & Hall Bay Life Uniting Church
Scope of Listing	Site only
Property ID:	100001920
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes

LOCATION	
Street Address	47 Kent St, **BUSSELTON**
Survey Information	Lot 19; D66366
Vol / Folio	1670/366
GPS:	

HERITAGE LISTING	
State Heritage Office ID:	396
Other Listing	Municipal Inventory Adopted 13 Sep 2006 Register of the National Estate Nominated 23 Dec 1982

	Uniting Church Inventory Completed 01 Oct 1996 Register of the National Estate Indicative Place Classified by the National Trust Classified 08 Jun 1982
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Social/ Recreational: Community Hall
Current Use:	Social/ Recreational: Community Hall
Other Use:	Memorial

CONSTRUCTION DETAILS	
Construction Date:	1870; 1985
Walls:	Brick, new church Limestone, remnant church hall wall
Roof:	Corrugated Metal sheeting
Architectural Style	Post War International.

Physical Description:

A small reconstructed 'L' shaped wall at the front of the building was built using random limestone from the original hall.

A plaque is set within this wall, the text as follows: 'These stones of the original church have been retained as a memorial to the pioneers who maintained worship in this place from 1870. This plaque commemorates the dedication and opening of the new community centre on 16th June 1985."

The new hall was built in the 1960s in a Post War International style.

Condition:	N/A
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

A church was constructed on this site in 1873 for the Congregational Church which served the community as a church and social events.

In 1923, the new Congregational Minister to Busselton, Ernest Bryant began fundraising to build a church hall behind the existing church. The timber hall of jarrah and asbestos was completed in 1928. These two buildings served the Congregational community of Busselton.

With the amalgamation of churches to create the Uniting Church of Australia in 1977, building stock was rationalised. The original small church building was demolished in 1985 and stone from that building was retained and a small wall and memorial was constructed.

The new community hall was constructed in 1985 and reflects the Post War International style. The name chosen for this hall Bryant Memorial Hall commemorates Ernest Bryant (c1877-1963) who served in Busselton for 6 years, then retired to the district in 1947.

The designer and builder of the new hall have not been established.

Historic Theme:	Cultural Life: Religion
Sources:	The South-Western News, 4 Nov 1907, p.3; 20 July 1928, p. 2; 23 Dec 1954, p. 8 Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.

ASSOCIATION	Association Type
Ernest Bryant	Congregational Minister

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SIGNIFICANCE	
Statement of Significance	• Bryant Memorial Hall has cultural heritage significance as a good intact example of Post War International style church architecture. • The existing church and hall have historic value for its connection to the Uniting Church which has been a presence at this site since 1977. • The place has historic value for its connection to the Congregational church and hall which was on this site from 1873. • The place has historic value for its association with Ernest Bryant who was appointed Minister to the region in 1928 and initiated the construction of the first church hall at this site. • The site has social value for the many members of the Busselton community who attended the church and hall at this site since 1873 and it contributes to the community sense of place.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ARCHIVAL IMAGES



Municipal Heritage Inventory, 2005.



Municipal Heritage Inventory, 2005.

DRAFT

Doll's House, BUSSELTON
PN174

Management Category
Category 2



SITE INFORMATION	
Place Name:	Doll's House
Other Names:	
Scope of Listing	Original building only
Property ID:	100005265
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	37 Albert St, **BUSSELTON**
Survey Information:	Lot 7; D013497
Reserve:	
Vol / Folio	2000/951
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	3257
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

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PLACE TYPE	
Original Use:	Residential: Two Storey Residence
Current Use:	Residential: Two Storey Residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1890
Demolished/Relocated:	
Walls:	Painted Brick
Roof:	Terracotta Tiles
Architectural Style	Victorian Georgian.

Physical Description:

This two storey residence is designed in Victorian Georgian style with characteristic symmetry in the arrangment of the front elevation. The structure is brick and the hipped roof is clad with terracotta tiles.

The centrally placed front door is topped with a five paned fanlight and is flanked by twelve paned sash windows. On the upper level, three French doors open onto Juliet balconies. All of the openings are defined by quoining that appears to be painted brick.

The house is set back from the front property boundary which is defined by a palisade fence with brick piers.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

Previous research has determined that this place was built in 1866 but this is unlikely given the style and the information that it was built by local contractors, Hough and Donald. This firm was active in Busselton in the late 19th and early 20th century. Construction in the 1890s would have been consistent with the growth in the area as a consequence of the gold discoveries in the state which lead to the expansion of Busselton as a holiday destination.

It is believed this place was used as St Mary's Anglican Rectory before the construction of the new rectory in 1895, therefore the place would have been built prior to this date.

Aerial photographs from the mid 20th century indicate that the building originally had a verandah roof around all four sides of the building and the roof was clad with corrugated iron at that time. This suggests the French doors on the upper level lead onto a verandah. These changes occurred in the 1960s, which is consistent with the style of the railings on the Juliet balconies.

The origin of the name ' Dolls House' for this place seems to lie with the classic arrangement of the front façade.

Historic Theme:	Peopling WA: Demographic development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024..

ASSOCIATION	Association Type
Hough and Donald	Builders

SIGNIFICANCE	
Statement of Significance	• The place has historic value as a generous home built for wealthy members of the community in the late 19th century. • The place is associated with the Anglican Church of St. Mary's as it was used as the Anglican Rectory in the latter quarter of the 19th century. • The place has historic value for its association with prominent Busselton builders, Hough and Donald, who, together and individually, were responsible for numerous notable projects, including Caves House at Yallingup and the extensions to Busselton Jetty.

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	• The place has social value for the Busselton community as it has been present in the streetscape since the mid 19th century and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2005



Municipal Heritage Inventory, 2013

DRAFT

Duplex, 6 & 8 Adelaide Street, BUSSELTON PN175

Management Category
Category 2



SITE INFORMATION	
Place Name:	Duplex, 6 & 8 Adelaide Street
Other Names:	
Scope of Listing	Original building only
Property ID:	100002850 100002765
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	6 & 8 Adelaide St, **BUSSELTON**
Survey Information:	Lot 3 and 4; D5348
Reserve:	
Vol / Folio	1237/398 1974/475
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18158
Other Listing	Municipal Inventory Adopted 13 Sep 2006 Municipal Inventory Adopted 13 Aug 2014
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residential: Conjoined residence
Current Use:	Residential: Conjoined residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1909
Demolished/Relocated:	
Walls:	Limestone
Roof:	Corrugated sheet metal
Architectural Style	Federation Bungalow.

Physical Description:

The Adelaide Street duplex is designed to give the appearance of a single dwelling and is a brick and iron roofed building in a simple form of the Federation Bungalow style. It has a hipped iron roof that extends down over the full width front verandah and a gabled roof emphasises the front entry of the two dwellings. The verandah is carried on stop chamfered timber posts and the timber floor has been replaced with a concrete floor.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

Previous research has determined that this duplex pair was constructed in 1909 to a design by architect Eustace Cohen to provide accommodation for the Doctor and Matron who worked at the Busselton Hospital which was located across the road at that time. The hospital was demolished in 1975 and the duplex was subsequently transferred to private ownership.

The form and extent of the building has not changed significantly since the mid 20th century.

Historic Theme:	Social Services: Health Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.

ASSOCIATION	Association Type
Eustace Cohen	Architect

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the former Busselton Hospital which was important to the town throughout the majority of the 20th century. • The place has historic value for its association with architect Eustace Cohen who was prominent in the industry in the region. • The place has social value for the Busselton community as it has been present in the streetscape since the early 20th century and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS



ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2005.



Municipal Heritage Inventory, 2013

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Glew Homestead, BUSSELTON
PN178

Management Category
Category 2



SITE INFORMATION	
Place Name:	Glew Homestead
Other Names:	
Scope of Listing	Original building only
Property ID:	100041235
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	51 Strelly Street, **BUSSELTON**
Survey Information:	Lot 18, 19; DP222224
Reserve:	
Vol / Folio	1771/605 1771/606
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18173
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Farming/Pastoral: Homestead
Current Use:	Residential: Single storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1918
Demolished/Relocated:	
Walls:	Limestone
Roof:	Corrugated iron
Architectural Style	Federation Bungalow.

Physical Description:

This residence built of limestone with a generous hipped roof clad in corrugated iron is set within an expansive garden setting that includes mature trees and large areas of grass.

The roof extends over the external walls to create a verandah on what appears to be three sides of the house which has a simple square floor plan. The roof is punctuated by two rendered brick chimneys and the verandah posts are simple square timber posts with balustrades between.

The symetrical front elevation features a central door with fan lights and side lights that appear to be leadlight. The door is flanked by windows with multiple panes, all of the openings appear to have quoining.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

Previous research as determined that this place was built by William Lawson Glew (1847-1927) in c1918 for himself and his wife Rose Sheridan (1865-1938). William was born in Lincolnshire, England and settled in Victoria where he married Rose in 1882. By 1895, the family were living in Busselton with three children. William Glew recorded his occupation as a brickmaker in 1904 and the family were living in West Street.

By 1918, William Glew was 71 and in entries in the post office directories at around this time he was identified as a labourer and living in Adelaide Street. It is unclear if he would have built this house for himself or on behalf of someone else.

When William Glew died in 1927, aged 81, he was recorded as living at 'Craigellachie' which is presumed to be the Adelaide Street premises.

Later owners and occupants of this place are recorded as Adam Zanich, who had a market garden and grew tobacco on the property while also working as a sleeper carter. Jack Benstead who had a short Horn cattle stud, and John Lane who operated a milk round from the property.

Aerial photographs indicate that later structures have been built on the property, however the form and extent of the original residence can still be easily determined.

Historic Theme:	Economy: Rural Occupations Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. Australian Electoral Rolls, 1903-1983.

ASSOCIATION	Association Type
Jack Benstead	Owner and occupier
John Lane	Owner and occupier

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the development of Busselton in the early 20th century.

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	• The place has social value for the Busselton community as it has been present in the streetscape since the early 20th century and contributes to the community sense of place.
Level of Significance	**Considerble** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS



ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2005

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Guerrier House (fmr), BUSSELTON
PN181

Management Category
Category 2



SITE INFORMATION	
Place Name:	Guerrier House (fmr)
Other Names:	Paterson Residence Captain Dodd's House
Scope of Listing	Original building only
Property ID:	100000863
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	15 Adelaide St, **BUSSELTON**
Survey Information:	Lot 419; DP300659
Reserve:	
Vol / Folio	1064/838
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18172
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residential: Single Storey residence
Current Use:	Residential: Single Storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1897
Demolished/Relocated:	
Walls:	Rendered Brick
Roof:	Corrugated sheet metal
Architectural Style	Federation Bungalow.

Physical Description:

The house is a simple symmetrical Federation Bungalow style residence with rendered brick walls and a corrugated iron roof. A single brick chimney is located toward the rear of the building.

The front of the house is symmetrically arranged with a full width verandah supported on slim metal posts with lace work brackets which are later addition. There is a centrally located front door with sidelights and small paned double hung sash windows on each side of the door.

The front property boundary has a low rendered brick wall with a central pedestrian gate and double vehicle gates providing access to the rear of the lot.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

This lot was purchased by George Frederick Guerrier (1821-1907) in 1861, but it was not until 1897 that he built a house for his daughter Zelia Maria Guerrier (1847-1907). George Guerrier was a prominent citizen in the Busselton community during the 19th century. He was a Policeman and one of the founders of Fig Tree Lane, as well as a land owner in Barlee Street and builder of the the Ship Tavern in the 1840s. Zelia Guerrier was not so active in the community but was an 'ernest and diligent worker for the Anglican Ladies Guild, always ready to lend a hand', she died in 1907.

The house was subsequently occupied by Captain John George Dodds (c1866-1943), pilot of the port of Vasse, and his wife Jennie. John Dodds sailed from Belfast aged 14 and gained his Master Mariners Certificate aged 26. Between 1912 and 1927 he acted as Stevedore for the Busselton port before being appointed Berthing Master until his retirement in 1936 due to ill health. In addition to those duties he was Marine Surveyor for the WA government from 1909. Captain Dodds lived at this house until the 1930s.

Aerial photographs from the mid 20th century indicate that the place has been extended to the rear and the verandah on the eastern elevation is a later addition. The house was not originally rendered.

Historic Theme:	Peopling WA: Demographic development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. The South Western News, 12 April 1907, p. 3.

ASSOCIATION	Association Type
Guerrier family Captain John Dodds	Owners, builders and occupiers Owner and occupier

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the development of Busselton in the early 20th century. It is also valued for its association with the Guerrier family and Captain John Dodds who was significant in running the Busselton port in the first half of the 20th century.

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	• The place has social value for the Busselton community as it has been present in the streetscape since the late 19th century and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2013

DRAFT

Kershaw's House (fmr), BUSSELTON
PN185

Management Category
Category 2



SITE INFORMATION	
Place Name:	Kershaw's House (fmr)
Other Names:	
Scope of Listing	Original house only
Property ID:	100000576
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	16 Prince St, **BUSSELTON**
Survey Information:	Lot 6; D11806
Reserve:	-----
Vol / Folio	1845/944
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18155
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residential: Single Storey residence
Current Use:	Commercial: Offices
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1880
Demolished/Relocated:	
Walls:	Painted Brick
Roof:	Corrugated metal sheeting
Architectural Style	Federation Bungalow.

Physical Description:

The original residence is a painted brick construction dwelling with a gabled corrugated iron roof. It has a skillion roofed verandah across the front and down the sides with a later brick floor.

The timber framed front door has side lights and appears to be an original detail. The french doors located either side of the main entrance are later additions.

The addition to the rear has been constructed with a similar palette of materials and colours.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

Previous research has determined that this former residence was built before the turn of the century and was the home of local teacher Edward Kershaw (c1843 - 1921). It is probable the house was built prior to the arrival of the Kershaw family.

Edward Kershaw (1845-1921) was born in Bradford, England and travelled to Western Australia in 1894 with his wife Rosabella Morgan (1849-1900), daughter Maud Alice and an unnamed nephew. In 1896, he was appointed to the position of master of Busselton school and the family relocated to Busselton from Perth. The position of this house across the road from the school on the corner of Prince and Queen Streets (Mitchell Park) made it an attractive location.

In February 1897, Edward Kershaw was appointed as Town Clerk of the Municipality of Busselton but only held that position until July 1897. He subsequently taught at several schools in the district and in 1900 the Edward and Rosabella left the district for Edward to take up a position at Belmont School, sadly Rosabella died soon after arrival. Maud Alice (1875-1956) took up her fathers profession and was a teacher in the district prior to marrying Alfred John Bussell of Wallcliffe in 1901.

Because of the connection to the district through his daughter, Edward Kershaw spent many years teaching at Newtown, now Vasse. Mr. Kershaw was known to be an accomplished musician and mathematician. Information from the Electoral Rolls indicates that Edward Kershaw did not return to live at this residence after 1900. Later owners and occupants have not been established.

Aerial photographs indicate that the large addition to the rear original house was built c1990, the form and extent of the original house can still be determined.

The place has been used for professional rooms for many decades.

Historic Theme:	Peopling WA: Demographic Development Social Services: Education
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. Western Mail, 1 May 1896, p. 25. Southern Times, 20 February 1897, p. 4; 24 July 1897, p. 1..

ASSOCIATION	Association Type
Kershaw family	Occupants

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SIGNIFICANCE	
Statement of Significance	• The place has historic value as an example of a generous home built for the professionals and their families in the late 19th century when the town of Busselton was becoming more established as a regional centre. • The place has historic value for its association with Edward Kershaw and his family who contributed to the community in the late 19th century as teachers. • The place has social value for the Busselton community for its continuity in the streetscape since the late 19th century which has contributed to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2005.

DRAFT

Waljin Aboriginal Garden, BUSSELTON PN194

Management Category
Category 3



SITE INFORMATION	
Place Name:	Waljin Aboriginal Garden
Other Names:	
Scope of Listing	Formal gardens not the carpark
Property ID:	100021636
Place Type:	Landscape
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	22-38 Peel Tce, **BUSSELTON**
Survey Information:	Lot 73; DP49894
Reserve:	
Vol / Folio	2630/894
GPS:	-33.654531: 115.344457 (Approx)
Other Location Description:	Adjacent to the Vasse River

HERITAGE LISTING	
State Heritage Office ID:	1982
Other Listing	Municipal Inventory Adopted 23 Apr 1999
Statutory Listing	

PLACE TYPE	
Original Use:	Urban Park
Current Use:	Urban Park
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1998
Demolished/Relocated:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.

Physical Description:

The garden comprises a number of concentric circles approximately 20 metres in diameter at the widest point. The circles are alternately planted with native plants and paved to provide access to the central circle via a maze effect. The centre has a seat/platform in the form of a snake. The plants are noted with their respective uses to the Noongar people.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
These gardens were designed by local Noongar, Mitchella Thompson. 'Waljin' means rainbow girls. This is an interpretative garden, showing the use and value of native plants used by local Aboriginal people. It is culturally significant to the community for its recognition of Noongar heritage.	
Historic Theme:	Environment Cultural Life: Recreation - Arts, Culture and Entertainment
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. Margaret River Region website https://www.margaretriver.com/things-to-do/attractions/mazes-parks-gardens/waljin-aboriginal-gardens/.

ASSOCIATION	Association Type
Mitchella Thompson	Designer
Noongar Wadandi People	Knowledge source
John Thomson	Builder

SIGNIFICANCE	
Statement of Significance	• The gardens although designed and established relatively recently have historic value for their connection to knowledge of local Wadandi practices and beliefs through the plantings. • The place is a location for quiet reflection that is valued by the community for its contribution to the community sense of place.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

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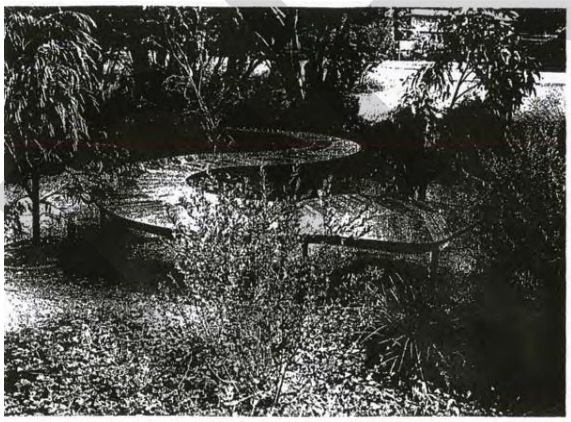
ADDITIONAL PHOTOGRAPHS







ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005.

DRAFT

CWA Hall, BUSSELTON
PN208

Management Category
Category 2



SITE INFORMATION	
Place Name:	CWA Hall
Other Names:	
Scope of Listing	Original building only
Property ID:	100013028
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	48 Stanley Place, **BUSSELTON**
Survey Information:	Lot 312; DP153958
Reserve:	-----
Vol / Folio	1052/450
GPS:	
Other Location Description:	NW corner of Albert St and Stanley Place

HERITAGE LISTING	
State Heritage Office ID:	
Other Listing	
Statutory Listing	

PLACE TYPE	
Original Use:	Social/Recreational: Community Hall
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1937
Demolished/Relocated:	
Walls:	Timber framed and weatherboard
Roof:	Corrugated Metal sheeting
Architectural Style	Inter War California Bungalow.

Physical Description:

The CWA Hall is a timber framed building which has a domestic scale and form. It features a projecting bay and the entrance is located in this projection. The gables above the projecting bay have a half timbered finish. The cladding of the building is a mix of weatherboard and fibre cement sheets which have battens over the joins. Windows are timber in a sash and hopper style in a two over two arrangment.

Additions to the rear of the building have a different form of windows and are entirely clad with fibre cement sheeting.

The roof is clad with corrugated metal sheeting and a single brick chimney pierces the roof line.

The building is located adjacent to a carpark and the boundary seperating the carpark is timber framed with open wire mesh filling between the uprights.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The Busselton branch was established in 1931 and was presided by Mrs Craig and Mrs Hatton, with their first meeting held in Barnards Hall, located in what is now [2024] the bottle shop next to the Esplanade Hotel.

In 1937, the group received a Crown grant of land to build a 'Rest Room', prior to that the group met in the home of Mrs Brockman on Albert Street.

The Rest Room cost £289/10/0 which included the provision of water and a stove. It is not known who designed and constructed the building which was opened by Mrs L. Craig on 11 September 1937.

Members worked hard to pay for the building by providing catering for cattle sales and agricultural shows in Busselton and Vasse until 1953. The CWA resolved to allow the Red Cross use of the rooms for no charge.

Until a library was established by the Shire in 1963, the CWA was the place where the community borrowed their books. From 1938 the organisation would open a library every Saturday buying and exchanging books with other branches in the region.

The community continues to be supported by this organisation through a range of local projects, including an annual bursary to a local Year 10 student.

More broadly the CWA sends money to the head office for national and international disaster relief.

Historic Theme:	Social Services: General Social Services
Sources:	Emma Kirk 'CWA Busselton Branch celebrate 90 Years', Busselton Dunsborough Mail, 7 September 2021. https://www.busseltonmail.com.au/story/7417991/busselton-cwa-celebrate-90-years/?msg=access The Sunday Times, 25 July 1937, p. 3.

ASSOCIATION	Association Type

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SIGNIFICANCE	
Statement of Significance	• The CWA Building has historic value for its association with the group who have provided a valued service to the community since 1931. • The place has historic value for its connection to the National CWA organisation which provides valuable connections thoughout the regions. • The park has social value for the members of the community who have visited or used the place since the 1930s. • The place is also valued by the community for the connection with the wide ranging services the CWA provide in the community.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





DRAFT

Busselton Railway Station, BUSSELTON
PN210

Management Category
Category 2



SITE INFORMATION	
Place Name:	Busselton Railway Station
Other Names:	Busselton Station
Scope of Listing	Original station building only (Visitor Centre)
Property ID:	100051302
Place Type:	Individual Building or Group
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	11 Foreshore Parade, **BUSSELTON**
Survey Information:	Lot 565; P411206
Reserve:	38558
Vol / Folio	LR3169/480
GPS:	
Other Location Description:	At the end of the Busselton Jetty.

HERITAGE LISTING	
State Heritage Office ID:	407
Other Listing	
Statutory Listing	

PLACE TYPE	
Original Use:	Transport/Communications: Rail - Railway Station
Current Use:	Commercial: Shop
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1894
Demolished/Relocated:	
Walls:	Timber framed and weatherboard
Roof:	Corrugated Metal sheeting
Architectural Style	Federation Bungalow.

Physical Description:

The former Railway Station is single storey rectilinear building originally timber framed and clad with weatherboard. The structural elements of the building frame are likely to have been added to following the relocation to this site.

The roof is corrugated metal sheeting and a brick chimney is located on the eastern elevation.

On the western elevation the majority of the original windows and details have been retained, including the curved ticket windows. This elevation also includes the original verandah roof with timber supports and decorative struts.

An interpretation of an original platform has been built on this elevation to accommodate the passengers of the jetty train.

In addition to the construction of the new visitors centre adjoining the former Railway Station to the east is a new service and toilet block to the south.

The building is located within the Busselton Foreshore development which is largely grassed areas interspersed with buildings and activities. The building can be easily viewed through the foreshore development.

Condition:	Good
Integrity	Moderate
Authenticity	Moderate

HISTORICAL INFORMATION

Built in 1894, the original Busselton Railway Station was located in Stanley Street, Busselton, and opened by Premier of Western Australia, Sir John Forrest on 21 November 1894 to mark the completion of the Boyanup Busselton Railway.

In 1925, the state government took over the MC Davies Timber tramway system which served ports at Flinders Bay and Hamelin Bay. The line was extended to Busselton and swept along the coastline between the ocean and the town, crossing the access to the jetty.

With the closure of the jetty in 1972 demolition of the station was threatened but an enthusiastic group of local residents led by John Cooper formed the Busselton Railway Society and campaigned to save the building. The group was successful and in 1987 the building was relocated to Rotary Park, not far from the alignment of the original railway line. Skilled volunteers rebuilt the platform and on 25th September 1988, Sir Stewart Bovell cut the ribbon to open the restored station buildings.

The relocated building was used for a variety of community uses until it was again relocated in mid 2016 as part of the foreshore development program. It was incorporated into the Busselton Visitors Centre and Interpretation centre. The building was adapted for this purpose and joined to a new shed which houses the Busselton Jetty tram and its service equipment.

When the building was relocated to the foreshore it underwent major restoration works including the reconstruction of the former chimney and verandah.

Historic Theme:	Infrastructure: Transport and Communications
Sources:	Tourism Western Australia https://www.westernaustralia.com/en/attraction/railway-house-and-ballaarat-steam-engine/5cfdb60a0b9584cc1df983e3.

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ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• This place has historic value for its association with the development of Busselton in the late 19th century and the investment by the State Government in the provision of services to the region. • The former station has historic value for its association with the Busselton port which was important to rural industry in the region and for the transport it provided for goods until the closure of the port in 1972. • The place has social value for the many members of the community who have memories of the railway station functioning in the centre of town for its original purpose, and later memories of the station at its relocated site in Rotary Park. • The community connection to the former railway station is demonstrated by the programes of work to restore and relocate the building in the 1980s, and the community support for its relocation again in 2016. The decision to reuse and relocate this building twice demonstrates its value to the community.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS



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ARCHIVAL PHOTOGRAPHS



Railway Station in Rotary Park 1990. Courtesy Rail Heritage WA Image P08404



Busselton Station c1900. Courtesy Busselton Library image PH00001.



Railway Station c1900. Courtesy SLWA b3317972_1



Railway Station in original location 1970. Courtesy Rail Heritage WA, Image P092124.

DRAFT

Rotary Park, BUSSELTON
PN211

Management Category
Category 3



SITE INFORMATION	
Place Name:	Rotary Park
Other Names:	Park of Remembrance
Scope of Listing	Extent of park
Property ID:	526206
Place Type:	Urban Park
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	Lot 42 Causeway Rd, **BUSSELTON**
Survey Information:	Lot 42; P222226
Reserve:	
Vol / Folio	1393/754
GPS:	-33.653716 115.346915
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	
Other Listing	
Statutory Listing	

PLACE TYPE	
Original Use:	Park/Reserve
Current Use:	Memorial
Other Use:	Playground

CONSTRUCTION DETAILS	
Construction Date:	2024
Demolished/Relocated:	----
Walls:	N/A
Roof:	N/A
Architectural Style	N/A

Physical Description:

This park is a largely level grassed space bordered by mature trees and a playground located on one side of the grounds.

The predominate features of the park are the elements of the memorial. A 'sword' shaped walkway leads visitors to the War Memorial Monument which features a carved wreath of Wattle flowers and Eucalypt leaves. Representing the Australian Defence Force, Royal Australian Navy, Australian Army and the Royal Australian Air Force, four granite Sentinels from the Capes region surround the War Memorial.

Two Honour walls sit either side of the monument, listing the servicemen who died from World War I, World War II and the Vietnam War.

Along the walkway there are bronze plaques with the names of 180 Busselton serviceman and women from World War I.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Rotary Park is believed to have been a waste disposal site in the early 1900's, and closed in the 1930's. The Busselton Collector's Club conducted a dig at the site in the mid 1980's and found glass bottles dating back to the 1920's. No toxic materials were found during the site dig.

In 1962, the Rotary Club formed a sub-committee to focus on improving the park; turning it into a beautified space. With assistance of the Shire of Busselton, the club planted trees, installed reticulation, built a fence, constructed a gravel road, installed a playground.

In the mid-1980's, the Rotary Club of Busselton beautified the park, and hence the park is named after the club.

The current memorial project was initiated in 2016 and led by the Returned Services League (RSL) Busselton Sub Branch and RSL WA in collaboration with the City of Busselton. It was funded by the City and a significant grant from the "Saluting Their Service" Commemorative Grant from the Department of Veteran Affairs.

There were several reasons for the relocation of the memorial to Rotary Park including the need to resolve bottlenecks at the intersection of Albert and Queen Streets. Changing the road alignment in this section would require the relocation of the existing War Memorial. In addition there were ommissions with the existing memorial that need to be rectified.

Coincidentally, in 2016, the RSL had commenced discussions with the City around the relocation of the War Memorial due to the growing attendance at ANZAC and Remembrance Day services. Rotary Park was suggested as a good location.

In 2021 and 2022, grant applications were made to the Federal Government's "Saluting Their Service Commemorative Grant Program". In 2022, the RSL, with support from RSL WA, was successful in the receiving $149,999.

Through extensive public consultation and engagement in 2022 and 2023, input was received and considered from community members and community groups, including the Rotary Club of Busselton Geographe Bay, Busselton Historical Society and Karri Karrak Aboriginal Corporation.

The Busselton War Memorial was designed by the Landscape Architecture team within the City of Busselton lead by Bruce Thomas. The new Park of Remembrance was opened on 22 April 2024 by with attendance from local dignitories and community members.	
Historic Theme:	Governing : Law, order and Defence
Sources:	City of Busselton, Community Page https://www.busselton.wa.gov.au/community/war-memorial.aspx Your say Busselton? https://yoursay.busselton.wa.gov.au/busselton-war-memorial/widgets/391076/faqs

ASSOCIATION	Association Type
RSLWA	Instigators of current park use
Rotary	Park creators

SIGNIFICANCE	
Statement of Significance	• The park is a generous landscaped space marked out with sculptures, paving, garden beds, mature trees and street trees that are a visually striking combination and a reflective space for the visitors. • The place has historic value for the association with the RSLWA of Busselton who were instrumental in the creation of this memorial and the previous memorial and for the role they play in the life of ex servicemen and women and their families. • The place has historic value for its association with the Busselton Rotary organisation which was fundamental to the creation of this park in the 1980s for the Busselton community. • -------- • The park has social value for the members of the community who have used the park for a playground since the 1980s and for its connection with the War Memorial in the Victoria Square which was attended by members of the community since 1919.
Level of Significance	**Some** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

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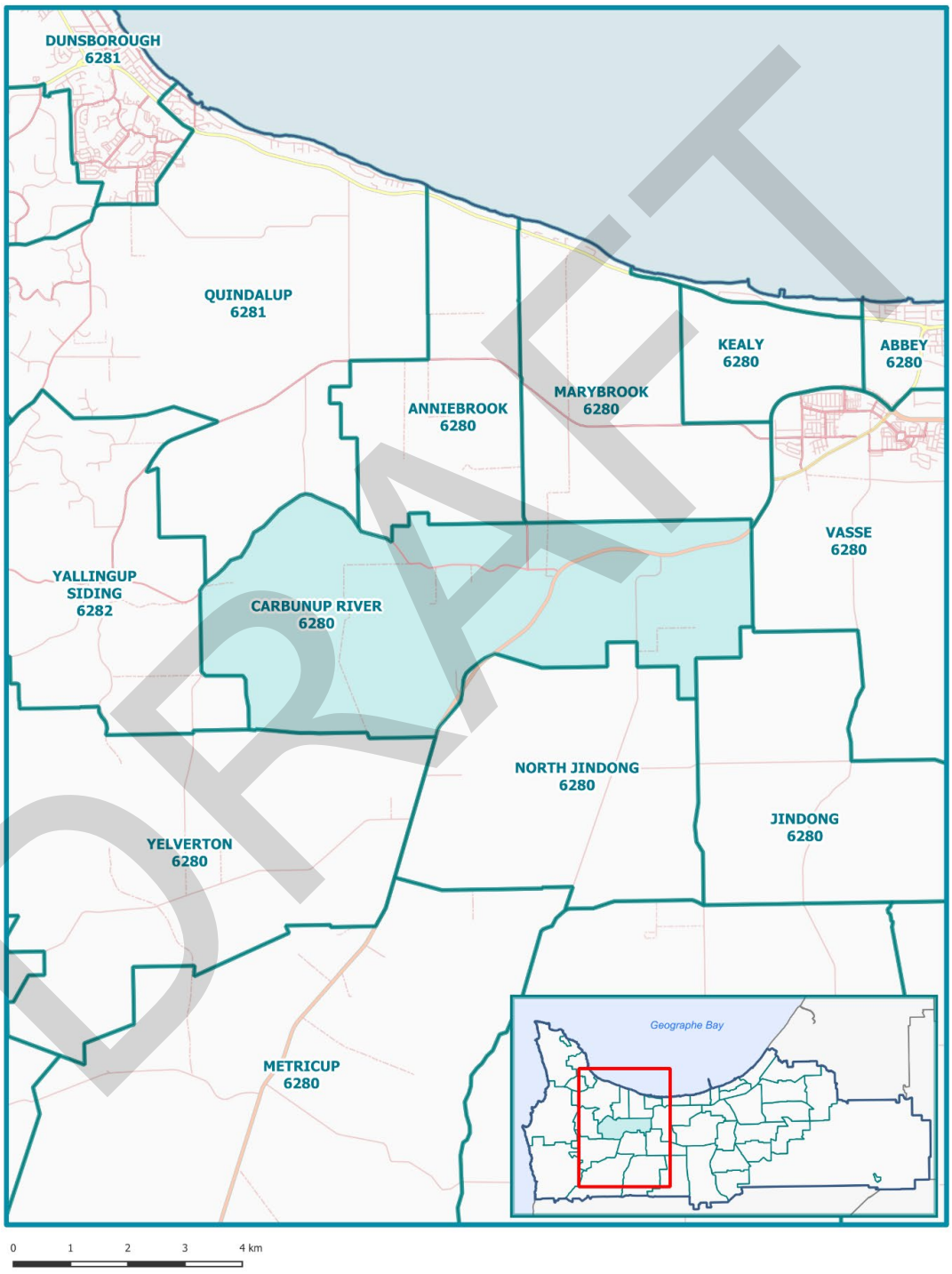
ADDITIONAL PHOTOGRAPHS







CARBUNUP RIVER



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Carbunup Hall, CARBUNUP RIVER
PN073

Management Category
Category 2



SITE INFORMATION	
Place Name:	Carbunup Hall (fmr)
Other Names:	
Scope of Listing	Applies only to the building on the site.
Property ID:	100050756
Place Type:	Individual Building or Group
Ownership:	State Government
Public Access:	Yes
Other Location Description	Near the junction with Bussell Highway

LOCATION	
Street Address	3 Wildwood Rd, **CARBUNUP RIVER**
Survey Information	Lot 71; P406709
Vol / Folio	LR3026/79
GPS:	-33.698560 115.188870

HERITAGE LISTING	
State Heritage Office ID:	414
Statutory Listing	
Other Listing	Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Social/Recreational: Community Hall
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1930
Walls:	Timber frame weatherboard cladding.
Roof:	Corrugated metal sheeting
Architectural Style	Inter War Vernacular.

Physical Description:

This simple rectangular hall is of a timber frame and clad with weatherboard. A small enclosed porch is located on one of the short elevations which is the entry and this porch is accessed by a ramp.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

Carbunup is recorded as an Aboriginal name meaning 'place of kindly stream'. Early settler Captain John Molloy named the river the Lennox River in February 1835 in honour of Lennox Bussell. The river has subsequently been renamed the Carbunup River and the settlement was named this in 1958.

In 1929, a fund raising dance was held at the nearby Newtown Hall for the construction of the Carbunup Hall. Sufficient funds were raised by mid 1930 for the Carbunup Parents and Citizens Association to call for tenders for the construction of a hall at Carbunup Bridge. It is probable the hall was constructed soon after.

The hall was used for a range of social events and popular dances throughout the mid 20th century. The hall was transferred to the Yallingup Steiner School in 2016 and is now part of the school campus.

Historic Theme:	Social Services: Education Cultural Life: Recreation - Arts, Culture and Entertainment.
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. Reserve 19338 Report. The South Western News, 27 Sept 1929, p. 3. Group Settlement Chronicle and Margaret Augusta Mail, 1930, p. 2.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The hall is a simple expression of the Inter War style executed in timber and corrugated metal sheeting. • The hall has historic value for their association with the settlers from the Group Settlement Scheme who first established farms in the region. • The hall has social value for the members of the Carbunup River and more distant communities who have attended functions and events at the place since the 1920s.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2**

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	Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL IMAGES

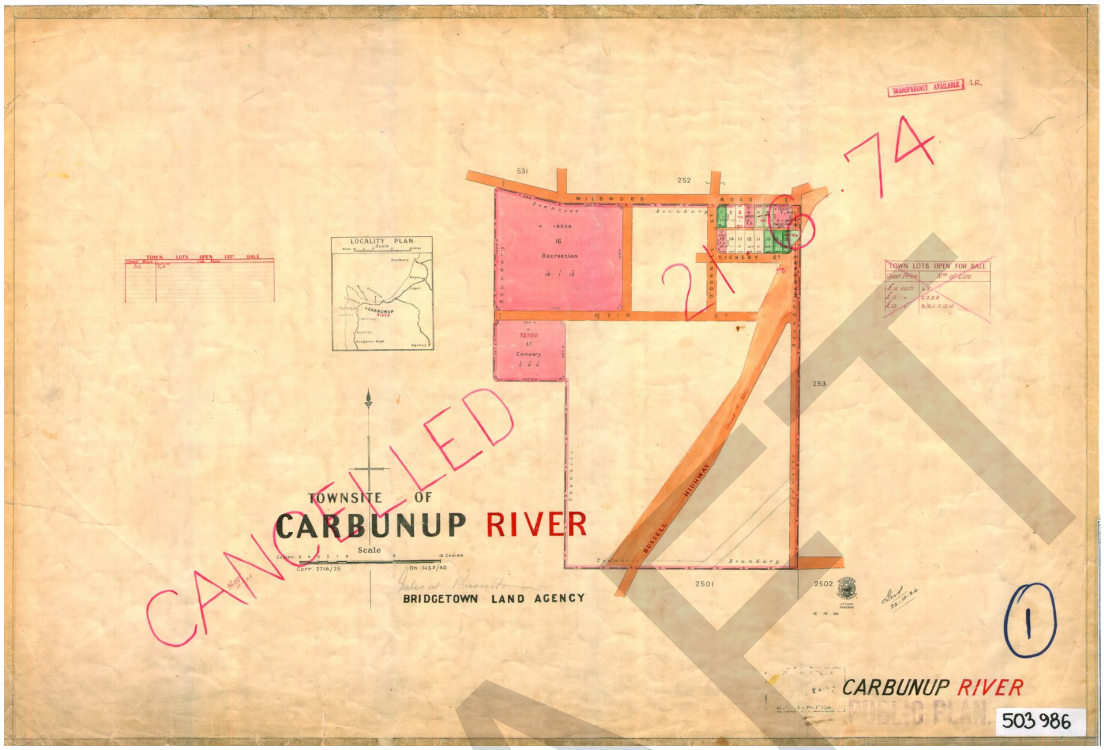


Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013.

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Carbanup River Townsite 1926. Courtesy SROWA Cons 5698 item 0322.

DRAFT

Carbunup Shop, CARBUNUP RIVER
PN074

Management Category
Category 3



SITE INFORMATION	
Place Name:	Carbunup Shop (fmr)
Other Names:	Carbunup Store
Scope of Listing	Applies only to the building on the site.
Property ID:	100001174
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited
Other Location Description	South west corner of Bussell Highway and Wildwood Road

LOCATION	
Street Address	6672 Bussell Hwy, **CARBUNUP RIVER**
Survey Information	Lot 8; P140537
Vol / Folio	2107/267
GPS:	-33.699020 115.189040

HERITAGE LISTING	
State Heritage Office ID:	5335
Statutory Listing	Heritage List 13 Aug 2014
Other Listing	Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Commercial: Shop/retail

Current Use:	Commercial: Shop/retail
Other Use:	Transport/Communication: Road (Other) Petrol Station

CONSTRUCTION DETAILS	
Construction Date:	c1928
Walls:	Timber frame weatherboard cladding.
Roof:	Corrugated metal sheeting
Architectural Style	Inter War Vernacular.

Physical Description:

Carbunup Store is a timber framed and weatherboard clad set of buildings in the Inter-War Vernacular style, with a number of adaptations internally and externally. The original one-storey shop has been extended and altered many times although the original gabled roofed structure can still be seen.

Condition:	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION

A plan of the Carbunup townsite was prepared in 1926 which suggests this shop was built in the late 1920s. Advertisements for Lockwood's Store in Carbunup are seen in the local press in 1929 confirming the presence of the store at this time.

In the 1920s and 1930s, horse drawn vehicles were the common form of transport and the store was a source of water for the horses.

The shop has been constantly upgraded and has been serving the community and travellers since that time.

Historic Theme:	Economy: Rural Occupations Peopling WA: Demographic Development
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. Carbunup River Townsite Plan 1926, Cons

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• Carbunup Store is a good and relatively intact example of a single storey timber framed and clad store in the Inter-War Vernacular style. • The place was an important place for travellers in the 1920s and 1930s when the horse drawn vehicles were the primary method of travel. • The strategic location of the store along the busy Bussell Highway contributes to the community's sense of place since as it gradually gained recognition as a local landmark.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ADDITIONAL PHOTOGRAPHS

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ARCHIVAL IMAGES

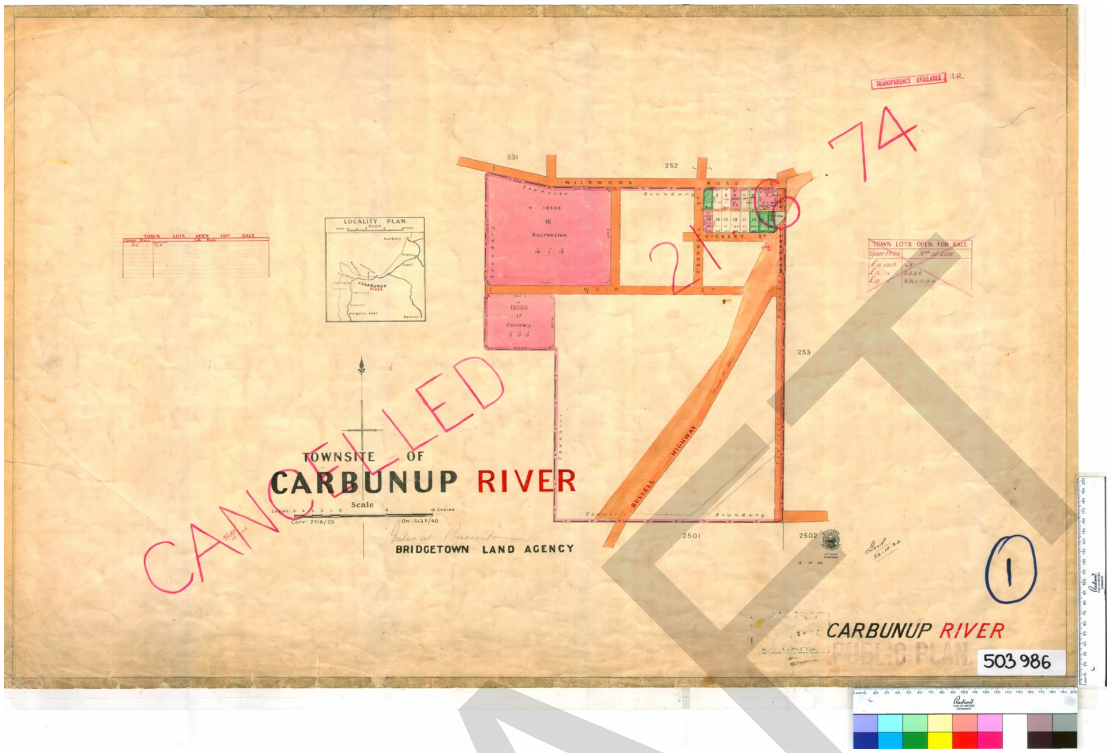


Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005.

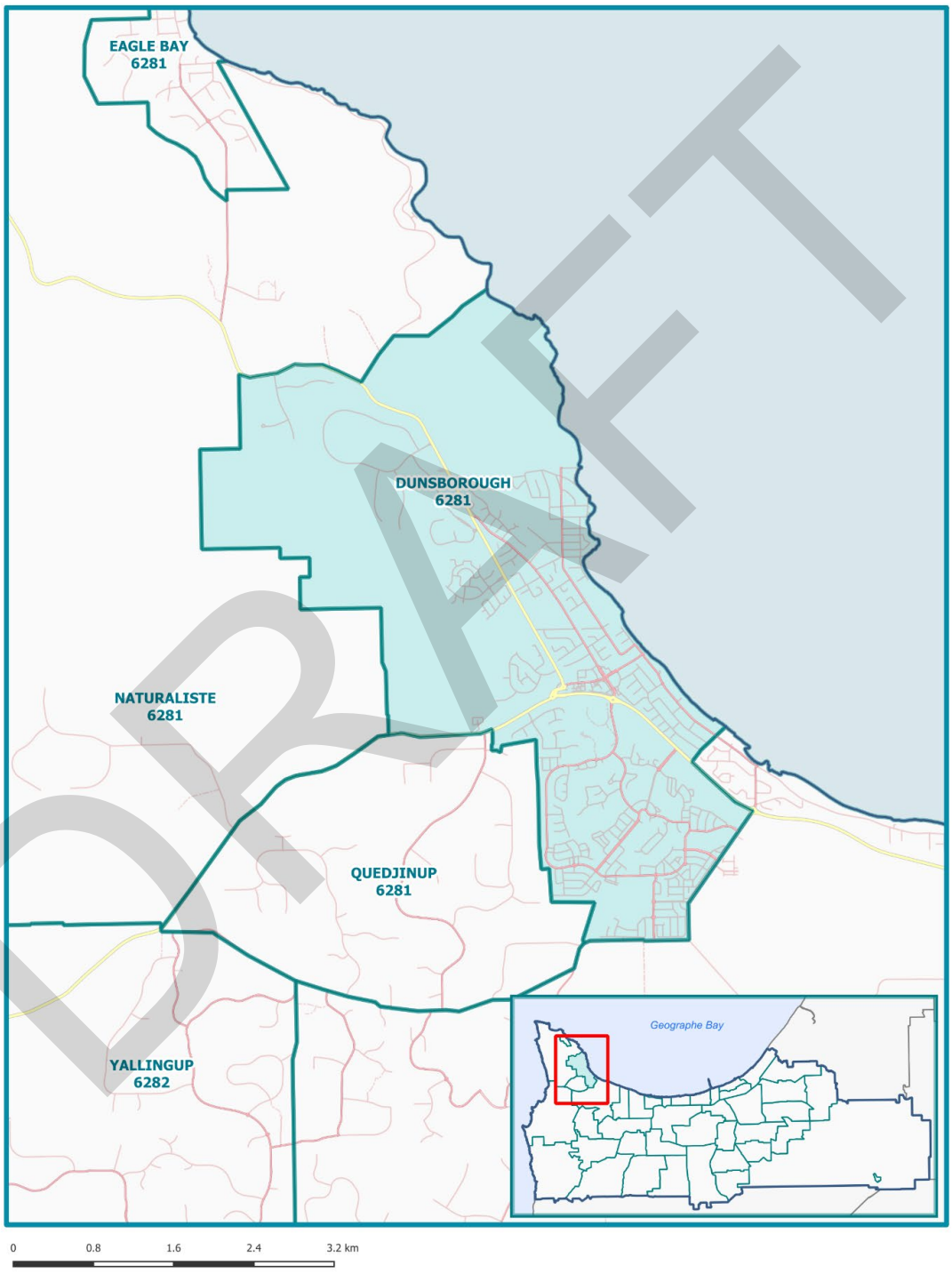
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Carbanup River Townsite 1926. Courtesy SROWA Cons 5698 item 0322.

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DUNSBOROUGH



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St George's Anglican Church, DUNSBOROUGH PN080

Management Category
Category 2



SITE INFORMATION	
Place Name:	St George's Anglican Church
Other Names:	
Scope of Listing	Original building on the site
Property ID:	100013569
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes

LOCATION	
Street Address	50 Gibney St, **DUNSBOROUGH**
Survey Information:	Lot 105; DP164075
Reserve:	24200
Vol / Folio	LR3137/173
GPS:	-33.604871 115.098877
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5338
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Religious: Church
Current Use:	Religious: Church
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1920, relocated 1957
Demolished/Relocated:	
Walls:	Timber frame Weatherboard Fibre cement sheets
Roof:	Corrugated metal sheeting
Architectural Style	Inter War Vernacular.

Physical Description:

A single storey building raised on timber stumps and designed in vernacular style, echoing a sense of simplicity in its exterior cladding of fibre cement sheeting and weatherboard. It has a gable roof clad with corrugated metal sheeting with a Latin cross extending from the gable and a covered porch entry.

The church is located on a corner site, the majority of which is paved for parking.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

This church was originally built by one preacher-cowboy called 'Brother Bernard' of the Bush Brotherhood. Bernard constructed the first part of the building in the early 1920s at Boallia. The congregation there declined and by the late 1920s the building was unused. The congregation at the neighbouring village of Marybrook was outgrowing its temporary accommodation at the local school at around the same time. The building was moved to Marybrook where it remained for 33 years.

By 1953 the building was once again unused and the people of Dunsborough, having acquired a site in Gibney Street from the Lands Department, negotiated to have the Marybrook church removed and re-erected in Dunsborough. This was done in 1956 when the building was ferried to its present site in the back of a truck.

On the 8th of September in 1957 the Rector of the Busselton, within whose parish the site fell, held the first service in the unfinished church. The congregation worked hard and completed the work on the building in 1958. They provided the necessary furniture and strengthened the work of the chapelry or outstation, so that on St George's Day in 1959, the Bishop of Bunbury visited and dedicated the church as an outstation of the Parish of Busselton-Dunsborough and an auxiliary of St Mary's, Busselton.

The church continues to be used by the Dunsborough community for spiritual and social occassions.

Historic Theme:	Cultural Life: Religion Peopling WA: Demographic Development
Sources:	St Georges Anglican Church Dunsborough website https://www.dunsboroughanglican.com.au/history Municipal Heritage Inventory 2013.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The place has aesthetic value as a simple vernacular style church of timber which reflects is first construction in 1920. The church is a landmark in the streetscape.

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	• The place has historic value for its association with the establishment of the Anglican community in the Dunsborough district in the mid 20th century and their commitment to building a church. • The church has social value for the many members of the community who have attended the church for social and spiritual reasons since the mid 1950s. The church contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013

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Harris Residence (fmr), DUNSBOROUGH
PN087

Management Category
Category 3



SITE INFORMATION	
Place Name:	Harris Residence (fmr)
Other Names:	Lynne Sheen Design Studio Blythe's House Newberry Cafe & Bookshop Hutchings Museum
Scope of Listing	
Property ID:	100021150
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No
Other Location Description	Original residence only

LOCATION	
Street Address	8 Newberry St, **DUNSBOROUGH**
Survey Information	Lot 501; 49038
Vol / Folio	2618/203
GPS:	-33.671613 115.355083

HERITAGE LISTING	
State Heritage Office ID:	5342
Statutory Listing	Heritage List 13 Aug 2014
Other Listing	Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Residence: Single Storey Residence
Current Use:	Residence: Single Storey Residence
Other Use:	Educational: Museum

CONSTRUCTION DETAILS	
Construction Date:	Unknown
Walls:	Wattle and daub Brick
Roof:	Corrugated metal sheeting
Architectural Style	Vernacular.

Physical Description:

A single storey house that has an elongated plan form with a simple pitched roof extended over verandahs on the three sides of the projecting bay. It presents as two different portions, the rendered projecting bay that demonstrates style elements of the Inter War period. Adjoining this portion is what appears to be a later addition clad in fibre board.

The projecting bay appears to be masonry with a consistent render, with windows and doors of a mix of styles and dimensions. The verandah flooring is cement slab and brick, and the verandah roof over is supported on simple timber posts.

The portion of the residence to the rear of the lot may have some elements from the earlier construction but this has not been determined.

The building is located on a typical suburban site that has mature trees which obscure the residence from the street.

Condition:	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION	

Previous research has determined that this place was built by the Harris family in the 19th Century as their residence. The builder and designer have not been determined. The Harris's were a prominent and active local family and their property was originally much larger.

The building originally extended across what is now Lots 501 and 502. Following subdivision, the portion of the residence on Lot 502 has been demolished (2004-07) and the portion on Lot 501 is all that remains.

For many years after the Harris family left the place it was used by Mr. K and Mrs. Hutchings as a museum and antique shop before closing the business in the 1990s.

The premises were subsequently used for a range of commercial and retail functions and is now reverted to use as a residence and has undergone alterations and additions to accommodate contemporary standards.

Historic Theme:	Peopling WA: Demographic Development Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs.

ASSOCIATION	Association Type
Harris family	Owners and occupants
Hutchings family	Owners and occupants

SIGNIFICANCE	
Statement of Significance	• The place has some aesthetic value for the remaining form and detail of earlier construction form and detail. • The place has historic value for its association with the Harris family who were early settlers in the Dunsborough district. • The place has social value for its contribution to the community sense of place for its longevity in the streetscape.

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Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ADDITIONAL PHOTOGRAPHS

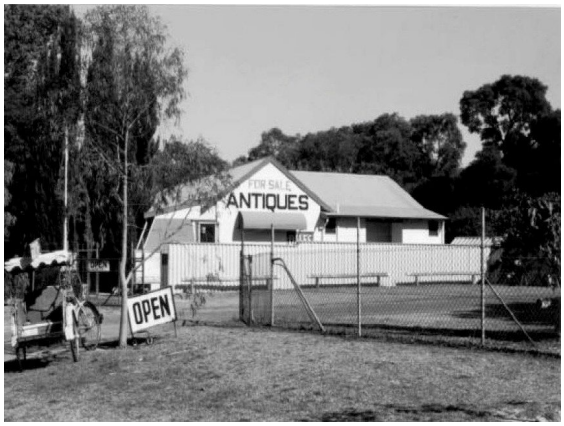








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ARCHIVAL IMAGES	
	
Municipal Heritage Inventory, 1995	Municipal Heritage Inventory, 2005.

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Melaleuca Tree, DUNSBOROUGH
PN193

Management Category
Category 4



Image 2013, City of Busselton

SITE INFORMATION	
Place Name:	Melaleuca Tree
Other Names:	
Scope of Listing	Tree only
Property ID:	100013579
Place Type:	Tree
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	177 Peron Ave, **DUNSBOROUGH**
Survey Information:	
Reserve:	Road Reserve
Vol / Folio	
GPS:	-33.622776 115.116649
Other Location Description:	Junction of Pimelea Pde and Peron Ave

HERITAGE LISTING	
State Heritage Office ID:	17289
Other Listing	Municipal Inventory Adopted 01 Nov 1999
Statutory Listing	

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PLACE TYPE	
Original Use:	Urban Park
Current Use:	Urban Park
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	N/A
Demolished/Relocated:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.

Physical Description:

In a 2013 site visit, the base of the tree was over 4 metres circumference in places which is an indication of an estimated age of over 100 years. The tree has a large hollow at base.

The tree is confined by adjacent buildings and roads which may have an impact on its growth.

Condition:	Fair
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
This mature specimen of Melaleuca rhaphiophylla, commonly known as swamp paperbark is a remnant of the original vegetation in the vicinity.	
Historic Theme:	Environment Infrastructure: Development of Settlements and Services
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024..

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The tree is a remnant of the former vegetation which was found in this area prior to subdivision and development. • The tree is valued by the local community as evidenced by its nomination for inclusion on the Local Heritage Survey because of its rarity in its setting.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

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ADDITIONAL PHOTOGRAPHS



Image 2013, City of Busselton



Image 2013, City of Busselton

ARCHIVAL PHOTOGRAPHS



City of Busselton, 1998

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Old Dunsborough Hall, DUNSBOROUGH PN203

Management Category
Category 2



SITE INFORMATION	
Place Name:	Old Dunsborough Hall
Other Names:	
Scope of Listing	Original building only
Property ID:	100012123
Place Type:	Individual Building or Group
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	44 Gifford Road, **DUNSBOROUGH**
Survey Information:	Lot 183; P180618
Reserve:	23854
Vol / Folio	LR3138/718
GPS:	-33.603480 115.101960
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	
Other Listing	Municipal Inventory Adopted 13 Aug 2014
Statutory Listing	

DRAFT

PLACE TYPE	
Original Use:	Social/Recreational: Community Hall
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1957
Demolished/Relocated:	
Walls:	Timber framed and weatherboard and fibre cement
Roof:	Corrugated Metal sheeting
Architectural Style	Post War International.

Physical Description:

The hall is a simple timber framed single storey rectilinear building clad with fibre cement sheeting and metal deck. The simple pitched roof clad with corrugated metal sheeting has a broken pitch which may by the location of former verandahs

The external wall cladding sheets are defined by battens covering the joins. The windows and doors are aluminium framed and an assortment of sizes.

There are later additions to the western end of the original hall. The building is located on a site with parking and minimal planting.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

In the 1950s the population of Dunsborough consisted of approximately 40 families. This small community had no communal building in which to meet or hold functions, dances, card evenings and community events so they worked together to raise a large amount of money by having garden parties, cake stalls and raffles.

The community and the Dunsborough and Districts Progress Association (DPA) then approached the Roads Board (now the City of Busselton) to provide a self-supporting loan to build a small hall on crown land at the corner of Gifford Road and Gibney Street.

The hall was built in the mid-fifties using mostly volunteer labour. It consisted of a timber framed, asbestos clad simple hall (20m x 9m) with a fine black butt wooden floor and an iron roof. Originally unlined, the hall was used for badminton and the walls were decorated with the local peppermint tree branches for functions. As more money became available the hall was lined, a low ceiling was put in and a lean-to kitchen complete with a Metters No 2 stove was added. The original toilets were an outdoor pan system. The Hall was opened on 4th January 1957 by Sir Stewart Bovell. No S.E.C. power was available, and lighting for the event was provided by Allan Chapman's shearing plant.

The women of the Dunsborough area catered for a variety of functions and as a result raised enough money for an extension to the hall on the northern side. In addition to these improvements a brick extension to the back of the hall was added which included female and male flushing toilets and a storeroom.

In 1972, the Country Club was formed and a golf course and bowling greens were built on the adjoining land. The Country Club used the new northern area of the hall as its clubrooms, using one area as the bar and the large room known as the Supper Room. The Country Club members finally raised enough money to build their own clubrooms which were opened in October 1976.

In the 1980s it became very apparent that the hall was too small for the towns needs and the DPA members played an integral role in supporting the formation of the Naturaliste Community and Cultural Centre Committee, which aimed to build a larger facility. It was this committee which worked consistently and devotedly for 20 years to raise money and which was instrumental in having the Naturaliste Community Centre finally built in 2004 on an another site.

In c1990, the City of Busselton provided funds to extend the hall on the southern side. This added another 6 metres of space along the full length of the hall. A section of this extension was enclosed and used as a dressing room. A small stage consisting of large movable boxes was placed at the eastern end of the hall behind a proscenium arch built by volunteers.

In 1991, the Dunsborough Art Society acquired the old Catholic Church building on the opposite side of Gibney St and relocated it to adjoin the hall. The existing electrical connections were used and the toilet facilities were shared by both groups.

In 2007 and 2008, the City of Busselton allocated funds to upgrade the kitchen and bar areas, paint the exterior walls and install toilet facilities for the disabled. All necessary repairs, electrical, plumbing or building, were again undertaken by volunteers or contractors.

In 2009, the Dunsborough Theatre Group upgraded the stage area.

The Dunsborough community markets were held fortnightly up until 2010, but due to inadequate parking facilities at the Hall they have been relocated to the Naturaliste Community Centre.

Dunsborough community groups such as CWA, Church groups and P&C committees have held monthly community lunches in the Hall since the 1980's. Each year for the ANZAC DAY March and Commemorative Service (a tradition begun in 1980).

Other occasional bookings include Blue Light discos, musical events, parties, weddings, public meetings, quiz nights and community functions.

Since its inception, the hall has always been managed by the local committee of the Progress Association. The City has given maintenance funding at times, and the hall has always been vested in the City. The Progress Association continues to manage the hall.

A memorial rock and plaque that was located on the site has been removed.

Historic Theme:	Social Services: General Social Services Cultural Life: Recreation - Arts, Culture and Entertainment Cultural Life: Recreation - Sport
Sources:	Municipal Heritage Inventory 2013..

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the development of Dunsborough in the period following World War Two. • The place has historic value for its association with the many individuals and families who contributed to the establishment and ongoing development of the hall. • The hall has social value for the members of the community who have attended events and functions at the hall since 1957, and contributes to the a sense of place for the Dunsborough community.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS



ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2013.



Municipal Heritage Inventory, 2013.

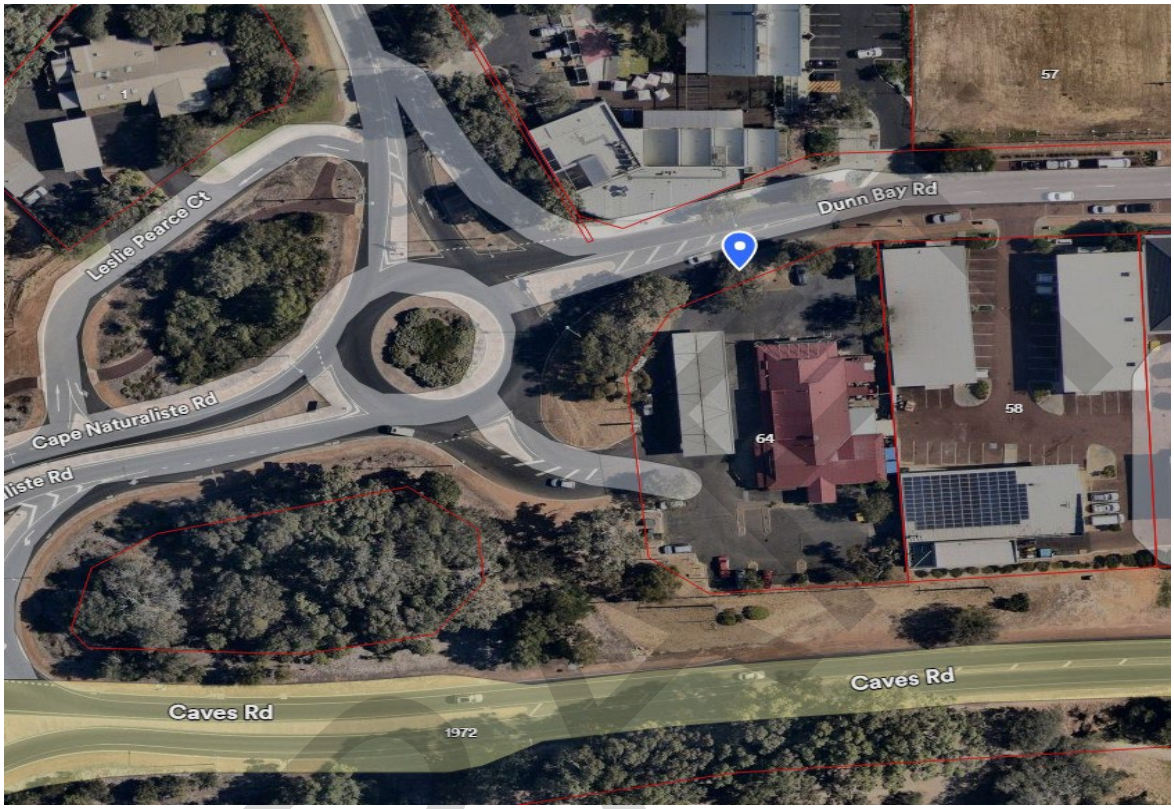


Municipal Heritage Inventory, 2013.

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Peppermint Tree, DUNSBOROUGH
PN212

Management Category
Category 4



SITE INFORMATION	
Place Name:	Peppermint Tree
Other Names:	Agonis Flexuosa
Scope of Listing	Tree only
Property ID:	------
Place Type:	Tree
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	Dunn Bay Road, **DUNSBOROUGH**
Survey Information:	
Reserve:	Road Reserve
Vol / Folio	------
GPS:	-33.616526 115.102749
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	
Other Listing	
Statutory Listing	

PLACE TYPE	
Original Use:	Park/Reserve
Current Use:	Urban Park
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	N/A
Demolished/Relocated:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.
Physical Description: This tree is a mature and well established example of the species which features an unusual spiral trunk that is a landmark in the streetscape.	
Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
This mature specimen of Agonis flexuosa, commonly known as a Peppermint tree is a remnant of the original vegetation in the vicinity.	
Historic Theme:	Environment Infrastructure: Development of Settlements and Services
Sources:	Municipal Heritage Inventory 2013. Community nomination 2024..

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The tree is a remnant of the former vegetation which was found in this area prior to subdivision and development. • The tree is valued by the local community as evidenced by its nomination for inclusion on the Local Heritage Survey because of its rarity in its setting and its unusual form.
Level of Significance	**Place of Interest** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

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ADDITIONAL PHOTOGRAPHS

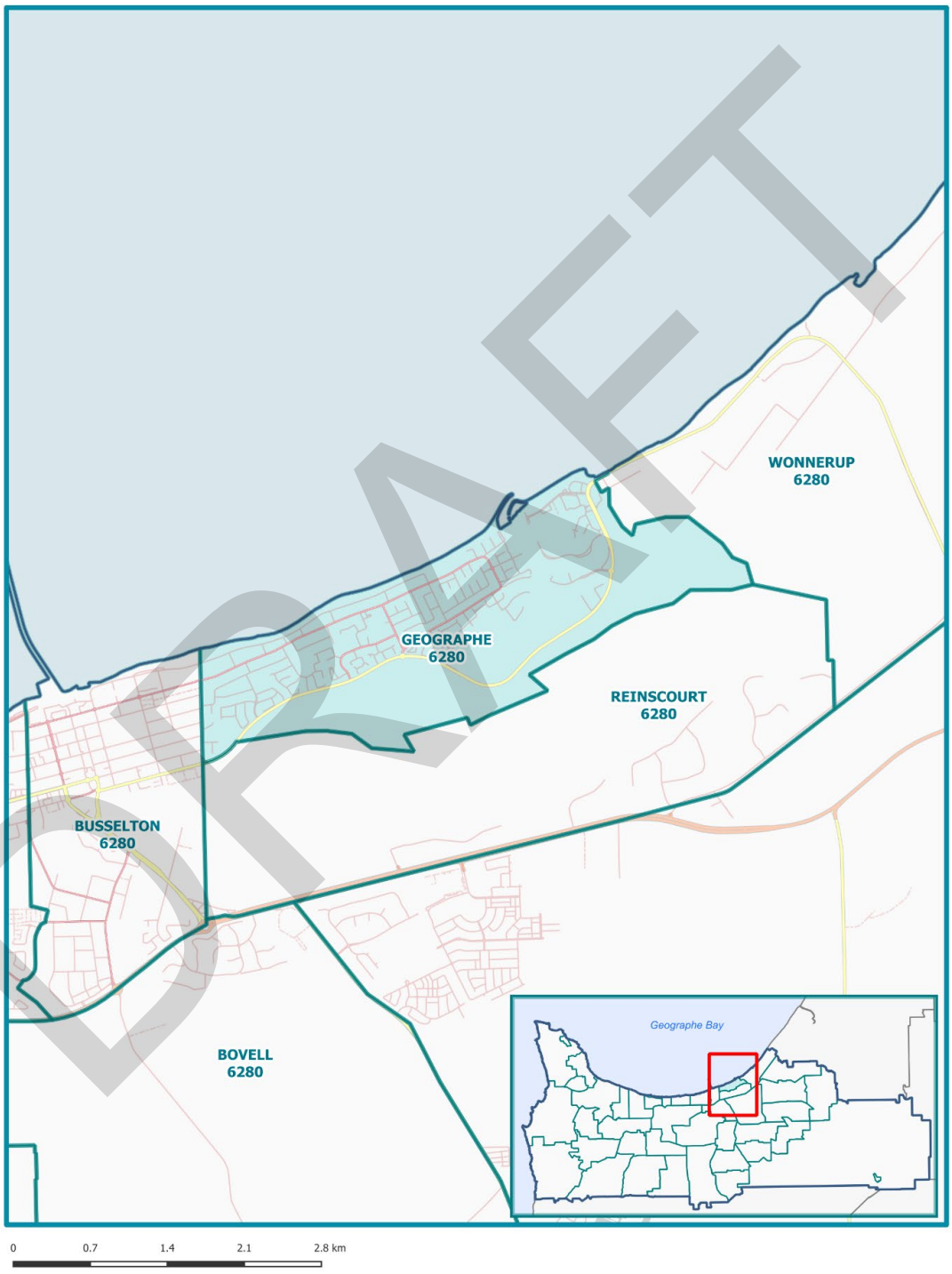








GEOGRAPHE



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Beachgrove, GEOGRAPHE
PN005

Management Category
Category 1



SITE INFORMATION	
Place Name:	Beachgrove
Other Names:	Beechgrove Beachlands
Scope of Listing	Original building and landscape on the site
Property ID:	100016884
Place Type:	Individual Building or Group
Ownership:	Private ownership
Public Access:	No

LOCATION	
Street Address	51 Ford Rd, **GEOGRAPHE**
Survey Information:	Lot 100; DP24762
Reserve:	------
Vol / Folio	2510/19
GPS:	-33.651635 115.345526
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	393
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Classified by the National Trust Classified 02 Feb 1976 Register of the National Estate Permanent 21 Mar 1978

Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residential: Two storey residence
Current Use:	Residential: Two storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1908
Demolished/Relocated:	-----
Walls:	Limestone Weatherboards
Roof:	Corrugated metal sheeting
Architectural Style	Federation Bungalow.

Physical Description:

Beachgrove is a two storey Federation Bungalow with limestone construction ground floor and verandahs to the front and both sides of the house. The second floor has jettied bay windows in gabled bays, with the whole of the first floor clad in weatherboards.

Brick chimneys extend up through the corrugated sheet metal roof.

The residence is set within expansive landscaped gardens and the property boundary is defined with a block limestone wall and metal gates.

A separate outbuilding is located in the rear of the lot which is likely a former stables.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

This substantial residence was built c1908 for Capel Carter Brockman, nee Bussell (1839-1924). Capel Brockman was born at Cattle Chosen, the eldest daughter of John and Charlotte Bussell. She married Edward Reveley Brockman in 1861 and the couple established a farm in Pemberton and had 10 children. Edward Brockman died in 1902 and by 1907, Post Office Directories record Mrs Edward Brockman living in Busselton, probably at 'Sandilands' a Bussell family property not far from her family home, Cattle Chosen.

In 1907, Bunbury based architect Eustace Gresley Cohen was living at 'Beachlands' as a temporary base when working in Busselton. This is believed to be the home of his uncle Gilbert Cohen which was not the residence which subsequently became 'Beachgrove'.

Because of his proximity it was logical that Capel Brockman chose Cohen to design a home for herself and members of her extended family that could be accommodated as needed. The house was built by stonemason John Muir and carpenter Robert Donald. An item in the South-Western News in December 1908 stated that 'Mrs Ed. Brockman has in the course of construction a pretty villa on the eastern boundary of the town'.

In 1910, the Electoral Rolls record that Capel Brockman was still living at 'Sandilands' with two of her daughters Isabel Hammersley and Emily Flora. All three women had their occupation designated as 'Lady'. It is not known if 'Beachgrove' or 'Beachlands' was completed.

Electoral Rolls for 1912 show that Capel and Emily Brockman were still living at 'Sandilands' while Isabel was recorded as living at 'Beechgrove' and her occupation was designated as home duties. In 1922, Capel Brockman was still recorded as living at 'Sandilands' but her death is reported to have occurred at 'Beachgrove'.

Isabel Brockman appears to have been thr main occupant of the house in the first half of the 20th century. She never married and was described as being of a 'quiet and retiring disposition, and devoted most of her time to the church.' It is likely the home was occupied for periods of time by family members and friends.

Isabel died in 1945 and the property remained in the ownership of the Brockman family for many decades.

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Aerial photographs from the mid 20th century show that the form and extent of the residence has not changed significantly, apart from the gradual recladding of the roof in corrugated metal sheeting, replacing the painted corrugated iron.	
Historic Theme:	Cultural life: Domestic Life Peopling WA: Demographic Development
Sources:	The South-Western News, 1 Nov 1907, p. 2; 25 December 1908, p. 2. 27 September 1945, p. 5. Municipal Heritage Inventory 2013. Australian Electoral Rolls, 1903-1983. Wise's Post Office Directories..

ASSOCIATION	Association Type
Brockman family	Owners and occupiers
Eustace G. Cohen	Architect
John Muir	Stonemason
Robert Donald	Carpenter

SIGNIFICANCE	
Statement of Significance	• The residence in its expansive garden setting is a good and intact example of the Federation Bungalow style executed in stone and timber with original detail in evidence. • The place has historic value for its association with the development of the town of Busselton in the early 20th century by wealthy landowners who built comfortable homes, secondary to their farming properties. • The place has historic vlaue for its association with early settler families, the Bussells and the Brockmans. • The construction of the place may have the potential to reveal evidence of past building practices. • The residence has social value as its longevity of function and presence in the streetscape contribute to the community sense of place.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS









ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013

Sandilands, GEOGRAPHE
PN042

Management Category
Category 1



Image Courtesy element, June 2024

SITE INFORMATION	
Place Name:	Sandilands
Other Names:	
Scope of Listing	
Property ID:	100053823
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	59 Ford Road, **GEOGRAPHE**
Survey Information:	Lot 9000; P422168
Reserve:	-----
Vol / Folio	4033/505
GPS:	-33.647118 115.361298
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	394
Other Listing	Classified by the National Trust Classified 04 Oct 1971 Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 02 Sep 1998

PLACE TYPE	
Original Use:	Residence: Single storey residence
Current Use:	Residence: Single storey
Other Use:	Farming / Pastoral: Homestead.

CONSTRUCTION DETAILS	
Construction Date:	1840
Demolished/Relocated:	
Walls:	Wattle and daub
Roof:	Coloured Corrugated Metal sheeting
Architectural Style	Victorian Georgian Vernacular.

Physical Description:

Sandilands is a single storey wattle daub iron roofed Victorian Georgian style homestead set in a well-tended garden, with views framed by mature trees. The place comprises two main structures.

The oldest structure lies to the north and is linked to the later structure to the south by a glazed walkway. The northern structure has a broken back hipped roof, with the main roof being steeply pitched to take either thatch or shingles. The walls are wattle and daub construction, and also stone and stud framed. Match boarding covers much of the external wall under the verandah.

The roof scape is articulated with chimneys. The southern block is of rough coursed stone construction, with a massive central chimney that rises through a loft.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The land on which this property is located was part of the large landholding secured by John Garrett Bussell (1803-1875) in 1833 which had the homestead 'Cattle Chosen' as the centre of the farming activity for the four Bussell brothers. When John Garrett Bussell married Charlotte Cookworthy, nee Spicer in 1838, the three brothers established new households in the vicinity.

Sandilands was built in the 1840s by Charles Bussell (1810-1856), and its name may derive from the sandy nature of the soil in the vicinity. This buiding was intended to be used as a wayside inn, as the road to Bunbury used to pass by the property. This plan was never fully realised and on his death in 1856 the place was bought by Frances Cookworthy (1834-1928), step daughter of John Garret Bussell. Frances later married her first cousin, Joseph Cookworthy. The couple did not have children.

The original house was constructed in wattle and daub with a thatch roof and was a modest six room building which is believed to be the third house built in Busselton. The roof was subsequently replaced with shingle and later corrugated iron.

Frances Cookworthy made extensive additions to the property including the limestone kitchen,a separate structure at the back of the original homestead, and a dairy shed adjacent to the house which was removed in 1955.

Other extensions made to the house during this time were the addition of several bedrooms to enlarge the house to seventeen rooms, the limestone extension to the living area and the bay window in the master bedroom which displays the Cookworthy crest. A bungalow was added off the living room. It is probable that the house was used by members of the extended family and friends when visiting Busselton.

In 1910, Sandilands was occupied by Capel Carter Brockman and two of her daughters. Capel Brockman was the first daughter of John and Charlotte Bussell, and step sister of Frances Cookworthy.

The house was inherited by Capel Brockman's eldest daughter, Margaret Theodosia Willmott (1863-1968) on the death of Frances Cookworthy in 1928. She took up residence in 1930 after the house had been vacant for several years. Electric lighting was installed at this time. Maggie Willmott lived at the house until well into her 80s and died in 1968. The property retains its connection with the Willmott family.

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From the 1950s, the gardens were enlarged when reticulated water was laid on to the property. Further additions to the house including a glass covered walkway joining the two sections of the house in 1994. Aerial photographs of the house since the mid 20th century indicate that the form and extent of the original residence can still be readily determined.	
Historic Theme:	Peopling WA: Demographic Development Economy: Rural Occupations Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Australian Electoral Rolls, 1903-1983. Wise's Post Office Directories. Erickson, Rica [ed] The Bicentennial Dictionary of Western Australians pre-1829-1888, UWA Press, 1987. The Western Mail, 6 April 1949, p. 30. The West Australian, 20 October 1951, p. 14..

ASSOCIATION	Association Type
Bussell family Brockman family Willmott family Cookworthy family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• The place is significant in the development of Western Australia, as it is indicative of patterns of early settlement in the region and the colony/state. • Sandilands has been extended many times; its growth documents historical changes, and the economic resourcefulness of the first European settlers in the Busselton area. • The place has been closely associated for over one hundred and twenty years with the Bussell and Willmott families who were significant in the European settlement of the region and its subsequent history. Its historical significance is enhanced by the collection of family photographs and local historic items assembled by the Willmotts since 1950. • Sandilands has research and teaching value because the fabric of the place includes a range of different building technologies on the one site. • The potential for archeological finds is limited but may reveal evidence of past practices. • Sandilands contributes to the community's sense of place because it is among the oldest extant structures in the region, and has remained for over a century in the ownership and occupation of descendants of the family which built it.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS



Image Courtesy element, June 2024



Image Courtesy element, June 2024

ARCHIVAL PHOTOGRAPHS

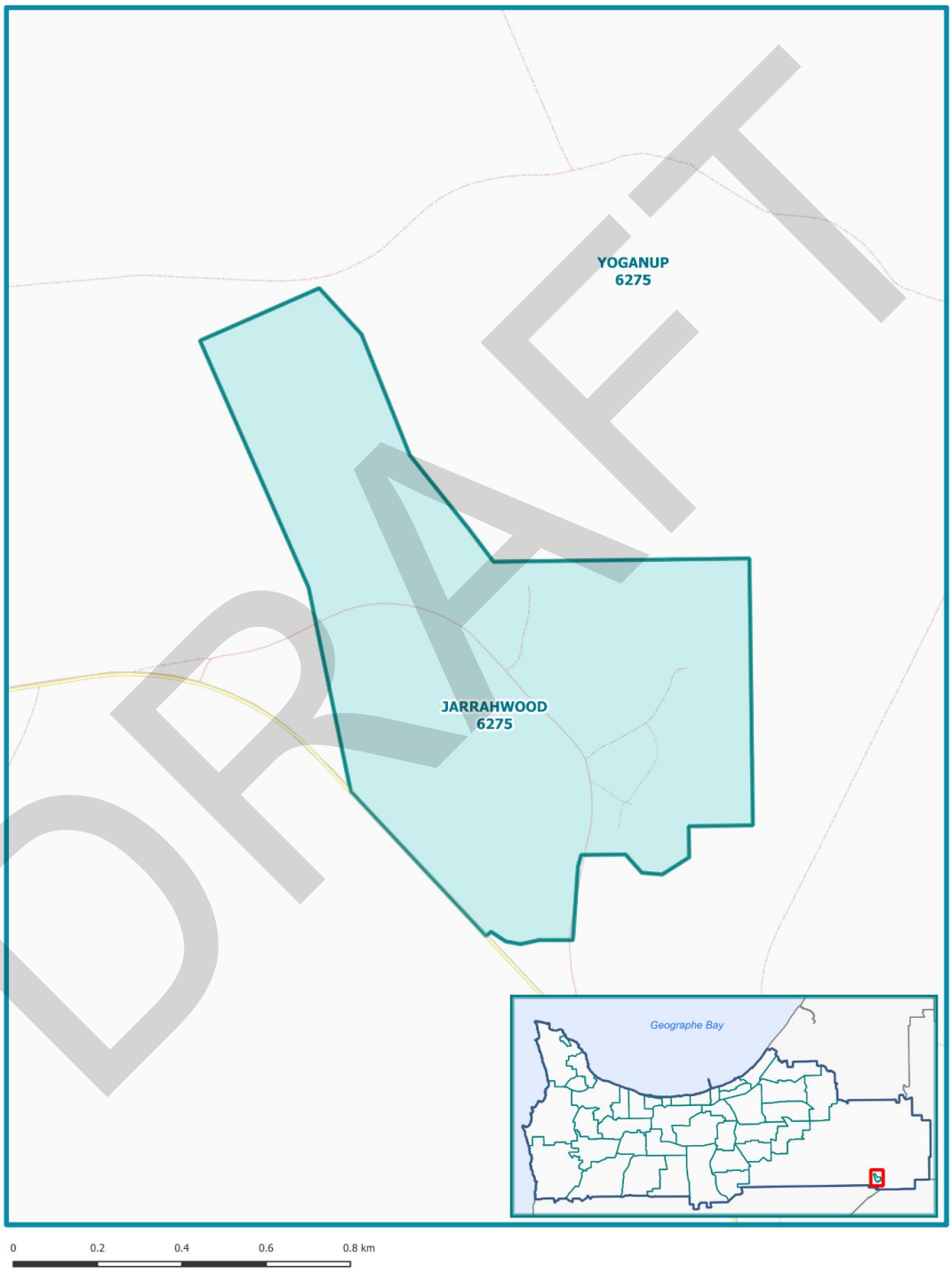


Municipal Heritage Inventory, 1995



The Western Mail, 6 April 1939, p. 30.

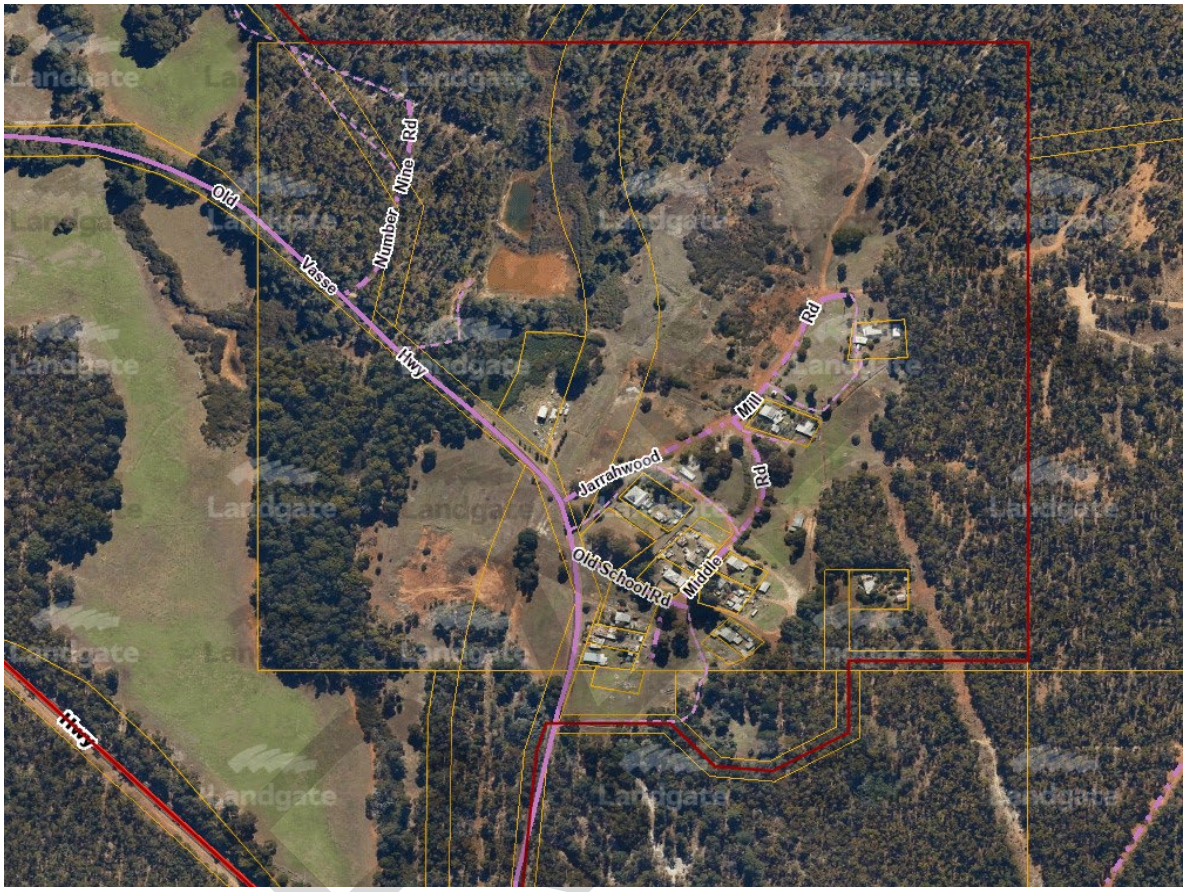
JARRAHWOOD



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Jarrahwood Townsite & Mill, JARRAHWOOD PN090

Management Category
Category 4



SITE INFORMATION	
Place Name:	Jarrahwood Townsite & Mill
Other Names:	
Scope of Listing	
Property ID:	Various
Place Type:	Precinct or Streetscape
Ownership:	State Government
Public Access:	Limited

LOCATION	
Street Address	Vasse Hwy, **JARRAHWOOD**
Survey Information:	Lot Various; Various
Reserve:	
Vol / Folio	Various
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5316
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Forestry: Timber Mill
Current Use:	Residential: Single storey residences
Other Use:	Forestry: Housing or Quarters

CONSTRUCTION DETAILS	
Construction Date:	1902-1930
Demolished/Relocated:	
Walls:	Timber frame, weatherboard and fibre cement sheeting
Roof:	Corrugated Sheet metal
Architectural Style	Vernacular.

Physical Description:

The townsite of Jarrahwood is located in the south west, 36 km south east of Busselton. It comprises a number of dwellings and the remains of the former timber mill.

The dwellings are modest gable roofed, timber weatherboard clad houses fronting the garden with the ubiquitous local architectural feature, the verandah. Most of the buildings are standard pattern dwellings reflecting practices from first half of the twentieth century with examples spanning almost this entire timeframe.

A timber picket fence encloses the cluster of buildings on a tightly organized site. The mill is still extant although unused and in declining condition.

Condition:	Good
Integrity	Moderate
Authenticity	Low

HISTORICAL INFORMATION	

The town is located in an area of Jarrah forest which was subjected to heavy cutting in the last century. The principal company operating in the area of the townsite was the Jarrah Wood and Sawmills Company Limited formed in 1902, and is from this name that the townsite name is derived.

Demand for timber has always been subject to fluctuations and the mill has closed and reopened in response to these external factors through the late 19th and early 20th century.

After 1927, demand again dwindled and, with the onset of the Depression, the mill closed in 1930 although the townsite was declared under the Land Act on 29 April 1932.

A small spot mill had also been erected at Ludlow in 1928 to cut pine trimmings, closing in 1936 but, then, a decade later, another mill was erected.

Jarrahwood mill closed finally in 1982 and continues as a small settlement in a forestry area.

Historic Theme:	Peopling WA: Demographic Development Economy: Rural Occupations Environment
Sources:	Geonoma database of Topographic Features, Landgate. Municipal Heritage Inventory 2013. Landgate Aerial Photographs.

ASSOCIATION	Association Type
Jarrah Wood and Sawmills Company Limited	Owner and operator

SIGNIFICANCE	
Statement of Significance	• The place has cultural heritage significance as one of the early forest settlements in the region, designed in local vernacular and standard pattern style. It is important because of its level of intactness and its close connection with the timber industry.

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	• The place has the potential to reveal archaeological finds from the activities of the timber mill and settlement. • The place has social value for its contribution to the community sense of place for its longevity and association with past practices.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

ADDITIONAL PHOTOGRAPHS









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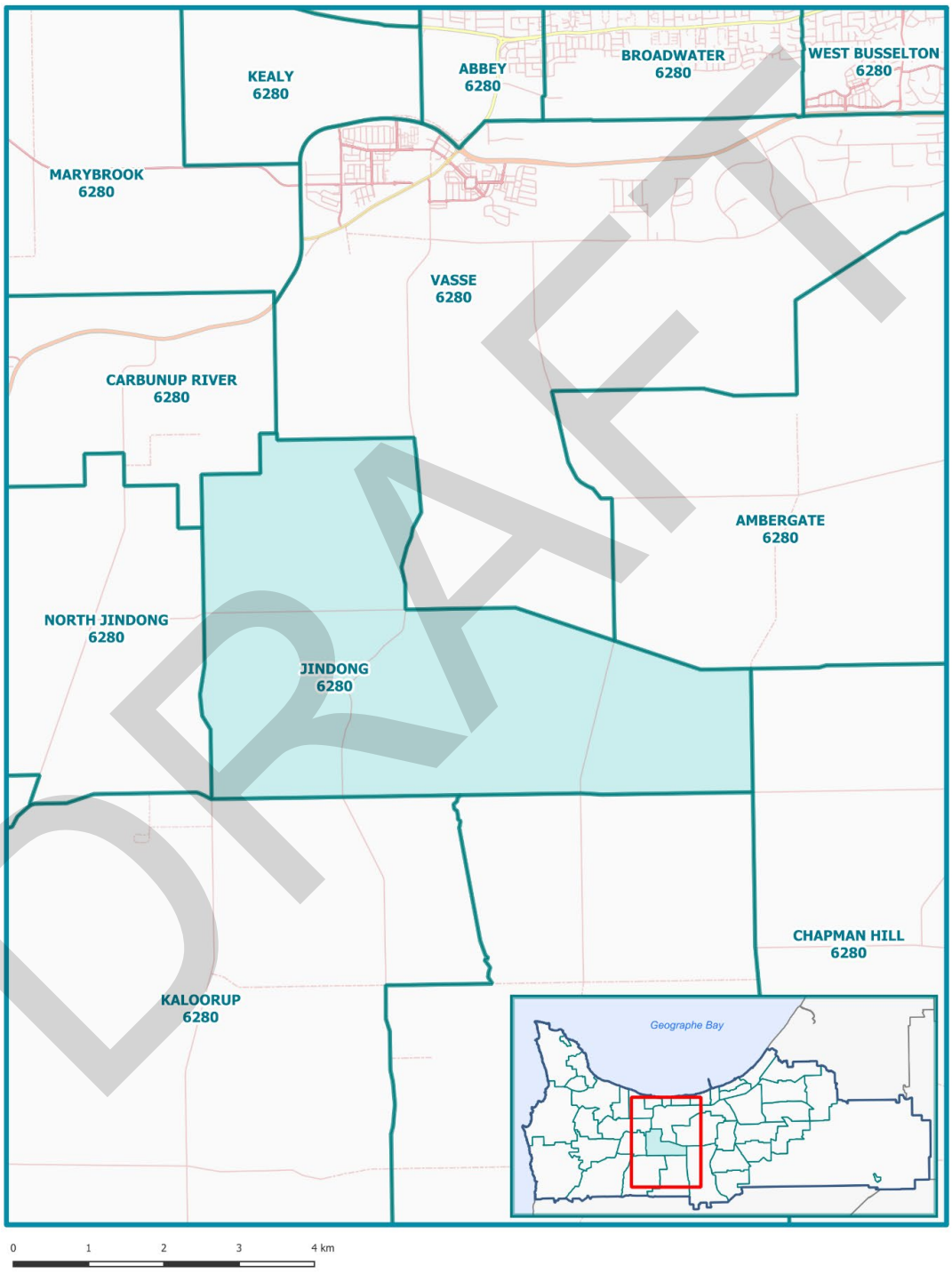






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JINDONG



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Jindong Hall (fmr), JINDONG
PN091

Management Category
Category 2



SITE INFORMATION	
Place Name:	Jindong Hall (fmr)
Other Names:	Jindong School Group 52 Lennox Memorial Kaloorup Hall
Scope of Listing	
Property ID:	100012106
Place Type:	Individual Building or Group
Ownership:	State Government
Public Access:	Yes
Other Location Description	

LOCATION	
Street Address	335 Payne Rd, **JINDONG**
Survey Information	Lot 1663; DP153383
Vol / Folio	LR3148/829
GPS:	-33.750830 115.225260

HERITAGE LISTING	
State Heritage Office ID:	2933
Statutory Listing	
Other Listing	Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Education: School
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1930
Walls:	Timber frame, fibre cement sheeting
Roof:	Corrugated Sheet metal
Architectural Style	Vernacular.

Physical Description:

A simple single room timber, fibro cement and iron, single room school building with a partly enclosed verandah. The building sits in an open setting. The school was a standard pattern Public Works Department framed construction one room school building. A plaque dedicated to Group 52, Group Settlement at Lennox has been fixed to a concrete marker.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

Jindong School was built for the Lennoxville Group Settlers (Group 52) as a part of the State Government's Group Settlement Scheme. From the available information the school was in evidence by at least 1925.

These single class room schools were common across the South West of WA and were designed by the Public Works Department of WA. They were generally built by local contractors or the members of the local community.

Historic Theme:	Social Services: Education Economy: Rural Occupations
Sources:	Sunday Times, 18 October 1925, p 2. Municipal Heritage Inventory 2013. Landgate Aerial Photographs.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The school building has aesthetic value as a simple expression of a Government designed classroom school in a rural setting. • The former school building has historic value for its association with the Group Settlement scheme which had a major impact on the development of the region. • The site has social value for the members of the former group settlements who attended the school or had families who attended the school.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS





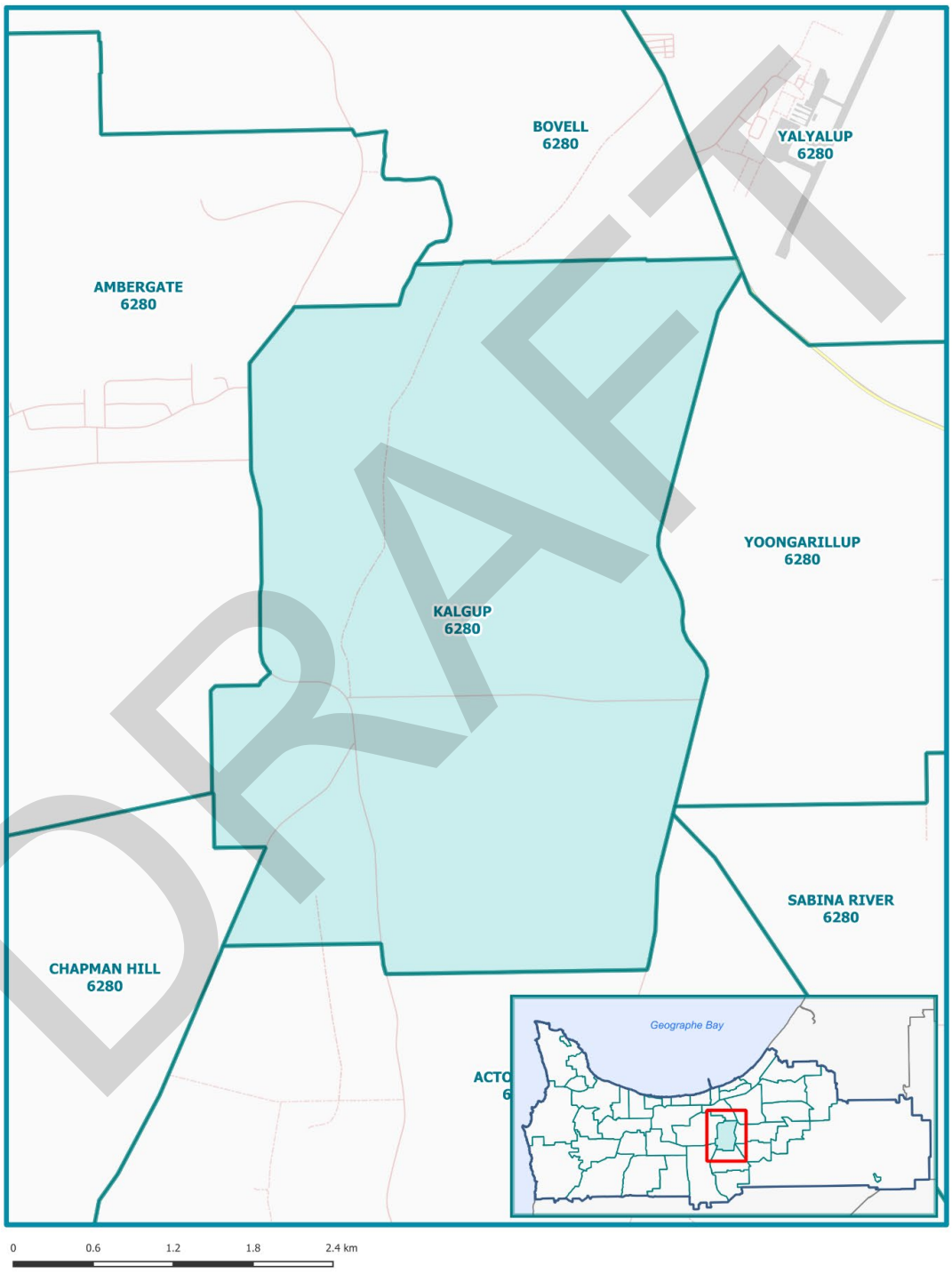
ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995

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KALGUP



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Internees Hut, KALGUP
PN209

Management Category
Category 2



Image courtesy Judith Murray Cultural Heritage + History, 2020.

SITE INFORMATION	
Place Name:	Internees Hut
Other Names:	
Scope of Listing	Original building only
Property ID:	100054848
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	704 Chapman Hill Rd, **KALGUP**
Survey Information:	Lot 1101; DP426010
Reserve:	-----
Vol / Folio	4049/340
GPS:	-33.726754 115.357037 (Approx)
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	27047
Other Listing	
Statutory Listing	

PLACE TYPE	
Original Use:	Farming: Cottage
Current Use:	Vacant
Other Use:	Farming: Other

CONSTRUCTION DETAILS	
Construction Date:	1940s
Demolished/Relocated:	
Walls:	Timber framed and weatherboard
Roof:	Corrugated Metal sheeting
Architectural Style	Vernacular.

Physical Description:

The Internees Hut consists of a largely intact building of modest construction. It is comprised of one room measuring 6.65 metres by 2.47 metres with raked ceiling. The exterior of the building displays cement courses reinforced with steel rods to a height of about one metre and topped with weatherboards that continue up to the skillion roofline on three sides. The fourth side, facing east is covered in weatherboards that have been joined down the middle from the roofline to the base of the wall, indicating that the building has been extended at some stage into approximately double its original length. The joins have been covered with small square pieces of aluminium in an attempt to keep out the moisture.

There are two windows set into the west wall of the hut. They are different sizes and have been altered and added to over the years. The front door has been cut down from a full-sized door and has been constructed of wide planks with ship-lap detailing and evidence of red/brown paint remains.

The structure has been mainly lined with asbestos sheeting and the joins covered with batons. A section at the top of the east wall has been sealed with weatherboard in the area where the skillion roof is at the highest level. The floor is of wide butt jointed jarrah planks in fair condition. The flooring substructure appears unstable in places indicating issues with a deterioration of fabric below the floorboards.

The hut is located in a farming property, surrounded by paddocks. A farmhouse and other outbuildings are located nearby.

Condition:	Fair
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The site of the Internees hut has been a farming property since the late 19th century.

English born Raymond Cecil Syayes Makeham (1893-1971) is designated as the owner of 704 Chapman Hill Road from 1926 to 1950 and during this period constructed a farmhouse on the property.

Raymond Makeham served with the AIF during World War One and on his return secured this lot under the Soldier Settlement Scheme. Information from the Electoral Rolls indicates that Raymond and his wife Nellie MacDonald Ruane (1897-1967) were living and working at Chapman Hill from at least 1921. It is noted that Raymond Makeham was not part of the Group 40 Chapmans Hill Settlement Scheme which was in operation during the Inter War period.

With the onset of World War Two, the Federal Government initiated a program of internment of Italian born residents. Thousands of Italians in Australia became the enemy as Italy entered the war on the side of the Axis. Many enemy 'aliens' were interned in Australia under the National Security Act 1939 and just over 20% of all Italians residents in Australia were interned' with up to 3,200 Italian POWs employed on farms in Western Australia. The Prisoner of War Control Centers [PWCC] were installed in Northcliffe, a high risk area where they used labourers to clear land for the War Service Land Settlement Scheme as well as in Margaret River. Prisoner of War Camps (as opposed to PWCC) such as Harvey, where 1,000 internees were retained before being distributed throughout the area were assessed as low risk, usually non-combatants for the agricultural centre.

This hut is understood to have been built in the 1940s and was occupied by an Internee and their family.

Internees were required to assist with work around the farms, and in this instance, it appears that the resident Italian also worked on Makeham's farmhouse. How much work he did is unknown however, it appears that he constructed

tapered verandah pylons (in line with the contemporary Californian Bungalow design genre) and was responsible for cementing the verandah floors. Remnants of a signature "POW" are visible in the corner of the verandah of the farmhouse. At the end of the war the Internees were released back into the community and the hut was used for a range of uses, most recently storage. In 2020, a heritage assessment of the Internee's Hut was undertaken to guide future conservation works. Since that time some conservation works have been undertaken and the place is currently vacant.	
Historic Theme:	Cultural Life: Domestic Life Economy: Rural Occupations Governing: Law, Order and Defence
Sources:	Heritage Report Internees Hut, May 2020, Judith Murray Cultural Heritage + History. Survey and Report of Conservation Works 704 Chapman Hill Road, Judith Murray Cultural Heritage + History, 20 November 2023. Landgate Aerial Photographs.

ASSOCIATION	**Association Type**
Markham family	Owners

SIGNIFICANCE	
Statement of Significance	• The place has strong historic value through its association with an Italian internee and the Makeham family who were the owners of the property during the construction of the building. • The place has a strong connection with the Soldier Settlement Scheme administered by the Soldiers Settlement Commission Act 1918. • The place has historic value through its connection to the Internment camps set up in Western Australia during WW11 and administered under the National Security Act 1939. • The place has social value for the manner in which the farmer and Internee combined to work together on the property, to construct dwellings and to operate the farm.
Level of Significance	**Place of Interest** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS	
 *Image courtesy Judith Murray Cultural Heritage + History, 2020.*	 *Image courtesy Judith Murray Cultural Heritage + History, 2020.*
 *Image courtesy Judith Murray Cultural Heritage + History, 2020.*	 *Image courtesy Judith Murray Cultural Heritage + History, 2020.*

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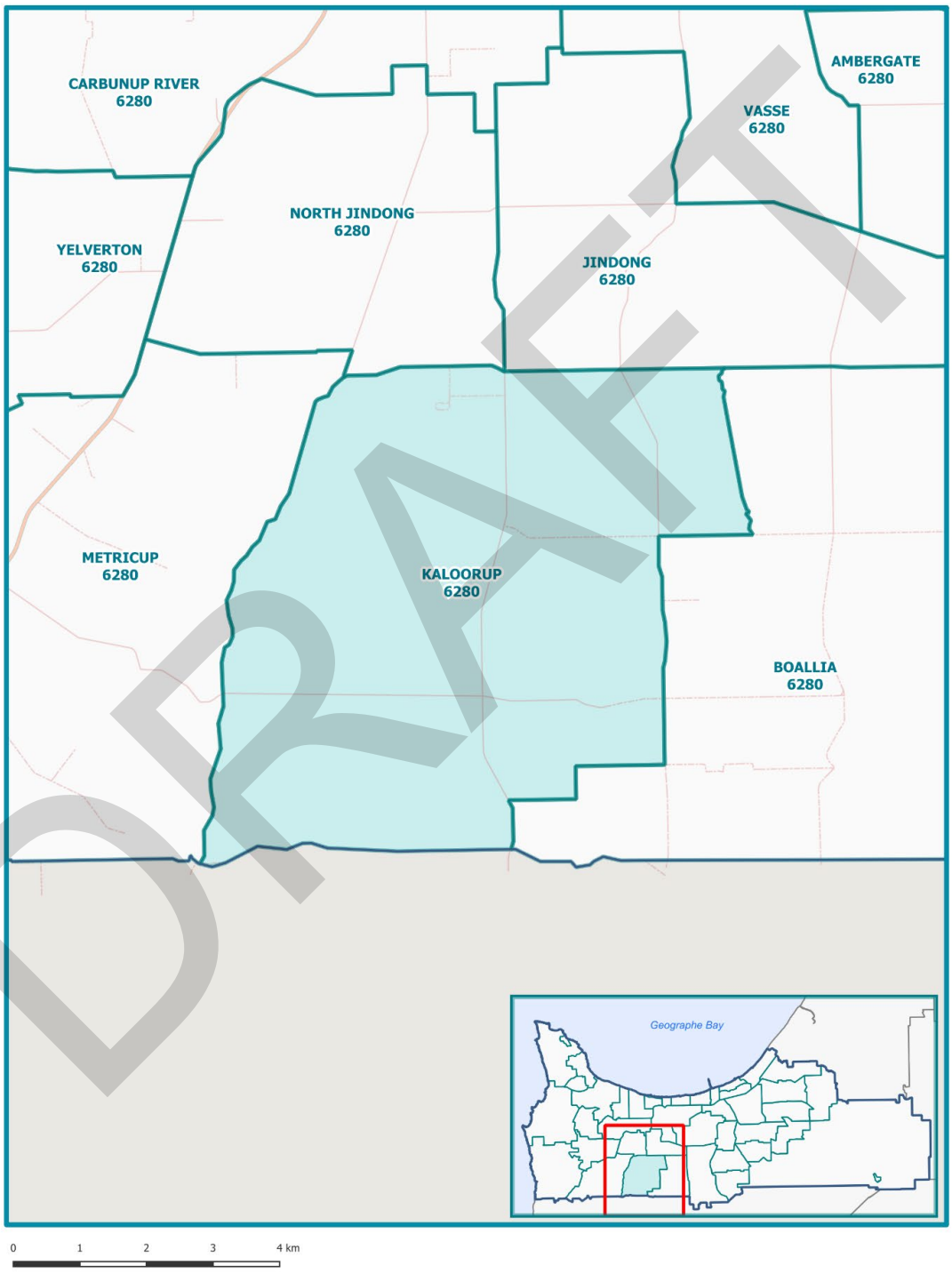
Image courtesy Judith Murray Cultural Heritage + History, 2020.



Image courtesy Judith Murray Cultural Heritage + History, 2020.

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KALOORUP



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Old Railway Goods Shed, KALOORUP
PN197

Management Category
Category 3



SITE INFORMATION	
Place Name:	Old Railway Goods Shed
Other Names:	
Scope of Listing	Original shed only
Property ID:	100053062
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	308 Payne Rd, **KALOORUP**
Survey Information:	Lot 3120; DP419121
Reserve:	-----
Vol / Folio	4002/670
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	17510
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Transport/Communitication: Rail-Other
Current Use:	Commercial: Retail Store
Other Use:	Farming/Pastoral: Shed

CONSTRUCTION DETAILS	
Construction Date:	c1890; 1960s; 2021
Demolished/Relocated:	N/A
Walls:	Timber framed and weatherboard cladding
Roof:	Corrugated Metal sheeting
Architectural Style	Vernacular.

Physical Description:

This simple rectalinear shed has a pitched roof clad with contemporary metal sheeting, zincalume. The walls are clad with vertical lapped timber boards and large roller doors clad with the same material are located at one of the ends of the building. In the gable above the roller doors are four narrow louvre windows and the same timber treatment unifies the whole building. A paved area is located at this end of the building to enable access by vehicles to the interior of the building. At the other end of the building is a stone chimney laid in a random manner from what appears to be a local granite stone.

Condition:	Good
Integrity	Moderate
Authenticity	Moderate

HISTORICAL INFORMATION	

This shed was originally located at the Busselton Railway Station and was used as a Goods Shed for the storage of a wide range of items. The Busselton Railway Station was in operation from 1894 until 1985. Alongside the station were service buildings for the railway line, such as this goods shed. With the closure of the Busselton Port in 1972 there was even further reason to minimise the facilities in the town.

This shed was relocated from the Busselton Marshalling Yards (Railway) in the early 1960s by Edward (Ted) Lilly and was used for barn dances. Ted who was a saw miller by trade, owned the shed until 1965 and it appears the shed was re-clad in Jarrah weatherboards. The height and length of the shed may have been changed from the original. It was owned by Charles Smith from 1965-1997.

In the 2020s, the shed underwent some restoration with the recladding of the exterior in vertical timber boards, and a chimney was constructed alongside the rear of the shed. It is now used as a display and sales facility for agricultural products.

Historic Theme:	Infrastructure: Transport and Communciations Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013..

ASSOCIATION	Association Type
Ted Lilly	Owner

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the Busselton Railway Station and the railway line which was so important to the economy of the town through linking its role in the port and servicing the community. • The place has social value as it was the venue for many dances and events during the 1960s which are likely to have been well attended and well remembered by the community.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.

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Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ADDITIONAL PHOTOGRAPHS



ARCHIVAL PHOTOGRAPHS



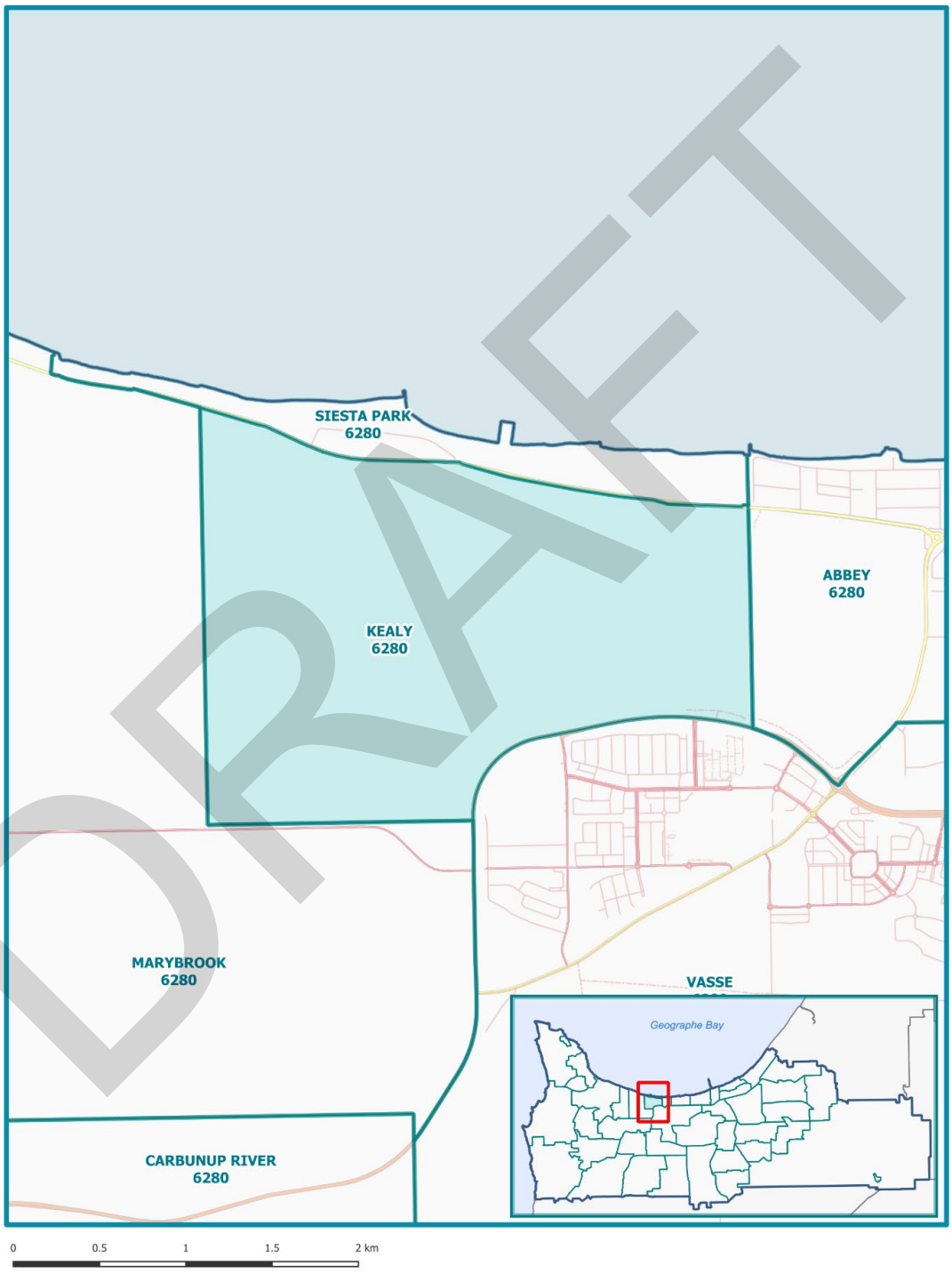
Municipal Heritage Inventory, 2005.



Municipal Heritage Inventory, 2005.

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KEALY


SIESTA PARK
6280
KEALY
6280
ABBEY
6280
MARYBROOK
6280
VASSE
CARBUNUP RIVER
6280
Geographe Bay
0
0.5
1
1.5
2 km

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ABC Radio Transmitter, KEALY
PN063

Management Category
Category 4



SITE INFORMATION	
Place Name:	ABC Radio Transmitter
Other Names:	
Scope of Listing	Applies only to the towers
Property ID:	100009943
Place Type:	Other structure
Ownership:	Commonwealth Government
Public Access:	No

LOCATION	
Street Address	275 Caves Rd, **KEALY**
Survey Information:	Lot 4505; P173802
Reserve:	
Vol / Folio	1411/377
GPS:	-33.659972 115.229365
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5301
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Transport/Communications: other
Current Use:	Transport/Communications: other
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	Unknown
Demolished/Relocated:	N/A
Walls:	Steel tower
Roof:	N/A
Architectural Style	N/A.

Physical Description:

The place comprises a fenced compound ancillary substation and elements and the central focus is the communication tower. The tower is steel lattice frame construction set on a concrete base, with stabilising guy cables. A second and taller tower has been erected on the eastern side of the original tower.

Condition:	Good
Integrity	High
Authenticity	High

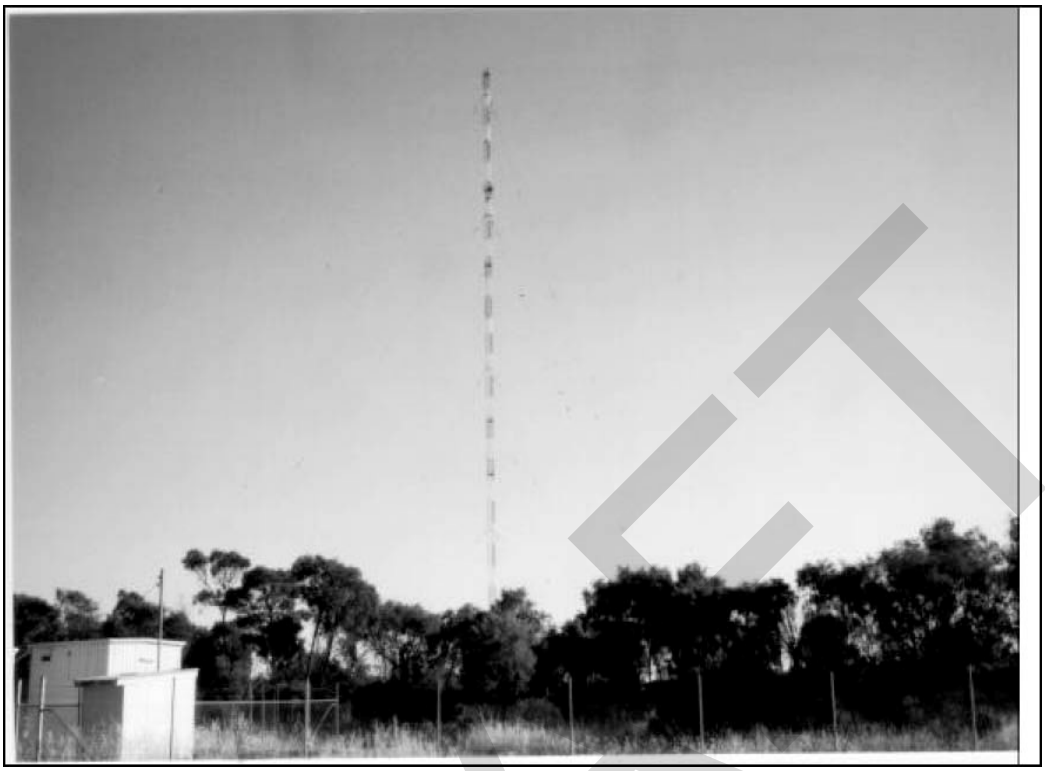
HISTORICAL INFORMATION	
The transmitter provides a signal service to the regional community for entertainment and information. The date of construction is unknown however aerial photographs indicate it was present in 1970. A second and taller tower was added between 1996 and 2005.	
Historic Theme:	Infrastructure: Transport and Communications
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs..

ASSOCIATION	Association Type
Australian Broadcasting Corporations	Owners and managers

SIGNIFICANCE	
Statement of Significance	• The ABC Radio Transmitter, comprising two tall masts and ancillary equipment is a local landmark . • The towers have historic value for their association with the development of the region in the 20th century and the changes in technology supporting rural communities. • The towers are valued by the community in providing radio entertainment and community information for decades.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

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ARCHIVAL PHOTOGRAPHS

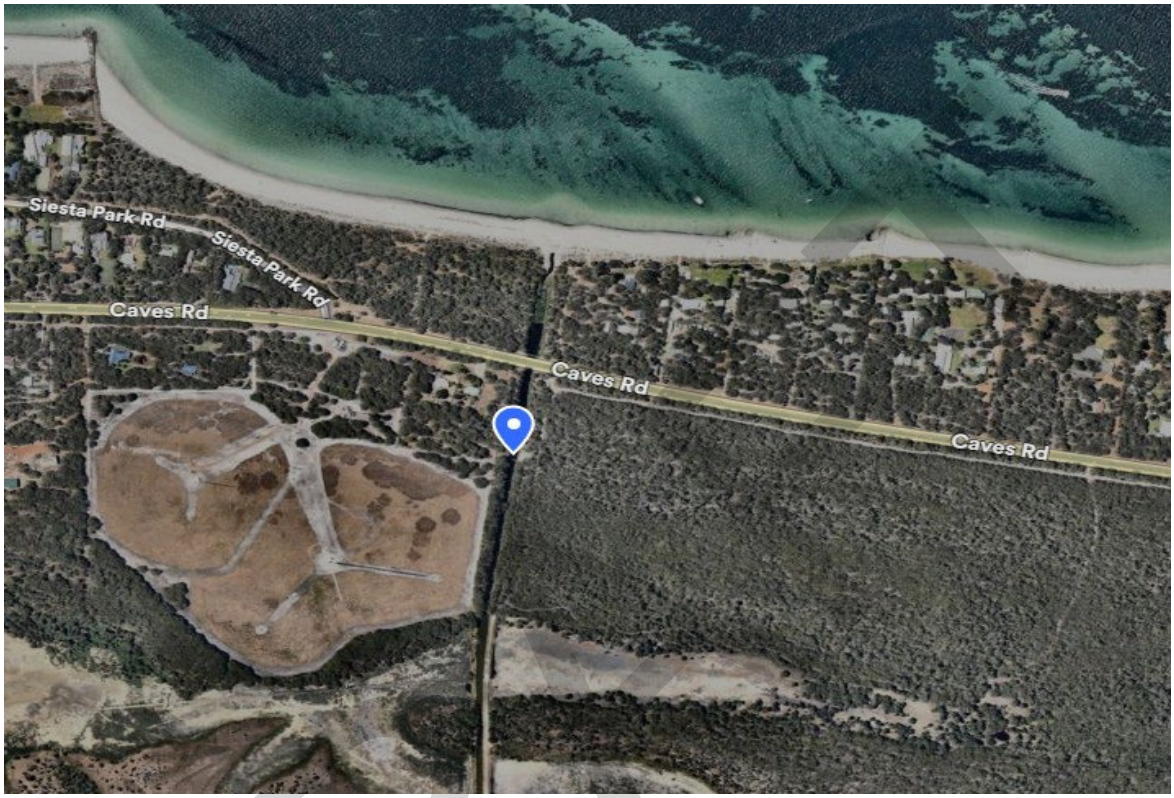


Municipal Heritage Inventory, 1995

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Locke Swamp Floodgates, KEALY
PN196

Management Category
Category 2



SITE INFORMATION	
Place Name:	Locke Swamp Floodgates
Other Names:	New River Floodgates
Scope of Listing	Floodgates only
Property ID:	100046831
Place Type:	Other Built Structure
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Lot 45 Caves Rd, **KEALY**
Survey Information:	Lot 45; P140655
Reserve:	
Vol / Folio	LR3009/705
GPS:	-33.658669 115.231803
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	17466
Other Listing	Municipal Inventory Adopted 13 Sep 2006 Classified by the National Trust Classified 10 Apr 2006
Statutory Listing	

PLACE TYPE	
Original Use:	Governmental: Reservoir or Dam
Current Use:	Governmental: Reservoir or Dam
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1940s; 2004
Demolished/Relocated:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.

Physical Description:

This place was not visited in this 2024 review. The following description is drawn from the 2013 review.

The Locke Swamp Floodgates are located approximately 100 metres to the south of Caves Road in a flat, natural environment. Vegetation on either side of the drain is dominated by native peppermint trees (agonis flexuosa) with smaller understorey plants.

The timber structure extends across the width of the drain which is approximately 8.5 metres wide. The sloping sides of the banks have been covered with stones and the plans indicate stones were also used to line the bottom of the drain around the gates. However, due to the depth of water it was not possible to determine if these stones were still present.

The main structural components are the nine, 30cm diameter timber piles which stretch across the width of the river at approximately 2 metre intervals. These, together with an additional five piles placed upstream of the main row, provide the structural base to which the gate components have been added. The five upstream piles provide bracing support for the downstream piles. The four gates are positioned across the width of the ditch, low down near the bottom of the ditch. Vertical timber boards (whaling), using birdmouth sheeting to provide water tightness, extend out from each bank to approximately the bottom edge of the ditch. The four gates have then been evenly spaced across the width of the ditch between the whaling. Timber boards create a sill at the bottom of the ditch, directly beneath the gates.

The gates are constructed with vertical timber boards which are attached to a steel frame. The gates are hung on the downstream side of the structure. A hinged component on the boards permits the gates to open when freshwater flows down the ditch, but when saltwater runs back up the ditch they are forced shut. Each gate has been equipped with a lever which is two steel bars, set at either end of the gate, which stretch up above the level of the pylons and are joined across the top with a steel bar. Hinges placed at the level of the pylons and also down near the top of the gate permit the gates to be hinged open if required. The top section of the hinge (which is at the same level as the tops of the pylons), is secured to timber cross pieces which formerly supported timber boards which ran across the width of the gate structure.

Above the gates, horizontal boards close the gap between the vertical whaling, thus preventing saltwater entering the ditch.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION
Several rivers ran through this area: the Vasse, Abba, Sabina, New and Lennox. Often in the winter time these rivers would spread out over the low lying areas before finding their own way to the sea. Whilst the swampy nature of the area had initially attracted the first settlers, it was soon realised that larger areas of land could be brought under cultivation if only they could be drained and the detrimental effect of saltwater contamination (most problematical during the winter months), controlled. One of the first attempts at draining the land was made by Captain John Molloy sometime during the 1850s. The Lennox River, which flowed through his land, was originally prevented by sandbanks from flowing into the sea. Molloy made a cut between the river and the shore to allow the river to flow out to sea. This cut became known as “Molloy's Ditch”.

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The Land Drainage Act was passed by Parliament in 1900, amendments to the Act were made in 1902 and 1904. Following this Act, a number of drainage programmes were implemented throughout the South West. The creation of the Lennox Drainage District was approved in March 1910. This district covered land to the west and south of Busselton and included the New and Lennox Rivers. The Drainage District was governed by a Board comprising six elected members. Three of these members later resigned leading to the Board becoming unconstitutional. The settlers constructed a cut across the New River in 1914 and constructed floodgates across the cut to prevent saltwater flowing back down the new drain. As the cut crossed the main road to Yallingup (now Bussell Highway), the floodgates were attached to the new road bridge. However, the Board ran into difficulties when it attempted to collect rates (to pay for the construction of the gates and drain), from settlers living in the Lennox Drainage District. One of the settlers successfully took the Board to court which ruled that the Board was unconstitutional as it only had three members. This decision meant that as there was no Board, there was no authority to pay for the upkeep of the gates. Over the years, this legal problem led to the settlers sending numerous complaints about the condition of the gates to the Department of Water, Sewerage and Drainage who invariably replied that until the settlers appointed six members to the Board, it was not Perth's problem.

The provision of the ditch enabled the water to drain away thereby creating arable farmland. Flooding in the winter was also minimised by the ditch and floodgates, which were constructed near the ditch's exit point at Geographe Bay. The floodgates not only stopped saltwater running up the ditch at high tide (or during rough weather) and contaminating the valuable farming land with salt, but they also allowed any floodwaters to flow out into the Bay.

In 1919, the district engineer recommended that repairs needed to be made before they were undermined. Approval was finally given in February 1920 for £150 to be made available to repair the gates. At the same time, the Sussex Roads Board (later City of Busselton), wrote requesting that the Public Works Department complete the drainage works in the by upgrading and widening the ditch. This would enable more land to be drained and also extend the carrying capacity of the higher land nearby. In 1921, the Department of Water, Sewerage and Drainage, authorised a survey of the area to determine how best to drain the area.

By March 1921, the surveys had been completed and in December 1922, plans for a new set of floodgates and road bridge were drawn up. The new gates and bridge were completed by June 1923.

In 1947, new plans were drawn up to build a new set of floodgates on the drainage ditch. These were set back approximately 200 metres from the main road and the 1923 floodgates. The new gates were completed by 1948. The plans show that the piles, bracing, whaling boards and timber superstructure was all constructed from jarrah. The four flood gates were to be constructed using a steel frame which was then clad with Oregon planks. Oregon was considered to be the most resist to sea worm attack. Pairs of foot planks (jarrah), extended across the top of the structure to permit pedestrian access across the gates.

The gates which remain insitu across the cut appear to be exactly the same as those constructed in 1948, with the exception of the paired foot planks which are now missing. Photographs of these gates in January 2002, show these boards were still in place at this time.

Historic Theme:	Infrastructure: Development of Settlements and Services Economy: Rural Occupations Peopling WA: Demographic Development
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.

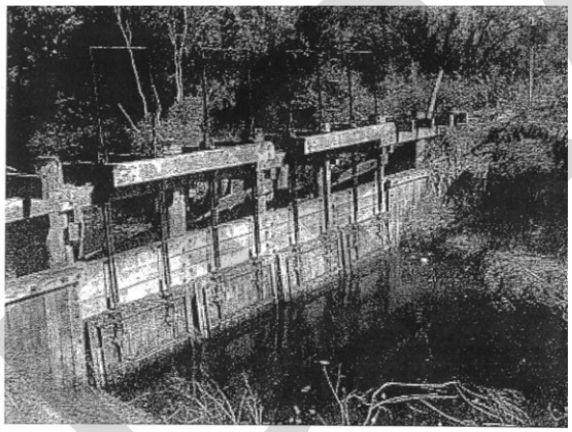
ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The Locke Swamp Floodgates are important to the people of Busselton as they were a vital component in creating larger areas of arable land which assisted in the agricultural development of the district. • The construction of the floodgates demonstrates the importance that the government placed on the conversion of swampy land, which was constantly inundated by saltwater, into productive arable land. The Locke Swamp Floodgates were part of an extensive drainage programme in the South West which was first implemented in the 1910s.

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	• The Locke Swamp Floodgates are associated with the development of Busselton as an important agricultural district in the South West. The Locke Swamp Floodgates represent a technology which is no longer practised due to the high maintenance requirements of the various components. • Locke Swamp Floodgates appear to be the only 1940s floodgates which have survived with such a high degree of intactness in the South West region. Locke Swamp Floodgates are representative of the floodgates that were constructed in the South West during the 1940s and 1950s. • The Locke Swamp Floodgates show the changes in technological development which have occurred in designing efficient drainage systems in the South West area. Due to the intact nature of the gates, they provide an excellent teaching site for demonstrating construction techniques (such as the birdmouth sheeting), which are no longer practised. • The Locke Swamp Floodgates are important to the people of Busselton as they were a vital component in creating larger areas of arable land which assisted in the agricultural development of the district.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ARCHIVAL PHOTOGRAPHS



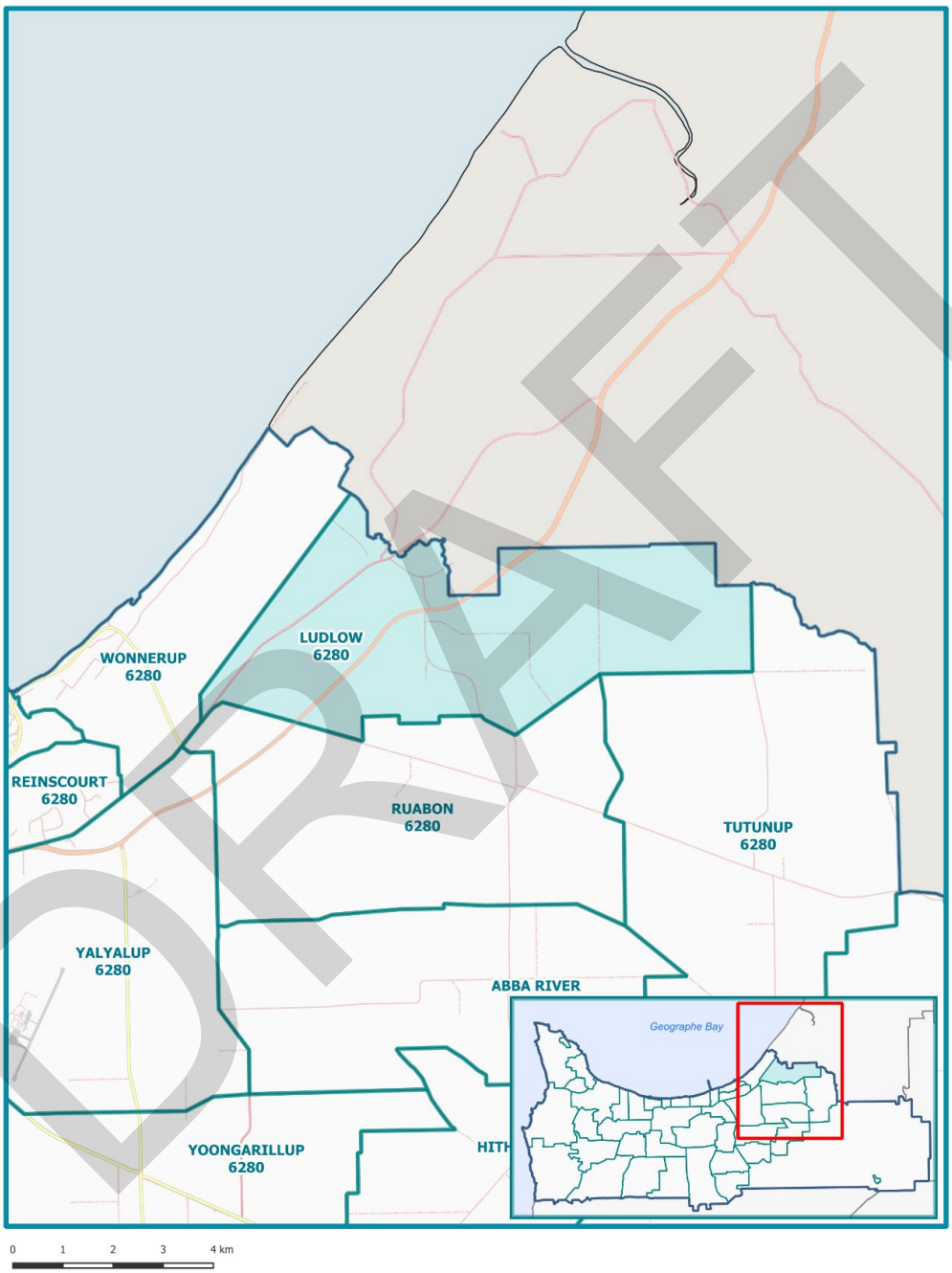
Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2003.

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LUDLOW



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Ludlow Forestry Mill and Settlement, LUDLOW
PN096

Management Category
Category 1



SITE INFORMATION	
Place Name:	Ludlow Forestry Mill and Settlement
Other Names:	Ludlow Forestry Settlement
Scope of Listing	
Property ID:	100045839 100045865 100005802
Place Type:	Landscape
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	21 Ludlow Park Rd, **LUDLOW** 12 Ludlow Park Rd, **LUDLOW** 18-20 Ludlow Rd North, **LUDLOW**
Survey Information:	Lot 306, 305, 4509 ; DP232739, DP45949, DP91145
Reserve:	868
Vol / Folio	LR3005/168; LR138/216; LR3138/221
GPS:	-33.601835 115.477233

Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	4416
Other Listing	Classified by the National Trust Classified {Lscpe} 08 Mar 1988 Register of the National Estate Permanent 21 Mar 1978 Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	State Register Registered 22 Aug 2006

PLACE TYPE	
Original Use:	Forestry: Housing or Quarters
Current Use:	Educational: Museum
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1908, 1960
Demolished/Relocated:	
Walls:	Various
Roof:	Various
Architectural Style	Various.

Physical Description:

Ludlow Forestry Mill and Settlement, comprising Ludlow Road and river bridge, unsealed bush lanes, eleven forestry cottages featuring original timber and woven wire fencing, domestic cottage gardens and timber framed and clad outbuildings, together with the former sawmill and workshops site in its fenced compound and sundry other structures including three timber framed water tank stands with metal tanks, all located in a forest setting featuring pines and mature tuarts.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The Forests Department (then the Woods and Forests Department) started planting the Ludlow area with pines in the early 1910s and accommodation was built for the caretaker and single men clearing and planting the plantation. The State's first Forestry School was established at Ludlow in 1921 and remained in operation until 1927, necessitating the construction of a school building (including accommodation for apprentices) and a house for the instructor, as well as ancillary buildings such as stores. From c. 1938 to c. 1947 when a new house was built, the Forester-in-Charge and his family lived in the old Forestry School building.

The main Ludlow Forestry Mill and Settlement was established in the 1950s when a sawmill was constructed to process pine from the Plantation and some Tuart from the nearby forest. The mill operated until the mid-1970s. Since that time, many of the buildings at Ludlow Settlement have been used for research and museum purposes and the houses have either been sold or leased to private individuals.

Historic Theme:	Economy: Rural Occupations Infrastructure: Development of Settlements and Services
Sources:	P15834 Ludlow Forestry Mill and Settlement, Assessment Documentation, 2006, DPLH. Ludlow Tuart Forest Group Restoration Group website https://www.ludlowtuartforest.org.au/

ASSOCIATION	Association Type
Charles Edward Lane-Poole	Designer

DRAFT

SIGNIFICANCE	
Statement of Significance	• The historic precinct was the location of the first Forestry School in the State, established in 1921 as a result of the work of internationally renowned forest conservator, Charles Edward Lane-Poole, and exemplifies his forestry management philosophy. • The pine plantation for which the sawmill, workshops and workers' housing were built is representative of a number of pine plantations established in the early 1900s to provide an alternative timber supply to imports and local hardwoods. • The place has social value for the many groups and individuals who have attended the place for educational purposes or recreation. The complex contributes to the community sense of place for its longevity in the landscape since the 1920s.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ARCHIVAL PHOTOGRAPHS 2005



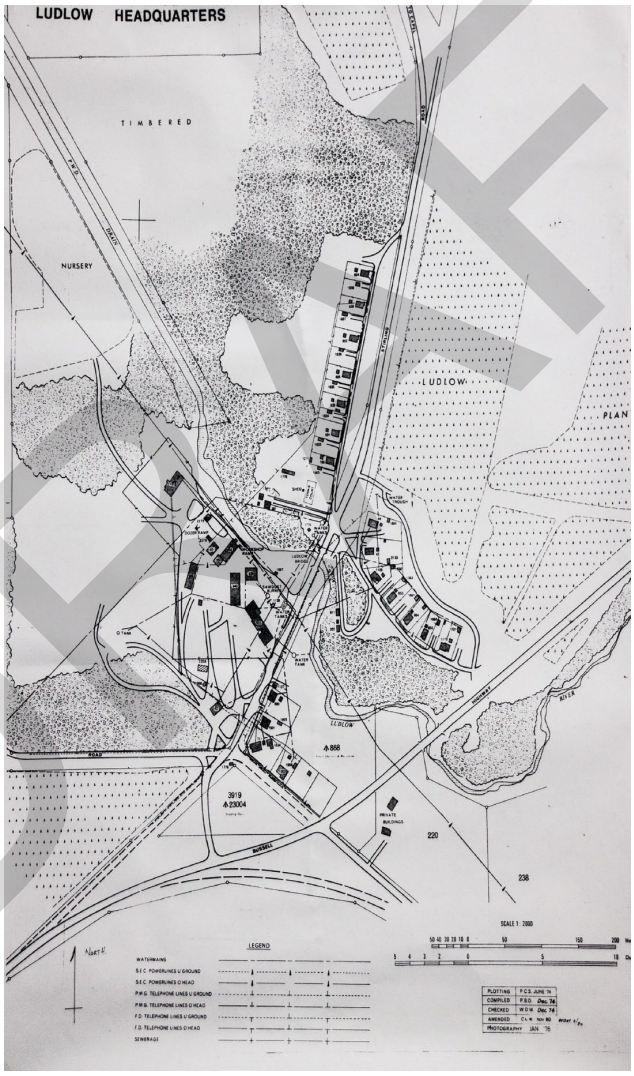








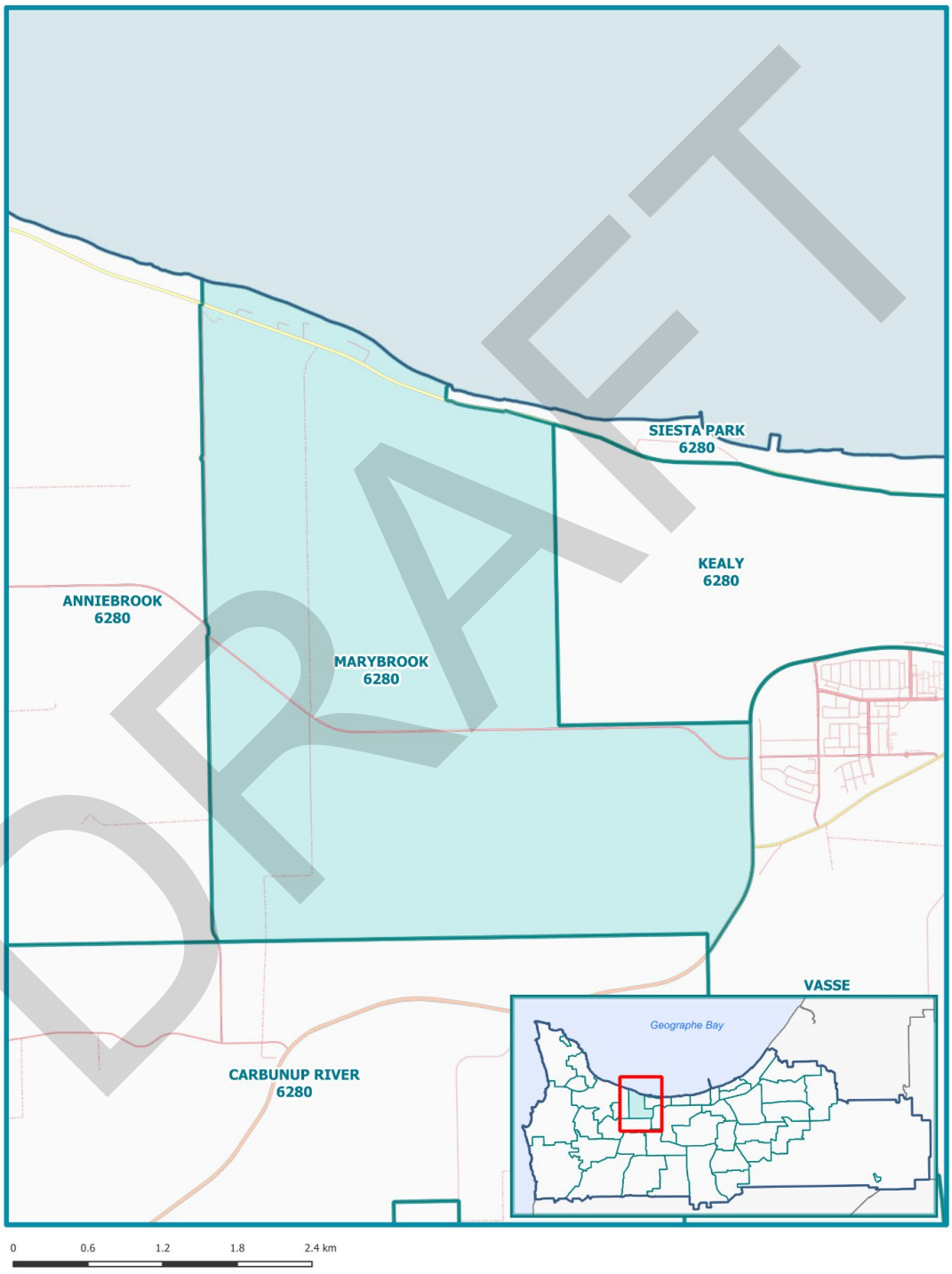




Ludlow Townsite, 1974

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MARYBROOK



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Marybrook Farmhouse, MARYBROOK
PN097

Management Category
Category 4



SITE INFORMATION	
Place Name:	Marybrook Farmhouse
Other Names:	
Scope of Listing	Applies only to the original building
Property ID:	100019023
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	197 Chain Ave, **MARYBROOK**
Survey Information:	Lot 61; DP55415
Reserve:	
Vol / Folio	2662/182
GPS:	-33.657587, 115.186311
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	2950
Other Listing	Register of the National Estate Indicative Place Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Farming/Pastoral: Cottage
Current Use:	Farming/Pastoral: Cottage
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1870
Demolished/Relocated:	
Walls:	Stone, clay brick and Mud Brick
Roof:	Corrugated iron
Architectural Style	Vernacular.

Physical Description:

The remnants of this former dwelling 'Marybrook' demonstrates the methods of construction, form and detail of a modest farmers cottage. The majority of the structure was built of limestone with brick quoining and rendered with ashlar marking.

A smaller building to the rear was of timber frame and weatherboard cladding with a substantial chimney.

The loss of the timber frame roof has meant the walls are opening up due to the lack of stability and the interiors are deteriorating. There are no intact doors or windows.

There are mature plantings around the building which likely date from the period in which it was functioning as a home.

Condition:	Poor
Integrity	Low
Authenticity	Low

HISTORICAL INFORMATION

The land on which this structure is located was originally part of the landholding of Captain John Molloy (1786-1867), Resident Magistrate of the Vasse Region. The land was subsequently transferred to Richard Gale, a prominent settler and farmer in the district. It is possible that the small timber structure on the site was built during Gale's ownership, however as some rooms display pressed metal ceilings this appears to date the rooms from approximately 1880s to 1930s.

The significant limestone residence Marybrook was built between 1889 when Edward Archibald Richardson-Bunbury (1869-1917) purchased Lot 6; and 1909 when Edward married Vida Muriel Heppingstone (1889-1967). Edward was one of the Captain Molloy's grandchildren.

The couple lived at Marybrook and raised their four children and concentrated their farming efforts on the breeding of draught horses, cattle and dairy cattle. After Edward's death in 1937, Vida stayed on at the property and continued to manage the farm until at least the mid 1960s.

Edward was first buried in the churchyard which was located adjacent to the property. With the closure of that church the body was relocated to the Dunsborough cemetery. The church is no longer on the site and was also relocated to Dunsborough.

Historic Theme:	Economy: Rural Occupations Peopling WA: Demographic Development Cultural Life: Domestic Life
Sources:	The West Australian, 13 December 1937, p. 16. Municipal Heritage Inventory 2013. Information from Judith Murray Cultural Heritage + History.

ASSOCIATION	Association Type
Richardson-Bunbury family	Owners and occupiers

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SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the early settlement of the region and the families and the type of housing constructed in the mid 19th century. • The place has historic value for its association with the Richardson-Bunbury family who developed the property over many decades and contributed to the farming industry in the region. • The place has social value for its contribution to the community sense of place for its longevity and association with early settlement.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

ADDITIONAL PHOTOGRAPHS

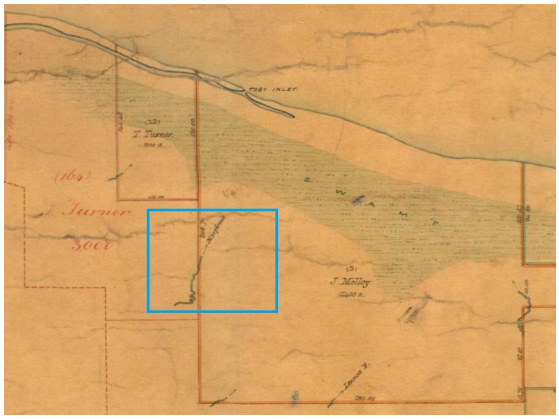








ARCHIVAL PHOTOGRAPHS



Portion of plan showing Marybrook, 1850 within the Molloy grant. Courtesy SROWA cons 3869 item Wellington 025.

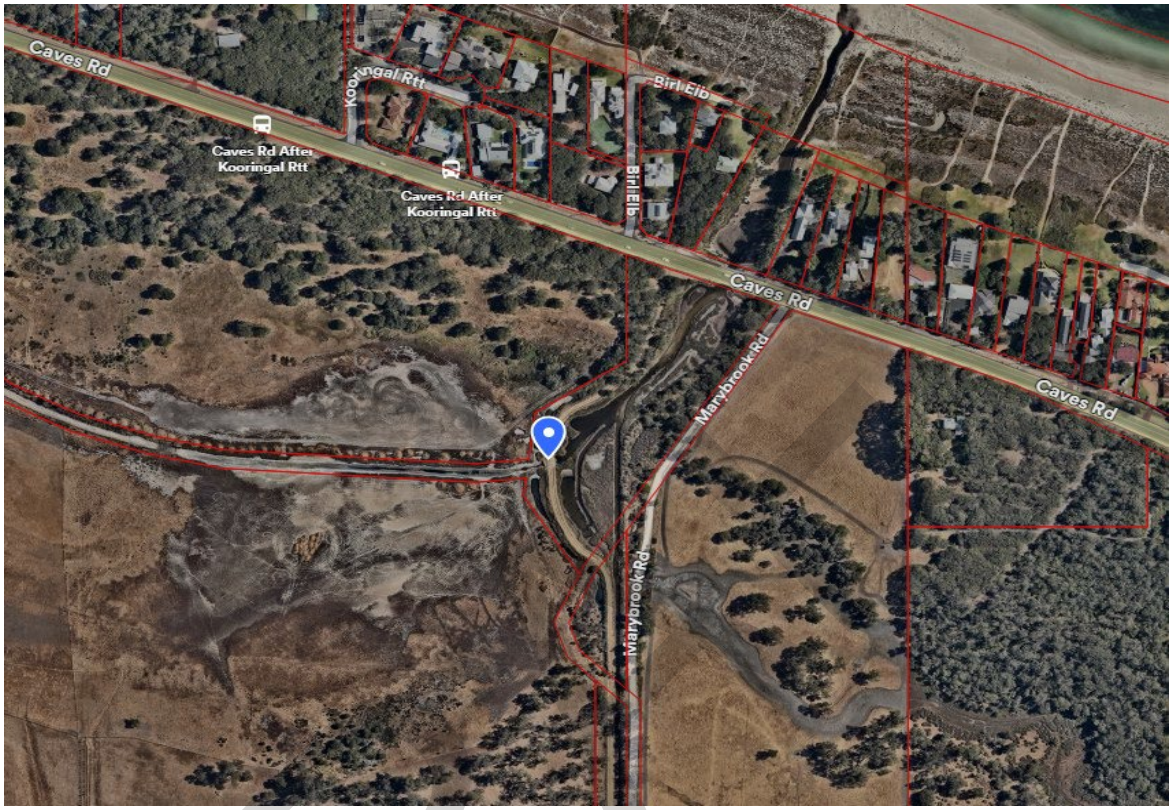


Marybrook Homestead, n.d. Courtesy City of Busselton

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Lennox River Channel Weir, MARYBROOK PN195

Management Category
Category 2



SITE INFORMATION	
Place Name:	Lennox River Channel Weir
Other Names:	Lennox Floodgates
Scope of Listing	Floodgates only
Property ID:	100046257
Place Type:	Landscape
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	Caves Road, **MARYBROOK**
Survey Information:	Lot 4795; DP216130
Reserve:	40677
Vol / Folio	LR3117/257
GPS:	-33.648996: 115.191282
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	17467
Other Listing	Municipal Inventory Adopted 13 Sep 2006 Classified by the National Trust Classified 10 Apr 2006
Statutory Listing	

PLACE TYPE	
Original Use:	Governmental: Reservoir or Dam
Current Use:	Governmental: Reservoir or Dam
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1940s; 1990s
Demolished/Relocated:	
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.

Physical Description:

This place was not visited in this 2024 review. The following description is drawn from the 2013 review.

The Lennox River Weir and flood gates are located some distance up the Lennox River near Busselton and can only be accessed by four wheel drives. The structure is located in a rural environment which is composed of farmland and natural bush.

The downstream sides of the river bank are inclined and faced with concrete. Short side walls, constructed from concrete, extend out from both sides of the river bank and in between these are the stop boards and floodgates. Running across the width of the river is a concrete sill. The timber stop boards run from the western riverbank to across to the eastern side. There are five sets of stop boards which are supported between grooved steel uprights. These uprights are braced on the upstream side by pairs of steel plates. Wedges placed at either end of each top board ensure that the boards remain snug. The two floodgates are constructed with a steel frame which has been covered vertical Oregon boards. The tall gate levers are constructed from steel.

The new steel mesh crosswalk is a cantilevered platform supported by timber beams placed on steel struts which extend outwards, on the upstream side, on the upright steel stop board supports. A diagonal steel strut provides additional support for the horizontal struts. The handrails are secured to the projecting ends of the timber beams. Due to the high level of the water on both sides of the Weir, it was not possible to determine what lining was used at the base of the Weir.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Several rivers ran through this area: the Vasse, Abba Sabina, New and Lennox. Often in the winter time these rivers would spread out over the low lying areas before finding their own way to the sea. Whilst the swampy nature of the area had initially attracted the first settlers, it was soon realised that larger areas of land could be brought under cultivation if only they could be drained and the detrimental effect of saltwater contamination controlled.

One of the first attempts at draining the land was made by Captain John Molloy sometime during the 1850s. The Lennox River, which flowed through his land, was originally prevented by sandbanks from flowing into the sea. Molloy made a cut between the river and the shore to allow the river to flow out to sea. This cut became known as "Molloy's Ditch".

The Land Drainage Act was passed by Parliament in 1900, amendments to the Act were made in 1902 and 1904. Following this Act, a number of drainage programmes were implemented throughout the South West. The creation of the Lennox Drainage District was approved in March 1910. This district covered land to the west and south of Busselton and included the New and Lennox Rivers. The Drainage District was governed by a Board comprising six elected members. Three of these members later resigned leading to the Board becoming unconstitutional.

The settlers constructed a cut across the New River in 1914 and constructed floodgates across the cut to prevent saltwater flowing back down the new drain. As the cut crossed the main road to Yallingup (now Bussell Highway) floodgates were attached to the new road bridge. The Board ran into difficulties when it attempted to collect rates to pay for the construction of the gates and drain from settlers living in the Lennox Drainage District. One of the settlers successfully took the Board to court which ruled that the Board was unconstitutional as it only had three members. As there was no Board, the government was not keen to expend any further monies on drainage in the Lennox area and

matters lapsed, although letters were frequently sent to Perth, by both settlers and the Sussex Roads Board, complaining about inundation of saltwater and freshwater flooding.

Problems with the Locke's Swamp floodgates finally led the Department of Water, Sewerage and Drainage to commission a survey of the whole area. In July 1927, the government approved the construction of several drainage ditches in the Lennox Drainage District and gazetted its intention to resume several portions of land in the area where the drains would be required. Sir James Mitchell, who owned Lot 9 was agreeable to the land resumption, however Mr. A.N.G. Rose, who owned Lot 10, was not satisfied that he would be able to access the land as a new drainage cut would create two islands on his property which would be hard to access. After months of negotiations, Mr. Rose finally ceded the land to the Government.

Work on the gates began sometime during 1928. The work involved cutting a new drainage channel on the southern side of the Lennox River and installing a weir. The present structure appears to date from the 1940s as the steel uprights suggest a construction date later than the 1920s. This new Weir, which was also fitted with a pair of floodgates, was originally fitted with jarrah stop boards. However, they were found to be too heavy to be moved easily and so were replaced with Oregon boards. The stop boards continue to be removed during the summer months.

During the 1990s, a new galvanised iron, mesh walkway and handrails were fitted across the Weir wall.

Historic Theme:	Infrastructure: Development of Settlements and Services Economy: Rural Occupations Peopling WA: Demographic Development
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024..

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The construction of the Weir and the floodgates demonstrates the importance that the government placed on the conversion of swampy land, which was constantly inundated by saltwater, into productive arable land. The Lennox River Channel Weir was part of an extensive drainage programme in the South West which was first implemented in the 1910s. • The Weir and floodgates are associated with the development of Busselton as an important agricultural district in the South West. • The Lennox River Channel Weir demonstrates construction techniques which are no longer practised by the Water Corporation, to solve the problems of drainage and flooding. • The Lennox River Channel is important to farmers in the Lennox Drainage area as it provides them with larger areas of arable land and contributes to the community sense of place.
Level of Significance	**Place of Interest** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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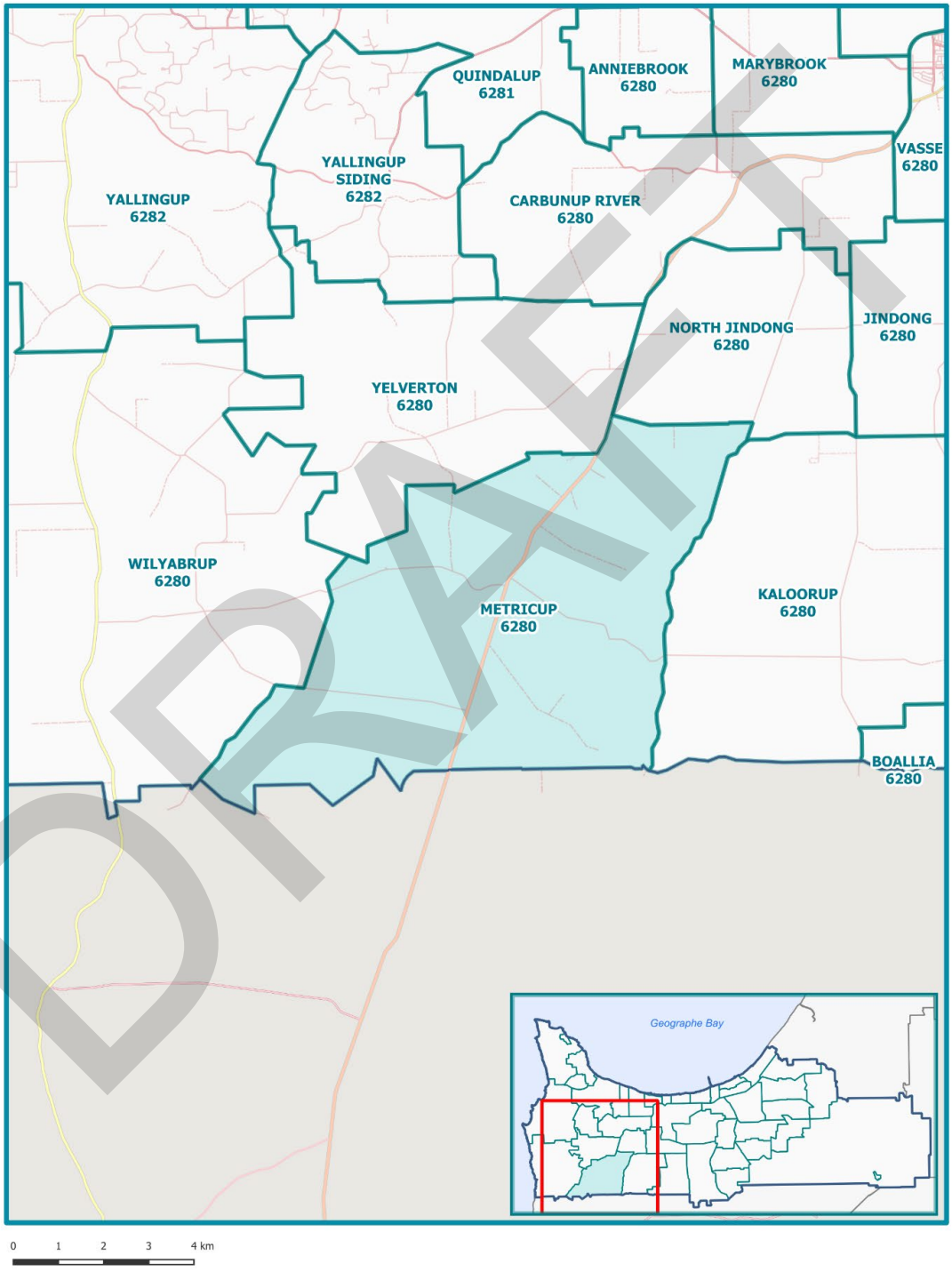
ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995

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METRICUP



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St. John the Baptist Anglican Church & Group 60 Memorial, METRICUP
PN126

Management Category
Category 2



SITE INFORMATION	
Place Name:	St. John the Baptist Anglican Church & Group 60 Memorial
Other Names:	Metricup Church
Scope of Listing	Original building and memorial
Property ID:	100046130
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes

LOCATION	
Street Address	3 Metricup Road, **METRICUP**
Survey Information:	Lot 3204; DP153959
Reserve:	20166
Vol / Folio	LR3139/116
GPS:	-33.780172 115.131256
Other Location Description:	SW corner of Metricup Rd and Bussell Hwy

HERITAGE LISTING	
State Heritage Office ID:	416
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Religious:Church
Current Use:	Religious:Church
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1935
Walls:	Timber frame and weatherboard
Roof:	Corrugated metal sheeting
Architectural Style	Inter War vernacular

Physical Description:

St. John the Baptist Anglican Church designed in Inter-War Carpenter Gothic style has a simple gable roof with a small covered porch entrance. A modest white cross marks the front elevation as a place of worship. Lancet-shaped windows flank the side elevations.

The cemetery is directly adjacent the building.

The memorial to the Group 60 settlers is located on the property boundary near the entrance gate on Metricup Road.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

St. John the Baptist Anglican Church was built to serve the small community of Boyndlie Park (later Metricup), which was the social centre for the Group Settlement Group 60 settlers. The church was built from funds sent from England to cater for the 'Group Settler' families. Metricup Church (St. John the Baptist) was built in 1935 and dedicated on 11 May of that year. The builder was Mr Les Harding, The corrugated iron and weatherboard structure initially had no interior wall linings – these were added later.

When the reserve was created for the church adjacent lots were allocated for a future church hall and the Metricup Cemetery.

Historic Theme:	Cultural Life: Relgion Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.

ASSOCIATION	Association Type
Les Harding	Builder

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the Group 60 settlers and later Metricup who attended this church. • Its association with the Group settlement scheme is a common experience across the South West of the state. • The place has social value for its contribution to the community sense of place for its longevity as a church since the 1935.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity

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Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ARCHIVAL IMAGES



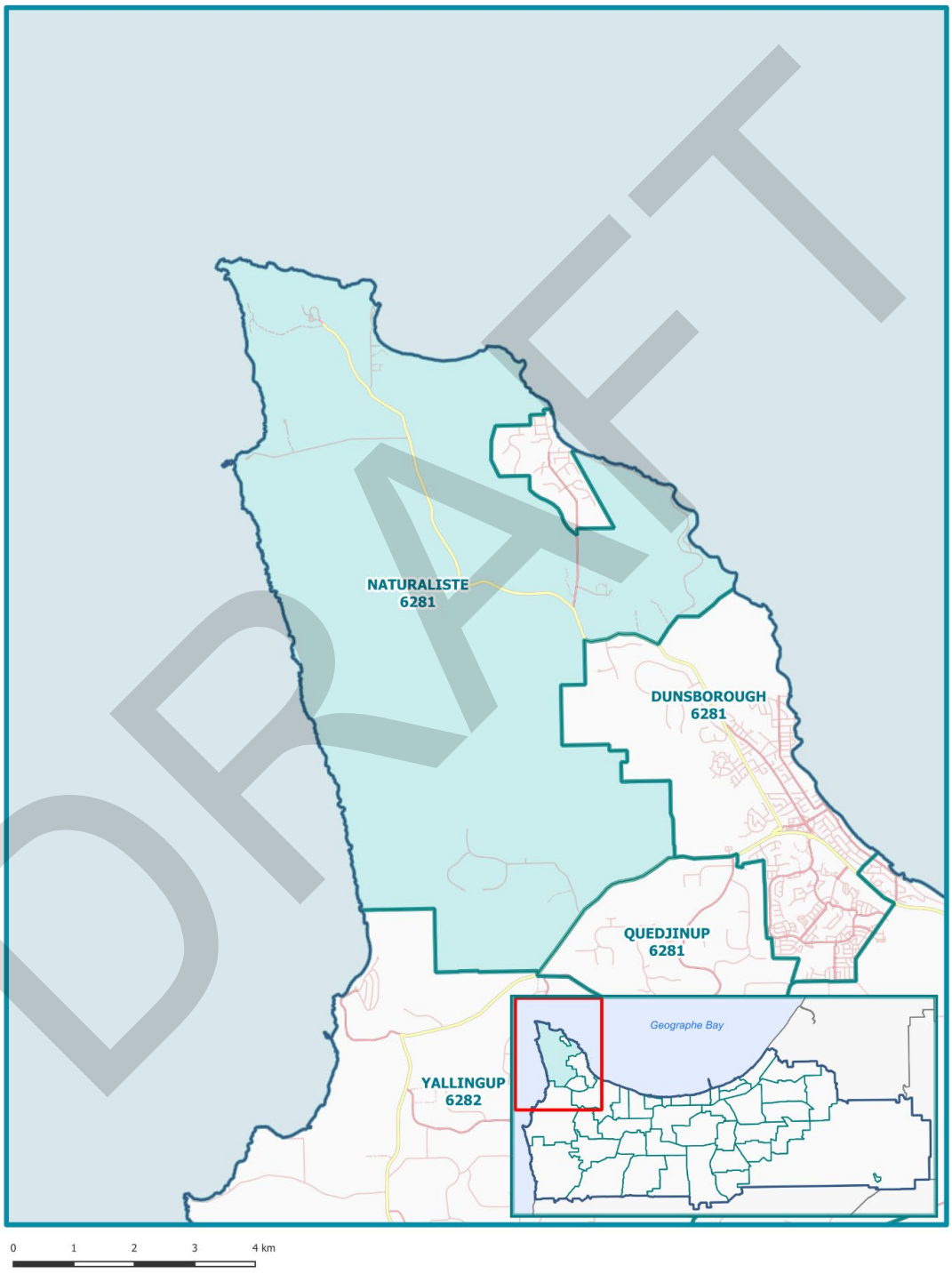
Municipal Heritage Inventory, 1995.



Municipal Heritage Inventory, 2005.

DRAFT

NATURALISTE



DRAFT

Cape Naturaliste Lighthouse and Quarters, CAPE NATURALISTE
PN072

Management Category
Category 1



The following images were taken in 2013.

SITE INFORMATION	
Place Name:	Cape Naturaliste Lighthouse and Quarters
Other Names:	
Scope of Listing	Applies only to the building on the site
Property ID:	100047561; 100042215
Place Type:	Individual Building or Group
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Cape Naturaliste Rd, **CAPE NATURALISTE**
Survey Information:	Lot 300, 5051, 5052; P93478, P49919
Reserve:	44658; 8428
Vol / Folio	LR3159/89; LR3087/32; LR3087/29
GPS:	-33.537359 115.018724
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	2914
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Register of the National Estate Permanent 18 Apr 1989 Survey of 20th Ctry Architecture Completed 01 Mar 1988
Statutory Listing	State Register Registered 17 Apr 2003

PLACE TYPE	
Original Use:	Transport/Communications: Water/Lighthouse
Current Use:	Transport/Communications: Water/Lighthouse
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1896-1904
Demolished/Relocated:	
Walls:	Limestone, Tiimber, Concrete
Roof:	Corrugated metal sheeting
Architectural Style	Federation Bungalow.

Physical Description:

Cape Naturaliste Lighthouse and Quarters comprises the 20 metre stone lighthouse tower (1904) and three stone cottages with detached stone laundries and toilets for the cottages (1904), three timber framed buildings clad with asbestos cement: a store (1940s), shed (1940s) and garage (1948), and a brick power house and store (1973).

The site is divided into two distinct sections: the lighthouse precinct and the residential precinct. Sealed, bitumen paths link the precincts. The lighthouse precinct is located on the highest point of the bluff, and includes the lighthouse, the new power house and weather recording equipment. A cyclone mesh fence fully encloses the lighthouse precinct. The residential precinct lies approximately 170 metres to the south of the lighthouse, it includes the three cottages, laundries, toilets and associated buildings.

The 20 metre tall circular tower is constructed from locally quarried limestone. The walls are coursed, quarry faced stonework with dressed margins to the stones around the plinth and openings. The balcony platform is moulded concrete that has been rendered. An iron balustrade runs around the outer edge of the balcony. An aluminium mesh has been placed around the balustrade. The lantern house is cast iron with diamond shaped window panes. The whole of the exterior has been painted white.

The three stone quarters (Buildings 2, 3 and 4) are identical in layout, with the exception of Residence 1 (Building 2), which has been altered by enclosing the eastern verandah to provide space for a kitchen. All of the buildings are constructed from random coursed limestone (which has been painted). The hipped roofs are covered with corrugated metal sheeting. The verandahs have been enclosed with cement sheeting on a timer frame. The chimneys are rendered.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The 1890s gold rush enabled the Western Australian government to undertake several capital works programs, including the construction of lighthouses such as Cape Naturaliste Lighthouse (CNLH).

The CNLH stands on a 100 metre bluff overlooking Geographe Bay. It was built over a ten month period during 1903 at an estimated cost of 4,800 pounds. Before the lighthouse was built most mariners depended on 'The Tub' as a landmark. This was a barrel on top of a 30 foot pole erected in Busselton, to mark the best landing place for passengers and stores.

The roughly-hewn, grey, circular tower of CNLH is 20 metres high. Its 14 foot diameter lantern was manufactured by Chance Brothers of Birmingham, England, who supplied the equipment for most of Australia's early lighthouses.

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Three keepers and their families originally lived at the Cape and the three original lighthouse keepers' quarters are still standing. Life revolved around night watches which were divided into three periods, one for each man. During each watch the keeper had to wind the clockwork and pump kerosene to the burner.

Life was hard for the keepers and their families. With no paid annual leave or travel assistance, lighthouse keepers often remained at their isolated stations for many years. Once a fortnight stores were delivered from Busselton. The nearest school was 20 kilometres (14 miles) away at Quindalup.

The three stands inside the base of the tower were originally tank stands for fresh water. The steps leading up inside the tower are made from blocks of Burmese teak, dowelled together and set end-grain up for long wearing. This remarkable method of joinery has successfully withstood the test of time.

The lighthouse's apparatus consists of the original Fresnel lens, made of lead crystal, driven by an electric motor. Originally a clockwork mechanism rotated the lens which, including the turntable, weighs about 12.5 tons. The turntable is hollow and contains 156.5kg of mercury (less than 12 litres) on which the lens floats. The original shipment of mercury for the CNLH arrived safely from England, only to be lost overboard while being unloaded at Quindalup jetty.

The lighthouse was converted to automatic operation in July 1978, and the last lighthouse keeper left in 1996; CNLH was the last manned lighthouse on mainland Australia. The station is connected to mains electricity with a battery bank as an emergency back-up. All maintenance is now performed by the Australian Maritime Safety Authority.

The light's white beam is visible for 25 nautical miles (46 km) and identifies itself to mariners by flashing twice every 10 seconds with a 2.5 and 7.5 second interval.

In recent years, conservation works have been undertaken to remove asbestos from earlier programs of work.

Historic Theme:	Infrastructure: Transport and Communications
Sources:	Cape Naturaliste Lighthouse website https://www.margaretriverattractions.com/history-cape-naturaliste-lighthouse/ P2914 Cape Naturalist Lighthouse and Quarters, Assessment Documentation, DPLH, 2003.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• Cape Naturaliste Lighthouse and Quarters is a significant feature in the natural landscape. The bulky fence lines and the squat presence of the cottages, contrasts sharply with the natural, scrubby vegetation. Rising above all this is the pristine whiteness of the lighthouse tower, which appears almost isolated from the other features. In combination with the topography of the Cape, the place is a prominent visual landmark, especially from the ocean. • Cape Naturaliste Lighthouse and Quarters was an important link in the development of coastal lights which eventually circled mainland Australia, following an inter-colonial conference held in 1873 that recognised the need for additional lights along the Australian coastline. • The slower development of coastal lights in Western Australia than in other States was directly related to less shipping on the west coast and a lack of government funds. The discovery of gold in Western Australian in the 1890s permitted Western Australia to begin an active government building programme, which included the construction of lighthouses. Cape Naturaliste Lighthouse and Quarters represents a later part of this increased building program. • The erection of adequate navigational aides was important to the local industries which depended on coastal shipping to either transport their The Chance Brothers lens and optical equipment is still in operation in the lighthouse and is a piece of precision engineering equipment which has continued in perfect working order since 1903.

	• Cape Naturaliste Lighthouse and Quarters was occupied by keepers for nearly 100 years. The archaeological information retained beneath the floorboards of the cottages and in the refuse dumps, could give invaluable information about the lives and habits of these isolated families. • Cape Naturaliste Lighthouse and Quarters is highly valued by the local community as it has become an important tourist destination for visitors. • The importance of Cape Naturaliste Lighthouse and Quarters has been recognised by the Heritage Council of Western Australia, the Australian Heritage Commission and also by the people of Augusta-Margaret River who have placed the buildings on their local Municipal Inventory. The lighthouse still plays an on-going role in the local maritime community
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS





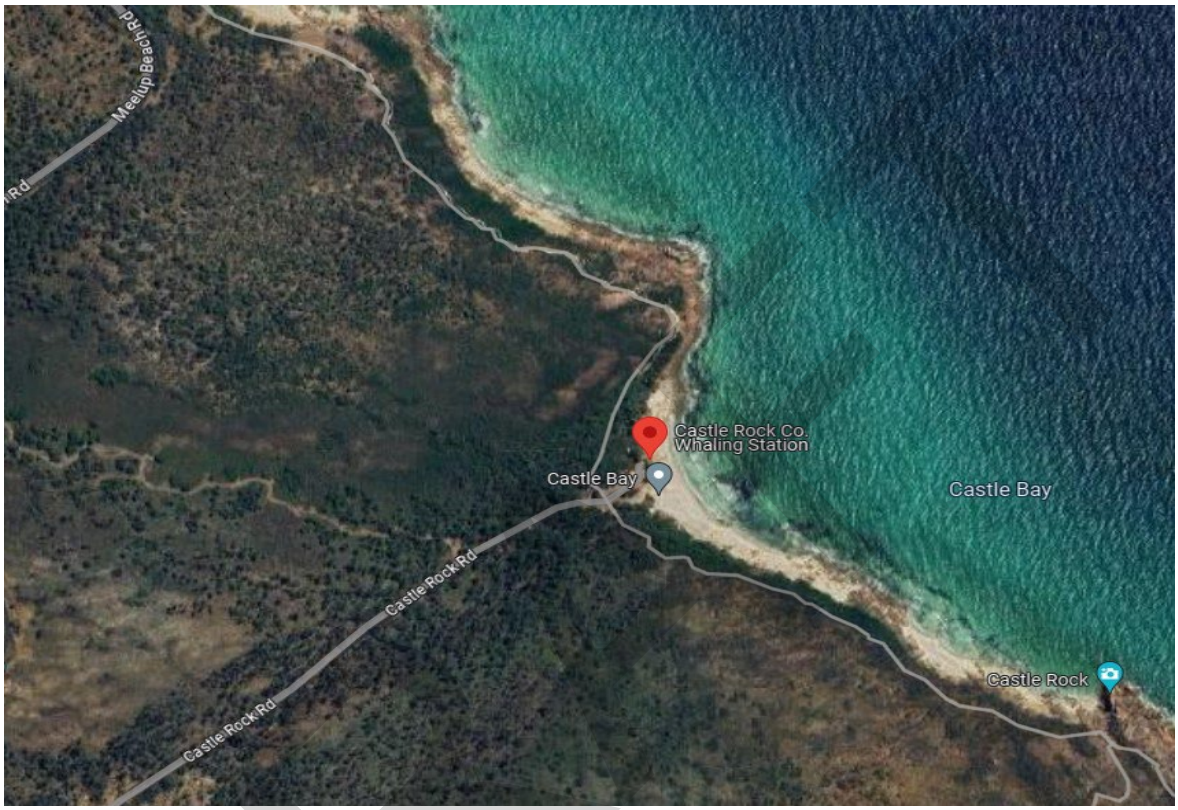
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Castle Bay Whaling Station and Lookout - Site, NATURALISTE PN075

Management Category
Category 4



SITE INFORMATION	
Place Name:	Castle Bay Whaling Station and Lookout - Site
Other Names:	Meelup Regional Park
Scope of Listing	N/A
Property ID:	100037385
Place Type:	Historic Site
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Eagle Bay Meelup Rd, **NATURALISTE**
Survey Information:	Lot 351; P56267
Reserve:	21629
Vol / Folio	LR3148/648
GPS:	-33.581111 115.094444
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5336
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Industrial/Manufacturing: Tryworks
Current Use:	Park/Reserve
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1845
Demolished/Relocated:	
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.

Physical Description:

There is no visible evidence of the former Whaling Station apart from a monument of stone with a plaque which has the following inscription.

This Cairn Marks The Site

Of The CASTLE ROCK Co. WHALING STATION.

Which Commenced Operations In 1845

And Continued For Many Years.

Erected By The Busselton Branch

Royal Historical Society Of W.A.

Condition:	N/A
Integrity	N/A
Authenticity	N/A

HISTORICAL INFORMATION

Whaling (the hunting of whales for products such as meat, bone, blubber and oil) was one of the first industries established by the Swan River Colony. Many of the ships which brought convicts to Western Australia were whaling boats, and whaling operations were resumed for the return voyage. Castle Bay was a favourite anchorage for whalers as it provided shelter, water, firewood and elevated granite rocks from which to spot whales. The two main species of whales targeted by whalers at Castle Bay were the Humpback Whale (Megaptera novaeangliae) and the Southern Right Whale (Eubalaena australis). These species migrate north-south along the Western Australian coastline stopping in Geographe Bay to feed and strengthen their calves before continuing to the Southern Ocean.

In 1845 John Bateman formed the Castle Bay Whaling Company with three other Fremantle businessmen. A whaling station called 'The Fishery' was set up at the Bay to process the whales to extract whale oil. Harpooned whales were brought ashore and whale oil was obtained by boiling their blubber in huge cauldrons stirred with long handled spoons. The oil was then poured into casks for shipping. A cairn now marks the original site. The 'whale lookout' on the hill above Castle Rock was used to sight whales swimming past and quandong trees were seeded there at that time.

In 1872 the Castle Bay Whaling Company closed down as the price of whale oil declined with the commercial development of petroleum. In 1949 there were thoughts about re-opening the whaling industry and Cape Naturaliste lighthouse keepers were asked to count any whale sightings. Only 400 whales were seen from July to November, so the idea was dropped. These numbers were a reflection of the international decline of these whale species following more than 150 years of whaling and soon afterwards the International Whaling Commission banned commercial humpback whaling.

It has not been determined when the monument was erected.

Historic Theme:	Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. Meelup Regional Park website https://meeluppark.com/whaling-at-castlebay.

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ASSOCIATION	Association Type
John Bateman	Business Owner

SIGNIFICANCE	
Statement of Significance	• This site of the former Castle Rock Whaling Station and lookout has historic value for its close associations with one of the first industries in the region and the Swan River colongy. • The site may have some archaeological potential.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

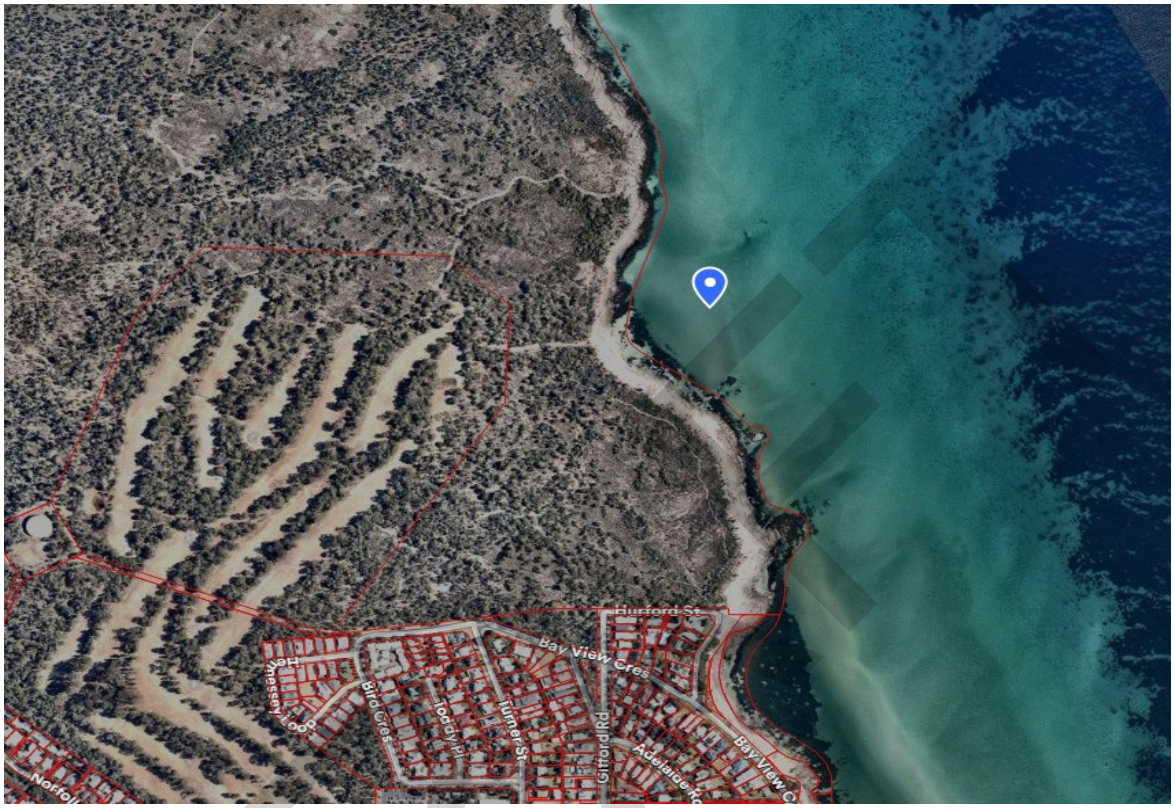
ADDITIONAL PHOTOGRAPHS



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Curtis Bay, CAPE NATURALISTE
PN082

Management Category
Category 3



SITE INFORMATION	
Place Name:	Curtis Bay
Other Names:	
Scope of Listing	
Property ID:	N/A
Place Type:	Landscape
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Curtis Bay, **CAPE NATURALISTE**
Survey Information:	Lot N/A; N/A
Reserve:	N/A
Vol / Folio	N/A
GPS:	-33.592698 115.102304
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	2948
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Landscape
Current Use:	Landscape
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	N/A
Demolished/Relocated:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A

Physical Description:

Located on the coast, 1km north of Dunsborough,between Castle Point and BirdRock. It is picturesque beach and bay with a sandy shoreline contained by rocky edges, with a bushland backdrop and beautiful views out to sea.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
This name first appeared on O.P.Sussex 2 (Landgate Plan reference), February 1865. It was named after Anthony Curtis (1796-1853), a Fremantle merchant and ship owner. One of Curtis's ships was a 14 ton cutter, the Black Swan, and in the late 1840's Curtis used this ship for trading between Fremantle and Castle Rock, west of Busselton. He shipped cattle on her for settlers around Cape Naturaliste, and took them to market at Fremantle. The cattle were made to swim to the ship and were taken on board in slings. The bay near Castle Rock where the ship anchored became known as Curtis Bay in honour of Antony Curtis.	
Historic Theme:	Peopling WA: Colonisation Economy: Rural Occupations Economy: Natural Resources
Sources:	Sources: Early Days: The Journal of the Royal Western Australian Historical Society, Volume 6 part 4, page 47 (1965) - in an article on "Anthony Curtis: Merchant and Trader , 1830-1853, by Cara Cammilleri.OP Sussex 2. Municipal Heritage Inventory 2013.

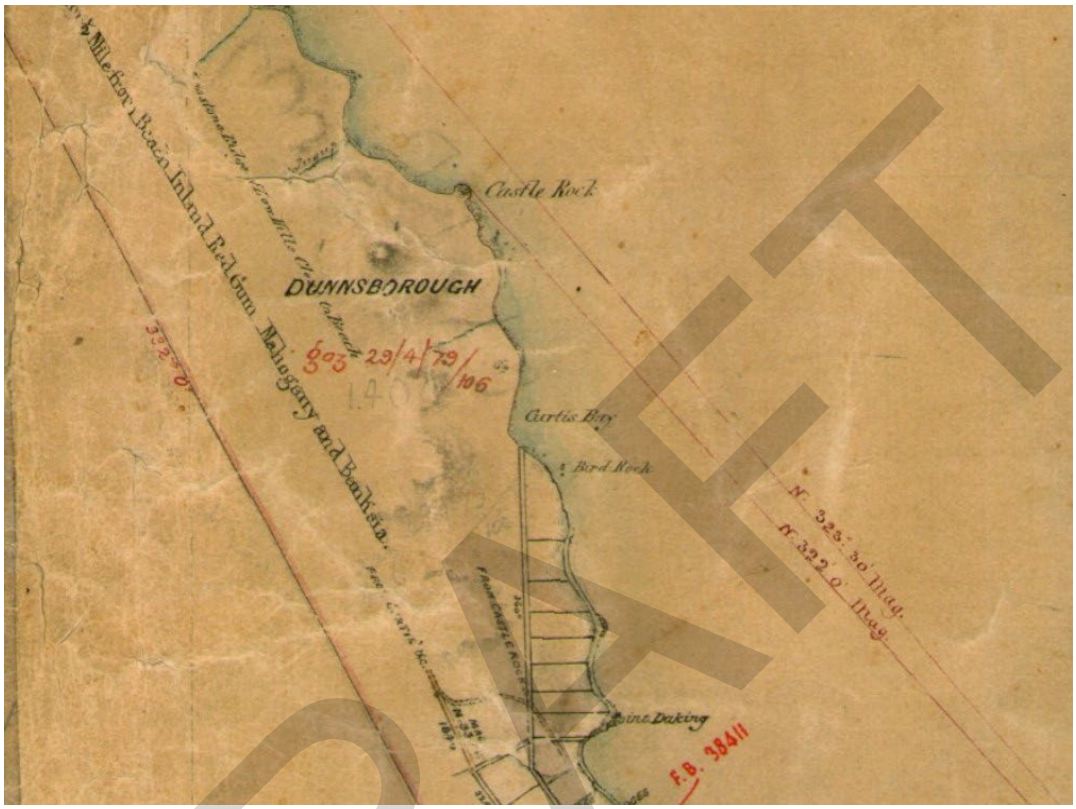
ASSOCIATION	Association Type
Anthony Curtis	Origin of the name

SIGNIFICANCE	
Statement of Significance	• The bay has aesthetic value as a picturesque beach and bay with a sandy shoreline contained by rocky edges, with a bushland backdrop and beautiful views out to sea. • This feature has historic value for its association with the American whaling ships, and as landing place for stock. Its name provides an historic link to one of the first regular traders to the region, Anthony Curtis. • The place is valued by the local community and visitors as a destination for recreation.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable.

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	Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ARCHIVAL PHOTOGRAPHS

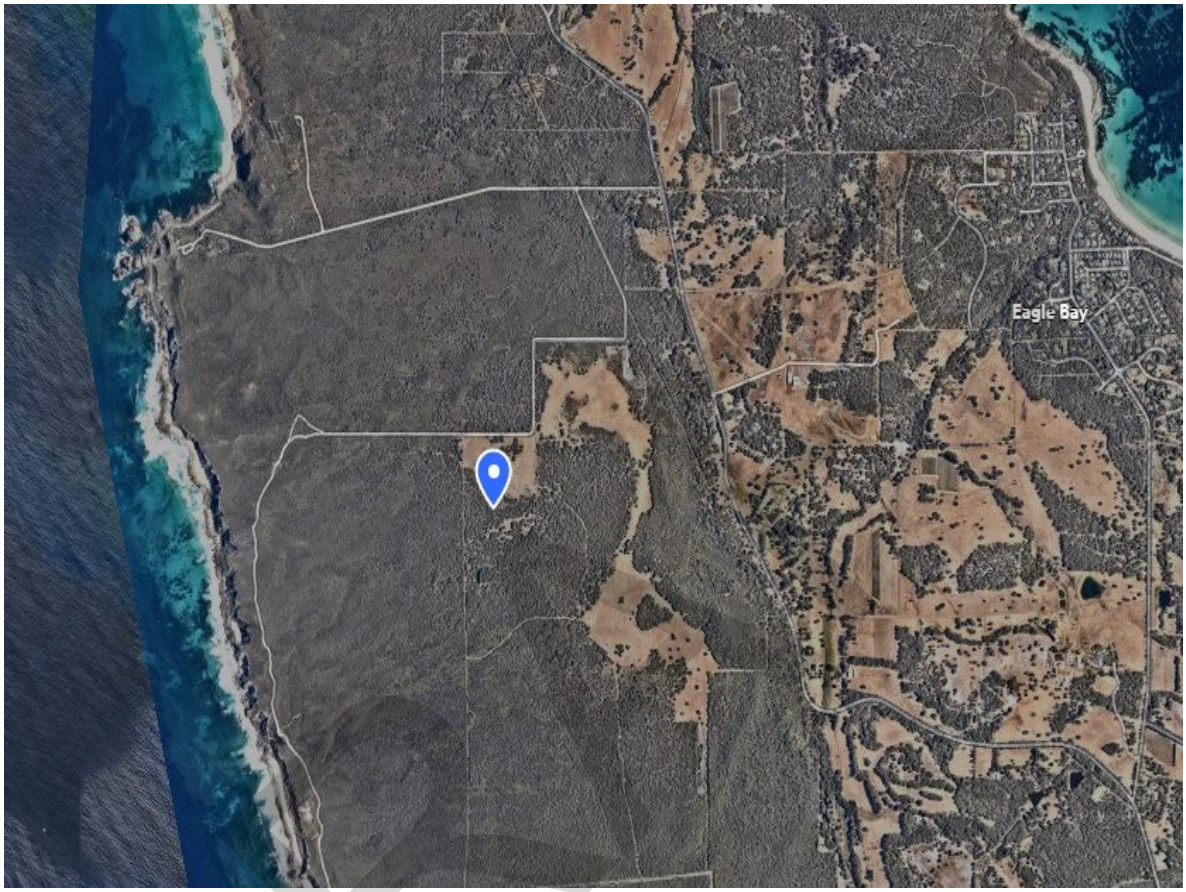


Portion of Sussex 02, 1869. Courtesy SROWA Cons 3869 item Sussex 02.

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Naturaliste "A" Hill, CAPE NATURALISTE
PN106

Management Category
Category 4



SITE INFORMATION	
Place Name:	Naturaliste "A" Hill
Other Names:	
Scope of Listing	
Property ID:	100012945
Place Type:	Landscape
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Cape Naturaliste Rd, **CAPE NATURALISTE**
Survey Information:	Lot 500; P225746
Reserve:	11989
Vol / Folio	LR3005/303
GPS:	-33.570160 115.028394
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5351
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Scientific: other
Current Use:	Scientific: other
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1909
Demolished/Relocated:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A
Physical Description: Not visited as part of this survey. Previous description states that it is a trigonometrical and heliograhic survey station located within bush land.	
Condition:	Unknown
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
The reserve for this survey marker was created in 1909, therefore it is proposed the survey marker was positioned and affixed at that time. The details of the construction and its changes over time have not been determined.	
Historic Theme:	Infrastructure: Development of Settlements and Services
Sources:	Reserve 11989 Report, Landgate. Municipal Heritage Inventory 2013.

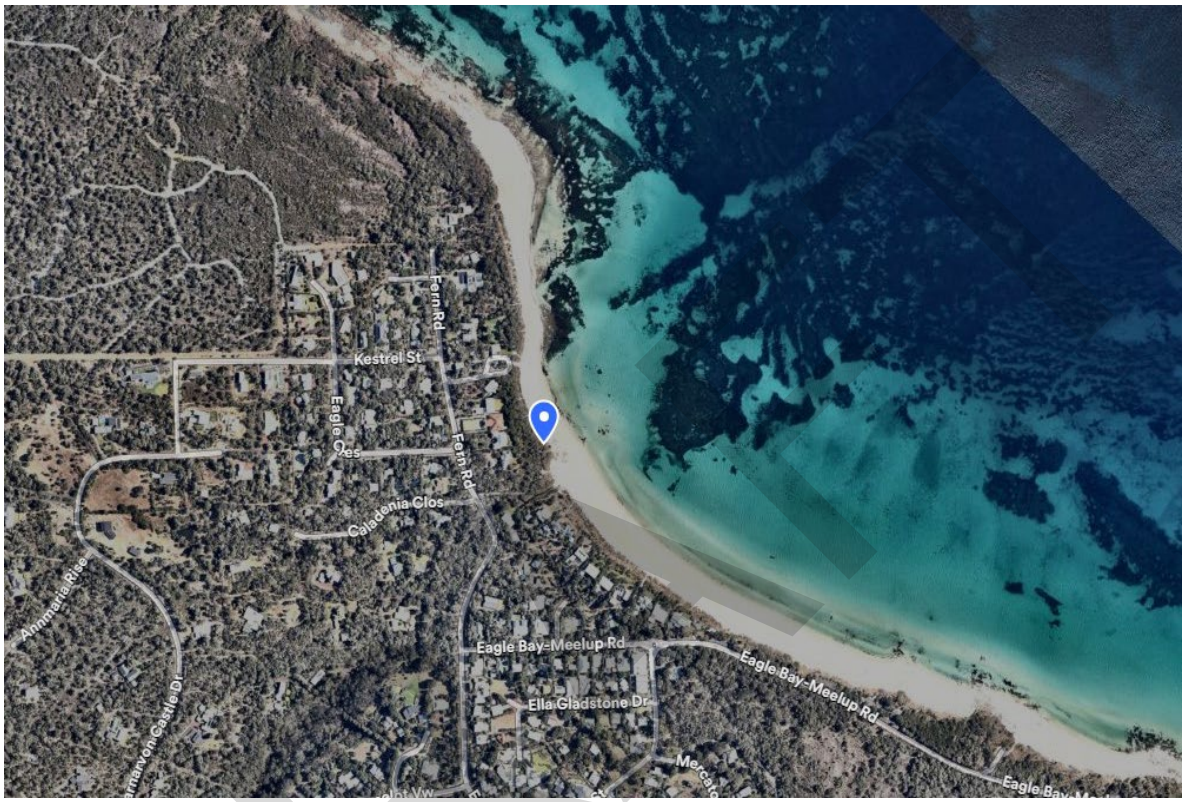
ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the early mapping of this portion of the state by the Surveys department of the State Government. • This place may reveal information about methods of survey and measurement from the early 20th century.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

DRAFT

Discovery site of Strata Rock, CAPE NATURALISTE PN124

Management Category
Category 4



SITE INFORMATION	
Place Name:	Discovery site of Strata Rock
Other Names:	
Scope of Listing	N/A
Property ID:	100046165
Place Type:	Historic Site
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Eagle Bay Creek, Fern Rd, **CAPE NATURALISTE**
Survey Information:	Lot 4954; P190993
Reserve:	21629
Vol / Folio	LR3145/84
GPS:	-33.557216 115.063677
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5360
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Landscape
Current Use:	Landscape
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	N/A
Demolished/Relocated:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.
Physical Description: An outcrop of strata rock on the shore of Eagle Bay.	
Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
This site is the location at which strata rock was discovered during Nicholas Baudin's 1801 expedition and was a phenomenon previously unknown to contemporary scientists. Between 1801-04, Baudin's expedition of two ships, 'Geographe' and 'Naturaliste' explored Western Australia as part of a larger of expedition of the southern hemisphere. The party named Hamelin Bay, Cape Naturaliste, Vasse River, Geographe Bay and Cape Leschenault. With bad weather, the ships were separated and parties from the 'Geographe' landed near the future site of Wonnerup town. Baudin's other achievements include the efforts to improve navigational aids in waters of the south-west of Western Australia. This was given a boost by the construction of the Cape Naturaliste and Cape Leeuwin lighthouses in 1903-04, the former Cape receiving its name from the great explorer, Baudin.	
Historic Theme:	Peopling WA: Colonisation
Sources:	Municipal Heritage Inventory 2013.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The site has historic value for its association with the Baudin Expedition which has an international reputation and impact for the exploration of the southern hemisphere. • The site has historic value for its association with the recognition and identification of strata rock by the Baudin Expedition members. • The site has research value for its association with the progression of scientific understanding in the 19th century through its documentation and identification.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

DRAFT

Sugar Loaf Rock, CAPE NATURALISTE
PN128

Management Category
Category 3



SITE INFORMATION	
Place Name:	Sugar Loaf Rock
Other Names:	Sugarloaf Rocks Sugarloaf Rock,
Scope of Listing	
Property ID:	100012947
Place Type:	Landscape
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Sugar Loaf Rock Rd, **CAPE NATURALISTE**
Survey Information:	Lot 4581; DP74363
Reserve:	31634
Vol / Folio	LR3021/174
GPS:	-33.559303 115.005048
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5363
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Landscape
Current Use:	Landscape
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	N/A
Demolished/Relocated:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.

Physical Description:

Sugarloaf Rock is a gigantic granite rock that emerges from the Indian Ocean extremely close to the mainland. The rock is situated within a designated nature reserve in the Leeuwin-Naturaliste National Park just off Cape Naturaliste near Dunsborough.

Sugarloaf Rock was naturally formed and there are access roads and parking areas on the land side of the rock and walkways to the rock.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
Sugarloaf Reserve was created in 1972 as a nature reserve. It is a haven for nesting seabirds and is home to the geographically restricted and graceful red-tailed tropic bird which nests here from September to February each year.	
Historic Theme:	Cultural Life: Recreation - Sport Environment
Sources:	Margaret River Region Sugar Loaf Rock https://www.margaretriver.com/things-to-do/attractions/beaches/sugarloaf-rock/ Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The aesthetic values of Sugarloaf Rock have been identified by its inclusion on tourist trails for the breadth of the flora and fauna and the features of the landscape. • Sugar Loaf Rock is identifed by locals and visitors as a valued tourist destination.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

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Wildcroft Cottage, NATURALISTE
PN140

Management Category
Category 2



SITE INFORMATION	
Place Name:	Wildcroft Cottage
Other Names:	Springfield
Scope of Listing	Original cottage only
Property ID:	100053611
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	1970 Caves Rd, **NATURALISTE**
Survey Information:	Lot 70; DP419207
Reserve:	-----
Vol / Folio	4018/551
GPS:	-33.631485 115.063297
Other Location Description:	On the west side of Caves Road, south of the junction with Vidler Road

HERITAGE LISTING	
State Heritage Office ID:	5308
Other Listing	Municipal Inventory Adopted 20 Jun 1996

Statutory Listing	Heritage List 13 Aug 2014 Heritage Agreement 10 Oct 2021

PLACE TYPE	
Original Use:	Farming/Pastoral: Homestead
Current Use:	Residential: Single storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1900s
Demolished/Relocated:	
Walls:	Vertical jarrah butt jointed planks
Roof:	Corrugated Iron
Architectural Style	Vernacular.

Physical Description:

Wildcroft Cottage consists of a hand-hewn slab house, of modest construction in rough-timbered vertical jarrah butt jointed planks, with a small section of horizontal weatherboards towards the rear of the structure, a gable infill on one side of corrugated iron sheeting and displaying an iron roof.

The building is of local organic and vernacular construction consistent with a simple structure from around the turn of the last century. It contains most of its original external features, although there has been some loss of detail, the underlying aesthetic and spatial qualities of the original design remain intact.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

In about 1890, James William Armstrong (1852- 1927) took up several parcels of land of approximately 1040 acres, that was originally Crown land in Yallingup. He built the family home on the land he called Springfield, which was named after a permanent spring located in the swamp. A cottage was built next to the swamp and constructed from wattle and daub with a roof of paperbark. The family lived in this house for a number of years.

A barn was constructed a few years later in c1906 and the verandah was added about 1909 by James William and Alfred Thomas (Cedar) Armstrong. The structure was built using hand hewn timber, and the floor sleepers came from old Yelverton's Mill.

As a young man, Clarence James Armstrong farmed Springfield with his father and supplied Caves House with wood, meat and vegetables. He pulled down the original home and built the cottage that stands today. Recent renovations to the back of the second house, unearthed newspaper remnants dating back to 1897.

In 1921, Clarence James [Jim] married Elizabeth Pierce from Kent in England and together they had a daughter, Enid.12 A tragedy saw Jim lose his life on 2 Nov 1927 aged 39, by drowning at Torpedo Rocks, Yallingup, leaving Elizabeth a widow. After Jim's death, Elizabeth set up 'Springfield Tea Rooms' on her property. Together with young daughter Enid, she set about selling morning and afternoon teas, light suppers, fresh fruit and cool drinks. As well from 1929, she had a Shell petrol bowser installed at the front of the farm to supply passing motorists and gave service until 10pm, in order to help make ends meet.

Elizabeth later brought her widowed and elderly mother Ann from Kent, England to Springfield to live, sharing her time between Margaret River and the Yallingup property. In the 1940s, during WW2 granddaughter June Henson lived there together with her brother Don, grandmother Elizabeth and her mother, Enid.

Elizabeth sold the farm in 1959, when she moved to Busselton. New owners, David and Anna Nugent were not told the name of the farm at this time and chose to rename it Wildcroft, in line with the name of David's parents farm. In 1963 David left the property and it transferred to Anna Nugent as sole proprietor. Anna sold the property soon after in 1964 to Alexander Graham Hemsley and on his death in 1971, probate saw the place transferred to Alexander's widow Faith Irene Fuller (?) Hemsley in 1973.

Faith recalled the property to be approximately 1500 acres when they purchased it, and that the cottage at this point had no power and the property was still mostly uncleared. Alexander and Faith's daughter Anne Evelyn and her

husband Christopher Joseph Sargent took possession of Sussex Location 1346 in 1975 and lived in the cottage with their four children for eight years.

In 1983, Elspeth Rankin Jodrell from Mount Pleasant, purchased the property from Anne and Christopher Sargent. Springfield was now known as Lot 6 Caves Road and consisted of just under 38 acres, which had been divided from the remainder of the land.

The current owners purchased the property in 2017 and in 2019 undertook sensitive restoration of the building to retain its original form and fabric where possible.

Historic Theme:	Peopling WA: Colonisation Economy: Rural Occupations Cultural Life: Domestic Life
Sources:	Wildcroft Cottage, Carves Road, Naturaliste, Heritage Report, May 2019, Judith Murray Cultural Heritage + History.

ASSOCIATION	Association Type
Armstrong family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its long association with the resident families in particular the Armstrong family, and with the Yallingup area. • The place has strong social values for the manner in which the early settlers worked and socialised together, supporting each other in their efforts to survive and bring up their families.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





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ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



Municipal Inventory 1995.

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Point Picquet and Anse Depuch, NATURALISTE PN190

Management Category
Category 3



SITE INFORMATION	
Place Name:	Point Picquet and Anse Depuch
Other Names:	Anse Depuch, Baudin Memorial
Scope of Listing	
Property ID:	100040905
Place Type:	Park Reserve
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Eagle Bay -Meelup Rd, **NATURALISTE**
Survey Information:	Lot 4970; P240400
Reserve:	21629
Vol / Folio	LR3145/86
GPS:	-33.565830 115.083990 -33.560958 115.070077
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	13488; 18157
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	

PLACE TYPE	
Original Use:	Park/Reserve
Current Use:	Park/Reserve
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	N/A
Demolished/Relocated:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.

Physical Description:
These two sites linked by their association with the exploration of Captain Nicolas Baudin demonstrate the typical coastal form and vegetation of this region of the south west coast.

The memorial to the expedition of Captain Nicolas Baudin is a simple rock plinth with a brass plaque.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

These two sites are associated with the French expedition to the Southern Hemisphere, (1800-1803), led by Thomas Nicolas Baudin on the ships, 'Naturalist' and 'Geographe'.

Point Picquet was named in honour of Antoine Picquet, an officer on the expedition on June 1, 1801. Located 8.5km southeast of Cape Naturaliste on the coast between Eagle Bay (shown as Depuch Bay on Freycinet's map) and Gannet - Rock. The name first appeared on Exploration Plan 173 "de Leuwin et d'Edels" by Louis De Freycinet, and the following literature "Voyage To The Southern Hemisphere by Francis Peron and "Journal of Nicolas Baudin" by Thomas Nicolas Baudin.

Anse Depuch (Depuch Cove) is now formally known as Eagle Bay and was named in honor of Louis Depuch, mineralogist on The Geographe who was excited by finding granite in the creek running into the bay.

Historic Theme:	Environment Peopling WA: Colonisation International Links
Sources:	GEONOMA database of Topographic Features maintained by Landgate. Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024..

ASSOCIATION	Association Type
Nicolas Baudin Antoine Picquet Louis Depuch	Exploration crew members

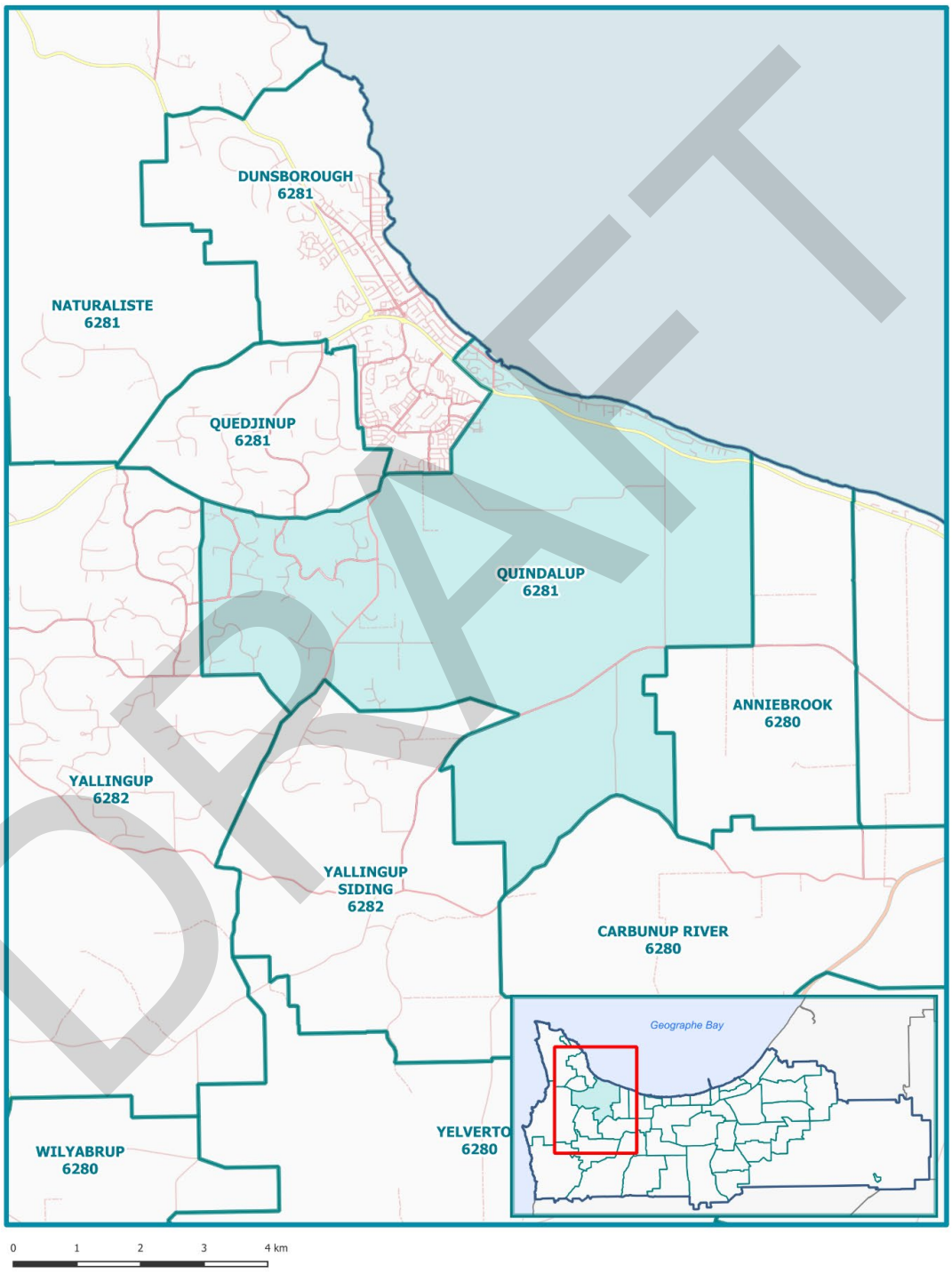
SIGNIFICANCE	
Statement of Significance	• The coastline at this site is a largely unaltered environment which is valued by residents and visitors for the rugged and pristine beauty. • These sites have historic value for their association with the very early exploration of the coastline in the South West of Australia by a French funded expedition.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.

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Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

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QUINDALUP



DRAFT

Parkfield House, QUINDALUP
PN113

Management Category
Category 2



SITE INFORMATION	
Place Name:	Parkfield House
Other Names:	
Scope of Listing	
Property ID:	100021603
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	378 Mewett Road, **QUINDALUP**
Survey Information:	Lot 182; DP250118
Reserve:	-----
Vol / Folio	1705/506
GPS:	-33.642565 115.15099360
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5356
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014

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PLACE TYPE	
Original Use:	Residence: Single storey residence
Current Use:	Residence: Single storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1880
Demolished/Relocated:	
Walls:	Rendered brick and stone
Roof:	Corrugated metal sheeting
Architectural Style	Victorian Geogian.

Physical Description:

Parkfield is a modest simple brick structure with a gable roof and dropped pitch verandah characterises the local architectural domestic style, based on Victorian Georgian principles.

It sits partially enclosed with a white picket fence and a verandah front. The front section is constructed on Flemish bond brickwork, which has since been rendered and has a steeply pitched roof and robust chimneys that indicates that it originally had a shingled roof. The rear section is timber framed and clad and is a later addition.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Previous research has determined that this cottage was built c1880. Presumably for John Harwood (1840-1922) and his wife Mary Elizabeth Scott (1849-1914) who was connected to the Yelverton mill in the Quindalup area. John Harwood was a member of the Sussex Road Board for several years and farmed at 'Inlet Farm' in the Quindalup district. (See PN079)

One of their children William John Harwood (1870-1950) married Laura Maria Payne (1879-1947) in 1900 and the couple moved to 'Inlet' Farm' in Quindalup where William worked the family farm. William and Laura Harwood appear to have been living at Parkfield from the late 1910s.

In 1920, the Sussex Road Board decided to relocate the Post Office from 'McGregor's in Quindalup to Harwoods on the Caves Road'. The Harwoods managed the postal services in the district for many years and lived at Parkfield until their deaths, Laura in 1947 and William in 1950.

On Laura's death it was recorded that she was closely associated with the affairs of the district, taking a keen interest in the various activities and with her husband conducted the post office for many years.

When the place ceased to be used for postal services is not known.

Historic Theme:	PeoplingWA: Demographic Development Infrastructure: Transport and Communications
Sources:	Municipal Heritage Inventory 2013. The South-Western News, 8 Jan 1948, p. 3..

ASSOCIATION	Association Type
Harwood family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• The cottage is a good intact example of a simple Victorian Georgian cottage executed in brick, stone and corrugated metal sheeting. • The place has historic value for its association with the settlement of the Quindalup area in the 1880s and the Harwood family who were prominent members of the community, particularly for the role in providing postal services to the community. • The place has social value for its contribution to the community sense of place for its longevity in the streetscape.

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Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013

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Third Quindalup Schoolhouse (fmr), QUINDALUP
PN155

Management Category
Category 3



SITE INFORMATION	
Place Name:	Third Quindalup Schoolhouse (fmr)
Other Names:	Youth Hostel Dunsborough Beach House
Scope of Listing	Single storey building only
Property ID:	100041305
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes

LOCATION	
Street Address	201 Geographe Bay Rd, **QUINDALUP**
Survey Information:	Lot 42; P193185
Reserve:	
Vol / Folio	2119/32
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5379
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Educational: School
Current Use:	Residential: Institutional Housing
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1900
Demolished/Relocated:	
Walls:	Timber framed weatherboard cladding
Roof:	Corrugated Sheet metal
Architectural Style	Vernacular.

Physical Description:

The single storey building which was the original school is a simple timber framed building with a pitched roof with a brick chimney on one corner. The walls are timber framed and clad with weatherboard and fibre cement sheeting. and a verandah provides shelter to the entrance. The visible windows are timber sash style with two over two panes. A covered walkway has been inserted into one end of the building to provide access to other buildings on the site.

The grounds around the building are informally landscaped with two large Norfolk Island pine trees a prominent feature on the site.

Condition:	Good
Integrity	Moderate
Authenticity	Moderate

HISTORICAL INFORMATION	

Previous research has determined that a school building has been located on this site from 1864. It has not been clearly established that this building is that school as it is generally referred to as the Third Quindalup school.

The reserve for this site designated for school use was created in 1909 which is consistent with the style of a building from the late 19th century or early 20th century school buildings designed by the Public Works Department.

Historic Theme:	Social Services: Education Peopling WA: Demographic Development
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024..

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The history of this building is closely aligned to that of the surrounding district as it is demonstrates the creation of a community through the provision of schooling from the 19th century. • The former school building is highly valued by the local community as it has functioned as a vital and integral part of the community's social life since the first years of settlement in the region.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

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ADDITIONAL PHOTOGRAPHS









ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013

Slab Cottage Group, QUINDALUP
PN170

Management Category
Category 1



SITE INFORMATION	
Place Name:	Slab Cottage Group
Other Names:	Old Quindalup Post Office (fmr) Harwood's Cottage Cafe Harwoods Beach Station (fmr) Inlet Villa Slab Cottage Harwood's Cafe & Quindalup Post Office
Scope of Listing	Original buildings only
Property ID:	100051709
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	1087 Caves Rd, **QUINDALUP**
Survey Information	Lot 202; DP410799
Vol / Folio	2945/757
GPS:	-33.635560 115.146770

HERITAGE LISTING	
State Heritage Office ID:	3478
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 20 Sep 2002

PLACE TYPE	
Original Use:	Transport Communications: Post or Telegraph Office, Residence: Single Storey Residence Industrial Manufacturing: Dairy, Butter or Cheese Factory Governmental: Gaol, Customs House or Bond Store
Current Use:	Residence: Single Storey Residence Commercial: Restaurant
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1860; 2000;
Walls:	Split timber slab, weatherboard (Slab Cottage) Timber weatherboard (Harwood's Café) Limestone (Quindalup Post Office)
Roof:	Corrugated Iron
Architectural Style	Local Vernacular.

Physical Description:

Slab Cottage comprises a split timber slab and weatherboard cottage, a freestanding weatherboard kitchen, a three room limestone and iron building (known as the government building) and a three sided rubble limestone barn.

The Slab Cottage has a plain, unadorned and symmetrical façade topped by a spreading hipped roof. It is designed in Colonial style with a prominent front verandah.

The patina of age that has accumulated on the exterior of the barn and Government Building contributes to a rich layering of colours and texture that not only speaks of the buildings' age but merges well with the surroundings.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Harwood's cottage is located on a portion of the property that was originally known as Inlet Villa.

The group of buildings form part of the original Quindalup town site which was the hub of a thriving timber industry from the mid to late 1800's. Timber was exported from a jetty opposite Inlet Villa, linked to a horse drawn wooden tramway that speared inland to the mills, established by Henry Yelverton. His first mill was built near the beach at Molloy's Ditch, just east of Inlet Villa.

The patriarch of the Quindalup Harwoods, William, who was born in 1809, came to Western Australia from England in 1830. He died in 1894 and is buried in Pioneer Cemetery in Busselton. His son John is the first listed owner of Inlet Villa. The cottage, and the other historical buildings – the timber kitchen and limestone government building and barn – are thought to be circa 1860s, though some of the buildings may have been erected earlier. The buildings were closely associated with the growth of the timber industry and the Quindalup jetty. Early evidence shows that the outbuildings were used as a bond store and a lock-up.

John Harwood was the first of four generations of Harwoods who occupied the property for more then a century. John Harwood had a number of occupations, including the harbour master and manager of the shore station for Henry Yelverton. John, and wife Mary, who was a descendent of Elijia Dawson, a Battle of Trafalga veteran and one of the first settlers in Vasse, had nine children. Their eldest son, Bill, married to Laura Payne, who was married to one of the region's pioneering families.

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Laura ran the Quindalup post office when it was shifted to the property in 1923. Dorothy took over when she married Ron in 1942 and operated it for just on 25 years, until its demise in 1966. They had five boys who were the last generation of Harwoods to live on the property. When the post office closed Ron and Dorothy sold up and moved to Busselton.

John Harwood was the first of four generations of Harwoods who occupied the property for more then a century. The cottage was erected on a 40 acre farm, which was subdivided into three lots of approximate size in 1986 by Norma's parents, Ken and Blanche Albrey.

John Harwood had a number of occupations and was the harbour master and manager of the shore station for Henry Yelverton. John, and wife Mary, who was a descendent of Elijia Dawson, a Battle of Trafalga veteran and one of the first settlers in Vasse, had nine children. Their eldest son, Bill, married to Laura Payne, who was married to one of the region's pioneering families.

Laura ran the Quindalup post office when it was shifted to the property in 1923. Dorothy took over when she married Ron Harwood in 1942 and operated it for just on 25 years, until its demise in 1966. They had five boys who were the last generation of Harwoods to live on the property. When the post office closed Ron and Dorothy sold up and moved to Busselton.

In 1976, the property was transferred to new owners who were local dairy farmers and after some years of decline the original buildings have been restored and now function as a café, accomodation and a small museum.

In c2000, the place was which was subdivided into three lots of approximate size in 1986 by Norma's parents, Ken and Blanche Albrey.

Historic Theme:	Peopling WA: Demographic Development Infrastructure: Transport and Communications Economy: Rural Occupations Governing: Law, Order and Defence
Sources:	P3478 Slab Cottage Group Assessment Documentation, 2002, DPLH. Harwoods Cottage website https://www.harwoodscottage.com.au/history.htm

ASSOCIATION	Association Type
Harwood family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• The materials used in the construction of the Government Building and the barn, have, over many decades of exposure to the elements, developed a mellow appearance which harmonises with the colours and textures of the natural landscape. This patina that the old buildings have acquired, in combination with their slightly decayed appearance and rural setting, give the place rustic quality. • The vernacular form of the cottage with its symmetrical façade, minimal ornamentation, spreading hipped roof and prominent verandah, is demonstrative of the colonial approach to the design of common domestic housing. • The aesthetic of the cottage, kitchen, government building and barn are significant as individual components and for the character of the collective cultural environment formed by those places. • Slab Cottage Group is important for its association with the Quindalup mill which was one of the first ventures of this kind in the colony, and played an important part in the economic development of the state. The buildings are vestiges of the settlement which grew up around the first timber mill and the jetty at Quindalup, the focus of which later shifted inland to the location of the second timber mill. • Slab Cottage Group played a significant role in the history of Quindalup. Evidence suggests that, in the settlement's early years, the outbuildings may have been used as a bond store and a lock-up. Later, from 1923 through to 1966, the district's post office and telephone exchange were based on the property.

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	• Slab Cottage Group is closely associated with the Harwood family who are believed to have occupied the property for around 100 years. John Harwood (b.1840) and his wife were among the earliest settlers in the Quindalup area, and several generations of the family members were active within the local community. John Harwood (b.1840) is thought to have taught at the school on the adjoining property, William Harwood (b. 1870) was a member of the Quindalup Social Club in the 1930s, and from 1923 through to 1966 members of the Harwood family operated the district's post office and telephone exchange. • The site contains substantial evidence of material culture, including both building fabric and archaeological material, which could usefully inform the study of European settlement in Western Australia. The three oldest buildings have potential, through research and teaching use, to yield information about and promote understanding of a range of 19th century vernacular building techniques. Archaeological material on the site, specifically the 19th and early 20th century ceramics and glassware evident in the vicinity of the cottage, has potential to inform research into domestic life of the rural working class during an early period of settlement. • Slab Cottage Group is one of a number of historic sites in Quindalup that are valued by local residents because they provide a tangible link to past events in the district, particularly the time when there was a sizeable population at Quindalup. Many landmarks relating to this period of Quindalup's history have now disappeared, making Slab Cottage Group one of the key sites which provides the district with a sense of place.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS



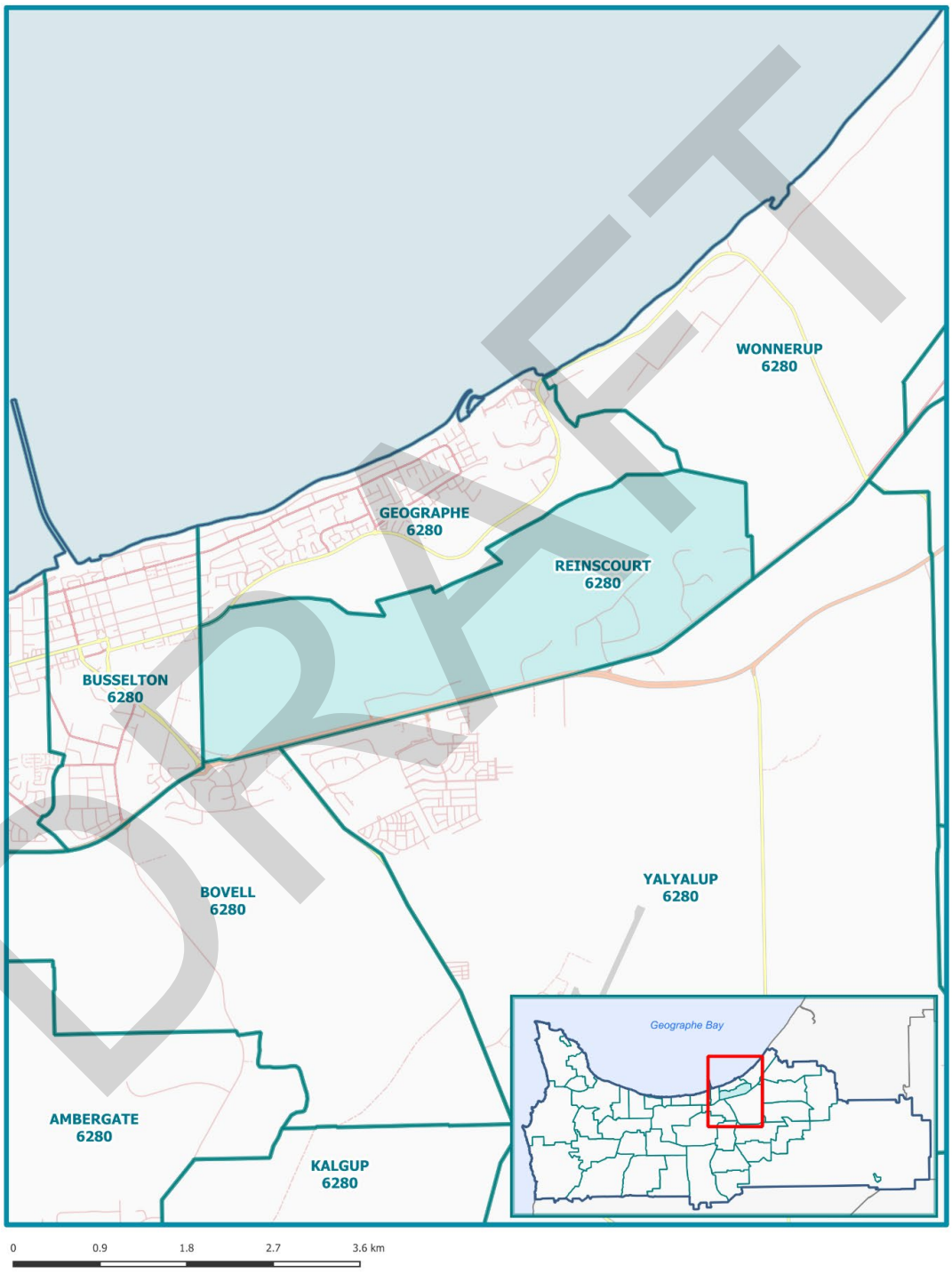


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ARCHIVAL IMAGES	
	
Municipal Heritage Inventory, 2005.	Municipal Heritage Inventory, 2005.

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REINSCOURT



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Chapman's Mill, REINSCOURT
PN079

Management Category
Category 1



SITE INFORMATION	
Place Name:	Chapman's Mill
Other Names:	Inlet Park farm
Scope of Listing	Partial building and mill
Property ID:	100016011
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	71 Tall Tree Cr, **REINSCOURT**
Survey Information:	Lot 115; P23470
Reserve:	-----
Vol / Folio	2178/937
GPS:	-33.642942 115.408516
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	421
Other Listing	Flour Mills Survey Completed 30 Jun 1994 Aboriginal Heritage Sites Register Interim

	Classified by the National Trust Classified 10 Jun 1996 Aboriginal Heritage Sites Register Permanent Register of the National Estate 21 Mar 1978 Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 29 Jun 1999

PLACE TYPE	
Original Use:	Economy: Rural occupations
Current Use:	Residence: Single storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1843, 1850,
Demolished/Relocated:	
Walls:	Limestone, brick, Calciferous stone
Roof:	Corrugated metal sheeting
Architectural Style	Victorian Regency.

Physical Description:

Inlet Park and Chapman's Mill comprises a farmhouse built in two stages – c. 1850 and c. 1970 and the remains of a wind powered flour mill built about 1850.

The house and mill is sited in working farm land bounded by the Vasse Estuary to the north, the Sabina river on the west and the Bussell Highway to the south. The property contains pasture and stands of tuart trees a number of large mature trees, a windmill, watertanks, well, and a shed. Also extant are a weatherboard garage and a memorial to the original homestead located to the north of the house.

The external form of the house clearly displays the two-stage development of building. The form of the c. 1850 building can be clearly traced through the roofline and the external brickwork. The roof maintains the original pitch and is roofed with corrugated iron. It is probable that the original roof was covered with shingles.

The mill is constructed of local calciferous stone laid in coursed rubble. There are three floor levels framed in timber - possibly tuart. Each level is serviced by a doorway and windows. The original shingle roof has been replaced with a galvanised corrugated iron polygon roof structure. The mechanisms which drove and ground grain have been removed.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The land was assigned to Henry and James Chapman, who had arrived per the Egyptian in 1839, in 1832 and the title issued in 1841. Henry Chapman developed Inlet Park, taking up the land in 1837 and Chapman remained at Inlet Park until his death in 1859.

The Chapman family (brothers Henry, James, George and sister Ann) arrived in Western Australia on The Egyptian on 13 February 1830 from Wiltshire, England. Ann Chapman married in Fremantle in April 1831 and the brothers were among the first settlers at Augusta. Sussex Location 2 comprising of 3,000 acres (1,214 ha) was assigned to Henry and James on 13 July 1832 following their decision to move to the Vasse. It was Henry who developed Inlet Park at Wonnerup while James built a home in Busselton where he also kept a store. Henry married Amelia Glindon, sister of Captain Anthony Curtis' wife, in 1849 and the couple settled into a small stone cottage which was located behind the present homestead. Presently, the site is marked by a bird bath built from the original building material, erected by Amelia Curtis in February, 1965. The present homestead, which has been significantly added to, was believed to have been built around 1850 after the completion of the mill.

The Inquirer reported on 19 April 1850 that:

The inhabitants of the Vasse now rejoice in the acquisition of an excellent windmill, lately erected by Mr Henry Chapman. When in good working order, it is calculated to be of sufficient power to grind all the wheat in the District,

even allowing for the increased quantity likely to be produced in consequence of the probable demand for cereal products.

As a young man, George Layman was sent by Henry Chapman to Perth in order to select a miller. He brought back Jim Richardson who was popularly known in the district as 'Jim the Miller'. When a strong wind was blowing in a favourable direction, no matter what time of the day, the entire Chapman household roused themselves with Jim and got the machinery in operation. The mill was in operation for several years; however, Henry Chapman's confidence in the future of wheat production in the Vasse was misplaced as the district was more suited to rye and other coarse grains. With the erection of a more reliable water mill at Capel by George Payne, Chapman's Mill eventually closed down. It is believed the Chapman brothers lost £2,000 in the venture. It is possible that the mill may have been converted into a dairy for some years; however, there is no documentary evidence to support this.

Henry and Amelia Chapman remained at Inlet Park until Henry's death in August 1859. Henry Chapman is mentioned in Wollaston's Picton Journal several times as Inlet Park was often a point of call for Wollaston and where he delivered his church services for the people at Wonnerup. The property was inherited by Amelia Chapman's nephew William Curtis after her death in 1886 and remained in the family until 1995.

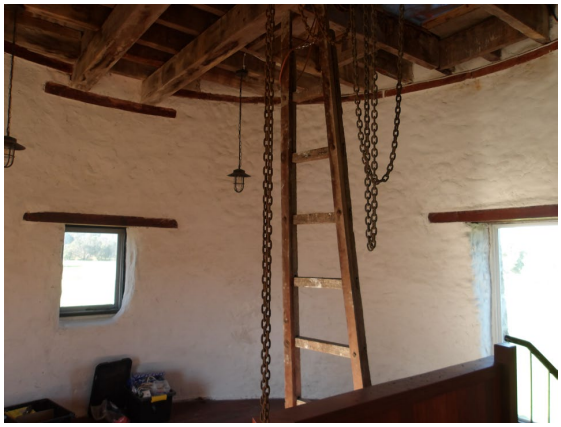
Historic Theme:	Economy: Rural Occupations Peopling WA: Demographic Development
Sources:	P0421 Inlet Park and Chapman's Mill, Assessment Documentation, 1999, DPLH.

ASSOCIATION	Association Type
Chapman family	Owners, builders and occupants

SIGNIFICANCE	
Statement of Significance	• The house and mill together are significant in the development of Western Australia, as indicative of early settlement in the region and in particular the ultimately unsuccessful efforts to undertake wheat farming in the Busselton area. • The place was closely associated for over one hundred and twenty years with the Curtis and Chapman families who were important in the early European settlement of the region and its subsequent history. • The mill was a technologically ambitious venture in its experimental use of local materials, and certain of the timber working parts were later exhibited in England as examples of Australian timber. • Inlet Park and Chapman's Mill contribute to the community's sense of place. They are among the oldest extant structures in the region and are distinct landmarks.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS









ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013

Pigeon Grove Homestead, REINSCOURT PN114

Management Category
Category 2



SITE INFORMATION	
Place Name:	Pigeon Grove Homestead
Other Names:	
Scope of Listing	Applies only to the original homestead building on the site.
Property ID:	100000810
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	26 Barracks Rd, **REINSCOURT**
Survey Information:	Lot 21; P11567
Reserve:	-----
Vol / Folio	1932/135
GPS:	-33.646915 115.406527
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5355
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Farming: Homestead
Current Use:	Residence: Single Storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1854
Demolished/Relocated:	
Walls:	Mud and rushes, original cottage
Roof:	Corrugated metal sheeting
Architectural Style	Victorian Georgian.

Physical Description:

Pigeon Grove presents as a complex of single storey structures of a range of materials and styles. The earliest portion of the residence is the 'L' shaped portion to the east. It has a hipped roof with verandahs supported on simple timber posts, all clad with corrugated metal sheeting. A large chimney is located in the centre of the roof.

The doors and windows are in a range of styles reflecting differing periods of development. It is not possible to determine the material used in the construction of the walls in this earliest portion of the residence although it is likely that portions of the wattle and daub construction remain.

The place is located within an expansive and well-maintained landscape.

Condition:	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION	

The land was originally part of the grant made to the Chapman brothers in 1832, as part of Inlet Park. On the death of Henry Chapman in 1859, his widow was anxious to have some neighbours nearby and the land was given to Sergeant Roger Guerin (1806-1878), who was in charge of soldiers in the district. The barracks were located to the south west of this site as seen in an 1850 plan. Roger Guerin and his wife Eleanor Dorinda Berckelman (1810-1878) were married in 1830 and raised their family of eight children on the farm. Many of these children remained in the Busselton region and contributed to the community.

The property was used for horse breeding and the family were successful in horse races during the 1860s. Roger Guerin is also recorded as using Ticket-of-Leave labour in the 1860s which is likely to refer to works at Pigeon Grove.

When the house was first built, it had only three rooms and a surrounding verandah all constructed from mud and rushes. The house was named “Pigeon Grove” because of the abundance of bronze-wing pigeons in the area.

At about the turn of the century, “Pigeon Grove” became part of the Pries Estate owing to a default of mortgage payment and from that time on was leased to a number of different people among who were the Spurges, who started the first cheese factory in WA. Due to a lack of milk within a reasonable distance, the factory failed and the equipment was sold to a Nannup resident.

Other lessees were Mr. Hugh Brockman, whose third daughter was born there, the Finlays, Savages, Kershaws, Boyles and others. Later it was sold to Mr. Jeff Wilkinson. Most of those who lived there were dairy farmers. The Vasse Estuary Grazing Company took over the estate in 1967.

From the 1980s onwards there have been many programs of additions and alterations in a similar style to the original building. The enclosure of the verandahs has limited the understanding of the original residence.

Historic Theme:	Peopling WA: Demographic Development Peopling WA: Colonisation Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs..

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ASSOCIATION	Association Type
Guerin family	Owners and occupiers
Pries family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the Guerin family who built the original cottage on this site and were significant members of the Vasse community in the mid and late 19th century. • The place has historic value for its association with the development of the Wonnerup area for farming in the 19th century. • There is some potential for the earliest portions of the building to reveal evidence of early forms of construction on rural properties. • The place has social value for its contribution to the community sense of place for its longevity in the streetscape.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS









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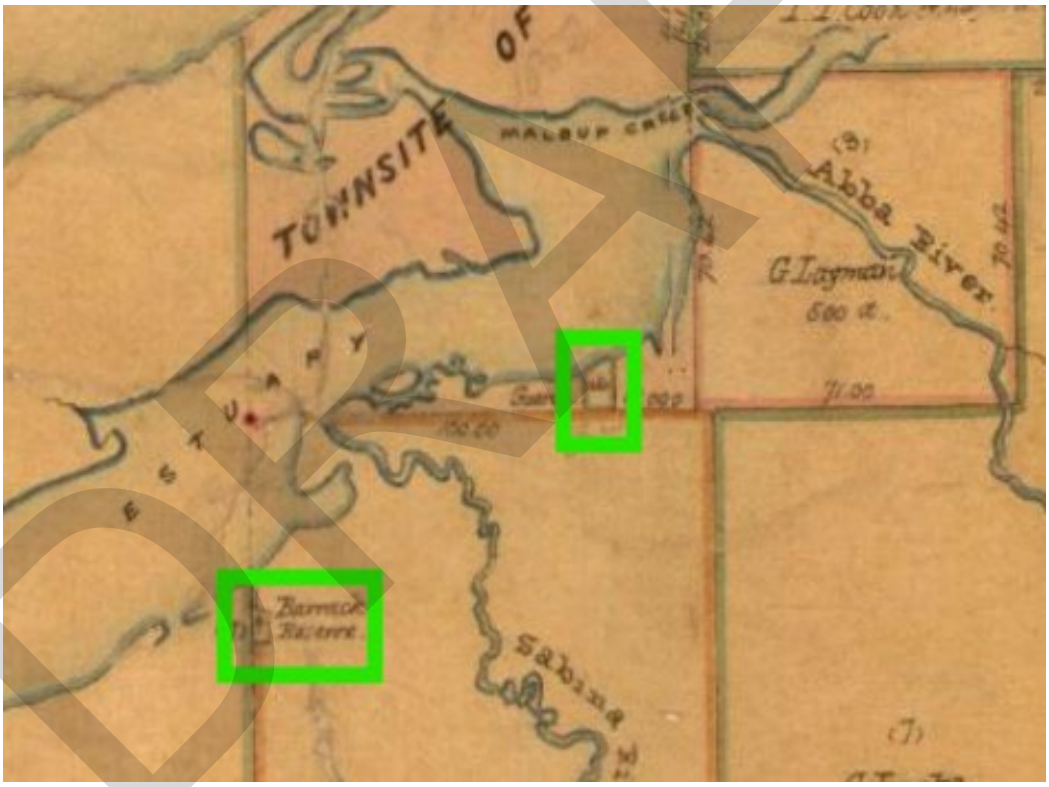
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Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



Portion of 1850 plan showing Pigeon Grove and the location of the Barracks. Courtesy SROWA Cons 3869 item Wellington 25.

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Rushleigh Homestead, REINSCOURT
PN182

Management Category
Category 3



SITE INFORMATION	
Place Name:	Rushleigh Homestead
Other Names:	
Scope of Listing	Original building only
Property ID:	100011952
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	46 Rushleigh Rd, **REINSCOURT**
Survey Information:	Lot 52; 223219
Reserve:	
Vol / Folio	2042/439
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	13482
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014

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PLACE TYPE	
Original Use:	Farming: Homestead
Current Use:	Residence: Single Storey Residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1881
Demolished/Relocated:	
Walls:	Limestone
Roof:	Corrugated metal sheeting
Architectural Style	Victorian Georgian.

Physical Description:

The detail of the original cottage is not possible to determine as a later addition has been constructed in front of the earlier structure. The brick chimneys can still be seen above the roof line and the hipped roof can still be determined in aerial photographs indicating that some evidence of the original form remains.

Condition:	Good
Integrity	Low
Authenticity	Low

HISTORICAL INFORMATION

Previous research has found that this small cottage was built for Eugene Locke, son of John Bavage Locke, of "Lockeville" when he married Eveline Maria Reynolds in 1881 and they made their home there in the two-room limestone cottage. Eugene and Eva had ten children and later moved to the wheatbelt in 1910.

The property was bought by Mr. & Mrs. Craigie in 1973 and the house was considerably altered. The limestone walls were covered inside and out and a large extension was built on the east side of the building. During this period the only original fabric visible were the two chimneys built of cut limestone. The area was subdivided in the 1990s and the house was retained on a small holding to be sold during the development.

Subsequent additions in 2020 have further obscured any original fabric, although there is potential that the internal layout and walls reflect the original cottage. The chimneys are still visible.

Historic Theme:	Peopling WA: Demographic Development Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013.

ASSOCIATION	Association Type
Locke family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• The remnants of the original cottage have historic value for their association with the settlement of this area by the Locke family who were significant to the development of the region for farming. • The remnant of this cottage has social value as a demonstration of the typy of housing for working families in the late 19th century.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

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ADDITIONAL PHOTOGRAPHS







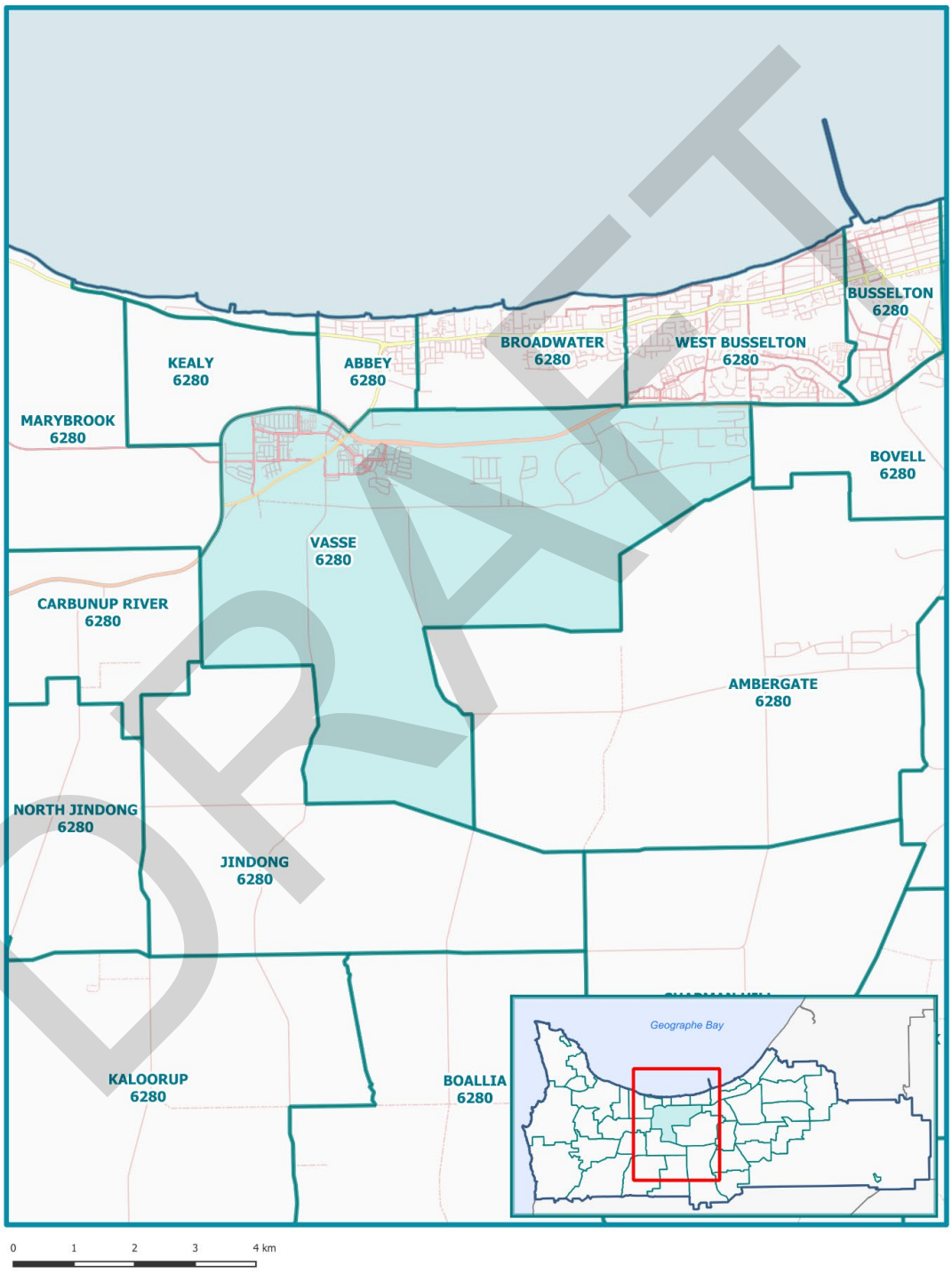
ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995

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VASSE


BUSSELTON 6280
BROADWATER 6280
WEST BUSSELTON 6280
KEALY 6280
ABBEY 6280
MARYBROOK 6280
BOVELL 6280
VASSE 6280
CARBUNUP RIVER 6280
AMBERGATE 6280
NORTH JINDONG 6280
JINDONG 6280
KALOORUP 6280
BOALLIA 6280
Geographe Bay
0 1 2 3 4 km

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Newtown Hall (fmr), VASSE
PN109

Management Category
Category 2



SITE INFORMATION	
Place Name:	Newtown Hall (fmr)
Other Names:	Vasse Hall
Scope of Listing	Applies only to the original buildings
Property ID:	100012088
Place Type:	Individual Building or Group
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	8 Kaloorup Rd, **VASSE**
Survey Information:	Lot 366; DP43375
Reserve:	2866
Vol / Folio	LR3135/236
GPS:	-33.678233 115.248376
Other Location Description:	South west corner of junction of Northerly St and Kaloorup Rd

HERITAGE LISTING	
State Heritage Office ID:	2935
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Classified by the National Trust Classified 04 May 1992
Statutory Listing	

PLACE TYPE	
Original Use:	Social/Recreation: Agricultural Hall
Current Use:	Social/Recreation: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1898; 1936
Demolished/Relocated:	
Walls:	Brick and render Weatherboard
Roof:	Corrugated Zincalume
Architectural Style	Vernacular.

Physical Description:

The hall comprises two portions. The smaller portion constructed of rendered brick with a simple pitched roof clad with corrugated metal sheeting. The gables of this portion feature a simple half timbered detail. Timber sash windows and a central timber door are located symetrically on the elevations.

Adjoining the brick hall in a perpendicular alignment is a larger timber framed weatherboard clad hall, again roofed with a simple pitched roof clad with corrugated metal sheeting perforated with roof vents. Double timber doors of vertical panels are located centrally in the long and short elevations with timber windows positioned on either side.

Smaller additions have been constructed on the west elevation and another smaller shed is located adjacent. The majority of the site is paved parking or cleared with several mature trees.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

In 1896, a deputation from the settlers in the Newton community approached the Premier Sir John Forrest asking for the proclamation of a town at Newtown. The name 'Newtown' had been used for the Primary School since 1869.

In 1897, land was provided by Richard Gale for the erection of a hall on the site. The building was constructed of locally burnt bricks made on the property of John Joseph Dawson of 'Fernbrook' with the help of Mr Finlayson. The masonry hall had verandahs with skillion roofs on three sides of the structure, a long kitchen off one of the side verandahs and was lit be kerosene lanterns.

One of the first events held at the hall was a Sports and Dance in May 1898 and the building became the focal point of the community.

In 1922, land was gifted again by Richard Gare for the construction of a Recreation ground, and a committee was formed to clear the grounds and construct tennis courts.

In 1924, the name of the town changed to Vasse resulting in the change of the name of the hall.

By 1936, the original hall was too small and as a result a large weatherboard hall was constructed alongside for £600 by Mr Butterly from Yallingup together with the assistance of local volunteers.

The Vasse and District Community Centre Inc has operated the Hall since 1982 and in 1998 the Centenary of the Vasse and Districts Communitiy Hall was celebrated.

Historic Theme:	Economy: Rural Occupations Cultural Life: Recreation - Arts, Culture and Entertainment
Sources:	Signage at the Vasse Community Hall, 2024..

ASSOCIATION	Association Type
Richard Gale	Donor of land
Mr Finlayson	Builder
Mr Butterly	Builder

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SIGNIFICANCE	
Statement of Significance	• The hall has historic value for its association with periods of settlement of growth of the Newtown, now Vasse, district. The first in the late 19th century when the region was first developed for agriculture and in the Inter War period when the Group Settlement scheme brought many new settlers to the region. • The hall has been the venue for many social and community events that were attended by many members of the community therefore contributing to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS









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ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



Newtown (Vasse) Hall, c1898. Courtey Judi Murray

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Vasse School (fmr), VASSE
PN137

Management Category
Category 1



SITE INFORMATION	
Place Name:	Vasse School (fmr)
Other Names:	Newtown School Old Vasse Primary School
Scope of Listing	Original school building only
Property ID:	100012397
Place Type:	Individual Building or Group
Ownership:	State Government
Public Access:	Limited

LOCATION	
Street Address	17 Kaloorup Rd, **VASSE**
Survey Information:	Lot 4711; DP185620
Reserve:	503
Vol / Folio	LR3119/86
GPS:	-33.679825, 115.248865
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	418
Other Listing	Register of the National Estate Nominated 04 Nov 1981 Register of the National Estate Indicative Place Classified by the National Trust Classified 10 Jun 1980 Municipal Inventory Adopted 20 Jun 1996

Statutory Listing	State Register Registered 21 Sep 2001

PLACE TYPE	
Original Use:	Educational: School
Current Use:	Educational: School
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1901
Demolished/Relocated:	
Walls:	Timber frame and weatherboard
Roof:	Corrugated metal sheeting
Architectural Style	Vernacular.

Physical Description:

The single classroom which was the original school is a simple timber framed building with a pitched roof with a brick chimney on one corner. The walls are timber framed and clad with weatherboard and an enclosed verandah provides shelter to the entrance.

This building is one of several in the school grounds which are predominantly paved.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

A reserve was created on this site in 1881 for school purposes. It was not until 1884 when a stone building was erected as a classroom that schooling began on the site. However, 'Commonwealth based' schooling began in the area in 1845, at Elijah Dawson's Westbrook property. In the 1850's and 60's, Elijah was aided in this task by American sailors' wives who were based on shore for a year or so at a time, as he was often called away to his duties as a police constable. Research has indicated that we can claim that our school became a public school in 1869.

The government built the single classroom school timber framed weatherboard room (now the Heritage Room) in 1901 and the stone building, now demolished, became the teacher's quarters.

In 1904, the school was renamed, Newtown. With numbers in decline, the school was closed from August 1930 until June 1932 and was re-named Vasse in 1938. The cream weatherboard building adjacent to the Heritage Room was transported from Cowaramup in 1961.

After the Junior block was built in 1981, the Education Department wished to demolish the 1895 Heritage Room. However, a concerted effort by the community restored the building and saved it for the school and community to use.

The original classroom building continues to be used by the school for its educational services.

Historic Theme:	Social Services: Education Peopling WA: Demographic Development
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. Vasse Primary School website, https://www.vasseps.wa.edu.au/our-school/school-history/ P418 Old Vasse Primary School Precinct, Assessment Documentation for inclusion on the State Register, 2001. DPLH..

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ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The history of the Old Vasse Primary School Precinct has been to a large extent continuous with that of the surrounding district, and has been associated with the present site since the early 1880's. • The survival of the Old Vasse Primary School Precinct is a noteworthy achievement of the local residents who struggled to keep the school open through many years when low enrolments threatened the school with closure, a recurring theme in the history of rural schools. • The theme of rural schools closing due to low enrolments is echoed by the placement of the ex-Cowaramup schoolroom on the site in 1961, after the first Cowaramup school was forced to close. • The Old Vasse Primary School Precinct buildings have some value for what they reveal about the nature of educational buildings and the factors that historically were taken into account for the health and hygiene of the pupils, in particular light and ventilation. The rainwater tanks illustrate the ongoing reliance of the school on rainwater for drinking, personal hygiene and the watering of gardens. • Old Vasse Primary School Precinct is highly valued by the local community as it has functioned as a vital and integral part of the community's social life since the first years of settlement in the Vasse region. The Parents and Citizens Association of the school has played an important role in the social history of the district, and in maintaining the school's operation. • The principal and his family of the school have historically also been an important part of the social history of the school and the area. • The continued use of the buildings for their original purpose has further contributed to the community's sense of place.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS



ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



Newtown school-hall 1915. Courtesy Busselton Library PH00080.

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Westbrook Homestead, VASSE
PN139

Management Category
Category 1



SITE INFORMATION	
Place Name:	Westbrook Homestead
Other Names:	
Scope of Listing	Original homestead on the site
Property ID:	100051944
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	24 Westbrook Glen, **VASSE**
Survey Information:	Lot 200; DP412178
Reserve:	-----
Vol / Folio	2953/162
GPS:	-33.692352 115.23674660
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5372
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Classified by the National Trust Classified 08 Feb 1999 Register of the National Estate Indicative Place

Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 27 Aug 1999

PLACE TYPE	
Original Use:	Farming/Pastoral: Homestead
Current Use:	Farming/Pastoral: Homestead
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1863-63
Demolished/Relocated:	
Walls:	Brick
Roof:	Terracotta tiles
Architectural Style	Victorian Georgian.

Physical Description:

Westbrook Homestead is a simple Victorian Georgian building, constructed of soft-fired bricks, laid using English bond coursing, with a verandah to all four sides. The hip and verandah roofs are covered with terracotta marseilles tiles.

The exterior of the building features soft brick walls on an ironstone foundation. The wide verandah roof is supported on timber posts and has a timber floor. A scalloped timber valance below the line of the main roof probably belongs to the period when the roof was covered with shingles. Two plain brick chimneystacks are located at either end of the roof.

The front of the house faces north and the main door is flanked by two windows on the western side and one window on the eastern side. The four-panel front door has a fanlight of coloured glass and the original rim lock is still in situ. Brick arches have been used for the window and door openings.

The western verandah area has been enclosed with vertical timber boards at the front and asbestos cement sheets on the side. This enclosure has resulted in three rooms with an extension at the rear containing a toilet and bathroom. All of the windows are timber with double hung sashes of six panes. T

The building is surrounded by open farmland that is used for sheep grazing. North of the house are a number of old fruit trees, while at the rear of the house is a very old fig tree. South and east of the house are more recent farm buildings. At the rear of the house (south side) is an old slab kitchen with a shed attached to its southern side.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Westbrook Homestead was constructed between 1863 and 1866 for the Dawson family. Elijah Dawson arrived in the Swan River Colony in 1830 aboard the Warrior.

Dawson had served with Captain John Molloy as a corporal during the Battle of Waterloo. When Molloy decided to emigrate, Dawson elected to follow him and signed on as an indentured servant for five years. Prior to leaving England he married Ann Wakeham.

Dawson purchased Sussex Location 12 (600 acres) from Thomas Turner on 20 April 1846 for £120 and named the property 'Westbrook Homestead'. The house was apparently a wattle and daub structure with a thatched roof and nine rooms. There was also a cellar which was used for storage.

The existing brick building, Westbrook Homestead, was constructed shortly after the first cottage. The wattle and daub building was then used for storage and a kitchen was located there. The family prospered, raising cattle, cultivating crops and planting three acres of vines. One vine remains from this vineyard, on the northern side of the detached kitchen.

The wattle and daub structure apparently burnt down sometime during the 1850s or 1860s and a new kitchen was constructed behind the brick building. The timber used in the construction of the house is also pit sawn, indicating it was cut prior to 1859. This places the construction of Westbrook Homestead in the late 1850s or early 1860s. The bricks in the construction are believed to have been fired on the site.

The house design shows the trend that was beginning to appear in West Australian architecture during the 1850s/1860s. This trend saw the move away from the transplanted English cottage, that the settlers were most familiar, to a building with verandahs, indicating the settlers' growing awareness of the need to adapt to their new country.

The Dawsons sold Westbrook Homestead to William Dias Taylor in December 1906. Prior to the transfer, the roof was re-clad with corrugated galvanised iron and the main roof rafters, which had begun to spread, were realigned. The Taylor family then took up residence in the homestead.

Further works were undertaken including strengthening of the roof, some wallpapering, and the replacement of a set of windows on the back verandah by French doors and the building of a new dairy was undertaken by Faulkingham and Sons in 1938.

More extensive work was carried out on the roof in 1957 when it, and the verandah were completely removed to enable the walls to be tied back together. All of the roof timbers were returned to their original locations, as were the verandah timbers. The roof was re-clad with clay tiles due to the prohibitive cost of installing shingles. Under- floor ventilation was installed to the verandah foundations and a new timber floor installed.

As part of the extensive repairs to the roof, Taylor also enclosed the western verandah creating two additional rooms to the side of the house with a laundry towards the rear.

Taylor sold the property to his nephew, Mr D.E. Feutrill in 1964. The Feutrill family carried out further alterations, the most important being construction of a kitchen in 1968 at the rear of the house. At a later stage they also upgraded the old laundry, changing it to a toilet and bathroom and adding a laundry onto the southern end of the new bathroom. Around 1978 the corrugated galvanized steel shed was added onto the southern side of the kitchen.

Historic Theme:	Peopling WA: Colonisation Economy: Rural Occupations Cultural Life: Domestic Life
Sources:	P5372 Westbrook Homestead, Assessment Documentation for inclusion on the State Register, 1999. DPLH. https://inherit.dplh.wa.gov.au.

ASSOCIATION	Association Type
Dawson Family	Owners and occupiers
Taylor Family	Owners and occupiers
Feutril Family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• Westbrook Homestead is an excellent example of a simple Victorian Georgian residence that was designed to take into account the hot Australian climate. The balanced proportions of the building, the line of the roof and the symmetrical form of the chimneys all lend Westbrook Homestead a simple elegance that is enhanced by its setting. • Westbrook Homestead is situated on a flat open site with mature trees (mainly fruit trees) scattered about the house. The views from the house are of open paddocks with grazing sheep. • The detached kitchen is a fine example of vernacular architecture. • Westbrook Homestead is associated with the historical development of Busselton, particularly the period of consolidation when the community had to survive the initial struggle of establishing farms in an unknown land and interacting with the local Aboriginal community. These interactions often saw gross misunderstandings on both sides. At the time Dawson purchased the 'Westbrook' property, the community had weathered hard times and was expanding outwards, permitting the settlers to move away from the confines of the initial settlement. • The design of Westbrook Homestead shows the growing awareness of the early settlers to design for the climate rather than continue to use design styles which were more appropriate for a colder climate.

	Westbrook Homestead shows the move towards an 'Australian' style of architecture. Its surrounding verandahs served not only as a cooling device but were essential for the protection of soft brickwork during winter rains. • The detached kitchen is an important remnant of the historical evolution of the Australian house. • Westbrook Homestead is closely associated with Elijah Dawson who was one of the first settlers in the Busselton area. Dawson was a valuable assistant not only to Captain Molloy, but also to the Bussell family. He assisted both families in the establishment of their properties at the Vasse, before establishing his own farms at Wonnerup and then Westbrook Homestead. He was an important figure in the local community, holding the post of Constable for over ten years. • Westbrook Homestead has the potential to yield valuable archaeological evidence that could provide detailed information about how early settlers lived and farmed in the Busselton area during the second half of the 19th century. This evidence may exist beneath the floorboards of the building itself, in the immediate vicinity of the building and around the remainder of the property. • Westbrook Homestead contributes to the Busselton community's sense of place as it is recognised as an important component of the area's historical development. The place embodies the past endeavours of early settlers in overcoming hardships and consolidating their properties, thus enabling the community to move forward into economic prosperity. This feeling is enhanced by the place's association with Elijah Dawson who is considered to be an important early settler. The property was also the home of Michael Dawson and was associated with John Lloyd. It is one of the better cared for places in the area and people have a high regard for the property.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 1995

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Fernbrook, VASSE
PN202

Management Category
Category 1



SITE INFORMATION	
Place Name:	Fernbrook
Other Names:	Fernbrook Cottage
Scope of Listing	Original house only
Property ID:	100048639
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	663 Rendezvous Rd, **VASSE**
Survey Information:	Lot 41; DP69786
Reserve:	----
Vol / Folio	2806/593
GPS:	-33.686040 115.254080
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	19926
Other Listing	Heritage List 13 August 2014
Statutory Listing	Heritage Agreement 19 Nov 2012 Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residence: Single Storey residence
Current Use:	Residence: Single Storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1890
Demolished/Relocated:	
Walls:	Brick
Roof:	Corrugated Metal sheeting
Architectural Style	Federation Bungalow.

Physical Description:

A simple single storey brick and iron cottage with a pitched roof extended as a verandah over the front elevation. The symetrical front elevation features a centrally placed door with multi paned timber sash windows either side. The verandah roof is supported on timber posts and a brick chimney is located on the side elevation.

The property exhibits several other buildings including a detached, timber structure consisting of two mill cottages that were transported to the place several years ago (reputedly from Yelverton Mill) and sited at the rear of the existing house as a means of providing additional residential accommodation for the family. The relocated structures now cover the foundations of the former cookhouse; originally a separate kitchen built at the same time as the house and later burnt down. A laundry constructed on the external wall on the east side of the house is no longer extant. Remaining structures at Fernbrook include a detached WC as well as a number of sheds placed some distance from the house.

The Fernbrook landscape contains a number of mature plantings. A large Palm Tree at the rear of the house (specimen unknown), a Camellia bush (sasangua), a Mulberry tree, a Carob tree (ceratonia siliqua) plus a large Peppermint tree (Agonis flexuosa), which was planted near the front verandah to allow the family some protection from the wind when making use of the area, all appear significant.

The most important specimen appears to be a heritage rose, that according to previous research, was planted when the house was first built. The pale pink cabbage rose is growing close to the fence on the boundary with Rendezvous Road. Paperbark trees line a winter creek on the southern boundary of the house block.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

The place known as Fernbrook consists of a largely intact late 19th century brick cottage constructed on the property on land taken up by John Dawson. According to previous research John Joseph Dawson paid £25 for the 40 acre block on a Land Grant made available in 1889 and constructed the house with Mr Finlayson who was a local builder.

John Joseph Dawson's father was an early settler in Vasse. John Dawson (snr) had travelled from England arriving in Fremantle in 1830. He built a cottage at Dunsborough in the 1840s (near Fred Seymour's house) however the place was later destroyed by fire. He moved to Newtown c1850 to a property he named 'Newbury'; married Mary Dooley and together they had two sons and a number of daughters. John Joseph, the older son, married Rebecca Roberts and together they bore eleven children. John Joseph built Fernbrook on property taken up at Vasse in 1889 and as well as establishing the place as a farm, worked at the Yelverton Mill. He was known to have owned the first Model T Ford in the area and together with his brother Edward discovered 'Ngilgi', the renowned Yallingup Caves.

John Joseph Dawson died in 1934. His youngest son, Kenneth Charles was born in 1907 and remained at Fernbrook until his death in 1989.

The property has remained in the ownership and occupancy by four successive generations of descendants of the Dawson family.

Historic Theme:	Peopling WA: Demographic Development Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013.

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ASSOCIATION	Association Type
Dawson family	Owners and occupants

SIGNIFICANCE	
Statement of Significance	• The place has historic value for the continuous occupation of four generations of the Dawson family. Historic value also exists through its association with the Dawson family and key individuals who are significant in the development of the area. • The site has potential for archaeological finds as it has been continuously occupied for farming purposes since 1889 and may reveal evidence of past practices. • Fernbrook has social value for its consistent use as a farmhouse in a rural landscape since its construction c1889 and for the ongoing use of the place as a residence for the Dawson family.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS





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ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2013



Municipal Heritage Inventory, 2013



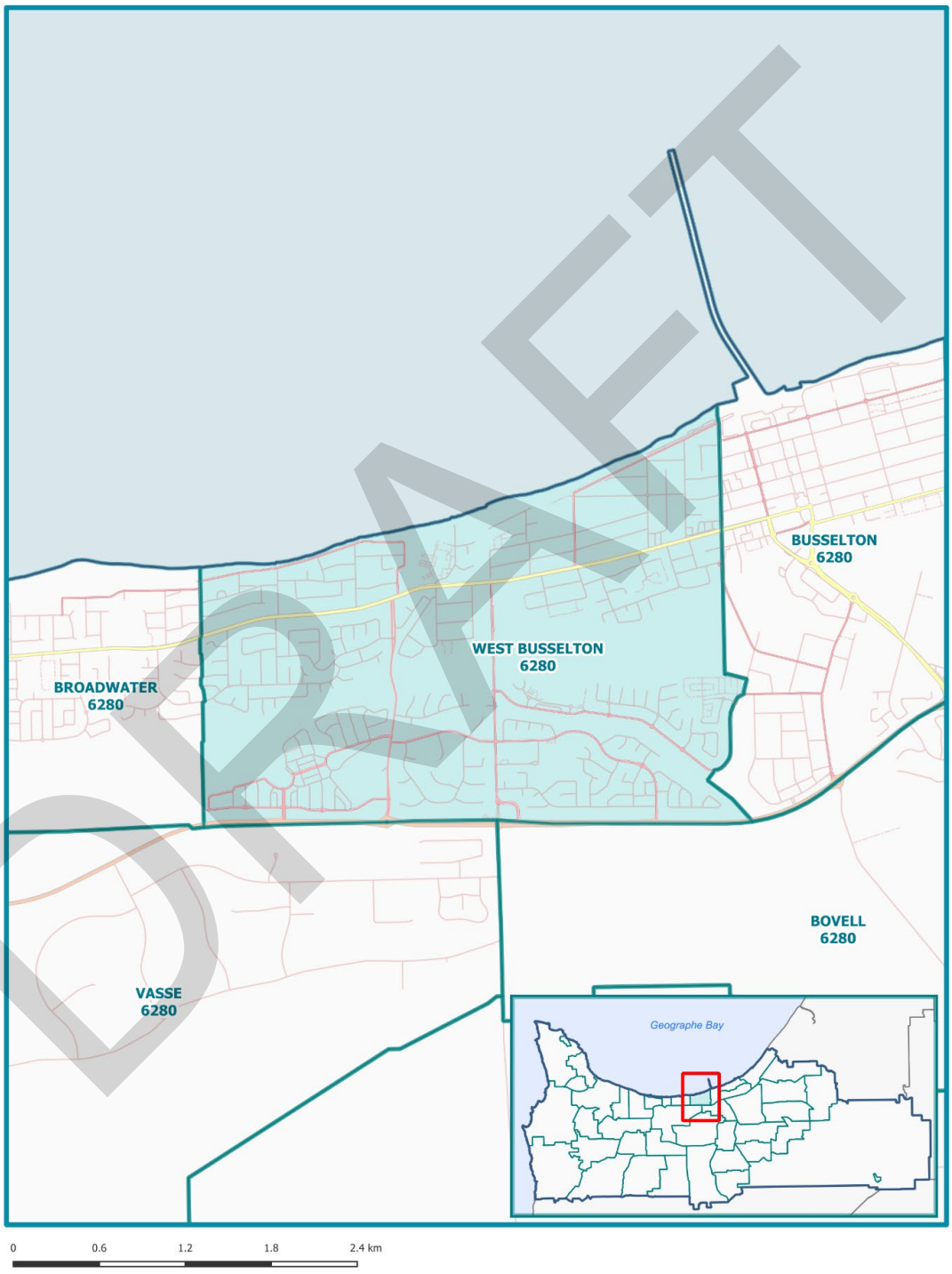
Municipal Heritage Inventory, 2013



Municipal Heritage Inventory, 2013

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WEST BUSSELTON



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Old Broadwater Farm, WEST BUSSELTON PN007

Management Category
Category 2



SITE INFORMATION	
Place Name:	Old Broadwater Farm
Other Names:	Broadwater Homestead
Scope of Listing	Original buildings on the site
Property ID:	100050163
Place Type:	Individual Building or Group
Ownership:	Private ownership
Public Access:	Restricted

LOCATION	
Street Address	56 New River Ramble, **WEST BUSSELTON**
Survey Information:	Lot 1003; P405328
Reserve:	------
Vol / Folio	2883/493
GPS:	-33.667870 115.308080
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	2955
Other Listing	Municipal Inventory Adopted 20 Jun 1996

Statutory Listing	Heritage List 13 Aug 2014 Heritage Agreement 05 May 2015

PLACE TYPE	
Original Use:	Farming/Pastoral: Homestead
Current Use:	Commercial: Restaurant
Other Use:	Residential: Single storey residence

CONSTRUCTION DETAILS	
Construction Date:	1860,
Demolished/Relocated:	-----
Walls:	Limestone Brick
Roof:	Corrugated metal sheeting
Architectural Style	Victorian Geogian

Physical Description:

Old Broadwater Farm comprises a cluster of single storey random rubble stone buildings in a landscaped garden setting comprising lawns and formal garden beds.

The buildings are of a simple form which demonstrate a range of additions over different programs of work. They are unified by the use of consistent materials including limestone, oiled weatherboards and metal corrugated sheeting. Several of the buildings have verandahs, with the roofs supported on simple timber posts. The windows are multi pane timber sash style in a range of styles.

A two storey building of masonry and weatherboard is of a later construction and not included in the grouping of places of heritage value.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

The land on which this former homestead is constructed was originally part of a 1000 acre parcel of land granted to John Hurford in the 1840s. He lived on a property near Wonnerup and was murdered in a notorious case in 1855 that lead to his wife being hung. His parcel of land to the west of Busselton designated as Sussex Lot 6 does not appear to have been developed.

After the death of Hurford in 1855, the lot continued to be undeveloped and many attempts were made to sell the land. In 1865, the southern half of the lot (500 acres) was offered for sale by agents but it has not been determined who the owners were.

By 1882, this portion of land was again offered for sale, and was now designated as "Broadwater Farm". It is not clear if the homestead was present at this time.

By 1888, it is recorded in the local press that farmer George Rose was living at Broadwater Farm with his family. In 1894, a wedding breakfast was held at the home for Evelyn the eldest daughter of George and Alice Rose. It is therefore proposed the residence was built prior to this date. No details on the builder or architect have been found in this research.

It has also not been determined if George Rose was the owner of Broadwater Farm or leasing the property.

Electoral Rolls from 1903 until 1912 record George and Alice Rose living at Broadwater Farm with other family members.

In 1908, Broadwater Farm, still comprising 500 acres was offered for sale for £1300. The property was described as comprising 3 paddocks, Stone Homestead of 6 rooms, barn, stable, buggy shed, stock-yard, orchard of 3 acres in full bearing.

It is not clear if the property sold and George Rose retained his lease, or, no sale was achieved. By 1914, the Rose family had relocated to Dangin.

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In 1912, the property was purchased by Reginald Turner Packard. Originally from Suffolk England and a well connected family, Reginald Packard travelled to Australia as private secretary to his cousin, F. Cheston and settled in Coolgardie in the late 1890s. He married Harriet Emily Chescoe McDowell (1883-1982) in 1902 and the couple had five children. For health reasons the family relocated to Busselton and Reginald Packard took up farming and had a produce business in Busselton.

After his death in 1931, Emily Packard, remained on at Broadwater until at least the late 1960s.

The Packard family continue their connection with the property and since the early 20th century the adjacent farmland has been developed for residential subdivision. The former homestead is now operates as a function centre celebrating its rural origins.

Aerial photographs from the mid 20th century indicate that there have been several new buildings constructed alongside the original homestead. The form and extent of the original homestead can still be determined.

Historic Theme:	Cultural life: Domestic Life Peopling WA: Demographic Development Economy: Rural Occupations
Sources:	The West Australian, 24 March 1882, p. 2; 3 June 1908, p.5. The Inquirer and Commercial News, 12 July 1865, p. 2. Bunbury Herald, 4 April 1894, p. 3. NAA: B2455, ROSE VERNON HERBERT Municipal Heritage Inventory 2013. Australian Electoral Rolls, 1903-1983. Wise's Post Office Directories. Erickson, Rica [ed] The Bicentennial Dictionary of Western Australians pre-1829-1888, UWA Press, 1987. https://www.oldbroadwaterfarm.com/

ASSOCIATION	Association Type
Rose family Packard family	Occupier Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• The former homestead has historic value for its association with the agricultural settlement of Busselton in the 19th century. • The place is associated with leading families in the district who contributed to the development of the town and region, the Rose family and the Packard family. • The potential for archeological finds is limited but may reveal evidence of past practices in the original homestead and in the surrounding outbuildings. • The continual presence of Broadwater Homestead in the landscape since the late 19th century contributes to the community's sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS









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Busselton High School, WEST BUSSELTON
PN009

Management Category
Category 3



SITE INFORMATION	
Place Name:	Busselton High School
Other Names:	Busselton Senior High School
Scope of Listing	Original buildings on the site from the 1958/62 works
Property ID:	100005785
Place Type:	Individual Building or Group
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	136-156 Bussell Hwy, **WEST BUSSELTON**
Survey Information:	Lot 5308; DP194748
Reserve:	24846
Vol / Folio	LR3116/683
GPS:	-33.657580 115.325910
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5298
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

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PLACE TYPE	
Original Use:	Educational: Secondary School
Current Use:	Educational: Secondary School
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1958; 1962
Demolished/Relocated:	-----
Walls:	Face brick
Roof:	Terracotta tile
Architectural Style	Post war International.

Physical Description:

The buildings constructed in the intial phase of works in 1958 and 1962 are single storey brick structures with terracotta tile roofs that conform to a typical Post War International style applied by the Public Works Department in this period.

The plan form includes classroom blocks with verandahs arranged at right angles from an administrative wing forming internal courtyards. Long verandahs provide access to the original rooms. The layout was typical of the state government high schools of this period.

The basic architectural form was load bearing brick walls with some relief being provided by render, and large expanses of glass to outside walls and limited high level glazing alongside verandahs.

The site is largely grassed with some mature trees on the perimeter and within the courtyard spaces.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

The land on which Busselton Senior High School now stands was provided by the Sayers family. Carinia Sayers, a Wardandi Noongar man from the Vasse region, lived at Cattle Chosen with the Bussell Family. Carinia was considered an expert with farm stock. When he took up the land where the school now stands, a small cottage was the only building on the site however a larger house was moved from land near West Busselton Primary School to where the present caretaker's house is located on the grounds.

Carinia Sayers married Flora in 1891 with Flora being recognised as one of the pioneer women of the district. Carinia and Flora lived with their seven children in Busselton.

Two of the Sayers siblings recognised as Aboriginal Servicemen fought in World War One. Both Carinia and Flora expressed a wish to leave their land for the purpose of providing a site for an educational institution. Although nothing was placed in writing, on the death of Flora in 1955, their children agreed for the wishes of their parents to be followed and so the land was transferred to the Education Department.

The Public Works Department designed the school buildings and construction began in 1957 for opening of the school in 1958. Almost immmediately the school underwent additions to accommodate the growing population of students.

Since that time the population of the region has fluctuated as a result of many factors. In recent decades the school has grown and new buildings and facilities have been added to the site.

Historic Theme:	Social Services: Education Economy: Workers and working Peopling WA: Demographic development
Sources:	Busselton Senior High School website https://www.busseltonshs.wa.edu.au/our-school/our-past/ accessed May 2024 Municipal Heritage Inventory 2013..

ASSOCIATION	Association Type
Sayers family	Land donors

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SIGNIFICANCE	
Statement of Significance	• The buildings from the first program of works are good intact examples of the Post War International style executed in brick and tile that are typical of the state government schools built in this period. • The place was the first high school established in the Vasse Region and indicates how the region was expanding and developing in the post war period. • The site of the school has historic value for its association with the Sayer family who donated the land for the school and were committed to supporting a school for the children of the region. • The school has social value for a wide section of the community as many individuals have an association with the school as students or teachers and their families, or attended the school for sporting or social events.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ARCHIVAL PHOTOGRAPHS	
	
On completion 1958.	During Construction, c1958. Courtesy Busselton High School.

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Busselton Hospital Nurses Quarters (fmr), WEST BUSSELTON
PN011

Management Category
Category 3



SITE INFORMATION	
Place Name:	Busselton Hospital Nurses Quarters (fmr)
Other Names:	Busselton Health Study Dr Hungerford's residence Ullesthorpe Windhae The Residency
Scope of Listing	Only the single storey former residence on the site
Property ID:	100045507
Place Type:	Individual Building or Group
Ownership:	State Government vested in City of Busselton
Public Access:	Limited
Other Location Description	Cnr Myles Street

LOCATION	
Street Address	18-20 West St, **WEST BUSSELTON**
Survey Information	Lot 500; P62651
Vol / Folio	LR3153/971
GPS:	-33.647810; 115.341110

HERITAGE LISTING	
State Heritage Office ID:	411
Other Listing	Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Residential: Single storey residence
Current Use:	Health: Offices
Other Use:	Health: Offices

CONSTRUCTION DETAILS	
Construction Date:	1896
Walls:	Terracotta tile
Roof:	Rendered brick
Architectural Style	Federation Bungalow.

Physical Description:

The building is located on the southern corner of Myles and West Streets in a largely residential precinct. The grounds are predominantly grassed and the perimeter of the property features mature trees which prevent a clear view of the property from the street.

The former single storey rendered brick residence demonstrates elements and the form of the Federation Bungalow style. It presents a broad frontage, with a centrally located front entrance door flanked by double hung windows. It has a pitched hipped roof covered with Marseilles pattern autumn blend tiles and a replacement full width return verandah. A hipped roofed building with a return verandah and four sets of chimney articulate the roof scape.

The shallow pitched verandah is roofed with corrugated iron supported on metal posts. Portions of the verandah have been enclosed, and a two storey brick building in the Post War International style adjoins the southern elevation of the original residence.

Condition:	Good
Integrity	Moderate
Authenticity	Moderate

HISTORICAL INFORMATION

The single storey former residence which forms the core of this place was built for Dr Lancelot Marchell Travers Hungerford (1865-1939), who was appointed Busselton Resident Medical Officer in July 1893. In January of the same year he married Alice Elizabeth Wardrop (c1867-1925) in Dongara.

In 1896, architect Thomas Jackson called for tenders for the construction of a ten roomed brick and stone residence for Dr Hungerford. It is proposed that the residence which is located on this lot was built in1896. Thomas Jackson was a Perth based architect who had trained in the UK before settling in WA in 1893.

Dr Hungerford took on the role of Resident Magistrate whilst in Busselton which required legal and administrative responsibilities for the government.

The Hungerford Home was therefore referred to as the 'Residency' and the Governor stayed there during visits to the region. Until c1903 when they left the region, the Hungerfords had several children during the time they were living in the house.

In 1904, it was sold to Charles Fox Roberts (1844-1923) of Straham Farm, Capel who named it ‘Ullesthorpe’ during the time he and his wife Hannah owned the property. The place was used by the extended family during their visits to Busselton as the farm continued to be occupied by the Roberts family.The name 'Ullesthorpe' is likely to originate with the small town in Leicestershire UK of the same name.

In 1915, after selling the farming property ‘Fairlawn’, Richard Gale purchased the property and renamed it ‘Windhae’ (pronounced Windy). Richard Gale was a prominent businessman in Busselton and was responsible for the subdivision and sale of land in West Busselton. This property was close to the West Busselton subdivision he organised at approximately this time.

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Sir James Mitchell, brother-in-law of Richard Gale later purchased the property. It was then purchased by the State Government to be used as the Nurses' Quarters for the Busselton Hospital, which was previously situated across the road in West Street. Extensive alterations and additions were made to accommodate the nurses. The date of these changes is not known but it is proposed that it was sometime after 1924 when the hospital transferred to Government control. It is noted that a large program of works took place in the late 1930s which may have included alterations to create the nurses quarters.

Aerial photographs indicate that the two storey addition was undertaken in the 1960s.

The place is currently used by the WA Department of Health for research and training in the field of Population Health.

Historic Theme:	Peopling WA: Demographic Development Governing: Law, Order and Defence Social Services: Health
Sources:	Busselton Health Study website https://bpmri.org.au/ Municipal Heritage Inventory 2013. Museum of Perth Thomas Benjamin Jackson, architect https://www.museumofperth.com.au/thomas-benjamin-jackson Southern Times, 9 January 1896, p. 2. The Inquirer and Commercial News, 12 November 1897, p. 1. Bunbury Herald, 17 October 1899, p. 3. Collections WA, Framed Plan for West Busselton Subdivision, https://collectionswa.net.au/items/2d41a56d-6375-49a7-8b7b-843e227cfef5

ASSOCIATION	Association Type
Hungerford Family	Owners and occupiers
Gale Family	Owners and occupiers
Roberts Family	Owners and occupiers
Sir James Mitchell	Owner
Thomas Jackson	Architect

SIGNIFICANCE	
Statement of Significance	• The place demonstrates the form and some detail of a large residence in the Federation Bungalow style exectuted in rendered brick and tile. • Although obscured by plantings the place has value as a landmark in the streetscape since the late 1890s. • The place has historic value for its association with several influention members of the Busselton community since the 1890s. The Government Resident and Resident Medical Officer Dr Hungerford, local farmers Charles Roberts and Richard Gale, and the former Premier Sir James Mitchell. • The place has historic value as the former nurses quarters for the Busselton Hospital which was located adjacent. Together the buildings formed a medical precinct which continues today in the use of the building for medical purposes. • The construction of this large residence in 1896 demonstrates the confidence in the future of the town of Busselton and the region at the this time of economic buoyancy. • The place has social value as its continuity of prescence in the streetscape since 1896 which contributes to the community sense of place. • As the former Nurses' Quarters this place was the home of many individuals who worked in the Busselton medical system throughout the 20th century.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.

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Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013.

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Sussex Road Board Office (fmr), WEST BUSSELTON PN019

Management Category
Category 2



SITE INFORMATION	
Place Name:	Sussex Road Board Office (fmr)
Other Names:	Busselton Community Youth Centre Busselton and Districts Community Youth Centre High Street Hall
Scope of Listing	Original building on the site
Property ID:	100009580
Place Type:	Individual Building or Group
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	47 Bussell Hwy, **WEST BUSSELTON**
Survey Information:	Lot 61; P10211
Reserve:	------
Vol / Folio	1321/642
GPS:	-33.654061 115.334527
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	391

Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Governmental: Office
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1936; c1970
Demolished/Relocated:	N/A
Walls:	Rendered Brick
Roof:	Corrugated Metal sheeting
Architectural Style	Inter-War Functionalist.

Physical Description:

The former Road Board office is a single storey rendered brick and iron roofed road board office in the Inter- War Functionalist style with its main façade overlooking the Bussell Highway. Subsequent plantings have obscured much of the façade.

The main façade has a central squared entrance panel and is flanked by fenestrated flanking bays which include three paned windows with brick quoining. The render work is banded and in recent times has been painted to emphasise the horizontal bands. The roof over the original portion of the building is corrugated metal roof sheeting installed at an angle behind the front parapet.

The side elevations of the original building are painted brick with a single centrally placed window with quoining matching the front elevation.

The additions to the rear of the original building are simple utilitarian structures in brick with metal sheet roofing.

The hall is located within a landscaped setting that is grassed with mature trees on the High Street and Bussell Highway boundaries.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The symmetrical front portion of the Busselton Youth and Community Centre which form the entry rooms facing Bussell Highway were constructed in 1936 as the offices and board room for the Sussex Road Board. The Sussex Road Board was the precursor local government authority to the Busselton Road Board formed in 1951 and replaced by the Shire of Busselton in 1961 which gained status as the City of Busselton in 2012.

The Sussex Road Board was responsible for the region outside of the Busselton townsite which was overseen by the Busselton Municipal Council. Prior to the construction of their new offices the Sussex Road Board, rented Busselton Municipal Council Chambers for their monthly meetings at a rate £20 per year.

A committee from the Sussex Road Board was appointed in August 1935 to make arrangements for the building of new offices on the corner of Caves Road (Bussell Highway) and High Street. The committee consisted of two Board members; building contractor John Atkinson, and blacksmith John Bloor, together with Board Secretary, Michael Greatorex. In October 1935, the monthly meeting of the Road Board recorded that ratepayers had protested against the expenditure of £1000 on the construction of new offices, but an amendment was moved that the building proceed.

Board member and vice chairman, John Henry Atkinson (c1883-1957) was a building contractor and he initially prepared a plan for the new offices to guide an architect's designs. However, it was stated by Atkinson that the board were so pleased with his designs they were used for the project.

Local contractors, Messrs R. Donald & Son, Robert Donald (1867-1945) and Charles Donald (1903-1991), were engaged to build the offices and local labour and materials were used wherever possible. Donald & Son were responsible for the construction of many buildings in the south-west including public buildings, hotels, shops and private residences.

At one time the firm claimed to have constructed every railway station from Boyanup to Busselton, and Boyanup to Bridgetown.

The offices were constructed in the first half of 1936 and included the third septic tank in West Busselton which was a new technique in the district.

The Sussex Road Board held their first meeting in the offices in May 1936 although construction was not complete. At this first meeting it was resolved to insure the building for £750 and the contents for £100.

The formal opening of the new offices was undertaken on 6th June 1936 by Mr Edmund Vernon Brockman (1882-1938) MLA for Sussex (1933-1938). His speech included the statement that 'A district was liable to be judged by its local authority, and by the quarters of the local authority. He believed the ratepayers had in the new building something in which they could take pride and which would reflect credit on all showing as it did a progressive and live spirit.' The ceremony concluded with Mr Brockman unlocking the door to the new offices.

An article in The South Western Times recorded the event and provided a description of the building.

'Of a pleasing design the new building which is constructed of brick, and is situated on the corner of Caves road and High street, at present consists of a board room and offices separated by a large portico, the plan providing for the future addition of a public hall at the rear. A row of four large pillars across the front of the portico serve to enhance the classic simplicity of the structure. The interior is attractively furnished, the secretary's office being fitted with a modern desk, swivel chair, built in pigeon holes and lockers. A strong room opens off the main office, whilst an ante-room, complete with wash basin, etc., adjoins. The office is subdivided to form a reception hall, whilst a polished jarrah desk completes the setting. The entire western wing is occupied by a board meeting room, comfortably furnished with table and leather upholstered chairs, and is finished with a corner fireplace.'

Whilst, it was always intended that a hall was to be added to the building, this did not occur for many years. It is likely that as there were a number of halls in the vicinity these were sufficient for demand. It was however resolved in the meeting of the Sussex Road Board on13 June 1936, that a tool and plant shed be built at the rear of the offices.

In 1951, the Sussex Road Board and the Busselton Municipal Council combined to form the Busselton Road Board. In May 1951, the first meeting of the new board was held and it was resolved that neither offices of the former local authorities were suitable for the new Board so negotiations were begun to secure the former Rural & Industries Bank premises.

In July 1952, a special meeting of the Busselton Road Board was held to discuss a proposal to sell the property held by the Busselton Road Board to finance the construction of a civic centre which would consist of a town hall, lesser hall, library and other amenities. Debate on the construction of a new civic centre continued throughout the 1950s with several sites suggested. A referendum was held in 1957 because of the difficulty in achieving a consensus between the Board and the community but no decision was forthcoming.

The Busselton Road Board, and from 1961 the Shire of Busselton, had administrative premises in Prince Street, Busselton. From the available information the former Sussex Road Board offices continued to be used for administration offices.

The site of the current council administration offices on Southern Drive was approved for subdivision in 1967 but it is understood that construction of new council administration offices did not proceed until c1975. The former Sussex Road Board offices continued to be used for municipal administration offices until staff relocated in 1975.

Aerial photographs show that the hall was built to the rear of the offices c1970. It is probable that the original portico was enclosed prior to the conversion to the Busselton Community Youth Centre.

Historic Theme:	Peopling WA: Demographic Development Governing: Government and Politics Cultural Life: Recreation - Arts, Culture and Entertainment
Sources:	Municipal Heritage Inventory 2013. The South-Western News, 15 May 1936, p. 4; 16 August 1935, p. 4; 4 October 1935, p. 3; 12 June 1936, p. 4; 8 March 1945, p. 3; 10 April 1936, p. 4; 19 June 1936, p. 4; The West Australian, 28 May 1951, p. 6; 27 June 1952, p. 6..

ASSOCIATION	Association Type
John Atkinson	Designer
Donald & Son	Builder

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the Sussex Road Board which was an important administrative authority in the district from 1871 to 1951. • The modest size of the original Sussex Road Board office demonstrates the scale of administration services in the first half of the 20th century, prior to development of the region in the Post war period. • The place is valued by the community as the venue for many social events since its conversion to a hall in the 1970s.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



PN019 Sussex Road Board nd. Courtesy Busselton Library PH00010.

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Bond Store & Resident Magistrate's Office (fmr), WEST BUSSELTON PN021

Management Category
Category 1



Image provided from realestate.com in 2020

SITE INFORMATION	
Place Name:	Bond Store & Resident Magistrate's Office (fmr)
Other Names:	Bond Store & Custom Officer's Residence The Gulch Police Residence
Scope of Listing	Two original buildings on the site.
Property ID:	100004368
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	22 Kent St, **WEST BUSSELTON**
Survey Information:	Lot 27; D10246
Reserve:	------
Vol / Folio	1122/710
GPS:	-33.651020 115.340860
Other Location Description:	Behind later residence

HERITAGE LISTING	
State Heritage Office ID:	395
Other Listing	Register of the National Estate Indicative Place Classified by the National Trust Recorded 02 Feb 1976 Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 08 Jan 2010

PLACE TYPE	
Original Use:	Governmental: Bond Store
Current Use:	Residence: Single Storey Residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1854; 1906
Demolished/Relocated:	
Walls:	Brick
Roof:	Corrugated Metal sheeting
Architectural Style	Victorian Georgian.

Physical Description:

The building is located in the rear of a residential lot with a single storey residence located in the front of the lot.

The building is a three-roomed cottage constructed of brick with a simple hipped roof and a single brick chimney. The roof was framed for shingles, which have been replaced with iron and later the current corrugated sheet metal. Earlier assessments described the interior as including a pressed metal ceiling and concrete flooring.

Condition:	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION

This small brick building has been determined by others to have been built in the convict period (1850-1868) as a customs officer's residence and added to in 1906.

Resident Magistrate John Molloy built the customs house during 1856, primarily as a warehouse space for bonded goods including liquor, with additional rooms for a guard and an office for the Resident Magistrate.

From its construction, one room of the building was used to accommodate Police Constable Joseph Harris, who was appointed Resident Magistrate in 1861 and held the position until 1887. Harris continued to use the place as a residence until at least 1883, even after the Resident Magistrate's office was relocated to the new Busselton courthouse complex from 1862.

In 1850, John Molloy (1786-1867) held a large grant of 12500 acres which included this land.

Comments in correspondence from the Colonial Secretary's Office and by John Molloy refer to delays in construction of the building. Subsequently a larger bond store and office space was built for the Resident Magistrate elsewhere and the place appears to have been used for residential purposes from 1861.

The small house on the front of the lot appears to have been built in the Inter War period.

The origin of the name 'The Gulch' is not known.

Historic Theme:	Peopling WA: Demographic Development Governing: Government and Politics Economy: Commerce
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. P395 Bond Store & Resident Magistrate's Office (fmr), Busselton, Assessment Documentation for inclusion in the State Register of Heritage Places, 1999..

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ASSOCIATION	Association Type
John Molloy Police Constable Joseph Harris	Original owner Occupant

SIGNIFICANCE	
Statement of Significance	• Bond Store & Resident Magistrate's Office (fmr), Busselton, constructed in 1856 three miles from Busselton townsite as a bond store, Resident Magistrate's office and police residence to address a lack of local facilities, provides evidence of the early European settlement of the Vasse region and the development of Busselton as government administrative centre for the area. • The struggle of the Resident Magistrate to receive government support for necessary infrastructure to maintain law and order in the town, and the eventual private construction of Bond Store & Resident Magistrate's Office (fmr), Busselton on the Resident Magistrate's private land, are indicative of the early period of colonial government when limited resources were apportioned between the central Swan/Canning River and Avon Valley settlements and regional outposts such as Vasse. • The need to construct a bond store in the area, to secure quantities of liquor and bonded goods, and its replacement by 1857 with a larger and stronger building, despite the settlement not having a port at the time, is indicative of a period when the presence of foreign whaling ships in Geographe Bay during the whaling season caused chronic problems of smuggling and drunkenness for the fledgling settlements in the area. • Bond Store & Resident Magistrate's Office (fmr), Busselton was built for Captain John Molloy, Resident Magistrate of the Sussex District (including Vasse/ Busselton) from 1830 to 1861. • At its construction in 1856, one room of the building was used to accommodate Police Constable Joseph Harris, who was appointed Resident Magistrate in 1861 and held the position until 1887. Harris continued to use the place as a residence until at least 1883, even after the Resident Magistrate's office was relocated to the new Busselton courthouse complex from 1862. • The handmade bricks used to construct Bond Store & Resident Magistrate's Office (fmr), Busselton have the potential to reveal information relating to early construction techniques in the colony, and in particular the Busselton region. • The place is highly valued by the Busselton community and contributes to a sense of place as evidence of the early settlement of the region, as indicated by the strong oral history tradition associated with the building, its various heritage listings and the number of private individuals who seek out the owners of 22 Kent Street expressing interest in the historic building in their backyard.
Level of Significance	**Exceptional** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005.

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Paisley Cottage, WEST BUSSELTON
PN037

Management Category
Category 2



SITE INFORMATION	
Place Name:	Paisley Cottage
Other Names:	
Scope of Listing	Original building on the site
Property ID:	100009515
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes

LOCATION	
Street Address	37 Bussell Hwy, **WEST BUSSELTON**
Survey Information:	Lot 94; D80406
Reserve:	-----
Vol / Folio	1943/600
GPS:	-33.653410 115.337390
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5300
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residence: Single storey residence
Current Use:	Residence: Single storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1895
Demolished/Relocated:	
Walls:	Limestone and brick
Roof:	Timber Shingle
Architectural Style	Victorian Georgian.

Physical Description:

Paisley Cottage is a simple symmetrical Victorian Georgian style limestone cottage with brick quoins, double hung sash windows and a shingle clad hipped roof, in a richly planted cottage garden. There is a full width front verandah supported on square timber posts, with a corrugated zincalume roof.

A major addition adjoins the rear of the original cottage which is clad with corrugated zincalume roof

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Scottish born John McCall Muir (1865-1952) arrived in the colony before 1900, and wrote to his brother David Muir (1870-1937), who was living in Paisley, encouraging him to bring his family to Busselton where he was living. David followed his brothers advice and cancelled plans to go to Canada, arriving in Fremantle in 1913 with his wife Lucy Munn (1882-1965) and their three eldest children. The couple would have two more children after settling in Western Australia.

David Muir had worked as a Horticultural Manager at Coates Estate in Paisley and was an experienced farmer. John Muir was a stonemason and it is understood he built the home which became known as Paisley House because of the connection to the Muir brothers origins in Scotland. John Muir is also reputed to undertaken works on St Mary's Church in Busselton as well as many other local projects.

David and Lucy Muir lived both in Paisley Cottage in Busselton and Lucydale, their farm just out of town, at different times.

The youngest daughter of David and Lucy Muir, also known as Lucy was born in 1919, married Norman Gale Rose in 1940. Norm and Lucy raised four children whilst living at the cottage and also accommodated Lucy Muir lived at Paisley cottage until her death in 1965.

The house was bought and restored by Elizabeth Nelson in the 1990s, with a focus on retaining the original fabric. Nelson re-roofed the house with shingles during this period, planted the gardens and installed the post and rail fence. She subdivided the block off the back in Joliffe Street from the title and sold Paisley Cottage c1998.

Aerial photographs indicate that major additions were undertaken in 2021 which involved the removal of all the rear additions and construction of a new large addition. The form and extent of the original cottage can still be determined.

Historic Theme:	Peopling WA: Demographic Development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Australian Electoral Rolls, 1903-1983. Landgate Aerial Photographs. Information from Robert Floyd, descendant of David and Lucy Muir in correspondence to the City of Busselton, 15 January 2023..

ASSOCIATION	Association Type
Muir family	Owners and occupiers

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SIGNIFICANCE	
Statement of Significance	• The place has historic value as evidence of the settlement of the district in the late 19th century which demonstrates confidence in the future of the region at that time. • The place has historic value for its association with the Muir family who were prominent members of the Busselton community. • The place is valued by the community as a prominent landmark that contributes to the community sense of place since the mid 19th century.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995.



Municipal Heritage Inventory, 2005.

DRAFT

Phoebe Abbey's House, WEST BUSSELTON PN038

Management Category
Category 1



SITE INFORMATION	
Place Name:	Phoebe Abbey's House
Other Names:	Farmhouse Weetman's House Abbey Home
Scope of Listing	Original building on the site
Property ID:	100004243
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	42 Seymour St, **WEST BUSSELTON**
Survey Information:	Lot 151; D4246
Reserve:	------
Vol / Folio	1898/89
GPS:	-33.656348 115.332038
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	384
Other Listing	Classified by the National Trust Classified 13 Jun 2005 Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residence: Single storey residence
Current Use:	Vacant
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1860
Demolished/Relocated:	
Walls:	Limestone
Roof:	Timber Shingle Corrugated iron
Architectural Style	Victorian Georgian.

Physical Description:

The cottage was originally located amidst more extensive paddocks which were subsequently subdivided with the land being sold off for development with the current configuration being retained as a setting for the place. As a result, the cottage is located close to the eastern boundary of the site and is well set back from Seymour Street to the north and Abbey Street to the west. Both the east and south boundaries back onto development.

Phoebe Abbey's House is a single storey limestone cottage constructed in two phases, the earliest section dating from c.1865 with the second phase following shortly thereafter, and demonstrates similar design features.

The place was further extended in the 1970s with a timber framed addition at the western end but this has since been removed and the place has reverted to its original form as a linear range.

Although the place is in poor condition the original design intent of the place is still clearly discernible. The house utilises a simple plan form with three room to the stone section and a further two rooms in the rear lean-to. A verandah extends across the full extent of the facade.

Condition:	Poor
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

The name of the Abbey family has been closely associated with the Busselton region since the mid-19th century.

Irish migrants, Thomas Abbey (c1811-1869) and his wife Mary Ann (c1820-1893) arrived in the Swan River Colony in 1841. Thomas aged 30 was described in the ship's passenger list as a labourer and Mary Ann, aged 20, as a servant. Thomas Abbey Snr obtained his first freehold title to Sussex location 24 in 1851. This land is the site of the 'Newtown House' which is located on the western side of Bussell Highway near the junction of Caves Road. One of the sons, John Abbey, married Ellen Weetman (1848-1915) in 1870, and the family history prepared by the Busselton Historical Society states that John took over the Weetman property one mile from Busselton Post Office and ¼ mile from the main road. This location is consistent with the location of the property known as, 'Phoebe Abbey's House'.

Ellen Weetman was the daughter of Irish immigrants Christopher Weetman (c1822-1867) and Judith, née Ryan (c1817-1878). The couple had arrived in the colony in 1855 on board the Berkshire. Christopher Weetman described his occupation as a mason and master bricklayer and he is recorded as engaging 2 ticket-of-leave convicts in 1863 and 1866.

Christopher Weetman supervised the volunteer labour which constructed St Joseph's Catholic Church in Kent Street, Busselton. It is presumed he undertook other building work in the district and it is very likely that he built the residence now known as 'Phoebe Abbey's House' and lived there with his wife, and two daughters, Ellen and Jane until his death in 1867.

As John Abbey and Ellen married in 1870, three years after Christopher Weetman's death, it is not surprising that the couple moved into the Weetman house and shared it with Judith and Jane Weetman. Jane married Joseph Davis in 1875 and Judith died in 1878 and thereafter the property was transferred to John and Ellen Abbey and their large family of seven children born between 1872 and 1887. Ellen Abbey died in 1915 and this may have been a factor in the decision by John's twin brother Nathaniel and his wife, Adelia, to relocate to the Busselton area from Abbey Farm. Electoral Rolls indicate that Nathaniel and Adelia lived in 'Phoebe Abbey House' in the 1920s.

John and Ellen's eldest son, Christopher (Chris) John Abbey married Phoebe Mewett (1892-1983) in 1927. It was the first marriage for both, he was 48 and she was 35. Chris Abbey (1879-1937) undertook a range of work in the district but was well remembered as a skilled driver on the mail coach between Busselton and Karridale at the turn of the century. In later years he worked in the dairy industry. Chris and Phoebe Abbey had two children Leith (1929-1999) and Percival John (1931-2003). Chris Abbey died in 1937, leaving Phoebe with the two small boys.

The land information for the property states that in 1928, John Abbey was the owner of the property and on his death in 1933 the property was transferred to his youngest daughter, Kathleen (Kitty) Mabel McMurchy. Kathleen had married marine engineer Peter McMurchy in 1932 and they lived at a separate property at 122 Bussell Highway. From the available information it appears that Kathleen and Peter had no children and the subject property continued to be occupied by members of the Abbey family.

Information from the electoral rolls is not conclusive but indicates that in the early 20th century the property was designated as being on the Quindalup Road. The earliest references in 1910 list the occupants as John Abbey Senior, his wife Ellen and their children; Ellen, Christopher and Janet, and John's younger brother Thomas. With the deaths of twins John and Nathaniel Abbey in the 1930s the house was occupied by Christopher Abbey until his death in 1937. Occupation after this date is not clear but it is believed that Phoebe Abbey remained in the place until her death in 1983. It appears that the property was referred to as 70 Bussell Highway until the creation of Seymour Street, c1966.

Christopher Abbey's brother, Nathaniel Thomas died in 1948 and after that date the two widowed sisters-in-law, Phoebe and Bridget lived at the property sometimes with their children and their partners. When Bridget died in 1970, Phoebe lived on at the house alone. Following Phoebe's death in 1983 the property was subsequently transferred in 1985 to Shire Employee, Graham Powell and his wife Rene Powell.

The name of this cottage originates with Phoebe Abbey who lived at this house from her marriage in 1927 until her death in 1983.

Historic Theme:	Peopling WA: Demographic Development Cultural Life: Domestic Life Economy: Rural occupations
Sources:	Phoebe Abbey's House Archival Record, March 2017 prepared for the City of Busselton by Hocking Heritage Studio.

ASSOCIATION	Association Type
Christopher Weetman Abbey family	Builder, owner and occupier Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its associations with the Abbeys who were early Colonial arrivals and farmers in the district. It is associated with Christopher Weetman, an early master builder. • The building demonstrates physically the approximate boundary of the Busselton town site and the farming districts in the 1860s. • The building and the site have potential to reveal evidence of past practices in the building fabric and archaeological finds. • The place is valued by the community as a prominent landmark that contributes to the community sense of place since the mid 19th century.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.

Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS













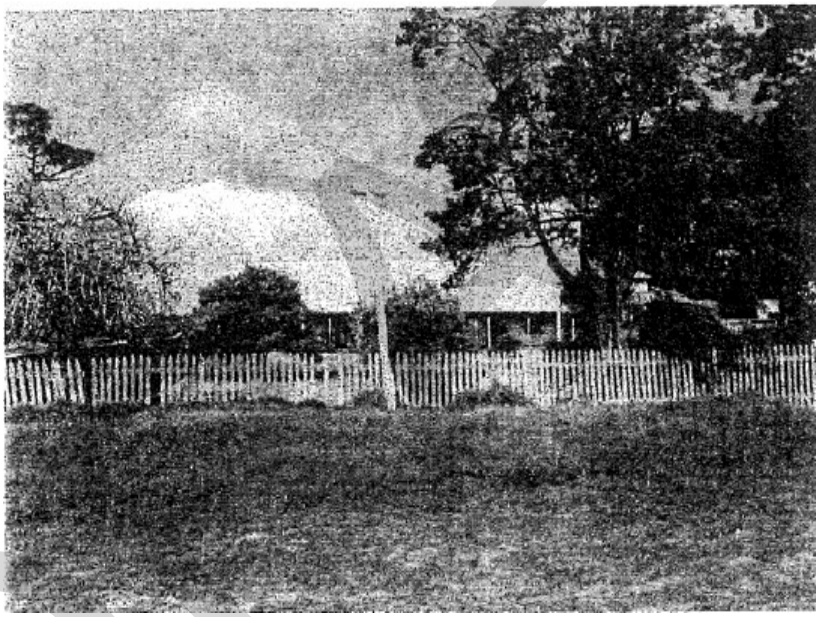
ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005.



View of Phoebe Abbey's House 1977.

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Westfield, WEST BUSSELTON
PN045

Management Category
Category 2



SITE INFORMATION	
Place Name:	Westfield
Other Names:	House (fmr) Silver Chain Administration Offices Guerin residence
Scope of Listing	Original building on the site
Property ID:	100005598
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited
Other Location Description	At the junction with Prince Street

LOCATION	
Street Address	58 West St, **WEST BUSSELTON**
Survey Information	Lot 39; D60349
Vol / Folio	1984/247
GPS:	-33.651740 115.341280

HERITAGE LISTING	
State Heritage Office ID:	5328
Statutory Listing	Heritage List 13 Aug 2014
Other Listing	Municipal Inventory Adopted 20 Jun 1996

PLACE TYPE	
Original Use:	Residence: Single storey residence
Current Use:	Commercial: Office
Other Use:	Health: Hospital

CONSTRUCTION DETAILS	
Construction Date:	c1900
Walls:	Metal tiles
Roof:	Painted brick
Architectural Style	Federation Italianate.

Physical Description:

A single storey symmetrically planned villa in the Federation Italianate style. It has a full width front verandah, and a front elevation composed with a centrally located door, flanked by two bay windows. It is constructed in brick and has stucco trim to architraves and sills. The roof is articulated with two large gables.

The full width verandah has a lower pitched roof. The brickwork has been painted obscuring the richness of detail.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

This generous former residence was constructed for Eleanor Guerin (1839-1910) who was a member of the extended Guerin family who lived at 'Pigeon Grove' farm. The date of construction has not been determined but is estimated to be c1901 as Eleanor Guerin is first listed in the Post Office Directories living in Busselton in 1902.

No details of the architect or builder of the place has been found in this research.

Eleanor Guerin placed advertisments in the local press to rent the large furnished house in 1906 with the use of the cow and poultry for £3 per week. In 1909, she again advertised the furnished residence to let, in this advertisement Miss Guerin can be contacted at 'Westfield' which is likely to be the name of this place. It is clear from aerial photographs that the property was originally a much larger lot with extensive formal gardens and service buildings.

When the home was not leased to tenants it is likely the home was used by members of the extended Guerin and Pries family when visiting Busselton. Eleanor Guerin may have also used the place as a boarding house when she was not teaching at different schools in the south west.

Following her death in 1910, the property was transferred to M. Peake and Ms Wilma Taylor. The place was also used as a maternity hospital office and the link to medical services continues through the current use for the Silver Chain organisation. The large original lot was subdivided c1980 to enable the construction of the adjacent units.

Historic Theme:	Peopling WA: Demographic Development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Australian Electoral Rolls, 1903-1983. The West Australian, 18 January 1906, p. 8. The South-Western News, 12 November 1909, p. 2.

ASSOCIATION	Association Type
Guerin family	Owners and occupants

SIGNIFICANCE	
Statement of Significance	• This former residence has heritage value as an good and largley intact example of the Federation Italiante style expressed in brick and iron. • The place is a landmark in the streetscape as a prominent building in a highly visible location. • This former residence has historic value for its association with the Guerin family who farmed in the district and particularly Eleanor Guerin who lived at the house.

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	• The place has historic value as a demonstration of the common practice where farming families built a house in town for members of the family to stay when in Busselton. • The place is valued by the community as a prominent landmark that contributes to the community sense of place since the early 20th century.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS



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Sussex Masonic Lodge and Hall, WEST BUSSELTON PN056

Management Category
Category 2



SITE INFORMATION	
Place Name:	Sussex Masonic Lodge and Hall
Other Names:	Sussex Lodge No.41 W.A.C
Scope of Listing	Original building on the site
Property ID:	100005636
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	60 West St, **WEST BUSSELTON**
Survey Information:	Lot 42; P6497
Reserve:	------
Vol / Folio	1580/775
GPS:	-33.651946 115.341385
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	413
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Social/Recreational: Masonic Hall
Current Use:	Social/Recreational: Masonic Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1934
Demolished/Relocated:	
Walls:	Painted brick
Roof:	Corrugated sheet metal
Architectural Style	Inter War Free Classical.

Physical Description:

Sussex Masonic Lodge is a rendered brick, stone, stucco and iron roofed lodge and lodge hall in the Inter-War Free Classical style.

The lodge element thrust forward on the lot, with a hipped iron roof and a tall gable as its central feature. The entrance and hall are recessed and the entrance is emphasised by a pedimented porch carried on pairs of classically derived columns.

The masons compass and divider symbol is set above the porch in bas relief. The footing is stone and the wall laid in stretcher bond brickwork. The large rose window in the lodge's eastern elevation has a canopy over it, bracketed off the wall with consoles. A Star of St. David is set in its centre and the whole of this arrangement is made of stucco. Finally there is a foundation stone located under the central facing window.

The hall is located in an open setting with paving and minimal planting.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

This building was the first Masonic Temple to be erected in the Sussex District. It was designed by prominent architect George Temple Poole, who died just prior to the opening ceremony in March 1934 performed by Grand Master F.A. McMullen Esq. Local builder Robert Donald constructed the premises which consisted of a 'modern lodge room, banquetting hall and necessary offices'.

Modifications to the exterior of the place are minimal apart from the rendering and painting of the exterior between 2008 and 2015, replacing the face brick finish.

The premises continue to be used by the Sussex Lodge.

Historic Theme:	Cultural Life: Recreation - Arts, Cultural and Entertainment
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. The South-Western News, 23 March 1934, p. 3.

ASSOCIATION	Association Type
George Temple Poole	Architect
Robert Donald	Builder

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with Freemasonry which has been active in Western Australia since the earliest years of settlement. The establishment of a Lodge in Busselton indicates the growing sophistication of offerings for the growing Busselton community. • The place has social value for the wider community as a landmark in the streetscape since 1934 which contributes to the community sense of place. For a smaller section of the community the Sussex Lodge

	building has social value as a place for meeting and sharing experiences.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS



ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005.

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West Street House, WEST BUSSELTON
PN158

Management Category
Category 2



SITE INFORMATION	
Place Name:	West Street House
Other Names:	Geographe Guest House
Scope of Listing	Original building on the site
Property ID:	100005089
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	28 West St, **WEST BUSSELTON**
Survey Information:	Lot 1; D7038
Reserve:	-----
Vol / Folio	1658/216
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18165
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Religious: Housing
Current Use:	Commercial: Hotel
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1920
Demolished/Relocated:	
Walls:	Timber Weatherboard
Roof:	Corrugated sheet metal
Architectural Style	Federation Bungalow.

Physical Description:

A single storey timber and iron residence in the Federation Bungalow style with gabled iron roof and a verandah across the front elevation. Flanked by dense planting, a red brick pathway leads to the front entrance and provides a fine setting to the residence.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

The date of construction has not been determined however the style is consistent with the early decades of the 20th century. Previous research has determined that the place was occupied by the Sisters of St. Elizabeth of Hungary, and an item in the local press from 1931 states that the Bishop opened the new House of the Sisters of the Order of St Elizabeth of Hungary in Bunbury.

The extensions at the rear occurred in the 1970s-80s.

Historic Theme:	Cultural Life: Religion Economy: Commerce
Sources:	Municipal Heritage Inventory 2013. Australian Electoral Rolls, 1903-1983. South Western Tribune, 7 February 1931, p. 3..

ASSOCIATION	Association Type
Sisters of St. Elizabeth of Hungary	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• The place has historic value as a demonstration of generous home built in the early 20th century and is associated with the growth of Busselton as a regional centre. • The place has historic value for its association with the Sisters of St. Elizabeth of Hungary, an Anglican order who came to Australia to work with the local community. • The place has social value for the Busselton community as it has been present in the streetscape since the early 20th century and contributes to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS



ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2013.



Municipal Heritage Inventory, 2013

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Finlayson Residence (fmr), WEST BUSSELTON PN184

Management Category
Category 2



SITE INFORMATION	
Place Name:	Finlayson Residence (fmr)
Other Names:	Busselton Vet Clinic
Scope of Listing	Original house only
Property ID:	100009511
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	41 Bussell Hwy, **WEST BUSSELTON**
Survey Information:	Lot 100; D92131
Reserve:	------
Vol / Folio	2765/309
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18171
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residential: Single Storey residence
Current Use:	Commercial: Offices
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1890
Demolished/Relocated:	
Walls:	Limestone and brick
Roof:	Corrugated metal sheeting
Architectural Style	Victorian Georgian.

Physical Description:

This former residence is built of random limestone blocks, with ashlar marked lime mortar to the façade. The sides comprise random stone. The house has a hipped roof with chamfered verandah posts. The front windows have a fixed top light with a double casement below, from a distance they appear similar to sash windows. There are stucco quoins and a full width front verandah carried on stop-chamfered posts.

A large addition to the rear is in a contrasting style but does not detract from the original structure.

Condition:	Good
Integrity	High
Authenticity	Moderate

HISTORICAL INFORMATION

Previous research has determined that this former residence was built by John Muir, at the same time as Paisley Cottage (PN037) Bussell Highway) in c1895.

It was home to the Finlayson family but it is unclear if it was for Walter James Finlayson and his wife Mary. An entry in the electory rolls for 1906 this couple were living at 'Parsley House' in the Sussex Road Board. His mother and father Robert Finlayson who was born in Paisley, Scotland were living in Karridale Road in the district. There is obviously a connection between the two houses, John Muir and the Findlayson families which needs further research.

The later occupants have not been determined until the long term occupation by a veterinary practice. A large addition was constructed at the rear of the original building in the 1990s.

Historic Theme:	Peopling WA: Demographic Development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. Australian Electoral Rolls, 1903-1983. Wise's Post Office Directories..

ASSOCIATION	Association Type
John Muir	Builder
Finlayson family	Owners and occupants

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the development of the town of Busselton in the late 19th century. • The place has historic value for its association with local builder John Muir and prominent local family the Findlaysons. • The place has social value for the Busselton community for its continuity in the streetscape since the late 19th century which has contributed to the community sense of place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity

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Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2005.



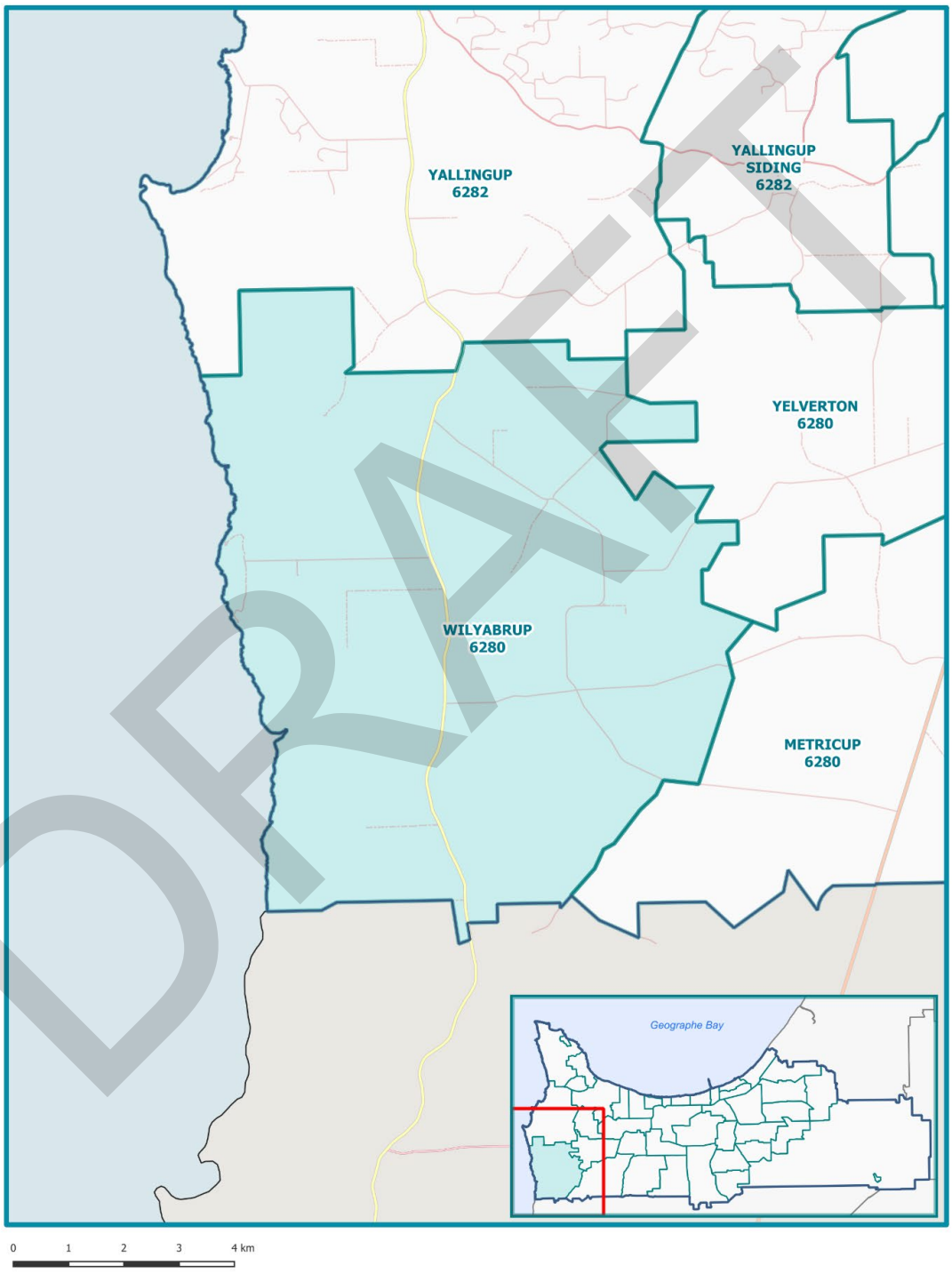
Municipal Heritage Inventory, 2005.



Municipal Heritage Inventory, 2013.

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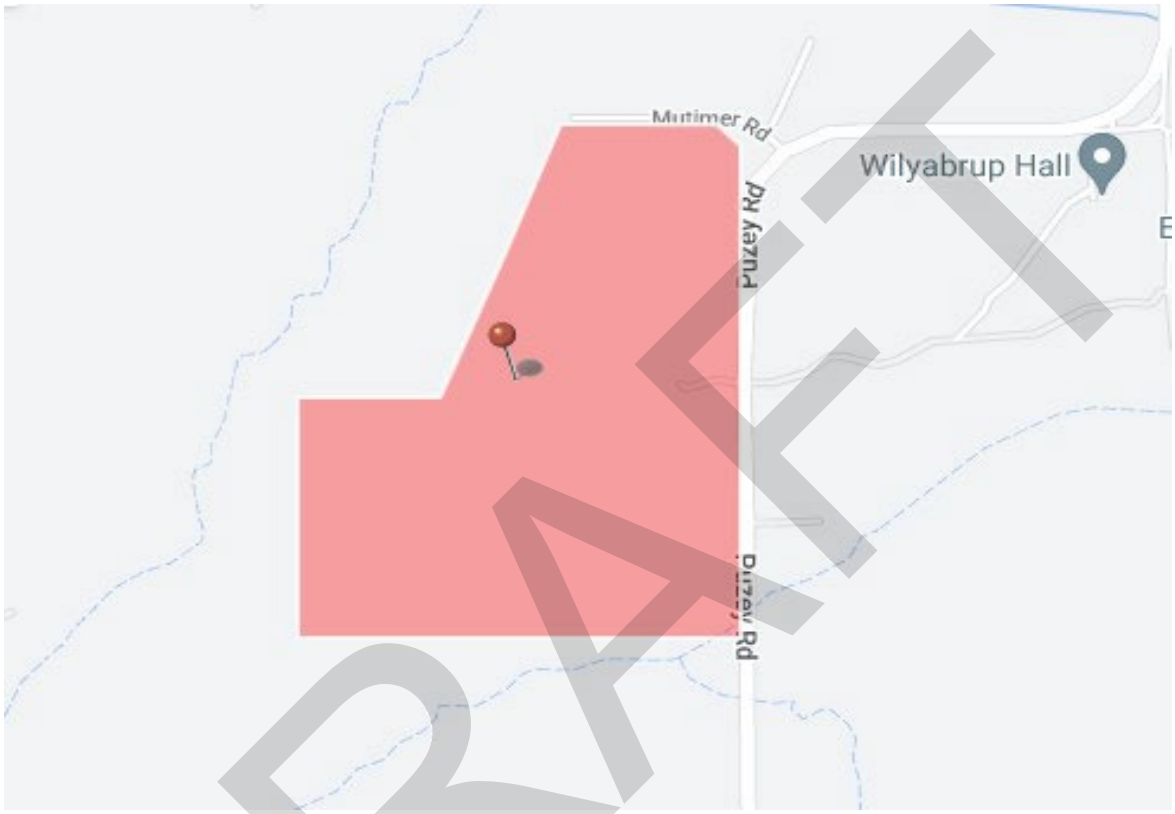
WILYABRUP



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Wilyabrup Group Settlement Precinct, WILYABRUP
PN141

Management Category
Category 2



SITE INFORMATION	
Place Name:	Wilyabrup Group Settlement Precinct
Other Names:	
Scope of Listing	Original cottages and their arrangement
Property ID:	100049343 100049344
Place Type:	Precinct
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	786 Puzey Rd, **WILYABRUP**
Survey Information:	Lot 1, 201; P072606
Reserve:	
Vol / Folio	2899/191 2899/192
GPS:	Approx -33.775817 115.054336 (Approx)
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5373

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Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage Agreement 13 May 2014

PLACE TYPE	
Original Use:	Residential: Single Storey residential
Current Use:	Residential: Single Storey residential
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1920s
Demolished/Relocated:	
Walls:	Timber framed and weatherboard
Roof:	Corrugated Metal sheeting
Architectural Style	Inter War Vernacular.
Physical Description: The Wilyabrup Group Settlement Precinct comprises approximately 15 of the original houses. Community facilities were also built as part of the community building process.	
Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
Wilyabrup Group Settlement Precinct is one of a number of group settlement places that were occupied in the aftermath of World War I.	
Historic Theme:	Economy: Rural Occupations Peopling WA: Demographic Development Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013..

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The group of buildings have historic value for their association with the Group Settlement scheme which was significant to the development of the south west of WA in the Inter war period. Although not uniformly successful the scheme brought many settlers to WA who contributed to the establishment of farming in the region. • The group of buildings have social value as representative of the government scheme which was important to the region and is valued by the community.
Level of Significance	**Place of Interest** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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Wilyabrup Hall, WILYABRUP
PN142

Management Category
Category 2



SITE INFORMATION	
Place Name:	Wilyabrup Hall
Other Names:	
Scope of Listing	Original hall only
Property ID:	100052189
Place Type:	Individual Building or Group
Ownership:	State Government
Public Access:	yes

LOCATION	
Street Address	697 Puzey Rd, **WILYABRUP**
Survey Information:	Lot 503; DP413563
Reserve:	53320
Vol / Folio	LR3169/946
GPS:	-33.771570 : 115.064120
Other Location Description:	South of the junction of Puzey Road and Heath Road

HERITAGE LISTING	
State Heritage Office ID:	5374
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Educational: Housing
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1928
Demolished/Relocated:	
Walls:	Timber framed fibre cement sheeting.
Roof:	Corrugated metal sheeting.
Architectural Style	Local Vernacular.

Physical Description:

A simple asbestos clad single storey with a gable roof and extended entrance porch designed in local vernacular style.

The place was a simple Public Works Department building used as teachers quarters. The building typifies architectural design reserved for school (and associated) buildings in the early 20th century.

Condition:	Good
Integrity	Moderate
Authenticity	Moderate

HISTORICAL INFORMATION	

Wilyabrup Hall was a former teachers quarters for the Wilyabrup government school established in 1928, before being extended and converted into a local community hall in the mid 1950s.

The Wilyabrup school building existed on the site, in addition to associated outbuildings and a sports ground, until it was destroyed by fire in 1954. Interpretive signage of the site and a plaque commemorating the Wilyabrup group settlement scheme exists on the site.

The hall continues to be used by the community for a range of events and services.

Historic Theme:	Social Services: Education Peopling WA: Demographic Development
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• Wilyabrup Hall, a former teachers quarters school building, has historic value as evidence of the Wilyabrup Group Settlement Scheme and serves as a reminder of one of the remaining local schools in the district. • The place has social value for its contribution to the community's sense of place for its association with the former school since the 1920s, and a community facility since the 1950s.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS

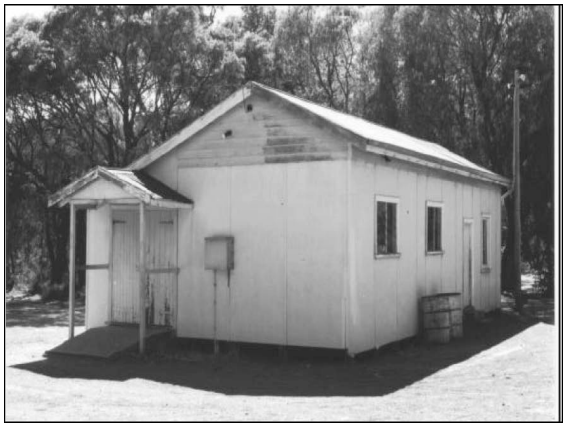






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ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



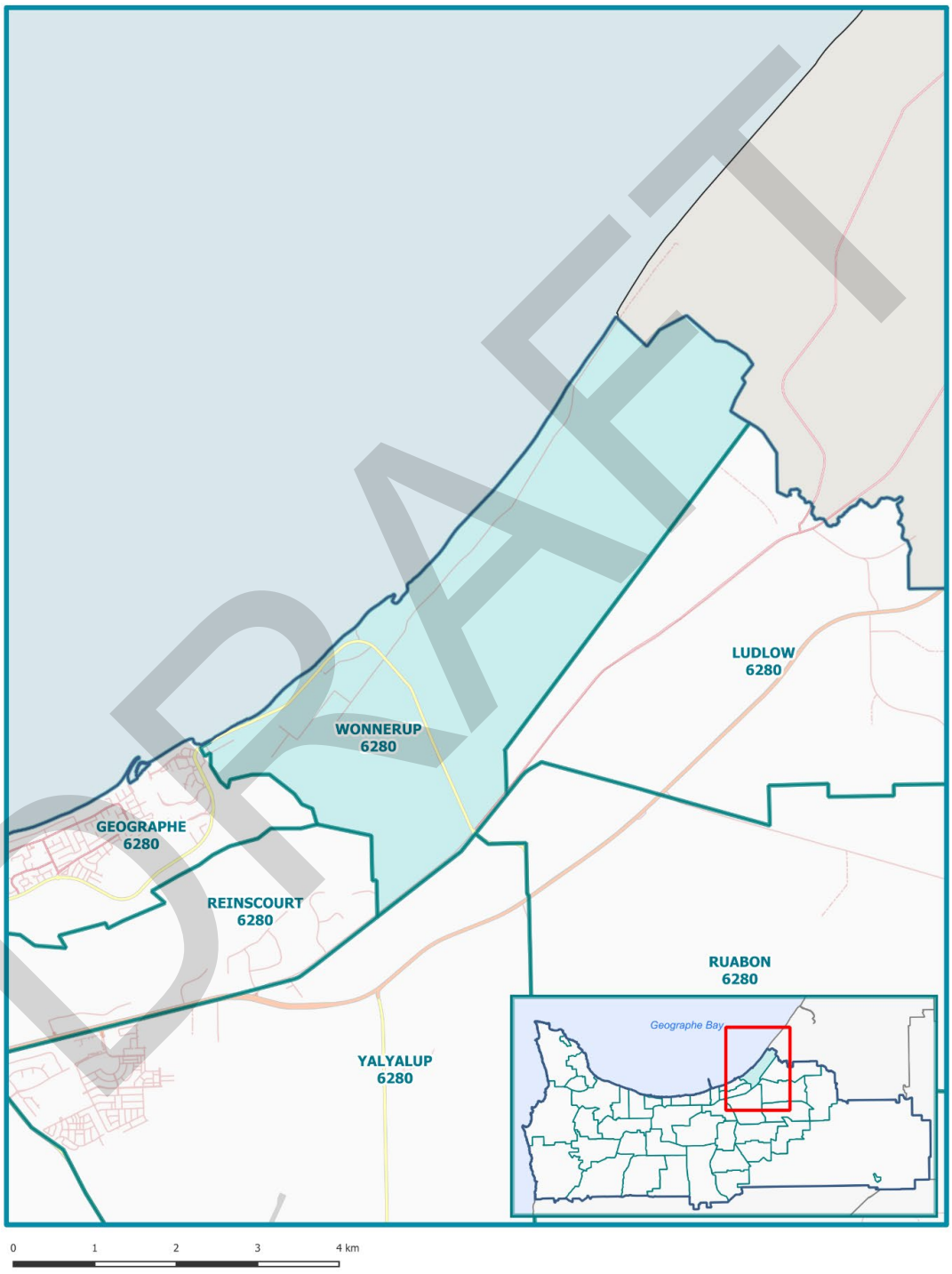
Municipal Heritage Inventory, 2013



Municipal Heritage Inventory, 2013

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WONNERUP



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Lockeville Farmhouse & Outbuildings, WONNERUP
PN094

Management Category
Category 1



SITE INFORMATION	
Place Name:	Lockeville Farmhouse & Outbuildings
Other Names:	Sion House
Scope of Listing	Homestead, original outbuildings and setting.
Property ID:	100049734
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	770 Layman Rd, **WONNERUP**
Survey Information:	Lot 61; DP72092
Reserve:	-----
Vol / Folio	2854/183
GPS:	-33.617236 115.420545
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	419
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Register of the National Estate Permanent 21 Oct 1980

	Classified by the National Trust Classified 12 Jun 1968
Statutory Listing	Heritage List 13 Aug 2014 Heritage Agreement 19 Aug 2014

PLACE TYPE	
Original Use:	Farming/Pastoral: Homestead
Current Use:	Residential: One & a half storey residence
Other Use:	Farming/Pastoral: Barn Industrial/Manufacturing: Dairy

CONSTRUCTION DETAILS	
Construction Date:	c1846; c1860; c1870; c1905
Demolished/Relocated:	
Walls:	Lathe and Plaster Limestone Timber weatherboard
Roof:	Fibre cement sheeting
Architectural Style	Vernacular.

Physical Description:

Lockeville Farmhouse's original building was built of lathe and plaster, a two roomed structure (still extant) and named Sion House. The later two-storey addition was added in limestone c1860.

A large weatherboard addition c1870s with a Mudroom is attached to the original c1846 building and has a large attic space that was used for storing hay.

An original single storey dairy now joins the kitchen and together the structures form a u- shaped courtyard.

The complex of buildings are located within a flat landscaped site that features many mature trees.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

John Bavage Locke 1825-1870) arrived age seventeen from Bath on the ship Trusty in 1842 accompanied by his father John, mother Maria, brother Henry and sisters Elizabeth and Charlotte. John Locke and his family were amongst the earliest pioneers to settle at Australind from London in the Australind Settlement that was based on Edward G. Wakefield's theory of Systematic Colonization principles. Ultimately the settlement failed and the Lockes moved away from the area.

In 1837, Lieutenant Bunbury surveyed an area including the land at Wonnerup for potential development, however ten years later the idea of settlement at Wonnerup was abandoned as it was considered to be too wet. Despite this fact, John Bavage Locke left the failing Australind settlement in c1846 and took up 120ha land on the Vasse River in the townsite of Wonnerup and named his landholding 'Lockeville'. Soon after he constructed the first portion of the buildings on the property, a lathe and plaster two room weatherboard building and named it 'Sion House'. This name originates with the biblical reference to the City of Jerusalem, or more broadly a perfect or ideal place.

John married Mary Layman (1836-1888), daughter of his neighbour, George Layman from Wonnerup House in 1854 and together they had nine children.

In c1860, together with Ticket-of-Leave labour, John Locke built the two storey limestone portion of the house, probably to accommodate the growing family.

Lockeville was used primarily for breeding horses and the Locke family also successfully raced many of their horses. Of note were wins in the Moonee Valley Cup, the Melbourne Plate and the Perth Town Plate. They also supplied horses to the East India Company for remounts.

In 1870, John Bavage Locke died. In 1871, the Western Australian Timber Company received a timber concession at Lockeville and a large mill was built nearby. It was around this time that the weatherboard section was built adjoining the two storey portion of the house.

The BALLARAT - first steam train to operate in WA was built in Ballarat Victoria and shipped to Lockeville to use on the line that ran from Yokanup (later Yoganup) to the mill. The Ballarat bridge was constructed to cross the Vasse River and the Ballarat Jetty to ship out the timber. By the middle of 1887, WATC was in financial difficulties and the mill closed.

In 1902, Ernest, Alton, Justice and Mordaunt Locke inherited Lockeville along with 202 acres in the Wonnerup Townlots subdivision as Tenants in common. During the four sons ownership in c1905, a breezeway of limestone blocks was constructed between the kitchen and the main house.

By 1908, the family had no further connection with Lockeville and the place was transferred to John Strickland.

In 1922, local landowner Percy Llewellen Reynolds purchased Lockeville and on his death in 1973 the place was transferred to Hilton Yelverton. By this time, the property was run down and had been empty for many years.

In 1978, not long after Cyclone Alby swept through and caused further damage, the place was auctioned as a parcel of 3 acres and was purchased by the current owners.

The current owners have undertaken significant conservation and restoration works to make the buildings habitable and conform to contemporary standards of amenity. The place continues to be used as a private residence.

Historic Theme:	Peopling WA: Colonisation Peopling WA: Demographic Development Environment Economy: Rural Occupations Infrastructure: Transport and Communications
Sources:	Municipal Heritage Inventory 2013. Current owners 2024.

ASSOCIATION	Association Type
John Locke and family	Owners, builders and occupiers
Reynolds family	Owners and occupiers
Murray family	Owners and builders

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its associations with the Locke family, who were significant in the development of Wonnerup and also well known in the race industyr. It was originally built by John Locke, one of the pioneers who arrived from the failed Australian settlement scheme of 1842. • The place has historic value for its association with the Reynolds family who were prominent leaders in the Wonnerup community. • The place has some potential to reveal archaeological finds from the activities of the farm since the mid 19th century. • The buildings' strategic location along the Layman Road on the Vasse Estuary contributes to community's sense of place for their longevity in the landscape.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS









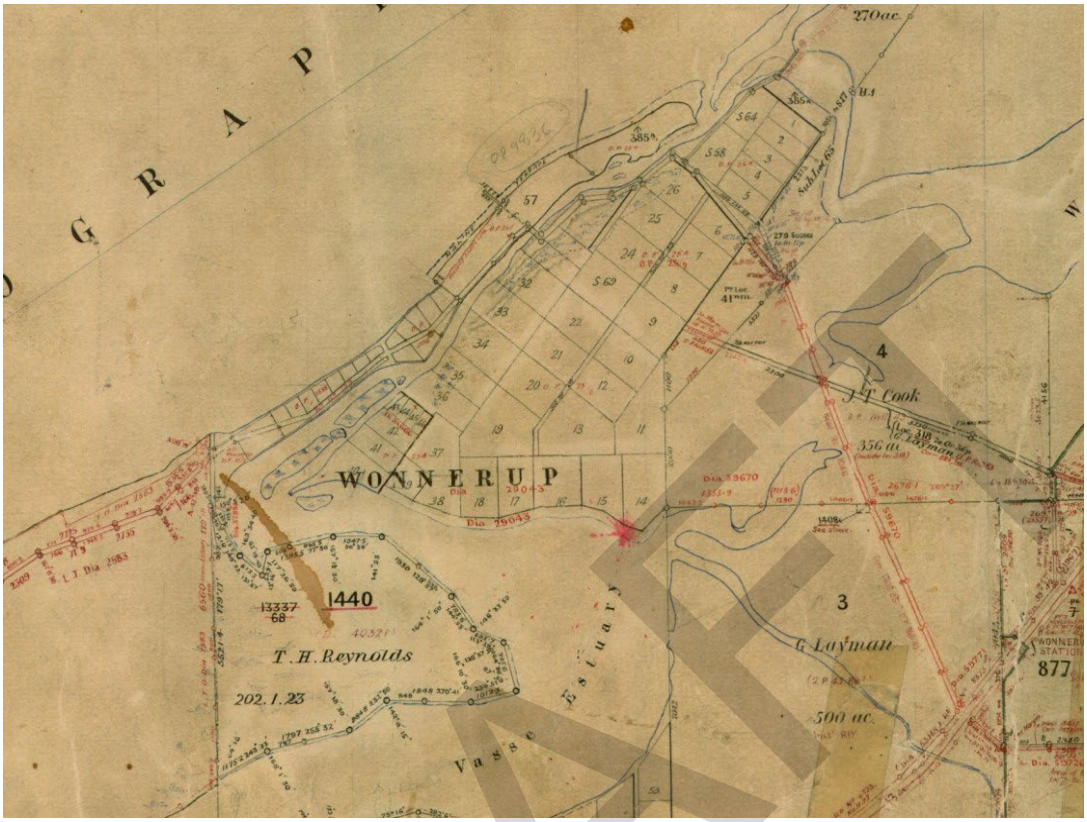
ARCHIVAL PHOTOGRAPHS



View in 1978. Courtesy of the current owners.



Municipal Heritage Inventory, 2013.



Subdivision of future Wonnerup townsite, 1841-1931. Courtesy SROWA Sussex 49.

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Vasse Floodgates & Wonnerup Floodgates Route of the Ballarat Railway Line - Site Ballarat Bridge, WONNERUP PN118

Management Category
Category 1



SITE INFORMATION	
Place Name:	Vasse Floodgates & Wonnerup Floodgates Route of the Ballarat Railway Line - Site Ballarat Bridge
Other Names:	
Scope of Listing	N/A
Property ID:	100051360
Place Type:	Other built Structure
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Layman Rd, Yoganup to Ballarat Mill nr Lockeville, **WONNERUP**
Survey Information:	
Reserve:	
Vol / Folio	
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	16727, 5358
Other Listing	Aboriginal Heritage Sites Register Permanent
Statutory Listing	State Register Registered 03 Jun 2005

PLACE TYPE	
Original Use:	Transport/Communications: Rail Governmental: Reservoir or Dam
Current Use:	Transport/Communications: Rail Transport/Communications: Water
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1871; 1895
Demolished/Relocated:	
Walls:	
Roof:	
Architectural Style	N/A.

Physical Description:

For a detailed description of the Floodgates refer to the assessment documentation for P16727 Site of Ballarat Bridge, Vasse Floodgates & Wonnerup Floodgates for the inclusion of this place in the State Register in 2005.

The site previously comprised two sets of floodgates, Vasse Floodgates and Wonnerup Floodgates (1907/8, replaced 1929), located on the Vasse and Wonnerup estuaries, and remnants of Ballarat Bridge (1871, partly replaced or rebuilt c.1896, 1929) located next to Vasse Floodgate.

The Floodgates were replaced in 2004 and Ballaarat Bridge removed.

Condition:	Good, Ballaarat Bridge removed
Integrity	Moderate
Authenticity	Low

HISTORICAL INFORMATION

For a detailed description of the Floodgates refer to the assessment documentation for P16727 Site of Ballarat Bridge, Vasse Floodgates & Wonnerup Floodgates for the inclusion of this place in the State Register in 2005.

The Ballaarat Bridge was built in 1871 by the West Australian Timber Company under the direction of John McNeil to serve the milling and export of timber from the nearby forests. The construction of a railway line, jetty and mill to establish this industry was a significant investment from the private owners which was supported by the colonial administrators.

The Vasse could boast that this was the first locomotive and railway line in the state. The line was officially opened on 23rd December 1871 and the imported locomotive the 'Ballaarat' was named in its city of origin, Ballaarat in Victoria. The bridge across the estuary at this site was part of the infrastructure needed for the project and it was named in recognition of the locomotive it would carry.

In 1877, there were reports that the jetty was in a poor state of repair and the locomotive found to be in a dilapidated condition. Repairs were undertaken, but by the 1880s the rail line itself needed to be relaid with a 'better class of rail'. By 1887, the WA Timber Company was in financial difficulties. In 1888, it was liquidated, the mills closed and the company assets auctioned in Melbourne. Because of difficulties relating to the transfer of the timber concession and bureaucratic red tape, the new owners chose not to reopen the mills and the railway was left to rust and the locomotive abandoned at Lockeville.

A Public Works Department plan drawing, dated 1896 and titled 'Wonnerup Estuary (Old WA Timber Company's) Bridge, Repairs', indicates the rail bridge had been, or was being, converted into a traffic and pedestrian bridge.

Prior to the installation of the floodgates, every summer and during storm events, the Vasse and Wonnerup estuaries were subject to flooding with seawater. Apart from flooding, another issue was the unsatisfactory condition of the estuaries during the hot dry summer months when the water levels were much reduced. In 1905, a large number of

fish had died in the lower reaches of the Vasse-Wonnerup estuaries causing an unbearable stench. In 1907, the government finally acted to assist the farmers. Two weirs and floodgates were constructed, Vasse Floodgate stands a short distance upstream from the remnants of what is still referred to as the Ballarat Rail Bridge with a row of remnant pylons standing between the two structures. Wonnerup Floodgate stands next to the Forrest Beach Road traffic bridge.

By 1926, the floodgates were in poor condition and by 1929 they had been replaced.

Various measures were undertaken to retain higher water levels in the estuaries over the drier summer months. During the 1930s, the bar at the mouth of the Wonnerup Inlet was closed at the end of winter, then in 1942, both sets of floodgates were modified so that stop boards could be incorporated to help retain fresh water in the estuaries. This practice of installing boards continued up to and during the 1980s, in part to protect the nesting sites of the Black Swans.

The Vasse-Wonnerup wetlands were listed as a Wetland of International Importance, under the Ramsar Convention, in June 1990.

In 1991, major repairs were undertaken to both sets of floodgates in order to extend their use for another ten years.

In 1996, Ballarat Bridge (listed as the Ballarat Railway Bridge), together with the adjacent Vasse Floodgate, was entered on the Shire of Busselton's Municipal Heritage Inventory. While the bridge is associated with the rail bridge that carried the Ballarat locomotive, local memory of the bridge is its former use as a road and pedestrian bridge.

Over several years of study and design development the floodgates were replaced in 2004 and the Ballaarat Bridge removed.

Historic Theme:	Peopling WA: Demographic Development Economy: Rural Occupations Infrastructure: Transport and Communications
Sources:	P16727 Site of Ballarat Bridge, Vasse Floodgates & Wonnerup Floodgates for the inclusion of this place in the State Register in 2005. Busselton Vasse Floodgates Replacement Construction Phase Selected Photographs Heritage Photo Summary, R. Nilson, WML Consultants, 2004..

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• Vasse Floodgates and Wonnerup Floodgates were valued for their contribution to the natural landscape in which they were located. The formal structures of the floodgates and the remnants of the bridge created a visual counterpoint to the low-lying wetlands environment. • Vasse Floodgates and Wonnerup Floodgates demonstrated the diversity of land use management in the region from the late nineteenth century. • The former Ballarat Bridge was an important part of the infrastructure for the timber industry in Western Australia during the nineteenth and early twentieth centuries and, in 1871, was the first bridge constructed to carry a steam locomotive in the State. • Vasse Floodgates & Wonnerup Floodgates demonstrated the technical evolution in floodgate design in Western Australia for the management of coastal wetland environments. • The construction of Vasse Floodgates and Wonnerup Floodgates inadvertently created a freshwater wetland system which has become an important habitat for local and migratory birds. The area received international recognition in 1990 when it was listed under the Ramsar Convention. • Vasse Floodgates & Wonnerup Floodgates demonstrated the way both coastal wetlands and agricultural areas can be managed through the mechanical control of water levels. • The records of Ballarat Bridge, Vasse Floodgates & Wonnerup Floodgates made at the time of their removal have the potential to

	yield information about bridge construction during the latter part of the nineteenth and early twentieth centuries and the construction of the early weirs on the Vasse and Wonnerup Estuaries. • Vasse Floodgates & Wonnerup Floodgates were important to the local community for the role they played in developing and maintaining viable farmland in the Busselton area, and the modern floodgates that replaced them continue to perform this function. • The site of Ballarat Bridge is valued by the community for its associations with the Ballarat locomotive, the first locomotive used in Western Australia, now on display in Victoria Square, Busselton.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

All photographs are taken from the Heritage Record taken in 2004 for the Water Corporation.

ADDITIONAL PHOTOGRAPHS



















Interpretation panel.

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The 'Island' Farmhouse, WONNERUP
PN134

Management Category
Category 2



SITE INFORMATION	
Place Name:	The 'Island' Farmhouse
Other Names:	The Island Homestead
Scope of Listing	
Property ID:	100050769
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	174 Forrest Beach Rd, **WONNERUP**
Survey Information:	Lot 102; DP406401
Reserve:	
Vol / Folio	2902/653
GPS:	-33.606559 115.434135
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	2953
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Register of the National Estate Permanent 21 Mar 1978

	Classified by the National Trust Recorded 02 Feb 1976
Statutory Listing	Heritage List Adopted 13 Aug 2014 Heritage Agreement 12 May 2016
PLACE TYPE	
Original Use:	Residence: Single storey residence
Current Use:	Residence: Single storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1907
Demolished/Relocated:	
Walls:	Limestone
Roof:	Corrugated metal sheeting
Architectural Style	Federation Bungalow.

Physical Description:

'The Island' farmhouse is a designed in the Federation Queen Anne style has a hipped roof and an encircling verandah. It is constructed of limestone with several sets of timber French doors leading off the verandah. The verandah floor is concrete and accessed by a flight of steps on one side of the verandah. Timber balustrades with cross braces are located between the simple timber posts.

The residence is located within landscaped grounds that are largely grass with several mature trees that includes a large peppermint tree adjacent to the house.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

This property was first owned by John Hurford who was murdered in a notorious case in 1855 that lead to his wife being hung. The heirs of the estate sold the property to Joseph Gardiner Reynolds in 1861 who owned the adjacent property, Membenup. He combined the two properties to create one property but continued to live at Membenup.

Previous research has determined that this residence was built in 1907 to a design by architect Eustace Gresley Cohen and built by local contractors Bill Moyes and Robert Donald. The planned house was only ever partially built, with the second stage shown on the plans not begun.

The home was built for one of the Reynolds sons, Thomas Henry Reynolds (1880-1960) and his wife Virginia Mary Prinsep (1880-1958) who married in 1907. Therefore this house was the Reynolds family home for the couple and their five children throughout the first half of the 20th century.

Aerial photographs indicate that there has been little change to the form or extent of the building through the second half of the 20th century.

Historic Theme:	Peopling WA: Colonisation Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. Australian Electoral Rolls. The Western Mail, 8 June 1939, p. 8.

ASSOCIATION	**Association Type**
Reynolds family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the early settlement and development of this region for farming.

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	• It has historic value for its association with the Reynolds family who were prominent in the community for their role in agriculture and leaders in the community. • The place has social value for the community as it is a demonstration of the type of residence built for affluent members of the community in the early 20th century.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity.
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS









ARCHIVAL PHOTOGRAPHS	
	
Municipal Heritage Inventory, 1995	Municipal Heritage Inventory, 2013

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Wonnerup Precinct, WONNERUP
PN144

Management Category
Category 1



SITE INFORMATION	
Place Name:	Wonnerup Precinct
Other Names:	Wonnerup House and Grounds
Scope of Listing	
Property ID:	100000176, 100012250
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes

LOCATION	
Street Address	935 & 936 Layman Rd, **WONNERUP**
Survey Information:	Lot 201; D45895
Reserve:	33895
Vol / Folio	1372/873 3099/262
GPS:	-33.628220 115.431820 (Approx)
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	424
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Aboriginal Heritage Sites Register Permanent Classified by the National Trust Classified 11 Jun 1973
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 08 Oct 1996

PLACE TYPE	
Original Use:	Farming / Pastoral: Homestead
Current Use:	Educational: Museum
Other Use:	Farming / Pastoral: Other

CONSTRUCTION DETAILS	
Construction Date:	1837 to 1859
Demolished/Relocated:	
Walls:	Limestone Brick
Roof:	Timber: Shingle
Architectural Style	Victorian Georgian.

Physical Description:

Wonnerup Precinct which comprises: House (Bl, pre 1859) a limestone and brick walled structure with a timber shingle roof. House (B2 1859+) a limestone walled structure with a timber shingle roof . Blacksmith's Shop (B3) a limestone structure with a corrugated iron roof, Stables (B4) a rubble stone walled structure with a corrugated iron roof, School Room (B7, 1873), Teacher's House (B8, 1884) both timber framed structures clad in Jarrah weatherboards and roofed in timber shingles, Memorial Gates (B10, 1934) of wrought iron, Warden's Cottage (B5, transferred to site in 1972) a timber framed structure clad in weatherboards and roofed with corrugated iron, Tea Rooms (B6, transferred to site in 1972) a timber framed structure clad in weatherboard and asbestos sheeting, Abergeldie Cottage (B9, 1922, transferred to site in 1984) a timber framed structure with corrugated iron roofing, and the landscape in which the buildings are sited including the various native and introduced trees.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
1829	George Layman arrives in Swan River Colony, having first emigrated to Van Diemen's Land (Tasmania) in 1827.
1832	George Layman is assigned Sussex location 3, 500 acres on the Abba River (in South West Western Australia).
1837	Layman acquires title to the land and then purchases the adjacent Lot 4 (site of Wonnerup House) from J T Cooke. Layman subsequently builds a house.
1841	George Layman speared by Wadandi warriors after a dispute.
1859	His son, George Layman II, marries and builds the first stage of House (B2). House (B1) and House (B2) are expanded over the years.
1873	George Layman II hands over some land (Reserve 33859) to the colonial government in return for the construction of a school building. The School Room is built.
1884	The teacher's house is built.
1900s	James Layman, youngest son of George Layman II, takes over management of the farm from his father. The Stables are built.
1911/12	James Layman dies, leaving his parents and four unmarried daughters to manage the property.
1971	National Trust (WA) acquires Wonnerup.
1973	Wonnerup opens as National Trust historic property.
Historic Theme:	Peopling WA: Colonisation Economy: Rural Occupations Cultural Life: Domestic Life Governing: Law, Order and Defence
Sources:	P424 Wonnerup Precinct, Assessment Documentation for inclusion in the State Register. 1995, DPLH..

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ASSOCIATION	Association Type
Layman Family	Owners and occupiers

SIGNIFICANCE	
Statement of Significance	• Wonnerup Precinct is significant in the evolution and pattern of the history of Western Australia. • The Homestead Precinct is significant for those parts of its garden setting which were laid out in the nineteenth century, and for its nineteenth century and early twentieth century buildings illustrating the evolution of European settlement in the South West of Western Australia. • The School Room and Teacher's House demonstrate Government involvement in education in the district between 1872 and 1912, and reflect the development of the local farming and timber industries. • Wonnerup Precinct is important in relation to the spearing of George Layman (the elder) in 1841, an event which illustrates the mixed nature of the relationship between the Aborigines and European settlers at the time. • Wonnerup Precinct is important in relation to the opening of the Ballarat timber line in 1871, the opening of the School in 1873, and the arrival of the railway link to Busselton in 1895, all events having great impact on the district. • Wonnerup Precinct is important for its close association with three generations of the Layman family, with Robert Heppinstone and with the Molloy family, members of which have been significant within the history of the State. • Wonnerup Precinct has a potential for archaeological research in regard to the earlier buildings which no longer exist. • Wonnerup Precinct, a National Trust property, has a potential to be further developed as a teaching and research site. • Wonnerup Precinct is highly valued by the Busselton community and through the National Trust by the people of Western Australia. • Wonnerup Precinct is significant to the Aboriginal (Nyungar) people owing to the repercussions resulting from the spearing of George Layman.
Level of Significance	**Place of Interest** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS

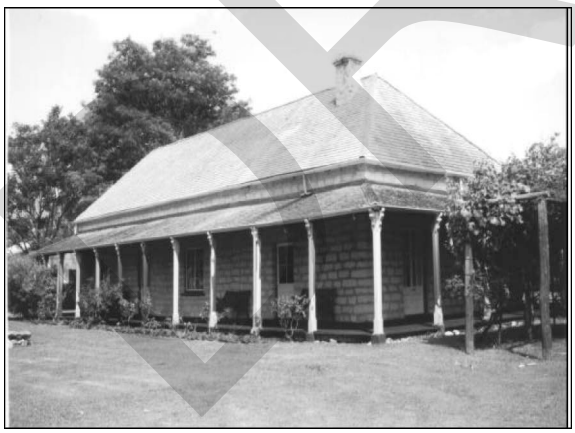








ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005.

Wonnerup School & Teacher's House, WONNERUP
PN146

Management Category
Category 1



SITE INFORMATION	
Place Name:	Wonnerup School & Teacher's House
Other Names:	Old Wonnerup School & Teacher's House
Scope of Listing	Two original buildings
Property ID:	100012250
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes

LOCATION	
Street Address	936 Layman Rd, **WONNERUP**
Survey Information:	Lot 4933; DP191021
Reserve:	33895
Vol / Folio	LR3109/993
GPS:	33.630004 115.429242
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	425
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Classified by the National Trust Classified 02 Sep 1974 Register of the National Estate Permanent 21 Mar 1978
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Educational: Housing Educational: Primary School
Current Use:	Educational: Museum
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1873; 1884
Demolished/Relocated:	
Walls:	Timber framed weatherboard cladding
Roof:	Corrugated metal sheeting
Architectural Style	Victorian Georgian.
Physical Description:	
Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	
Historic Theme:	Social Services: Education Peopling WA: Demographic Development
Sources:	P424 Wonnerup Precinct, Assessment Documentation for inclusion in the State Register. 1995, DPLH.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The School Room and Teacher's House demonstrate Government involvement in education in the district between 1872 and 1912, and reflect the development of the local farming and timber industries. • The School Room and Teacher's House a National Trust property, has a potential to be further developed as a teaching and research site. • The School Room and Teacher's House is highly valued by the Busselton community and through the National Trust by the people of Western Australia.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

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ADDITIONAL PHOTOGRAPHS







ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995

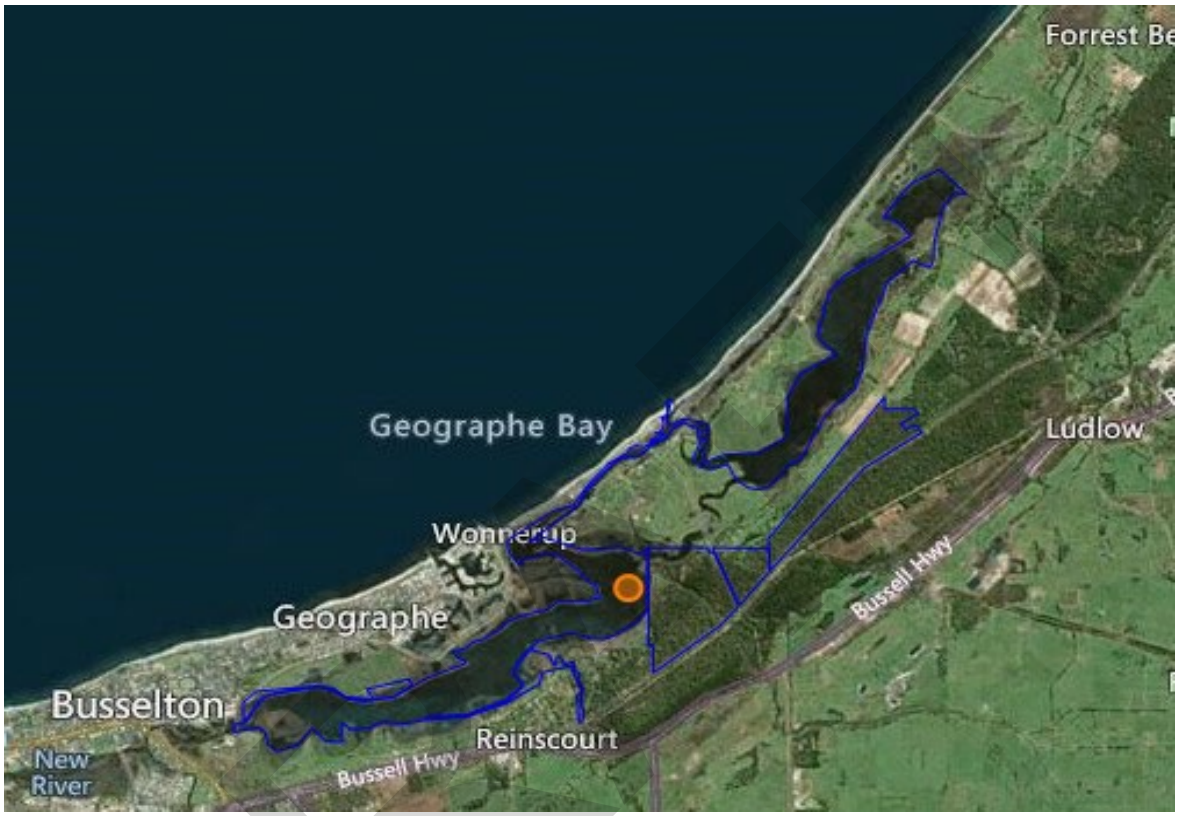


Municipal Heritage Inventory, 2013

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Wonnerup Wetlands, WONNERUP REINSCOURT
PN148

Management Category
Category 3



Location plan showing Ramsar Site 484 Courtesy https://rsis.ramsar.org/ris/484

SITE INFORMATION	
Place Name:	Wonnerup Wetlands
Other Names:	Vasse-Wonnerup System Ramsar Site 484 Busselton Wetlands
Scope of Listing	
Property ID:	Various
Place Type:	Landscape
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Layman Rd Reserve, Vasse & Wonnerup Estuaries, **WONNERUP REINSCOURT**
Survey Information:	Lot Various; Various
Reserve:	Various
Vol / Folio	Various
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5376
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Ramsar Site 484 Aboriginal Register Place 38904 Busselton Wetlands
Statutory Listing	

PLACE TYPE	
Original Use:	Landscape
Current Use:	Landscape
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	N/A
Demolished/Relocated:	N/A
Walls:	N/A
Roof:	N/A
Architectural Style	N/A

Physical Description:

These wetlands cover approximately 1109ha across the localities of Wonnerup and Reinscourt.

Vasse-Wonnerup System Ramsar Site is a shallow, extensive, nutrient-rich wetland system with widely varying salinities. Water within the Site fluctuates from fresh to brackish depending on the season. It provides dry-season habitat for tens of thousands of resident and migrant waterbirds of a wide variety of species including the Australian shelduck (Tadorna tadornoides), Australian shoveler (Anas rhynchotis), black-winged stilt (Himantopus himantopus), and red-necked avocet (Recurvirostra novaehollandiae).

It also regularly supports the largest breeding colony of black swan (Cygnus atratus) in south-western Australia. In winter, broad expanses of open water are fringed by samphire and rushes. There are melaleuca woodlands behind the samphire belt and eucalyptus woodlands on higher ground. The Vasse and Wonnerup lagoons (former estuaries) are the two principal components of the Vasse-Wonnerup System and act as compensating basins for water discharging from four rivers through the use of weirs (flood gates).

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The Busselton Wetlands are a location of a Creation / Dreaming Narrative as designated in the Aboriginal Cultural Heritage Inquiry System. These wetlands were a source of game for the early settlers of the region and the management of the water system was important to the establishment of farming in the region. The floodgates located within the wetlands (PN118) demonstrate the methods of control used by authorities to control the environment, specifically limiting flood damage in the town of Busselton.

The Vasse-Wonnerup wetlands were listed as a Wetland of International Importance, under the Ramsar Convention, in June 1990.

The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an intergovernmental treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources.

The Ramsar Convention on Wetlands came into force for Australia on 21 December 1975. Australia has 63 sites designated as Wetlands of International Importance.

The Vasse-Wonnerup System (Ramsar site no. 484) is listed as internationally important as a dry season habitat for waterbirds. Up to 33,000 birds have been counted at the site. In winter, broad expanses of open water are fringed by samphire and rushes. Melaleuca woodlands occur behind the samphire belt and Eucalyptus woodland is found on

higher ground. At least 1% of the Australian population of stilt Himantopus himantopus and at least 1% of the world population of avocet Recurvirostra novaehollandiae use the site in most years.	
Historic Theme:	Environment Economy: Rural Occupations Cultural Life: Religion
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. Entry for Site 484 Ramsar Sites Information Service https://rsis.ramsar.org/ris/484

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The wetlands have aesthetic value for the combination of land forms, flora and fauna which provide a dramatic and expansive landscape alongside the coastline. • The wetlands have historic value for their ongoing connection with dreamtime narratives, the experience of early settlers and attempts to manage the environment. • The place has historic value as a demonstration of the change in understanding of the natural environment through the 1971 International Ramsar Convention. • The site has potential to provide further understanding of indigenous flora and fauna because of the extent of the populations in the wetlands. • The wetlands are a valued resource for the community as it is expansive and well known contributing to the community sense of place.
Level of Significance	**Moderate** Contributes to the heritage of the locality. May have some altered or modified elements, not necessarily detracting from the overall significance; contributes to the heritage of the locality.
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2013.



Municipal Heritage Inventory, 2013

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Beachborough, WONNERUP
PN176

Management Category
Category 2



SITE INFORMATION	
Place Name:	Beachborough
Other Names:	
Scope of Listing	Original building only
Property ID:	100048112
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	434 Forrest Beach Rd, **WONNERUP**
Survey Information:	Lot 101; P63417
Reserve:	
Vol / Folio	2771/638
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	18174
Other Listing	Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Farming/Pastoral: Homestead
Current Use:	Commercial: Hotel
Other Use:	Residential: Single storey residence

CONSTRUCTION DETAILS	
Construction Date:	c1909
Demolished/Relocated:	
Walls:	Limestone
Roof:	Corrugated sheet metal
Architectural Style	Victorian Georgian.

Physical Description:

The place is constructed of random limestone blocks (cut on the property) ruled into ashlar blocks after laying, with a concrete floor on the verandahs lining 3 sides of the house.

Heavy cast iron Doric columns line the east and north sides of the verandah with the west side retaining timber verandah posts (kitchen end or the back of house). The front of the house faces south looking down onto the Wonnerup wetlands. Aside from a contemporary extension to the west side of the house, it appears to be in its original form.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

An item in the Western Mail of 1898 states that 'Beachborough' was a stud farm of 300 acres purchased by the Locke family from Mr S. B. Bryan. In that article the land is described but the homestead is not mentioned.

In 1905, Beachborough was offered for sale and the features of the land were described but there was again no mention of a homestead on the property. In 1906, Mr James Hill Forrest was recorded as the owner of the property and challenging an issue of payment of rates with the Sussex Road Board.

It is likely the residence was built for his son William Campbell Forrest (1881-1962) on his marriage to Frances Fanny Trigwell (1883-1966) in 1908. The date of construction has not been confirmed but the couple were in residence by 1910.

Architect Eustace Cohen designed the residence and William and Frances Forrest lived at the property until their deaths in the 1960s and raised their five daughters, two sons had died as infants.

Aerial photographs indicate that the tile roof was replaced with corrugated metal sheeting in 2013 and a new residence was constructed in the front of property in 2023.

Historic Theme:	Economy: Rural Occupations
Sources:	The South Western News, 19 Oct 1906, p. 3. Western Mail, 25 Feb 1898, p. 30. The West Australian, 9 December 1905, p. 2. Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. Information from Judith Murray Cultural Heritage + History.

ASSOCIATION	Association Type
Forrest family	Owners and occupants
Eustace Cohen	Architect

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the settlement of Wonnerup in the early 20th century for farming and for its association with the Forrest family who were prominent in the region over many decades.

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	• The place has social value for the Busselton community as it has been present in the landscape since the early 20th century and contributes to the community sense of place.
Level of Significance	**Considerble** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS







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Membenup Homestead, WONNERUP
PN180

Management Category
Category 2



SITE INFORMATION	
Place Name:	Membenup Homestead
Other Names:	
Scope of Listing	Original homestead only
Property ID:	100006203
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	50 Membenup Rd, **WONNERUP**
Survey Information:	Lot 1; P3280
Reserve:	
Vol / Folio	1018/805
GPS:	-33.624421, 115.438705
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	2954
Other Listing	Classified by the National Trust Recorded 11 Jun 1973 Register of the National Estate Registered 21 Mar 1978 Municipal Inventory Adopted 13 Sep 2006
Statutory Listing	Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Farming/Pastoral: Homestead
Current Use:	Residential: Single storey residence
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1861
Demolished/Relocated:	
Walls:	Limestone
Roof:	Corrugated sheet metal
Architectural Style	Victorian Georgian.

Physical Description:

Membenup is constructed from a single storey of limestone rubble, marked and coursed with corrugated metal sheeting, previously shingled. The windows are sashed and the doors four panelled with the front door being multipaned glass over panelled bottom. The verandah posts are the original chamfered posts.

The residence has an 'L' shape in plan, with a kitchen, sleeping quarters, outside bathroom and laundry accessible by a verandah at the back of the house.

Large extant trees, including a large palm tree remain in close proximity to the house. The Ludlow forest and wetlands are close to the house. Some alterations have been made to the laundry and kitchen to accommodate contemporary standards and expectations.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

This landholding was first owned by Governor Stirling who secured large tracts of land during the time he held office in the Swan River Colony. It was transferred to Joseph Gardiner Reynolds (1819-1912), a farmer and J.P. in the Vasse community.

Joseph Gardiner Reynolds was born in Dooldale, England, 15 June 1819. He first came to WA in 1841, settling in Gingin and leased farms together with Charles Bussell. He returned briefly to England in 1860 on his father's death and returned soon after to secure land for a new venture. He married Mary Ellen Morgan (1844-1929) in 1861 and it is proposed in previous research that this substantial residence was built as the family home soon after. He named the landholding 'Membenup', the origin of this name is not known but is likely have some meaning for the Wadandi peoples who first occupied this land.

Joseph Reynolds ran a dairy and made butter on the farm, which he transported by donkey to Busselton. They raised a family of 12 children, nine daughters and three sons. Mary Llewellen, the youngest, inherited the property and ran it as a farm until her death in 1964.

The kitchen range, known for its association with Membenup, has been donated to the Busselton Historical Society.

The place continues to be used as a private residence and aerial photographs indicate the form and extent of the original building can still be determined although structures have been built adjacent.

Historic Theme:	Economy: Rural Occupations Cultural Life: Domestic Life
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. Australian Electoral Rolls, 1903-1983.

ASSOCIATION	Association Type
Reynolds family	Owners and occupiers

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SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the settlement and development of the region in the mid 19th century for farming. • The place has historic value for its association with the Reynolds family who made a significant contribution to the Busselton and region community.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS







St Mary's Church Hall, WONNERUP
PN213

Management Category
Category 1



SITE INFORMATION	
Place Name:	St Mary's Church Hall
Other Names:	St Mary's Parish Hall
Scope of Listing	Original building only
Property ID:	100049733
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	12 Lockeville Rd, **WONNERUP**
Survey Information:	Lot 60; P72092
Reserve:	
Vol / Folio	2854/182
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	0402
Other Listing	
Statutory Listing	

PLACE TYPE	
Original Use:	Religious: Church hall
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1914; 1990s; 2014
Demolished/Relocated:	Reclocated 1990s
Walls:	Timber framed and weatherboard
Roof:	Corrugated Metal sheeting
Architectural Style	Federation Carpenter Gothic.

Physical Description:

The relocated Church Hall retains the form and much of the detail of the original construction in the Federation Carpenter Gothic style. It is a simple rectangular building with a pitched roof clad with corrugated sheet metal. The roof is punctuated with two dormers on each roof plane. The walls are unpainted weatherboard.

The long elevations have four sets of windows, one side are French doors, the other side are casements in which the upper third is divided into four panels. A simple deck accessed by timber steps is located on one end of the building from which the entry to building is located.

The building is located in a rural landscape featuring open grass and mature trees.

Condition:	Good
Integrity	Moderate
Authenticity	Moderate

HISTORICAL INFORMATION	

This Church Hall was built in Busselton in 1914 adjacent to the existing St Mary's Anglican Church (PN051). The church was an important building and institution in the Busselton community of the 19th century and for many years had been considering the construction of a hall to serve as an adjunct to the church facilities.

Fundraising was undertaken for several years and previous research has determined that the new hall was completed in 1914. No details of the architect or builder have been found in this research.

The hall was used for a range of functions throughout its life at this location. A small brick annexe was constructed at the entrance to the hall in the 1950s.

In the 1990s, the condition of the building lead to discussions within the church leadership to demolish the building. This proposal was rejected by some sectors of the community and the decision was made to relocate the hall to a private property in Wonnerup.

The fragile state of the building lead to its collapse during a storm, and after some delay the owners rebuilt the hall c2014 using the original fabric where possible.

When the building was relocated to Wonnerup in 1996 it was on the same site as the Lockeville Farmhouse and outbuildings (PN094) and the church hall was included in the Place Record Form for these buildings.

The landholding has subsequently been subdivided providing separation between the Lockeville Farmhouse and Outbuildings, and the church hall.

Historic Theme:	Cultural Life: Religion Cutlural Life: Arts, Culture and Entertainment.
Sources:	Municipal Heritage Inventory 2013. Information from the owner [2024].

ASSOCIATION	Association Type
Eustace Cohen	Architect
Chris and Judith Murray	Builders and owners

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SIGNIFICANCE	
Statement of Significance	• The place has aesthetic value as a good intact, although reconstructed, example of the Federation Carpenter Gothic style executed in timber. • Its presence on a prominent corner in a rural setting make it a landmark. • The place has historic value for its connection with St Mary's Anglican Church in central Busselton as the former church hall from 1914 to the 1990s which was well patronised by wide sections of the community. • The place has social value to the members of the community who attended events at the church hall in central Busselton during the 20th century. • Its relocation to Wonnerup in the 1990s demonstrates the level of community interest in saving the hall despite its poor condition at that time.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS





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ARCHIVAL PHOTOGRAPHS



Restumping the Hall, 2014. Courtesy current owners.



Collapse after storm, 2013. Courtesy current owners.



Collapse after storm, 2013. Courtesy current owners.



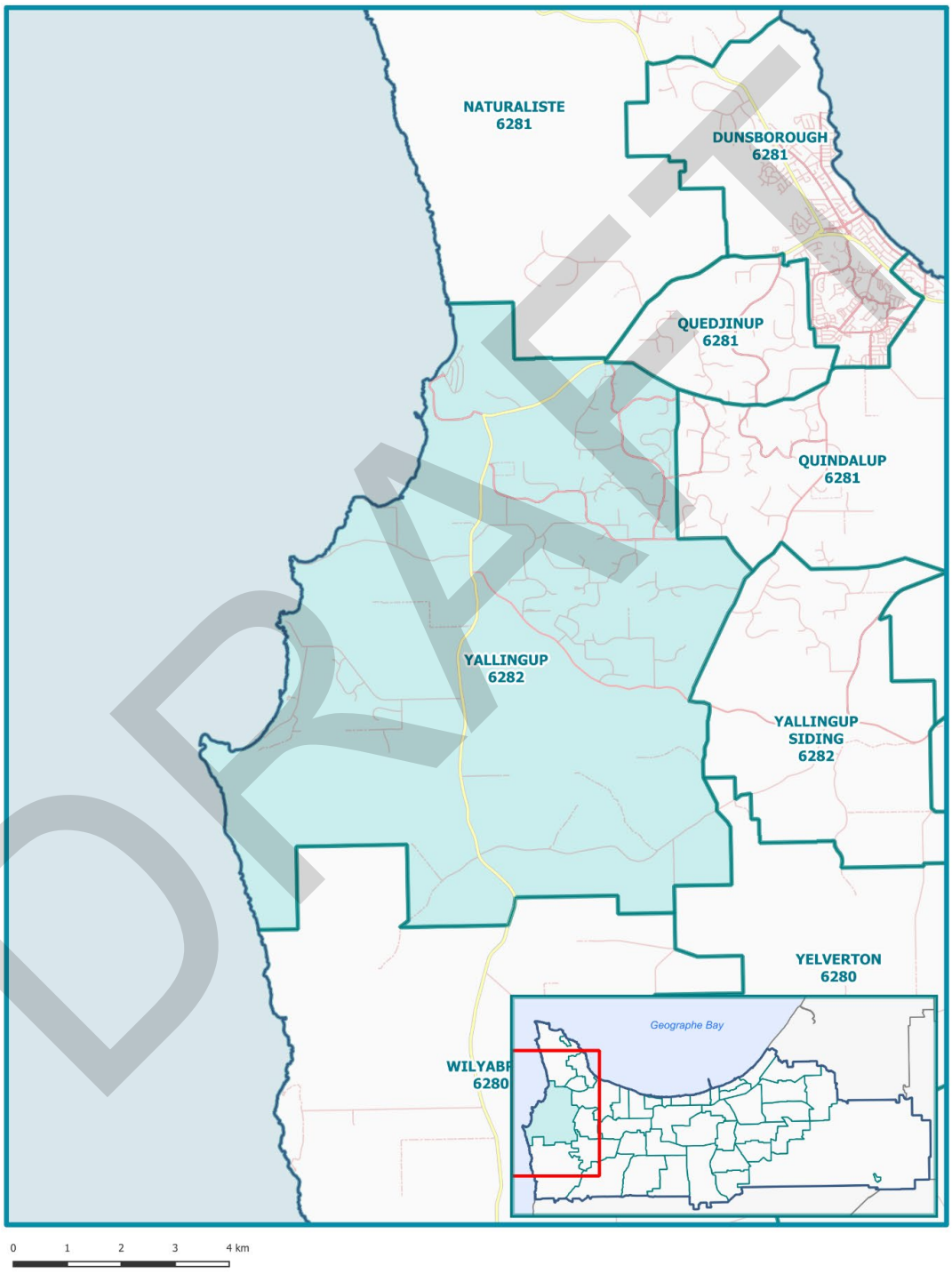
Relocated to Lockeville, 1996. Courtesy current owners.



St Mary's Parish Hall in its original location, 1995. Courtesy current owners.

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YALLINGUP



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Abbey Farm, YALLINGUP
PN062

Management Category
Category 1



SITE INFORMATION	
Place Name:	Abbey Farm
Other Names:	
Scope of Listing	Original building only
Property ID:	100005826
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	No
Other Location Description	

LOCATION	
Street Address	57 Abbeys Farm Rd, **YALLINGUP**
Survey Information	Lot 7; D54490
Vol / Folio	1571/300
GPS:	-33.717266 115.038179

HERITAGE LISTING	
State Heritage Office ID:	426
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 13 Dec 1996
Other Listing	Municipal Inventory Adopted 20 Jun 1996

	Register of the National Estate Registered 21 Mar 1978 Classified by the National Trust Classified 02 Feb 1976 Aboriginal Heritage Sites Register Interim

PLACE TYPE	
Original Use:	Farming Pastoral: Homestead
Current Use:	Farming Pastoral: Homestead
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1864, 1870-77
Walls:	Jarrah plank Brick
Roof:	Corrugated metal sheeting
Architectural Style	Victorian Vernacular Victorian Georgian.

Physical Description:

The early farm group consists of two adjacent buildings in a rural setting. The buildings were set about 2m apart and there is a difference in floor levels to each house.

The original house (1864) is designed in a vernacular style and had two rooms; one had stamped earth floor, the other jarrah floorboards. External walls are jarrah planks, and partly wattle and daub. The roof was originally shingled, later sheeted with corrugated iron and has been re-shingled. The verandah extends around three sides of the house and the roof over the verandah is set very low.

The second house (1870s) was designed in the Victorian Georgian style and has solid brick walls, a high-pitched roof that was intended for attic rooms though this plan was not realised in the Abbeys time. The roof was originally shingled and is now corrugated iron.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Abbey Farm, situated about 8 kilometres south of Yallingup townsite, has two adjacent farmhouses, one built by George Guerrier in 1864 and the other by Nathaniel Abbey in the 1870s.

Guerrier arrived in the Swan River Colony in 1845 as a sergeant in the 21st Regiment, found work in the colonial police force and then tried his hand at farming. By the 1840s he was farming in the Vasse district and in 1864 took up the land on which Abbey farm is located. There he built the Jarrah plank and shingled roof farmhouse.

In 1871, his third daughter, Adela, married Nathaniel Abbey whose parents had migrated from Ireland and worked for John Bussell from the 1840s. The Abbeys had four children and Nathaniel and his brother John were twins. Nathaniel and Adela took over Guerrier's property and built the second house in the 1870s.

This house was constructed with limestone footings, solid brick walls and had a shingled roof. The Abbeys remained childless and eventually retired to Busselton.

The place was then taken over by Major Daniel who sold it to the government after World War I at which point the land became part of the soldier settler scheme.

The place was then acquired by H. Curtis and was later acquired by the current owners and has been conserved and adapted to accommodate contemporary requirements.

Historic Theme:	Peopling WA: Demographic Development Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs

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ASSOCIATION	Association Type
Guerrier family	Owners and occupiers
Abbey family	Owners and occupiers

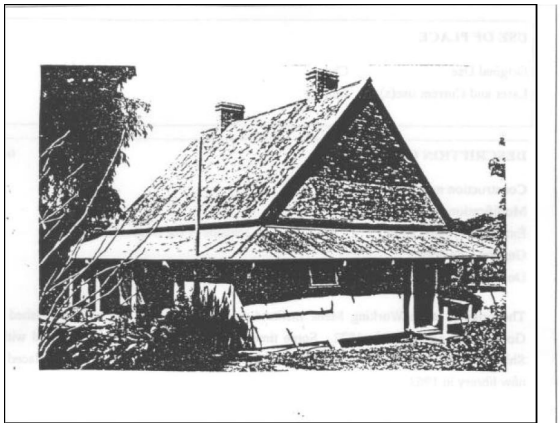
SIGNIFICANCE	
Statement of Significance	• The two adjacent single storey farmhouses, the original timber construction two room farm house in a vernacular style and the second brick construction farm house in the Victorian Georgian style are important for their intrinsic aesthetic appeal and as a pair in a rural landscape. • Abbey Farm has historic value as as one of the first houses in the district and one of the places that relates to opening up the district to small farms in the 1860s. • The place has historic value for its association with the Guerrier and Abbey families who contributed to the establishment and development of the region. • The original farmhouse is important as a demonstration of construction techniques that are no longer practiced. • Abbey Farm contributes to the community's sense of place because of its long association with the farming of the region.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS





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ARCHIVAL IMAGES	
	
Municipal Heritage Inventory, 1995	DPLH, Heritage Office, 2006.

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Caves House Group, YALLINGUP
PN077 & PN150

Management Category
Category 1



SITE INFORMATION	
Place Name:	Caves House Group
Other Names:	Caves House Yallingup, Yallingup Caves Accommodation House Yallingup Precinct Area; Caves, Caves House, Store, Hall, Power House and Farm
Scope of Listing	Original buildings on the site
Property ID:	100045103 100047563
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	18 2320 Yallingup Beach Rd Caves Rd, **YALLINGUP**
Survey Information:	Lot 1-38; STPLN 52051
Reserve:	8428 52246
Vol / Folio	
GPS:	-33.645070 115.030930
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	428, 5377
Other Listing	Aboriginal Heritage Sites Register Interim Art Deco Significant Bldg Survey Completed 30 Jun 1994 Classified by the National Trust Classified 07 Sep 1993 Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	Heritage List 13 Aug 2014 State Register Registered 05 Jan 2001

PLACE TYPE	
Original Use:	Commercial: Hotel
Current Use:	Commercial: Hotel
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1905-1980
Demolished/Relocated:	
Walls:	Brick Timber frame and Weatherboard
Roof:	Terracotta Tile Corrugated metal sheeting
Architectural Style	Federation Filligree Federation Bungalow Inter War Old English style

Physical Description:

For a detailed description of the buildings and grounds of the Caves House Group refer to the State Heritage Assessment Documentation for the inclusion of the place in the State Register in 2001.

The buildings which comprise the Caves House Group are two timber-framed buildings constructed c.1912 in the Federation Filigree style and Federation bungalow style respectively,and the hotel constructed of brick and tile in 1938-39, in the Inter-War Old English style.

There are various other framed construction structures in a variety of simple utilitarian styles arranged around the site, mainly in the modified bushland areas. The setting is a culturally modified landscape, with extensive gardens in the immediate vicinity of the buildings.

The plaque reconising the bravery and sacrifice of Clarence James Armstrong is located on the verandah wall overlooking the garden. Text on the plaque reads:

Erected to the Memory of
The Late
CLARENCE JAMES ARMSTRONG
Who gallantly gave his life attemption to save the lives of
Oliver Edgar Conduit and Arthur Reginal Gillow
off Torpedo Rocks on 2nd November 1927.
Also to the Heroic attempt to rescue made by
Edward Dawson
John Land
Leonard Blythe
Vincent Williamson
Victor Wallace
Erected by Admirers

Condition:	Good
Integrity	High
Authenticity	High

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HISTORICAL INFORMATION

For a detailed description of the history of the Caves House Group refer to the State Heritage Assessment Documentation for the inclusion of the place in the State Register in 2001.

In September 1899, the Yallingup Cave was discovered by Edward Dawson, who notified the State Government of his find. The Cave was subsequently opened to the public, with Dawson as guide. The Cave is variously mentioned as the Cave or the Caves. The terminology used in the assessment is that used in the source documents.

In early March 1902, the Government considered the building of an accommodation house to cater for visitors to Yallingup Cave, and the Caves Board discussed the matter. The estimated cost was £2,000 to erect and to furnish the accommodation house. The Board was divided over the issue of whether a license should be granted near Yallingup Cave, and also regarding the relative merits of a hotel or accommodation house being built by the Government or private enterprise.

In January 1903, Caves Accommodation House, the first Caves House, was opened to the public. It was a two storey, timber building, with an iron roof. The accommodation included nine single and three double bedrooms, a smoking room, dressing rooms, with toilets and bathrooms. All rooms were accessed from the internal corridor, and most opened to the exterior. In 1904, additions and improvements were made to Cave House, Yallingup, including Engineer's Quarters, and stables.

The tourist attraction of the caves in the Yallingup and Augusta-Margaret River area was well recognized from the outset, and the Government developed accommodation for visitors to them, with 'Burnside', 'Wallcliffe House', and Cave House all open by December 1904. The location of 'Burnside' and 'Wallcliffe House' was not given and no further information was available. The benefit of good roads from Busselton to Yallingup, and from Yallingup to Margaret River was recognized, and improvements were made in 1904, with the latter road nearing completion in late December.

In May 1905, tenders were called for the construction of a billiard room and a tennis court at Yallingup Caves Accommodation House.

In 1905, the number of daily visitors increased, so 'it was found necessary to make some preparation for them, and to this end a large picnic ground was fenced in abutting on the road close to the Cave House.' and 'a four-winged fireplace built of stone' was erected, as shown in a photograph in 1905. A water trough for horses with a buggy stand close by were also put up in the picnic ground. Swings and other amusements for young children were being set up in the south part of the picnic ground. A 1905 photograph of the cleared picnic ground shows the horse trough, post and single rail timber fencing around the ground, timber seating, and indigenous trees. Another photograph shows a large painted sign 'Public Camping Ground' at the entrance to the ground from 'the high road', and the gravel approach.

On 4 December 1930, a fire caused extensive damage to 'the old wing of Cave House, Yallingup', estimated at £5,000. It was reported that 'a little more than half the wing comprising the basement, the store-rooms, the dining room, the hall and the staircase, two drawing rooms and six bedrooms' were 'totally destroyed. A portion of the kitchen, the bar, and several other bedrooms were damaged. To accommodate guests for the peak Christmas season, the new lounge, formerly the billiard room, was furnished as a dining room, and provision was made for a temporary bar.

The new hotel (1938-39) was built by R. Donald & Son. Principal Government Architect A. E. Clare was responsible for the design of the new hotel. Clare was assisted by S. B. Cann, who later became Principal Architect. The new hotel was a substantial example of the Inter-War Old English style, designed and executed to high standards internally and externally to attract guests who could afford the luxury provided. It was at this time that the gardens were developed with terracing.

The State Government disposed of all state hotels in 1957, except for the Caves House Group and Yanchep Inn as they were located within reserves. These properties were leased to managers until 1965.

Subsequent owners have undertaken alterations and additions to the property, and since its inclusion on the State Register of Heritage Places the changes have been undertaken in consultation with State Government Authorities.

A specific event is recognised by a plaque erected at Caves House. In 1927, a young local man lost his life when attempting to rescue two visitors in trouble in the ocean.

Clarence Armstrong supplied Caves House with wood, meat and vegetables from his farm. It was during one of his delivery's that the alarm was raised that two men were in distress in the water off Torpedo Rock. He and others ran from Caves House to Torpedo Rock a distance of approximately one kilometre. Sadly, the rescue attempt failed and he and the other two men drowned.

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A committee of citizens under the presidency of the Mayor of Busselton was formed and many fund-raising activities were held to raise funds for the erection of a memorial at Torpedo Rock and at Caves House in recognition of the bravery of Mr. C J Armstrong and the other brave members of the rescue party.

On the 20 June 1928 the Hon Minister of Justice, Mr. J C Willcock said, "These memorials will provide the best danger signal that the residents of the district and the authorities of Caves House could conceive. While this memorial will fittingly commemorate a very brave action, it will serve as a utilitarian purpose in pointing out the risks and probably prevent a repetition of any further unfortunate happenings in this location."

On the 26 November 1928, Sir James Mitchell, the then Leader of the Opposition unveiled the plaques and said "that he known the late Mr. Armstrong for 17 years and every year they had spent time together in the bush. Armstrong was one of those men who are born into the world to help others. When he made his heroic effort on that fatal day in last November, he fully realized the danger and his action was, therefore, more meritorious."

Sir Mitchell went onto say that the plaque would be a permanent warning to visitors not to lead others into tragedy.

Mr. Kitson, Honorary Minister, presented Mrs. Armstrong with a Certificate from the Royal Humane Society and the Society presented Silver Bravery Medals to the other men who had been part of the rescue attempt.

A similar plaque was erected at Torpedo Rock as a commemoration and a warning to those swimming nearby.

The unveiling of the plaques was attended by over 600 people.

Historic Theme:	Economy: Natural Resources Economy: Rural Occupations Cultural Life: Recreation - Arts, Culture, Entertainment.
Sources:	P0428 Caves House Group, Assessment Documentation for inclusion of the place on the State Register of Heritage Places in 2001. https://inherit.dplh.wa.gov.au/Public/Inventory Information from Nominator of the Plaques at Caves House and Torpedo Rock

ASSOCIATION	Association Type
A.E. Clare	Architect
S.B. Cann	Architect
Hough & Donald	Builders
Robert Donald	Builders
Clarence Armstrong	Died in rescue attempt at Torpedo Rock
Oliver Edgar Conduit	Died at Torpedo Rock
Arthur Reginal Gillow	Died at Torpedo Rock

SIGNIFICANCE	
Statement of Significance	• The hotel of 1938-39 is a very fine and substantial example of the InterWar Old English style, designed and executed to high standards internally and externally, and was an outstanding achievement in the Inter-War period, when the Public Works Department of Western Australia was responsible for a number of fine buildings. The use of the Inter-War Art Deco style for the interior is unexpected. • The garden setting of Caves House Group is an exceptionally fine example of an Edwardian terraced garden and with its diverse collection of buildings, cultural landscape and surrounding bushland it is a significant cultural environment. • As a health resort, a holiday and honeymoon destination, and in association with the experience of visiting Yallingup Cave, the place has been highly valued by visitors since the early twentieth century, and it has become a cultural icon. • Owned and developed by the Government of Western Australia from 1902 to 1968, to provide accommodation for visitors to the Yallingup Cave, the development of the place as a resort is one of the earliest and longest enduring examples of the State's ownership and development of a place as a tourist destination;

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	• Since the construction of the Accommodation House in 1902-03, together with the Yallingup Cave, the place has played a central role in the development of the Yallingup and Busselton area, of the SouthWest, and of the State as a tourist and holiday destination; • Builder Robert Donald of Busselton was responsible for the first and last major buildings at the place, as Hough & Donald in the former, and R. Donald & Son in the latter, as well as the 1905 additions. Principal Government Architect A. E. Clare was responsible for the design of the new hotel in 1938, together with S. B. Cann. • The plaques erected at Caves House and Torpedo Rock to those who lost their lives in 1927 have historic value for their association with the tragedy of such incidents to a community. • The plaques erected at Caves House and Torpedo Rock in 1928 have social value for the members of the community as a warning of the dangers of the ocean, and the loss of life which affects many members of the community.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS

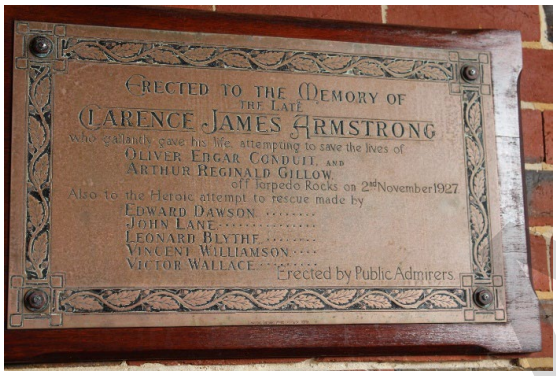




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Plaque at Torpedo s



Plaque at Torpedo Rocks

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ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013

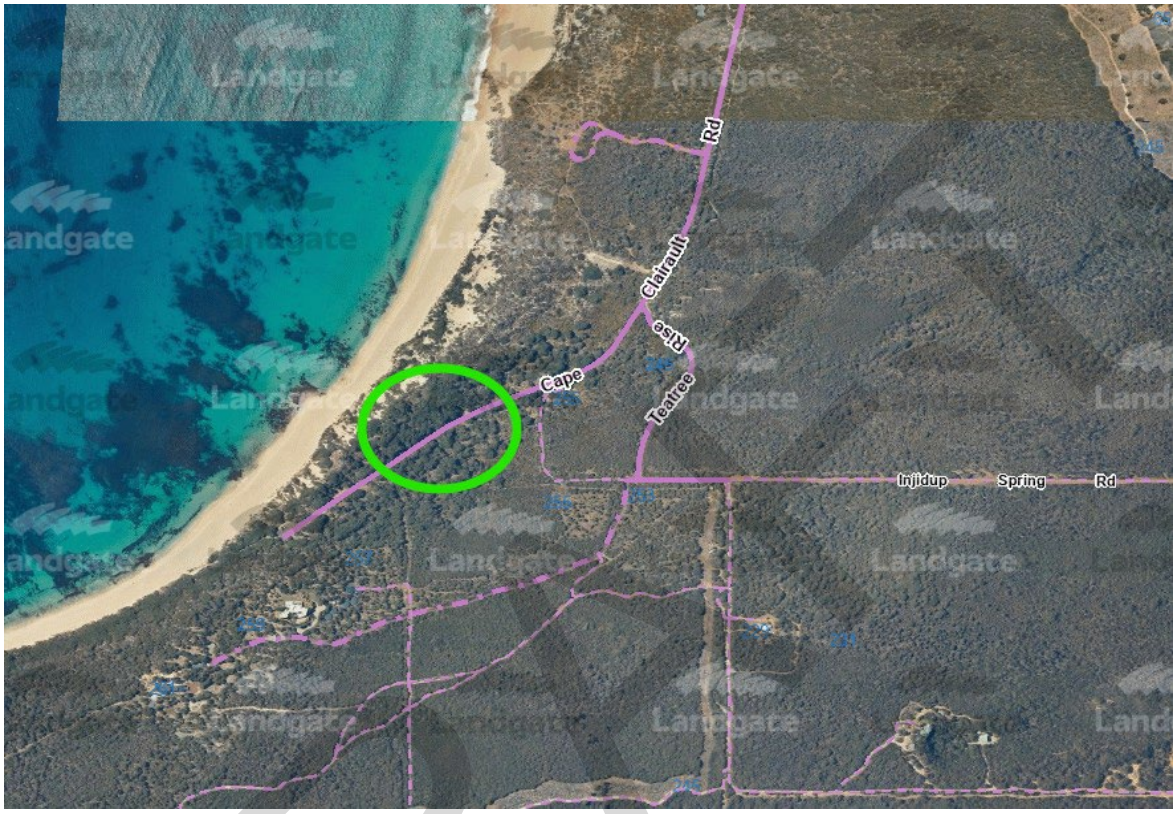


Municipal Heritage Inventory, 2013.

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Injidup Spring, YALLINGUP
PN088

Management Category
Category 3



SITE INFORMATION	
Place Name:	Injidup Spring
Other Names:	
Scope of Listing	Spring
Property ID:	100047588
Place Type:	Park/Reserve
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Injidup Spring Rd, **YALLINGUP**
Survey Information:	Lot 302; P49921
Reserve:	8428
Vol / Folio	LR3159/90
GPS:	-33.697793 114.991938
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5343
Other Listing	Municipal Inventory Adopted 20 Jun 1996 Aboriginal Cultural Heritage (ACH) Lodged Place 16876
Statutory Listing	

PLACE TYPE	
Original Use:	Landscape
Current Use:	Landscape
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	N/A
Demolished/Relocated:	
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.

Physical Description:

Injidup Spring is a natural spring that discharges across the beach.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Injidup Spring has been identified of Aboriginal significance as it has been lodged on the Aboriginal Cultural Heritage Inquiry System as a camp site. The origin of the name is not known.

The springs were identified in a survey of the area in 1869 and was used by early settlers as a source of drinking water for themselves and their stock. The 1869 survey of the site shows stockyards adjacent to the site which indicates it was well known and patronised from the mid 19th century. It is now within the Leeuwin-Naturaliste National Park and accessible to the general public.

Further research is needed to determine the cultural and spiritual associations between the spring and the Wadandi.

Historic Theme:	Peopling WA: Colonisation Peopling WA: Demographic Development Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs. DPLH Aboriginal Cultural Heritage Inquiry System..

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The springs has aesthetic value as a place of contrast in the harsh landscape for its consistent water supply has lead to more abundant vegetation at this site. • This place has historic value for the Wadandi people as it was a camp site prior to and following European settlement of this region. • The spring has historic value for its association with the early settlers who used the spring for drinking water and therefore supported the development of the region for farming. • The surrounds of the spring has the potential to reveal archaeological finds from Wadandi people who used the place as a camp site and the later use by European settlers. • The place has social value for the many members of the community who have visited the springs as a tourist destination. • The place has social and cultural value for the Wadandi people who are likely to have connections to this place for cultural and spiritual reasons.

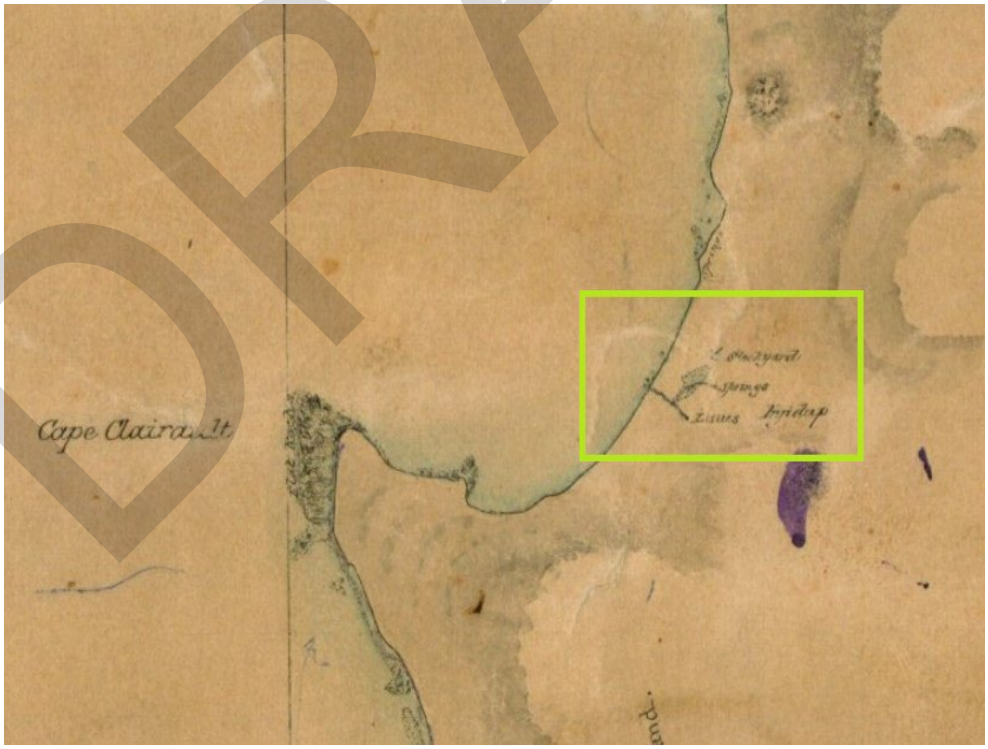
Level of Significance	**Moderate** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 3** Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Portion of Sussex 04, 1834. Courtesy SROWA Cons 3869 item Sussex 04.

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Millbrook Farm, YALLINGUP
PN102 & PN103

Management Category
Category 1



SITE INFORMATION	
Place Name:	Millbrook Farm
Other Names:	Millbrook Mill & Limekiln
Scope of Listing	All structures on the site and the water course.
Property ID:	100054031
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Yes

LOCATION	
Street Address	70 Millbrook Rd, **YALLINGUP**
Survey Information:	Lot 308; DP423277
Reserve:	
Vol / Folio	4028/71
GPS:	-33.676887 115.046867
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	429
Other Listing	Register of the National Estate Indicative Place Register of the National Estate Permanent 18 Apr 1989

	Classified by the National Trust Classified 05 Jun 1984 Statewide Lge Timber Str Survey Completed 11 Dec 1998 Municipal Inventory Adopted 20 Jun 199
Statutory Listing	Heritage Agreement 20 Jun 2023 Heritage List 13 Aug 2014 State Register Registered 23 Apr 1999
PLACE TYPE	
Original Use:	Farming/Pastoral: Shed Farming/Pastoral: Homestead Residential: Single storey residence Industrial/Manufacturing: Dairy/Butter or Cheese Factory Forestry: Timber Mill
Current Use:	Residential: Single storey residences
Other Use:	Educational: Museum

CONSTRUCTION DETAILS	
Construction Date:	1920-1980
Demolished/Relocated:	
Walls:	Timber Brick
Roof:	Corrugated metal sheeting
Architectural Style	Vernacular.

Physical Description:

Millbrook Farm is situated in a narrow valley, near a creek in a park-like environment, approximately 8 km east of Yallingup. The precinct comprises three different groups of buildings; the sawmill and associated structures, the Seymour houses and the Donald's residences. A summary of the built structures from the original phase of works is as follows.

Water Wheel (1922)

The water wheel is constructed from sawn timbers with wooden buckets and large timber beams supporting the wheel. Metal plates are bolted to the exterior side of the wheel segments to hold them together. A single central metal drive shaft is still in situ and runs beneath a timber bridge to several pulleys. A reinforced rubber belt is attached to one set of pulleys. Water once reached the top of the wheel via a timber flume. This flume is an extension of the mill race which runs on the northern and western sides of the barn.

Barn (1924)

The double-storey barn is situated on the northern side of the water wheel. It is a timber framed building clad with weatherboards. The hip roof is clad with timber shingles. There is a stone chimney at the western end of the building. The structure has been built into the side of the hill and the upper floor on the western side is level with the ground. The building is two-storey on the eastern side, with the mill machinery located below the level of the ground floor. A skillion roof of corrugated galvanised iron has been added to the eastern side of the building.

Mill Race (1922)

This feature is approximately 1m deep and the western end is lined with cement and stone.

Saw Pit (1920s)

This structure is located about 30m west of the barn. It is essentially a long narrow hole in the ground which has been shored up with timber planks. The ground has been partially built up on the northern side and shored up with stones.

Lime Kiln (1920s)

The kiln is located approximately 400m west of the barn. The structure is constructed of random rubble stone walling and has one firing chamber. It has been placed on the northern side of the creek and the northern side of the structure is set into the side of a partially man-made hill.

Dairy (1930s)

Located on the eastern side of the gift shop this is a timber framed structure covered with weatherboards. The gable roof is clad with corrugated galvanised iron. The interior is divided into two rooms with a concrete floor in both rooms.

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The northern room has stalls on the western side and a gutter running down the centre of the room. The southern room appears to have been a workroom.

Jack Donald House (1927)

The cottage is located along an unsealed driveway, approximately 100m east of the dairy. It is a timber framed structure clad with weatherboards. The roof is covered with corrugated galvanised iron. The external weatherboards and roof are original.

Robert Donald House (1929)

This building is located a further 100m east of the above structure. It is a timber framed building clad with weatherboards. The roof is corrugated galvanised iron.

Seymour Buildings

These buildings have been located on the northern side of the dam, away from the original Donald buildings. They form a distinct and separate group. The buildings were apparently carefully removed from their original site and the original materials used in their reconstruction. New timber shingles were cut using the mill's saw.

Building A

The building is constructed of wattle and daub and the exterior clad with weatherboards. A limestone chimney is located at the western end of the building and forms the whole of the western wall. A skillion roofed verandah runs across the northern side of the building. The roof is covered with shingles, while the verandah roof is covered with corrugated galvanised iron. The verandah floor is partially covered with timber boards and partially covered with flagstones.

Building B

A wattle and daub structure with the exterior surface covered by weatherboards. The hip roof is covered with shingles. There is only one room to the building and it has a timber floor.

Building C

This is the largest of the three buildings. It is also wattle and daub construction, however the exterior surface has not been covered with weatherboards. There are verandahs to the northern and southern sides.

Both verandahs have a timber floor. The western end of the building is constructed of brick and there is also a brick chimney at this end. The top of the chimney stack is limestone. A weatherboard extension has been added to the eastern side of the building at some stage.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

Millbrook Farm is comprised of a number of structures: the original buildings constructed by Robert Donald and his son Jack in the 1920s and 1930s and buildings that were added later in 1978/79 and in the 1980s. The original buildings and structures are: the water wheel and mill race (1922), saw pit (c.1922), the barn (1924), the lime kiln (c. 1920s), the dairy (c. 1930s), Robert Donald's house (1929) and Jack Donald's house (1927). Buildings were added at a later date: stables (1978/79), blacksmiths (1978/79), re-constructed Donald house (1978/79), toilets (1978/79), bandstand (1980), dam wall enlarged (1978/79), workshop (1980) gift shop (1980) and pump house (1982). In 1982, Malcolm Payne added three cottages that were re-located from Dunsborough (they were originally constructed by William Seymour in the 1850s). The water wheel was extensively repaired during the 1960s and then further repairs were made in 1978/79.

Robert Donald, a carpenter, settled in Busselton in 1896 and established a building firm there with his brother-in-law Chris Hough. The partnership operated for approximately ten years, after which Donald continued in the business on his own. During his time as a builder he constructed a number of buildings in Busselton, such as the Council Chambers, the Busselton Jetty, the Vasse Hotel, the Busselton Hotel and completed the Esplanade Hotel.

James Pettit, who was employed by Donald, had acquired the Millbrook property in c. 1900. Although a carpenter, he hoped to establish a farm on the property. When he found himself unable to make the required repayments, he invited

Donald to become a part owner with him. Thereafter, it was Donald who made the repayments, finally acquiring the property fully in 1923.

Donald left the State briefly to do some work in Melbourne, and on his return in 1921, went to live with his family at Millbrook. The property carried good quality timber which Donald decided to use in his construction business. However, as transport routes were poor, Donald decided to mill the timber on his property. During 1922, Robert and Jack constructed the water wheel. Once the wheel was completed, the Donalds dammed the creek and built a mill race. The race was dug by hand and was approximately 100 metres long. When the mill was running, it was capable of operating a saw and a planing machine.

The saw and plane were used to cut and trim the timbers used in the barn's construction. The two Donald residences were built during the late 1920s. The Donald family used the saw mill to cut and mill wood which they sold locally, as well as for their own building projects.1 The lime kiln was apparently built around the same time to supply lime to local builders. It could apparently process 200 bags of lime per firing. Robert and Jack Donald's last joint building project was the second Caves House, which was completed in 1938. Timbers for the building came from the Donald property, milled on the saw driven by the water wheel. Robert Donald retired to Millbrook and died in 1945.

During the period 1938 - 1962, Jack Donald and his wife Ruby concentrated on farming at Millbrook.

In the 1970s, the property was aquired by new owners who together with the leaseholders, the Paynes, developed the place as a tourist destination and several new structures were built. In 1982, the Seymour cottages were relocated to the site. (See PN068, PN121 and PN122).

Historic Theme:	Economy: Natural Resources Economy: Rural Occupations Economy: Tourism
Sources:	P0429 Millbrook Farm, Assessment Documentation for inclusion on the State Register of Heritage Places, 1999, DPLH. https://inherit.dplh.wa.gov.au Municipal Heritage Inventory 2013..

ASSOCIATION	Association Type
Robert Donald and family	Owners and builders

SIGNIFICANCE	
Statement of Significance	• Millbrook Farm forms a cultural landscape that displays a diverse range of activities, including timber milling, lime burning and farming. It is unusual to find three separate activities occurring on the same site. Early settlers often combined a range of activities on one site, such as timber felling and shingle splitting, but this was often a necessary precursor to farming. • Millbrook Farm is associated with the development of the Yallingup district. Yallingup developed as a tourist destination after the discovery of caves in the area. Tourists stayed in the first Caves House that Donald helped to construct. Robert Donald and his son, Jack, also constructed the second Caves House. Materials for the construction of this building came from the Donald property, and Donald and his family were living at Millbrook at the time. • The place is considered to have historic importance through its association with Robert Donald who was an important local figure in the building industry. Donald was responsible for the construction of the first Caves House (1903) and also for the second Caves House after the first one burnt down. He also constructed a number of buildings in Busselton, including the Vasse Hotel, Busselton Hotel, Busselton Council Chambers and the Busselton Jetty. • The place is considered to have historic value due to the construction methods used by Robert Donald and his son Jack in the water wheel. The Donalds found it necessary to go back to "old" techniques when it came to obtaining the very large timbers required in the water wheel's construction. They were compelled to cut the large timbers in a saw

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	pit, a method which had largely disappeared with the advent of circular saws. • The relocated Seymour buildings are early examples of South West vernacular architecture and, as such, have research value. • The place has the potential to yield through archaeological excavation, deposits that may be instrumental in revealing the lifeways of the Donalds. This type of information is important if we are to gain a greater understanding of how people used and existed in their environment. • Millbrook Farm contributes towards the Yallingup community's sense of place through its association with Caves House and Robert Donald. The discovery of the Yallingup caves was instrumental in attracting visitors to the region and the construction of the first Caves House in 1903 enabled visitors to prolong their visit and explore the surrounding area. Donald not only helped to construct the both buildings, but he also burnt the lime used in the second Caves House, at his Yallingup property. Timber cut with the assistance of the • water wheel was also used in building projects throughout the district and in the second Caves House. • The tourist complex operated by the Paynes, and incorporating the Donald residences, the restored water wheel, the relocated Seymour cottages and some additional buildings, proved to be a popular attraction to visitors to the area in the 1980s and further added to the Yallingup area's tourist potential.
Level of Significance	**Exceptional** Essential to the heritage of the area. Rare or outstanding example.
Management Category	**Category 1** 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 is in place. Consider for nomination for State Register of Heritage Places if not already included.

ADDITIONAL PHOTOGRAPHS





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ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2005



Municipal Heritage Inventory, 2005.

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Yallingup School (fmr), YALLINGUP
PN127

Management Category
Category 2



SITE INFORMATION	
Place Name:	Yallingup School (fmr)
Other Names:	Yallingup Steiner School
Scope of Listing	
Property ID:	100012957
Place Type:	Other Built Structure
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	1721 Wildwood Rd, **YALLINGUP**
Survey Information:	Lot 40; DP44272
Reserve:	
Vol / Folio	2593/982
GPS:	-33.673050 115.031500
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5362
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Educational: School
Current Use:	Educational: School
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	c1920
Walls:	Timber frame and weatherboard
Roof:	Corrugated metal sheeting
Architectural Style	Inter War vernacular.

Physical Description:

The former Yallingup School (Steiner School) is a simple rectangular building with a pitched roof clad with weatherboard. It is typical of the Public Works Department school built for small regional communities.

The simple timber casement windows on the long axis of the building appear to be original. The building is part of the larger complex of school buildings in a garden setting.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

The place was built as a one room school for pupils in the Yallingup area in the early 1920s. The provision of a school building was as a result of lobbying from the Yallingup Progress Association to the government.

In the 1930s to the 1950s, there was only one school teacher, Richard Dugdale who was well known in the district. The school closed and was re-opened as the Steiner School in the 1990s. The building continues to be used by the Steiner School for a range of purposes.

Historic Theme:	Social Services: Education
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024.

ASSOCIATION	Association Type
Richard Dugdale	Teacher

SIGNIFICANCE	
Statement of Significance	• The place has historic value for its association with the development of the Yallingup region in the Inter war period and the drive of the local community to establish a school for their children. • The place has social value for its contribution to the community sense of place for its longevity as a school since the 1920s.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ARCHIVAL IMAGES	
	
Municipal Heritage Inventory, 1995	Municipal Heritage Inventory, 2005.

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Residence (fmr), YALLINGUP
PN130

Management Category
Category 2



SITE INFORMATION	
Place Name:	Residence (fmr)
Other Names:	The Crayfish Inn Sienna Restaurant Cape Lavender Tea House The Lobster Pot
Scope of Listing	Original building on the site
Property ID:	100048391
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	2 Canal Rocks Rd, **YALLINGUP**
Survey Information:	Lot 10; DP69782
Reserve:	-----
Vol / Folio	2790/921
GPS:	-33.669360 115.030550
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5364
Other Listing	Aboriginal Heritage Sites Register Adopted Municipal Inventory Adopted 20 Jun 1996

Statutory Listing	Heritage Agreement 12 Dec 2011 Heritage List 13 Aug 2014

PLACE TYPE	
Original Use:	Residence: Single storey residence
Current Use:	Commercial: Restaurant
Other Use:	Commercial: Shop

CONSTRUCTION DETAILS	
Construction Date:	c1901
Demolished/Relocated:	
Walls:	Timber frame and weatherboard
Roof:	Corrugated metal sheeting
Architectural Style	Federation Bungalow.

Physical Description:

This single storey former residence demonstrates the basic form and some detail of the Federation Bungalow style with a hipped roof and encircling verandah. The roof is clad with corrugated metal sheeting and two chimneys pierce the roof.

The verandah roof is supported on timber posts, between the posts are glass sheets which have a decorative arched feature. The detail of the interior is not visible from the street.

The building is located close to the road and grass surrounds the building and mature trees cluster around the rear of the building.

Internally the room layout is consistent with its original form and detail of the doors and windows appears to be original.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

This former residence is located on what was first identified as the 'Cunyulgup Brook' but which is now designated as 'Gunyulgup Brook'. Lots were allocated in the early 20th century for farming. It is assumed this place was built as a homestead for an associated farming property.

Previous research has found that this place was built c1901 although the owner and occupier of the place have not been identified. The place was converted to a restaurant and retail premises but retains its domestic scale and form.

Historic Theme:	Peopling WA: Colonisation Economy: Rural Occupations
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. SROWA Cons 3869 Roads 126.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The place has aesthetic value as a good and largely intact example of a homestead built in the early 20th century. Because of its location on a prominent corner the place is a landmark in the rural setting. • The place has historic value as a demonstration of the scale and form of homesteads built for farming families in the early 20th century.

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	• As a commercial enterprise the place has historic value as a demonstration of the changing nature of the economy of the region from farming to tourism. • The place has social value for the community as it is a demonstration of the type of homestead built for farming familes in the early 20th century and as a popular retail and restaurant premises for many decades.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS









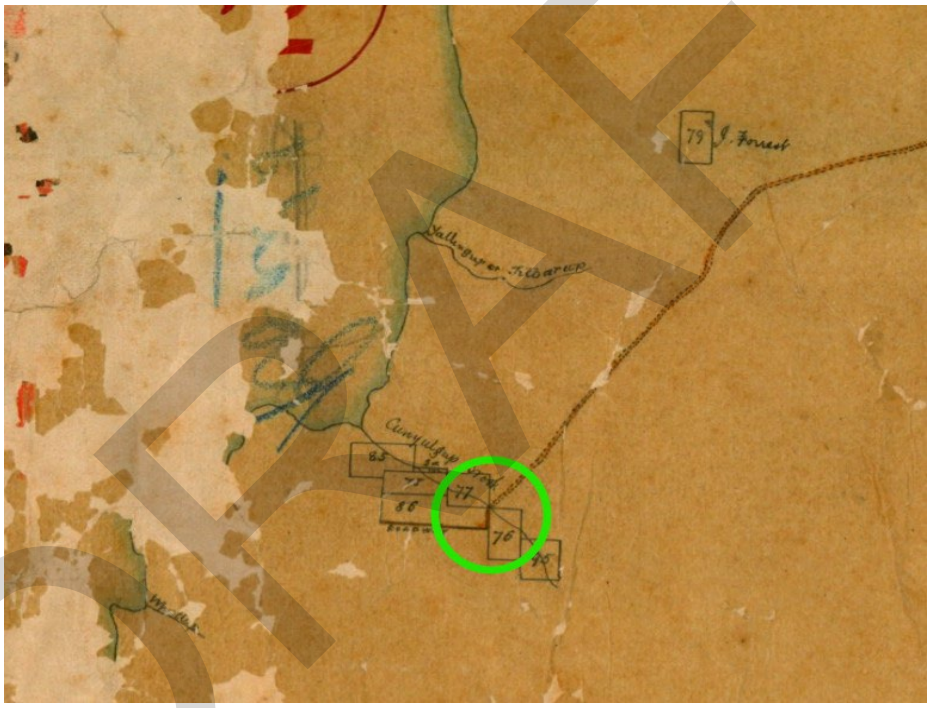
ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013



Portion of 1869 plan Roads 126 showing location. Courtesy SROWA Cons 3869 Roads 126.

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Yallingup Hall, YALLINGUP
PN149

Management Category
Category 2



SITE INFORMATION	
Place Name:	Yallingup Hall
Other Names:	
Scope of Listing	Original hall on the site
Property ID:	100012862
Place Type:	Individual Building or Group
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	2305 Caves Rd, **YALLINGUP**
Survey Information:	Lot 1178; DP82133
Reserve:	15458
Vol / Folio	LR3005/174
GPS:	-33.646810 115.034420
Other Location Description:	Junction of Caves Road and Yallingup Beach Road

HERITAGE LISTING	
State Heritage Office ID:	427
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

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PLACE TYPE	
Original Use:	Social/Recreational: Community Hall
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	Unknown
Demolished/Relocated:	Relocated c1915
Walls:	Timber framed weatherboard cladding
Roof:	Corrugated Sheet metal
Architectural Style	Vernacular

Physical Description:

The hall is of a simple rectilinear plan form, constructed of timber frame and clad with weatherboards. The gabled roof is clad with contemporary corrugated metal sheeting and is asymetrical, extending further from the apex on one side.

Small awnings protect the entrances located on two sides, and four small timber framed windows are located at regular spacing on one of the long elevations.

The building is located close to the road and is surrounded by paving.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

This hall was originally a school building in Karridale. It was disassembled and transported by horses and drays to Yallingup c1915 as the reserve for the future hall was created in 1914. The local community worked together to reconstruct the hall.

The hall was used for church services and also meetings for the local Country Women's Association and Parent's and Citizens groups.

Historic Theme:	Economy: Rural Occupations Peopling WA: Demographic Development Cultural Life: Recreation - Arts, Culture and Entertainment
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. Reserve 154588 Report, Landgate.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The hall has aesthetic value as a good intact example of a simple timber framed community hall typical of a small regional community. • The place has historic value as evidence of the strength of the local community in sourcing a building for their own entertainment and erecting the structure. • The hall has social value for its contribution to the community's sense of place for its association with many events at the hall since c1915.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity

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Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 1995



Municipal Heritage Inventory, 2013

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Canal Rocks and Footbridge, YALLINGUP PN171

Management Category
Category 4



SITE INFORMATION	
Place Name:	Canal Rocks and Footbridge
Other Names:	
Scope of Listing	
Property ID:	100047588
Place Type:	Other Built Structure
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	Canal Rocks, **YALLINGUP**
Survey Information:	Lot 302; P49921
Reserve:	8428
Vol / Folio	LR3159/90
GPS:	-33.670100 114.995680
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	13486
Other Listing	Municipal Inventory Adopted 23 Apr 1999
Statutory Listing	

PLACE TYPE	
Original Use:	Transport Communications: Road - Bridge
Current Use:	Transport Communications: Road - Bridge
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1997
Demolished/Relocated:	
Walls:	Concrete, steel, timber
Roof:	
Architectural Style	N/A

Physical Description:

The footbridge sits amongst some rocky outcrop near the Geographe Bay.

It is a meandering structure which enables visitores to venture further to capture views of the ocean and shore alike.

Condition:	Good
Integrity	
Authenticity	

HISTORICAL INFORMATION	
There has been a footbridge at Canal Rocks from the 1920s built by the Manager of Caves House, the bridge appears to have been extended by fishermen for their own use. In the 1950s, the structure that was present was found to be unsafe and that appears to have lead to the construction of a new structure. In June 1997, the footbridge was closed as CALM identified it unsafe for public use and a new $100,000 footbridge was constructed and opened in 1999 to enable fishing enthusiasts, visitors and locals alike to continue using the area along the Leeuwin-Naturaliste National Park coastline.	
Historic Theme:	Cultural Life: Recreation - Sport Infrastructure: Transport and communitications
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024. Bruce Rock Post and Corrigin and Narembeen Guardian, 11 Feb 1937, p. 5. Daily News, 4 November 1954, p. 8.

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The place is of aesthetic value for its rugged coastal landscape that features rock formations that enable viewing platforms and opportunities to fish. • The bridge and Canal Rocks have historic value for its association with tourism as a developing industry in the district and the rarity of such a structure in the south-west of WA. • Canal Rock and Footbridge is an important visual landmark that contributes to the community's sense of place.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

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ADDITIONAL PHOTOGRAPHS







ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2005.

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Thorn Hill (fmr), YALLINGUP
PN207

Management Category
Category 2



Image courtesy Cape Naturaliste Vineyard website.

SITE INFORMATION	
Place Name:	Thorn Hill (fmr)
Other Names:	Thornhill Cape Naturaliste Wines
Scope of Listing	Two stone buildings
Property ID:	100037295
Place Type:	Individual Building or Group
Ownership:	Private
Public Access:	Limited

LOCATION	
Street Address	3 Coley Rd, **YALLINGUP**
Survey Information:	Lot 772; DP38066
Reserve:	-----
Vol / Folio	2622/402
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	
Other Listing	

Statutory Listing	
PLACE TYPE	
Original Use:	Farming: Homestead Industrial/Manufacturing: Dairy
Current Use:	Residence: Single Storey residence
Other Use:	Industrial/Manufacturing: Winery

CONSTRUCTION DETAILS	
Construction Date:	1870s; 1940s
Demolished/Relocated:	
Walls:	Limestone
Roof:	Corrugated Metal sheeting
Architectural Style	Vernacular.

Physical Description:

Thorn Hill comprises two historic limestone structures, the original cottage with later additions and the former dairy has been restored and adapted for use as the venue for cellar door sales.

The original four-room cottage displays a double hip and gable corrugated iron roof with half round gutters and metal downpipes leading the water runoff into soak wells. The cottage is symmetrical in design and constructed of random limestone sourced on the property and features double hung windows with exposed timber lintels on either side of the front door. The front verandah remains extant, and the verandah posts are champfered and remain insitu.

The additions constructed to the north have been undertaken in similar materials and style.

The former dairy demonstrates similar construction methods and scale.

The curtilage area surrounding the buildings contains a garage, terraced walls, and a parking area - the site of the former cattle yards and looks out over the vineyard. There are no indigenous plantings close to the house and a large Illawarra Flame tree (brachychiton acerifolius) the only significant planting with any age close to the buildings.

Condition:	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION

Thorn Hill (fmr) farm was established during the mid-1840s by Gavin Forrest (who was a builder) and it is assumed he built a cottage for himself and his family. He was the successful publican of the Vasse Hotel, as well as builder and farmer. The house was apparently built at a site which was subject to flooding and when his son James and wife Jane took over the property at a later date, c1860, it is probable that Jane's father, John Doonan (who was a stonemason), either assisted in the relocation and reconstruction of the extant stone buildings or extended the original structures to cater for their large family.

James and Jane had 13 children and the place was run as a dairy farm over many years. James transferred the property to William Spencer from late 1893 and there is some evidence that he operated an inn at the property as it was in a good location for the coaches running between Perth and Margaret River. The property then transferred to the Pearce family in 1901 and later another family named Spencer.

Throughout the 20th century there were other owners and occupiers of the property. In the 1940s, owner Baden Gibbs is believed to have built the single storey dairy as part of the farm outbuildings.

The current owners took residence in the 1980s and in 2001 major conservation works and extensions were undertaken on the original cottage.

The property is now planted with vines and is part of a winery with the former dairy restored for use as cellar door sales.

Historic Theme:	Economy: Rural Occupations Peopling WA: Demographic Development Cultural Life: Domestic Life
Sources:	Heritage Report for Thorn Hill (fmr) Lot 772 (3) Coley Road Yallingup WA, prepared for the owners by Judith Murray Cultural Heritage + History, undated.

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	Cape Naturaliste Vineyard website https://www.capenaturalistevineyard.com.au/.

ASSOCIATION	Association Type
Forrest family Spencer family Pearce family	Owners, builders and occupants

SIGNIFICANCE	
Statement of Significance	• The place has strong historic value through its association with a number of prominent families in the southwest including Gavin and James Forrest and C.P. House. • The place has associations with the early dairying industry. • The place has strong social connections to the southwest area of Yallingup and to the large number of owners and tenants who have lived at Thorn Hill (fmr) and the associations people have with place.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

ADDITIONAL PHOTOGRAPHS



Image courtesy Cape Naturaliste Vineyard website



Image courtesy Cape Naturaliste Vineyard website

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Image courtesy Cape Naturaliste Vineyard website



Image courtesy Cape Naturaliste Vineyard website

ARCHIVAL PHOTOGRAPHS



Image of conservation works 2013. Courtesy Heritage Report for Thorn Hill (fmr) Lot 772 (3) Coley Road Yallingup WA.



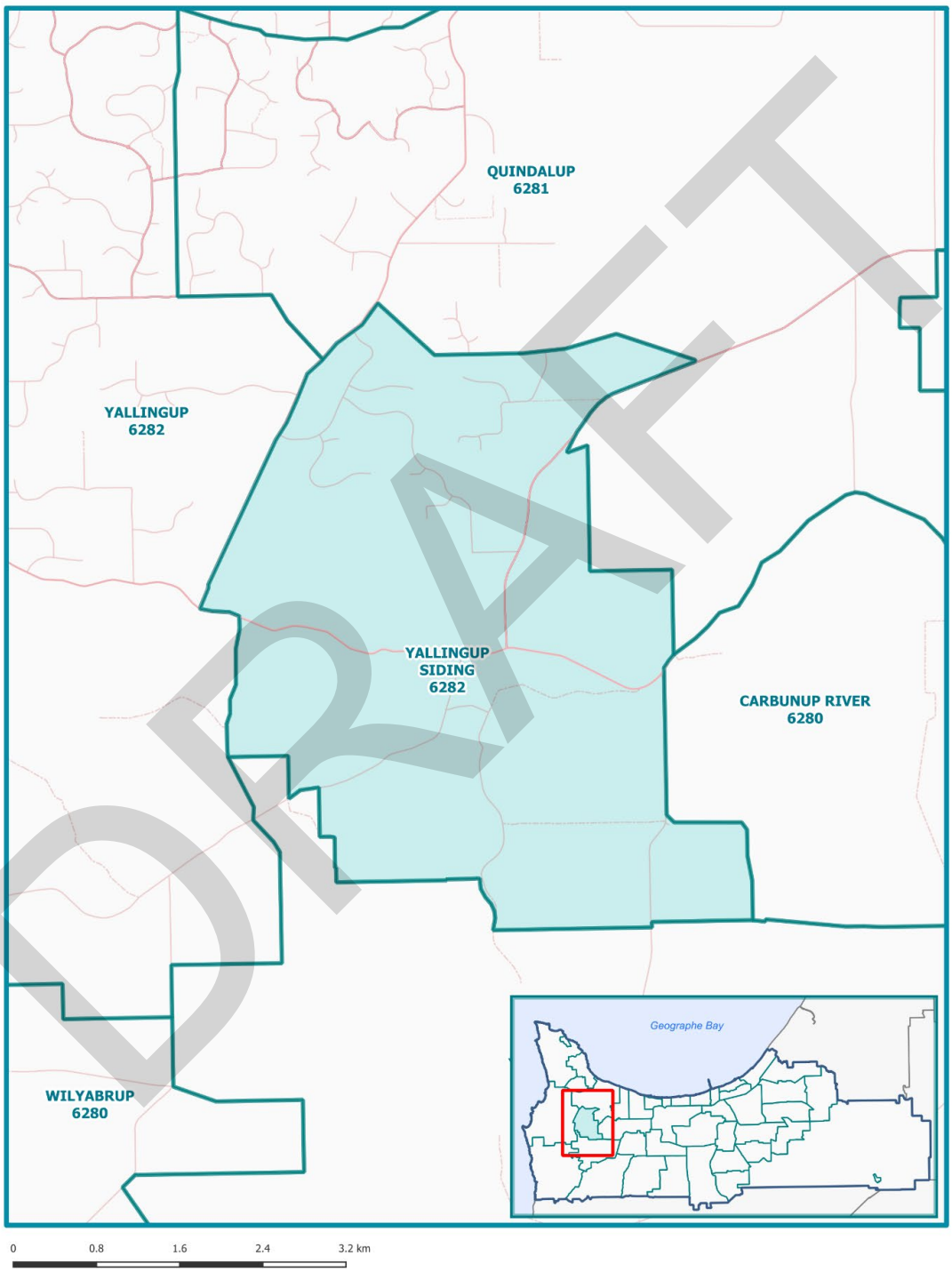
Original cottage, n.d. Courtesy Heritage Report for Thorn Hill (fmr) Lot 772 (3) Coley Road Yallingup WA.



Cottage c1950s. Courtesy Heritage Report for Thorn Hill (fmr) Lot 772 (3) Coley Road Yallingup WA.

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YALLINGUP SIDING



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Lucy Isaacs Graveyard, PN095

Management Category
Category 2



Image Courtesy of Lonely Graves of Western Australia, n.d.

SITE INFORMATION	
Place Name:	Lucy Isaacs Graveyard
Other Names:	Issacs family graves
Scope of Listing	Gravesite
Property ID:	100012970 100046367
Place Type:	Monument/Cemetery
Ownership:	State Government
Public Access:	Yes

LOCATION	
Street Address	
Survey Information:	
Reserve:	29192; Timber Reserve 139 25
Vol / Folio	LR3130/227
GPS:	
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	3440
Other Listing	Classified by the National Trust Classified 05 Apr 1993 Municipal Inventory Adopted 20 Jun 1996

Statutory Listing	
PLACE TYPE	
Original Use:	Monument/Cemetery
Current Use:	Monument/Cemetery
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	Unknown
Demolished/Relocated:	
Walls:	Concrete plinth, natural stone headstone
Roof:	
Architectural Style	N/A.

Physical Description:

This small marker within the bush land of Reserve 29192 comprises a concrete slab topped with a rock on which is affixed a metal plaque. From the available information the plaque states;

In Memory of Lucy wife of Sam Isaacs Nov 1893 and later Mattie Lowe Mother of Lucy.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

This small memorial honours the lives of Lucy Isaacs, nee Lowe (b? -1893) and her mother Matilda (Mattie) Purvis, nee Lowe. It is not known who erected the current memorial but it is understood that the graves were first marked with a picket fence. Previous research has found that near this site was near the second timber mill at Yallingup Siding.

Lucy was married to Sam Isaacs, a wadandi man who worked in the region as a farm hand and labourer for many families, notably the Bussells. The index for marriages in the state record a marriage between Lucy Major and Sam Isaacs at Busselton in 1870.

Sam Isaacs achieved notoriety in 1876 when he and Grace Bussell rescued survivors of the ship SS Georgette which had come aground not far from the Bussell farm Wallcliffe where Sam was working. The government granted Sam Lot 243 a parcel of land comprising 100 acres near Margaret River for this act of bravery. Sam and Lucy named their property 'Fernbrook'. (located within the Shire of Augusta Margaret River)

Sam was probably working at the Yallingup Timber Mill in 1893, with Lucy, her mother and their seven children, living nearby. Lucy died in November 1893 after the birth of a still born child. The child is buried in Busselton's Old Cemetery. Mattie Lowe is understood to have died in 1897.

Sam Isaacs died in 1920 and is buried at the Old Cemetery in Busselton.

A report from 1957, states that three graves were found at this site but no further information was provided.

Historic Theme:	Economy: Rural Occupations Economy: Workers and Working
Sources:	Information from the City of Busselton, including 1993 Assessment by the National Trust of WA. Lonely Graves WA. https://lonelygraveswa.wags.org.au/

ASSOCIATION	**Association Type**
Lucy Isaacs	Gravesite
Mattie Lowe	Gravesite

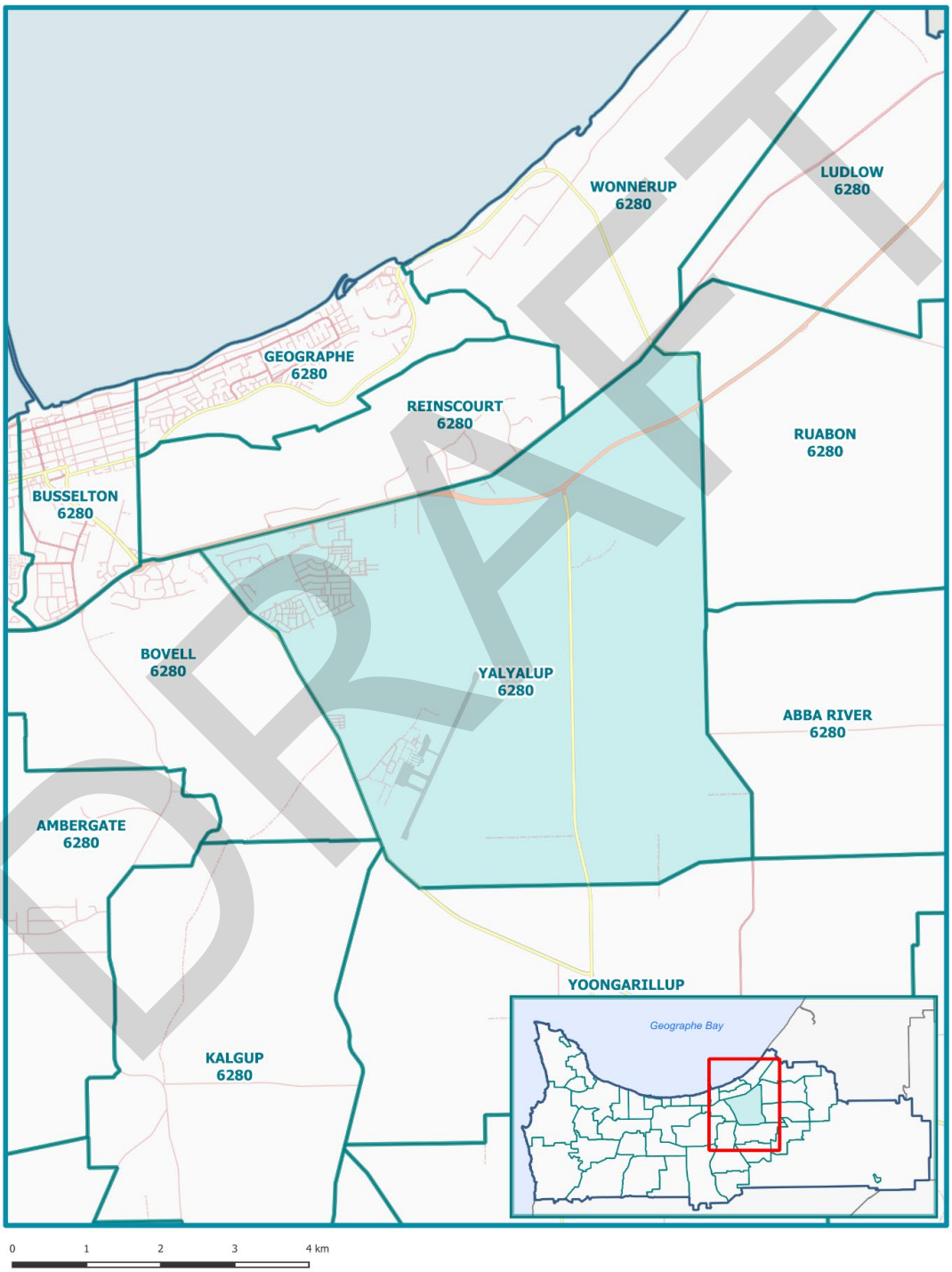
SIGNIFICANCE	
Statement of Significance	• The simple grave marker in a bush setting has aesthetic value for its simplicity in a remote setting.

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	• The gravesites have historic value for their association with the difficulties of living in remote, rural communities in the late 19th century when access to medical services was limited. • The site may still contain evidence of human remains therefore archeological finds are possible.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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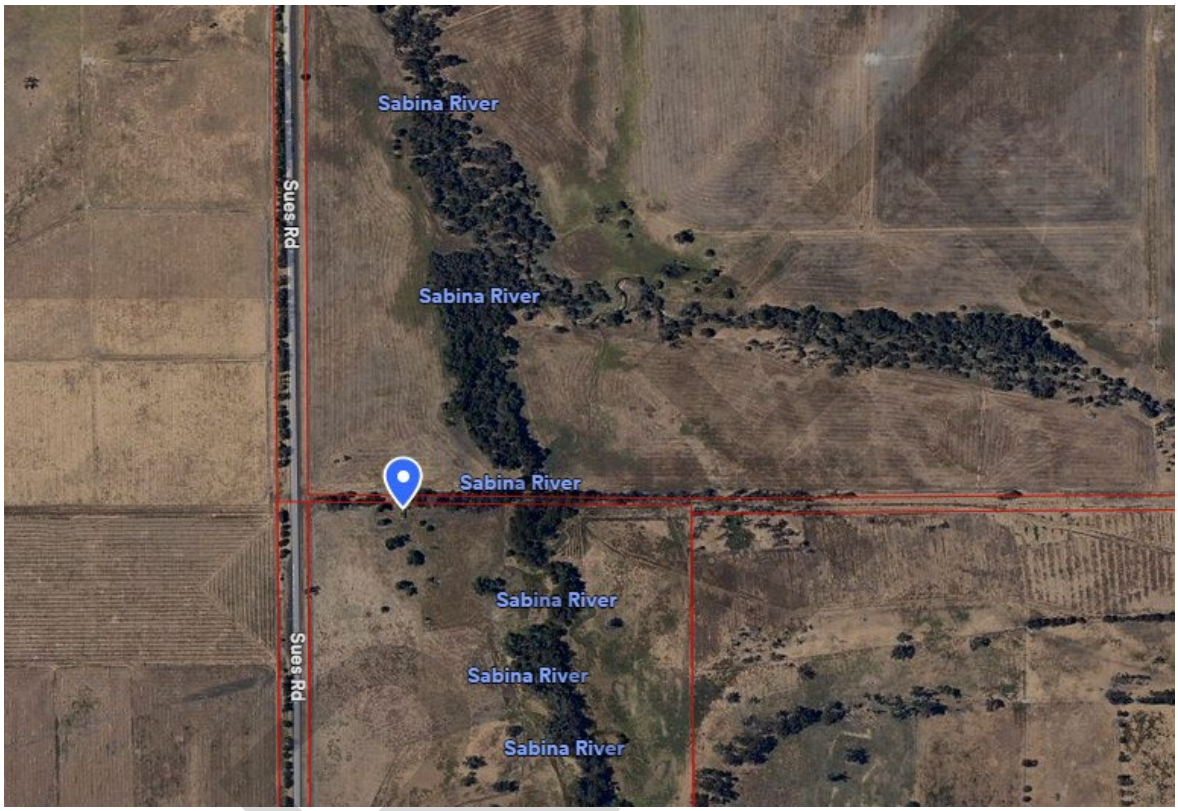
YALYALUP



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Mullgarnup Aboriginal Mission - Site, YALYALUP
PN105

Management Category
Category 4



SITE INFORMATION	
Place Name:	Mullgarnup Aboriginal Mission - Site
Other Names:	Mulgarnup Aboriginal Mission
Scope of Listing	N/A
Property ID:	100016271
Place Type:	Historic Site
Ownership:	Private
Public Access:	No

LOCATION	
Street Address	Wonnerup South Road, **YALYALUP**
Survey Information:	Lot 8; DP232754
Reserve:	
Vol / Folio	2130/620
GPS:	-33.674431 115.422869
Other Location Description:	

HERITAGE LISTING	
State Heritage Office ID:	5350
Other Listing	Municipal Inventory Adopted 20 Jun 1996
Statutory Listing	

PLACE TYPE	
Original Use:	Educational: School
Current Use:	Ruins
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	
Demolished/Relocated:	
Walls:	N/A
Roof:	N/A
Architectural Style	N/A.
Physical Description: There is minimal evidence of the former structure with only a few remnant timbers and bricks on the site.	
Condition:	Poor
Integrity	N/A
Authenticity	N/A

HISTORICAL INFORMATION

An institution of the training of 'Natives and Half-Castes' was first established in Perth for 'industrial training' of Aboriginal children. A branch institution was first established at Coventry Farm in the Vasse before relocating to Pigeon Grove under the supervision of Mr and Mrs C. Layman and Miss Guerin. In 1889, there were 10 children at the Vasse institute, an item in the West Australian in August 1889 describes the program:

The Committee have decided to retain children until they are about sixteen years of age, with a view to their more throrough preparation in character and habits for the duties of their after life, and their better training for domestic and industrial work. The Institution depends mainly for its support upon the Government subsidy of £750 per annum, and receives but llittle aid from private subscriptions and donations.

It is not clear when the mission was moved to this site named Mullgarnup. The name is said to derive from the Aboriginal word 'Mullgarnup' meaning place of medicine, however A. W. Reed's 'Aboriginal Place Names' (p63) says that the name means 'a cold place.' Previously, the area was occupied by members of the Wardandi tribe that ranged the coastal strip between Augusta and Bunbury.

The mission was apparently subsidised by the government and the church, and children were brought from as far away as Esperance to the mission and christened.

The original house was built of mud bricks. The second house was a four-roomed brick construction with verandahs on three sides. The remains of this building, minus the verandahs, is still evident. Other buildings on the site including a school room and first house, have been removed.

Many goods were produced at the mission, such as wine, butter, fruit and vegetables, and cattle and sheep were run on the property.

The mission ran for about 10 years, it is not clear what purpose the buildings served after this time however the physical evidence suggests they have been in decline for many decades.

Historic Theme:	Peopling WA: Colonisation Social Services: Education
Sources:	Municipal Heritage Inventory 2013. The West Australian, 7 August 1889, p. 3. Landgate Aerial Photographs.

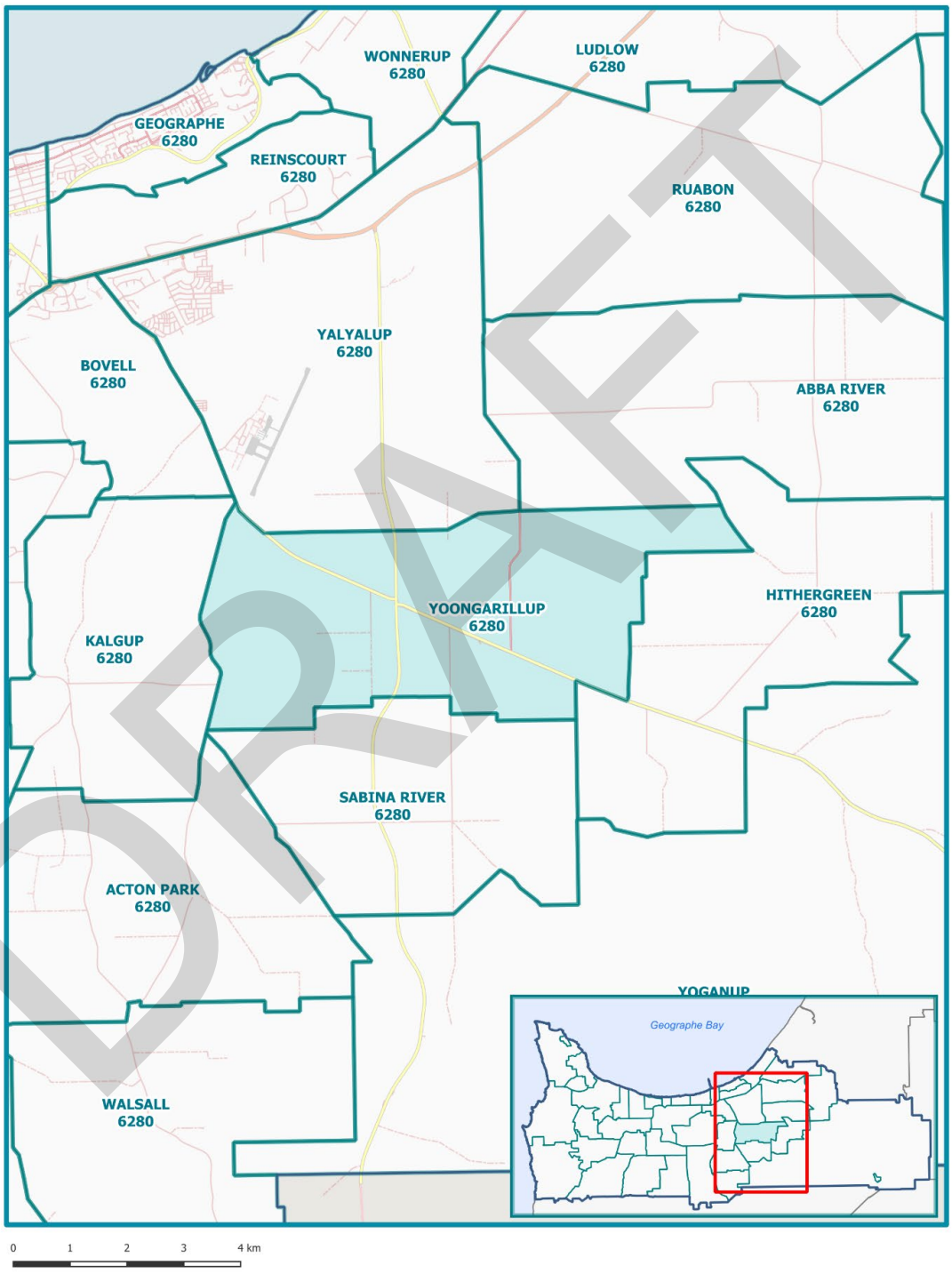
ASSOCIATION	Association Type
Layman family Eleanor Guerin	Landowners and teachers Teacher

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SIGNIFICANCE	
Statement of Significance	• The site has historic value for its associations with the Wardandi tribe and evidence of their treatment at a time when the Government policy of Assimilation was implemented and for the values held by the community and government in the early 1900s. • For its archaeological potential to reveal evidence of the occupation of during the mission years.
Level of Significance	**Little** Lower degree of integrity/authenticity but contributes to the heritage of the locality.
Management Category	**Category 4** Retain elements of the place where feasible. Photographically record prior to major development or demolition.

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YOONGARILLUP



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Group 52 Lennox Hall, YOONGARILLUP
PN191

Management Category
Category 2



SITE INFORMATION	
Place Name:	Group 52 Lennox Hall
Other Names:	Yoongarillup Hall
Scope of Listing	N/A
Property ID:	100012103
Place Type:	Individual building or group
Ownership:	Local Government
Public Access:	Yes

LOCATION	
Street Address	3 Yoongarillup Rd, **YOONGARILLUP**
Survey Information:	Lot 884; DP104790
Reserve:	17656
Vol / Folio	LR3005/5
GPS:	-33.718902 115.434044
Other Location Description:	Corner Vasse Hwy and Yoongarillup Rd

HERITAGE LISTING	
State Heritage Office ID:	13489
Other Listing	Municipal Inventory Adopted 23 Apr 1999
Statutory Listing	

PLACE TYPE	
Original Use:	Social/Recreational: Community Hall
Current Use:	Social/Recreational: Community Hall
Other Use:	

CONSTRUCTION DETAILS	
Construction Date:	1923
Demolished/Relocated:	N/A
Walls:	Brick, corrugated metal sheeting
Roof:	Corrugated metal sheeting
Architectural Style	Inter War Vernacular.

Physical Description:

This hall is a simple timber framed structure with an enclosed porch across the front of the hall. The majority of the cladding of the walls and roof is corrugated metal sheeting.

The surrounding reserve is predominantly bushland and a bushfire service shed.

Condition:	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION	

Built in 1923 by local residents during the Group Settlement period which was a government lead program to bring migrants to the region and encourage agricultural diversity. The scheme was not entirely successful but did bring many people to the region who stayed contributed to the community.

The hall was used for a range of social events and functions. Earlier photographs show that the walls were originally clad with weatherboards to sill level and fibre board above.

The hall continues to be used by the community for a range of purposes.

Historic Theme:	Infrastructure: Development of Settlements and Services Cultural Life: Recreation - Arts, Culture and Entertainment
Sources:	Municipal Heritage Inventory 2013. Landgate Aerial Photographs, 1953-2024..

ASSOCIATION	Association Type

SIGNIFICANCE	
Statement of Significance	• The hall has historic value for its association with the Group Settlement scheme which was so significant to the development of the region. • The place has historic value for the members of the Group 52, their families and the wider community who were responsible for the construction of the hall who used the hall from 1923 onwards. • The hall has social value for the members of the community who have attended events and functions at the hall throughout the 20th century.
Level of Significance	**Considerable** Very important to the heritage of the locality. High degree of integrity/ authenticity
Management Category	**Category 2** Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.

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ADDITIONAL PHOTOGRAPHS





ARCHIVAL PHOTOGRAPHS



Municipal Heritage Inventory, 2013.



Municipal Heritage Inventory, 2013

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APPENDIX – CATEGORY 5

LHS Place No.	inHerit No.	Place Name	Street No.	Street name	Locality
PN004	5319	Barnard's Hall - Site	107-117	Queen St	BUSSELTON
PN010	412	Busselton Hospital Site	6	Marine Tce	BUSSELTON
PN014	5306	Busselton Primary School - Site	30 & 35	Kent St	BUSSELTON
PN017	5314	Commercial Building - Site	60-66	Queen St	BUSSELTON
PN020	5322	Convict Hospital - Site	15-19	Queen St	BUSSELTON
PN024	5323	First Busselton School - Site	72-74	Queen St	BUSSELTON
PN039	5327	Power Station - Site	72-74	Queen St	BUSSELTON
PN041	408	Railway Employee Quarters - Site	Cnr	Stanley & Kent Sts	BUSSELTON
PN046	5297	Layman Residence - site	70	Duchess St	BUSSELTON
PN052	18162	St Mary's Church hall - site		Queen St, cnr Albert St	BUSSELTON
PN061	5332	Working Men's Institute - Site	72-74	Queen St	BUSSELTON
PN111	8697	No. 1 Government Rd - site		track running from Vasse to Augusta	BUSSELTON
PN119	5359	Route of Busselton to Augusta Railway Line - Site			BUSSELTON
PN120	2946	Busselton-Boyanup Rail Line		Busselton to Boyanup	BUSSELTON
PN162	18166	House, 39 Kent Street - Site	39	Kent St	BUSSELTON
PN169	18175	Group 40 Memorial		Chapman Hill Rd	BUSSELTON
PN198		Nautical Lady Tower - site		Foreshore Pde	BUSSELTON
PN199		Old Beach Shop - site		Foreshore Pde	BUSSELTON
PN200		Busselton Show Grounds - site		Harris Street	BUSSELTON
PN216	5304	Old Busselton Post Office - Site	16	Queen St	BUSSELTON
PN078	2934	Chapman Hill Communication Station	1789	Chapman Hill Rd	CHAPMAN HILL
PN068	8778	Seymour's cottages - Site	95	Gifford Rd	DUNSBOROUGH
PN121	415	Seymour Homestead - Site	3	Dunn Bay Rd	DUNSBOROUGH
PN122	5334	Seymour's Cottages - Site	77	Gifford Rd	DUNSBOROUGH
PN187	13484	Keenan's Track		Eagle Bay, Vidler, Commonage, Thornton Rds	EAGLE BAY TO YELVERTON
PN186	13483	McGibbon Track		McGibbon Track	HITHERGREEN TO WONNERUP
PN136	5370	The Trap Bridge - Site		Caves Rd	MARYBROOK
PN214		Metricup School - Site	110	Metricup Road	METRICUP
PN070	2949	Cape Farm Ruins - Site	1074	Cape Naturaliste Rd	NATURALISTE
PN092	5344	Lake Jingie		Bunker Bay	NATURALISTE

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LHS Place No.	inHerit No.	Place Name	Street No.	Street name	Locality
PN081	2939	Cometville - Site	231	Quindalup Siding Rd	QUINDALUP
PN101	5348	Mewetts House - Site	151	Mewett	QUINDALUP
PN115	2952	Quindalup Townsite Precinct (fmr)	1059	Caves Road	QUINDALUP
PN117	5357	Ridgeway - Site	218	Mewett Rd	QUINDALUP
PN132	2562	Harris House - Site	160	Geographe Bay Rd	QUINDALUP
PN135	5369	The Smith House - Site	122	Geographe Bay Rd	QUINDALUP
PN205		Old Quindalup Jetty - site		Geographe Bay Rd	QUINDALUP
PN083	5339	Buried House - site		Moses Rock Rd	QUINNINUP
PN116	2938	Reinscourt Homestead - Site	12	Estuary Waters DVE	REINSCOURT
PN125	5361	Six Mile Well - Site		Siesta Park Rd	SIESTA PARK
PN089	5312	Jalbarragup School - Site		Walsall Rd	WALSALL
PN183	392	Yarrie-Mia - Site	12	Bussell Hwy	WEST BUSSELTON
PN201		Aerated Water Factory - site	29	Kent St	WEST BUSSELTON
PN143	5373	Wilyabrup Valley Viticultural Heritage Precinct			WILYABRUP
PN066	8695	Ballarat Timber Mill - Site	685	Layman Rd	WONNERUP
PN067	5333	Ballarat Tramline Plaque and Wheel (Locomotive)	935	Layman Rd	WONNERUP
PN085	5340	'Geographe' Longboat - Site of its disappearance	94	Forrest Beach Rd	WONNERUP
PN131	5366	Deadwater - Shipwreck Site			WONNERUP
PN145	2945	Wonnerup Jetty - Site	off	Layman Rd	WONNERUP
PN100	5347	Meleri Winery - Site	796	Commonage Rd	YALLINGUP
PN215		Torpedo Rock		Yallingup Beach Rd	YALLINGUP
PN204		Yalyalup Mill and Cottages (fmr) - Site	15	Lyddy Rd	YALYALUP
PN086	5341	Harry Adams House - Site	135	Puzey Rd	YELVERTON
PN133	5380	The Holes - Site	466	Metricup/ Yelverton North Rd	YELVERTON
PN152	5378	Yelverton Mill Precinct		Blythe Rd	YELVERTON
PN153	4227	Yelverton Mill Tramway route		Quindalup Rd	YELVERTON
PN104	5349	Mt Seaview Firetower (Happy Valley) - Site		Hithergreen Rd, State Forrest No 33	YOGANUP
PN154	2944	Yoganup townsite - Site	233	Yoganup Pl	YOGANUP

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Attachment 3

Category 5, Heritage Interest Sites

PLACE NUMBER	PLACE NAME	ADDRESS/LOCATION
BUSSELTON		
PN004	Barnard's Hall - Site	107-117 Queen Street, Busselton
PN010	Busselton Hospital - Site	21 West Street, Busselton
PN014	Busselton Primary School - Site	30 Kent Street, Busselton
PN017	Commercial Building (demolished) - Site	66 Queen Street, Busselton
PN020	Convict Hospital - Site	15-19 Queen Street, Busselton
PN024	First Busselton School- Site	72-74 Queen Street, Busselton
PN039	Power Station - Site	72-74 Queen Street, Busselton
PN041	Railway Employee Quarters - Site	Cnr Stanley & Kent St, Busselton
PN046	Layman Residence - Site	65 Kent Street, Busselton
PN052	St Mary's Church Hall - Site	Queen St, Cnr Albert St, Busselton
PN061	Working Men's Institute - Site	72-74 Queen Street, Busselton
PN162	39 Kent Street (Demolished) - Site	39 Kent Street, Busselton
PN169	Group 40 Memorial	Chapman Hill Road, Busselton
PN198	Nautical Lady Tower - Site	Busselton
PN199	Site of Old Beach Shop - Site	Lot 565, Foreshore Parade, Busselton
PN200	Site of Busselton Show Grounds - Site	Busselton
PN216	Post Office – Site	16 Queen Street, Busselton
DUNSBOROUGH		
PN068 PN121 PN122	Seymour Cottage – Sites	95 Gifford Road, Dunsborough 77 Gifford Road, Dunsborough 3 Dunn Bay Road, Dunsborough
CHAPMAN HILL		
PN078	Site of Chapman Hill Communication Station - Site	1729 Chapman Hill Road, Chapman Hill
EAGLE BAY TO YELVERTON		
PN187	Keenan's Track	Eagle Bay, Vidler, Commonage, Thornton Rds, Eagle Bay to Yelverton
HITHERGREEN TO WONNERUP		
PN186	McGibbon's Track	Hithergreen to Wonnerup
METRICUP		
PN214	Metricup School - Site	110 Metricup Road, Metricup
MARYBROOK		
PN136	Trap Bridge - Site	Lot 4795 Caves Road, Marybrook
NATURALISTE		
PN070	Cape Farm Ruins	1072 Cape Naturaliste Road, Naturaliste
PN092	Lake Jingie	Bunker Bay, Naturaliste
QUINDALUP		
PN081	Cometville - Site	231 Quindalup Siding Road, Quindalup
PN132	Harris House - Site	5,7,9,11,13 Marshall Street, Quindalup
PN101	Mewetts House- Site	151 Mewett Road, Quindalup
PN115	Quindalup Town Precinct (fmr)	1059 Caves Road, Quindalup

Attachment 3

PLACE NUMBER	PLACE NAME	ADDRESS/LOCATION
PN117	Site of Ridgeway	218 Mewett Road, Quindalup
PN135	Smith's House - Site	122 Geographe Bay Road, Quindalup
PN205	Old Quindalup Jetty – Site	Geographe Bay Road, Quindalup
REINSCOURT		
PN116	Reinscourt Homestead - Site	12 Estuary Waters Drive, Reinscourt
SIESTA PARK		
PN125	Six Mile Well - Site	Siesta Park Road, Siesta Park
WALSALL		
PN089	Jalbarragup School – Site	Walsall Road, Walsall
WEST BUSSELTON		
PN183	Yarrie-Mia - Site	12 Bussell Highway, West Busselton
WILYABRUP		
PN083	Site of House Buried Under Sand Dunes	Wilyabrup
PN201	Aerated Water Factory – Site	29 Kent Street, West Busselton
WONNERUP		
PN066	Ballarat Timber Mill - Site	685 Layman Road, Wonnerup
PN067	Ballarat Tramline Plaque & Locomotive Wheel	685 Layman Road, Wonnerup
PN085	Site of disappreance of the 'Geographe' Longboat	Wonnerup
PN131	Site of Deadwater Shipwreck	Wonnerup
PN145	Wonnerup Jetty - Site	Layman Road, Wonnerup
YALLINGUP		
PN100	Meleri Winery - Site	796 Commonage Road, Yallingup
YALYALUP		
PN204	Former Yalyalup Mill and Associated Cottages - Site	15 Lyddy Road, Yalyalup
YELVERTON		
PN133	The Holes - Site	Yelverton
PN152	Yelverton Mill Precinct - Site	Yelverton
PN086	Harry Adam's House - Site	135 Puzey Road, Yelverton
PN153	Yelverton Mill Tramway Route	Quindalup Road, Yelverton
YOGANUP		
PN104	Mount Seaview Firetower - Site	Vasse Highway, Yoganup
PN154	Yoganup Townsite	233 Yoganup Place, Yoganup
VARIOUS		
PN119	Route of Busselton Augusta Railway Line	Various
PN120	Site of Busselton to Boyanup Rail Line	Various

Attachment 4

Nominations Table

SUBMITTER:	PLACE NAME:	ADDRESS/LOCATION:	SUBMISSION:
WALSH	Lower Vasse River	N/A	The Lower Vasse River is of historical significance because it is important to the community. It has been mentioned in poetry and literature since white settlement.
DICKER	Lower Vasse River	N/A	Iconic feature of Busselton.
MIDWATERS	Lower Vasse River	N/A	Aboriginals camped on it. Busselton residents held recreational events on it. The wildlife depend on it.
ANDERSON	Busselton War Memorial	Lot 229, Peel Terrace, Busselton	Has been in Victoria Square, City of Busselton for 104 years. In a historical heritage precinct.
BISHOP	West Street House	28 West Street, Busselton	N/A
COX	Peppermint tree located on road reserve	62-64 Dunn Bay Road, Dunsborough. Adjacent to the roundabout at Cape Naturaliste Road and Caves Road	This is a very old significant peppermint tree, possible the oldest in the town centre of Dunsborough.
VAN DE KARNER	Chapman's Mill	71 Tall Tree Crescent, Reinscourt	European settle in the region. Please see Heritage Council reference number 0421.
WILLIAMSON	Parkfield	Lot 182 (No.378) Mewett Road, Quindalup	N/A
MEWETT	Phoebe Abbey House	42 Seymour Street, West Busselton	N/A
NAME NOT PROVIDED	Phoebe Abbey Homestead	42 Seymour Street, West Busselton	Original Busselton house.
WOODERS	Old Police Reserve Quindalup	Caves Road, Quindalup	Valuable to community for further use as land is in very short supply in the area.
NIXON	Old Police Reserve Quindalup Old Quindalup Jetty	Caves Road, Quindalup Geographe Bay Road, Quindalup	"The study of the past and telling its stories are critical to our sense of belonging, to our communities and to our shared future. History shapes our identities, engages us as citizens, creates inclusive communities, is part of our economic well-being, teaches us to think critically and creatively, inspires leaders and is the foundation of our future generations". "The Value of History" statement adopted 03 July 2019 by the History Councils of NSW, SA, Vic and Western Australia. The Old Police Reserve, Quindalup, is part of the broader history of the old Quindalup townsite and Port; history that should be made available to all Australians and visitors. Should the adjoining heritage listed Harwoods Cottage ever come on the market, such would provide to the City of Busselton a significant

Attachment 4

SUBMITTER:	PLACE NAME:	ADDRESS/LOCATION:	SUBMISSION:
			historical landmark in the western end of the shire; a landmark that could attract tourism and provide a home for historical data, maps and souvenirs, especially with its ties to the historical old Port of Quindalup and the Quindalup townsite. Very high - The Old Quindalup Jetty is of high significance as one of two jetties in the Geographe region in the 19th century before the Busselton Jetty was built; and as representing the timber industry and development of the area through timber from the 1860s". Ref: CoB Municipal Heritage Inventory (2013) p.95. The Old Police Reserve is 'part of the cog in the wheel' of the old township of Quindalup and the Port of Quindalup, as both Customs and Police presence were required at the Port of Quindalup to service international trade. "The Quindalup jetties represent an important reminder of the significant contribution to the exploitation and development of the south west of Western Australia.....Cultural - there is undoubted cultural significance in the remains of the old jetties - they represent a focal point for commerce and trade for the region". Ref: Quindalup Jetty - Maritime Heritage Site Inspection Report Dec. 1993. https://mseum.w.gov.au/maritime-archaelogy-db/sites/default/files/no 074 quindalup jetty.pdf. The Old Police Reserve presently appears to be managed by the City of Busselton and the Toby's Inlet Catchment (TIC) Group who have planted over 2,000 seedlings on this historical farmland which is situated between a heritage listed property (Harwoods) and the old Quindalup Butterfly & Fauna Park (Xcape). The TIC Group aim appears to be to protect, preserve and repair Toby Inlet and Geographe Bay. There is presently no inkling in our community - or memorial plaque on the Old Police Reserve - as to the history of the making of Quindalup townsite, Port of Quindalup jetty, Dunsborough and surrounds - yet the Busselton Heritage Festival asked the Dunsborugh Historical Society to participate in the coverage of the timber history of this area including the Quindalup Jetty at the Port of Quindalup for the month-long Heritage Festival 2024 which now appears to be an annual event. The Dunsborough Historical Society is seeking a site to restore, digitally scan, store, provide information and display its historical documentation and relics - which are presently stored inappropriately in backyard sheds. Such information is much sought after by historians, developers and others in an effort to highlight the magnificent history of the Cape Naturaliste area. The CoB's "Interpretative usage" for the Old Police Reserve site would therefore appear to fit very well with the aims and objectives of the DHS in exposure of early history of our region; our early settlers who worked hard to make our country prosper, provide opportunities and thrive. Tourism also featured high in the

Attachment 4

SUBMITTER:	PLACE NAME:	ADDRESS/LOCATION:	SUBMISSION:
			recent 13/2/2024 CoB Community Grants Expo in Busselton with the session on "Grant/Fundraising Applications" providing valuable information for any successful Grant Application ie contribution to tourism objectives, grass roots community, active in tourism, ID community or industry benefits, skill development. Ref: Attendance by L. Nixon OAM. In my view - and that of many people in the community - the Old Police Reserve should be clearly designated as a historical site. The history and photographs of Geographe Bay, Port of Quindalup, Quindalup Jetty, Yelverton's timber mill and tramway which used horse drawn wagons for haulage to the Port of Quindalup; and the old Quindalup townsite should be available to the people of Australia and visitors as a whole. The tramway line traverses the Old Police Reserve to the Port of Quindalup and there are still remnants of the Police Station on the Police Reserve. It should be noted that the Busselton Margaret River Tourism Assoc (MRBTA) is advertised as 'the regional tourist association with visitor centres LOCATED in Busselton and DUNSBOROUGH. As the local experts they offer comprehensive information, booking services and advice". https://www.busselton.wa.gov.au/discover/tourism. However "Visitor Centre goes online" 22/4/2022 BSN-Dunsb. Times - in May 2022 the MRBTA made the joint decision to close the Dunsborough Visitor Centre which had offered advice, guidance and information on the best things to see and do in the region, with locally made souvenirs offered in the giftshop. The Dunsborough Tourist Bureau originally commenced by the community in a caravan in the Lions Park; manned by local volunteers and operated under limited hours until its popularity grew to an extent where the CoB opened a permanent Dunsb. Tourist Bureau. Sadly the history of the Port of Quindalup, Quindalup Townsite and surrounds - which played such an important historical role in development of the Cape Naturaliste region - now appear to be the forgotten cornerstone of our early history.
LIBBEY METTAM MLA – MEMBER FOR VASSE	Old Police Reserve Quindalup	Caves Road, Quindalup	DUNSBOROUGH HISTORICAL SOCIETY - OLD POLICE RESERVE QUINDALUP I recently met with Margaret Baxter, Linda Nixon and other members of the Dunsborough Historical Society regarding the Old Police Reserve in Quindalup. I am writing to support their submission and efforts to see the Old Police Reserve returned to the Local Heritage Survey and Heritage List (formerly Municipal Heritage Inventory). This list defines our region and is a pivotal step towards preserving and celebrating the rich historical places of our community. The Old Police Reserve was the primary settlement established in 1866 with a school. The Reserve is part of the Yelverton Mill Tramway route. The Quindalup township and the Port of Quindalup helped to develop and sustain a part of the State's early timber industry in the South West.

Attachment 4

SUBMITTER:	PLACE NAME:	ADDRESS/LOCATION:	SUBMISSION:
			This represents an important first step in preserving and fostering the unique history of this area. Local government recognition and support for preserving this local heritage site will provide leverage for future State support. I do hope you will see the importance of this submission for the preservation of one of the first settlements in this area.
MCMILLEN	Fernbrook Cottage	Lot 41 (No.663) Rendezvous Road, Vasse	Early settlement - John Joseph Dawson, 1890 Originally operated as a dairy farm and later beef. Place of residence and restoring for future accommodation
CITY OFFICER	Busselton War Memorial in Rotary Park of Remembrance	Lot 42 Causeway Road, Busselton	Even though this has been newly erected, it is fundamental to the City's heritage in recognizing and paying homage to the past and present service men and women.
CITY OFFICER	CWA Hall	48 Stanley place, Busselton	After a fire destroyed the first building in 1937, the group received a Crown grant for the land and built the hall the same year. Members provided catering for agricultural shows and cattle sales to fund the build. Until the library was established in 1953, the hall served as a library. The building holds great significance to the region.
CITY OFFICER	Busselton Railway – Visitor Centre	Lot 565 Foreshore Parade, Busselton	Heritage significance to the community and still serving the community to this day.
LAWN	Metricup School Site	110 Metricup Road, Metricup	Dear councillors, I'm raising again a matter which I first raised at least 8 years ago. It is the placement of a roadside tourist marker showing the historical site of the old Metricup school. Over the years I've been given various reasons why this had to be delayed. One reason given was that all the historical sites within the City boundary had to be placed into an inventory. This inventory then had to be approved by somebody in Perth. I was told it was a big task. Well, after 8 or more years, I think it's high time the inventory was finished. Changes in staff responsible for this task haven't helped. A few years ago the present mayor showed some interest in my correspondence but nothing concrete eventuated. My late wife and 5 of her siblings, including her only surviving older brother (95 this year) attended that school so I've had a personal interest in the matter. It would be most pleasing if one of you could take up this matter and at last get a definite result.
CUMMINS	Torpedo Rock Plaque	Yallingup Beach Road, Yallingup	Municipal Heritage Inventory applications for: 1. Torpedo Rock Plaque 2. Caves House Plaque Please find attached two applications for the City of Busselton Heritage Inventory. I have also attached a covering letter and a history associated with the plaques and Mr Armstrong. The C J Armstrong named in the applications was my Great Grandfather and whilst we his descendants are very proud of his selfless act of trying to help complete strangers in trouble, it is also our hope that these plaques continue to raise awareness of how easy life
CUMMINS	Caves House Plaque	18 Yallingup Road, Yallingup	

Attachment 4

SUBMITTER:	PLACE NAME:	ADDRESS/LOCATION:	SUBMISSION:
			can be taken in the sometimes, untamed waters of our coastline and the sacrifice others have made in trying to help people who have found themselves in trouble. The family of C J Armstrong hopes that you look favourably on these submissions so that both plaques are on the Heritage Inventory and their story and safety warning remain part of our local history.
CITY OFFICER	Internees Hut	704 Chapman Hill Road, Kalgup	Subject to a requirement for a heritage agreement
CITY OFFICER	Thorn Hill	3 Coley Road, Yallingup	Subject to a requirement for a heritage agreement

Attachment 5

Heritage Framework

LOCAL HERITAGE SURVEY

The *Heritage Act 2018* requires that local governments prepare a survey of places in its district that in its opinion are, or may become, of cultural heritage significance.

The purpose of a local heritage survey includes assisting in preparing a heritage list under a local planning scheme.

LOCAL HERITAGE LIST

The *Planning and Development (Local Planning Schemes) Regulations 2015* requires that each local government establish and maintain a Heritage List to identify places within the scheme area that are of cultural heritage significance and worthy of built heritage conservation.

LOCAL PLANNING POLICY 4.3 - HERITAGE CONSERVATION

State Planning Policy 3.5 Historic Heritage Conservation provides direction on decision making for heritage protected places. Local Governments may choose to provide further guidance for development to heritage protected places through a local planning policy for heritage.

Measuring the Value of Visitor Centres in WA

Tourism WA

May 1st 2024

Report prepared by Painted Dog Research



Project Background & Methodology



Background to the project



Across Western Australia, there are 60 accredited Visitor Centres (VCs), and many other centres. In 2015, Tourism Research Australia (TRA), together with Tourism WA and Tourism Council WA, commissioned research on the influence of Visitor Centres on WA Tourist Behaviour. The research provided invaluable research for WA destinations, VC operators, and tourism businesses

Since the 2015 research, many market and technology factors have changed. In particular, the Visitor Centres experienced a significant change in role and renewed engagement with destination marketers, tourism businesses and travellers during COVID.

Therefore, the need to reassess the importance and value of VCs in relation to visitor experience, behaviours and spending in this new landscape is crucial – to help demonstrate the value they continue to bring to the WA tourism economy, and to ultimately secure ongoing support for the operation and funding of VCs across the state by local governments and industry.

Strategic aim & objectives

The aim of this research was to provide evidence and a business case for advocating the ongoing funding of VCs as well as identify ways to optimise their role, services, and performances in order to maximise their contribution to the Australian visitor economy.

Research Objectives

To fulfil the strategic aim, this research met the following informational objectives:

1. Updated the profile of visitors to/within WA who use VCs during their trip (users), including demographics, attitudes, values and behaviours
2. Compared users with visitors to/within WA who do not use VCs during their trip (non-users)
3. Determined reasons for use (and non-use) of visitor centres when travelling and evaluated visitor expectations of visitor centres including the services they should provide
4. Determined visitor satisfaction with visitor centres and identified any areas where they excel and/or need to improve
5. Measured the degree to which visitor centres influence visitor behaviour in terms of spend, length of stay, participation in activities, attractions/locations visited, intention for repeat visitation and perception of the region and WA;
6. Determined the influence that VCs have on visitor spend in the region.
7. Compared the above results between Tourism Regions.

At the outset of this project, 10 destinations were selected to conduct face-to-face engagement in.

A number of criteria were applied to select the most appropriate locations:

REPRESENTATION
- At least one VC per region
- Number of destinations per region should be relative to visitation
- Need a good representation of different *ways* VCs are used by visitors

SAMPLE ACHIEVABILITY
- Locations must allow for sufficient sample to be captured for statistically powerful and reliable analysis (i.e. strong visitor numbers)

FIELDWORK LOGISTICS
- Allow for a sensible / seasonally appropriate fieldwork schedule



Research methodology

Four methodological approaches were used in order to ensure a robust, representative sample was achieved across three core audiences.

1 Destination Intercepts

- As the primary methodology, face-to-face engagement was carried out in 10 selected destinations across WA.
- In both the Visitor Centres and other parts of town, travellers were intercepted and encouraged to take part in an online survey – a strategy which engaged both VC users and non-users.
- A sample of **n=2,307** was achieved via this approach (exceeding the target sample of n=2,000).

2 VC Contact Lists

- To supplement the face-to-face engagement carried out across the 10 core destinations (particularly in locations where peak season had passed before fieldwork had commenced), where possible, contact lists of recent VC users were supplied by the centres.
- An online survey was emailed to these contacts.
- A sample of **n=182** additional VC users was achieved via this approach.

3 QR Code Posters

- To ensure all VCs across WA had the opportunity to take part in the research, and all travellers could take part, posters were displayed in **64** additional VCs (beyond the 10 selected).
- Users of these VCs were encouraged to scan the QR code and complete the online survey.
- A total sample of **n=376** additional VC users was achieved via this approach.

4 Online Panel

- In order to obtain the perspective of the general population across WA, but also the East Coast (VIC, NSW and QLD), a representative sample was sourced via an ISO-accredited online panel.
- A total sample of **n=1083** was achieved via this approach (n=409 WA, n=674 East Coast).

Survey sample

The survey was conducted among three core audiences: the **Australian general population, WA VC users and non-users**. Large, reliable samples of each audience were achieved in each region. Among WA travellers, a spread of intrastate, interstate and international respondents were engaged.

WA VC users	WA VC non-users	AUS General population
Total sample: n=1,472	Total sample: n=1,393	Total sample: n=1,083

Among WA Travellers…		
Intrastate: n=1,698	Interstate: n=716	International: n=451

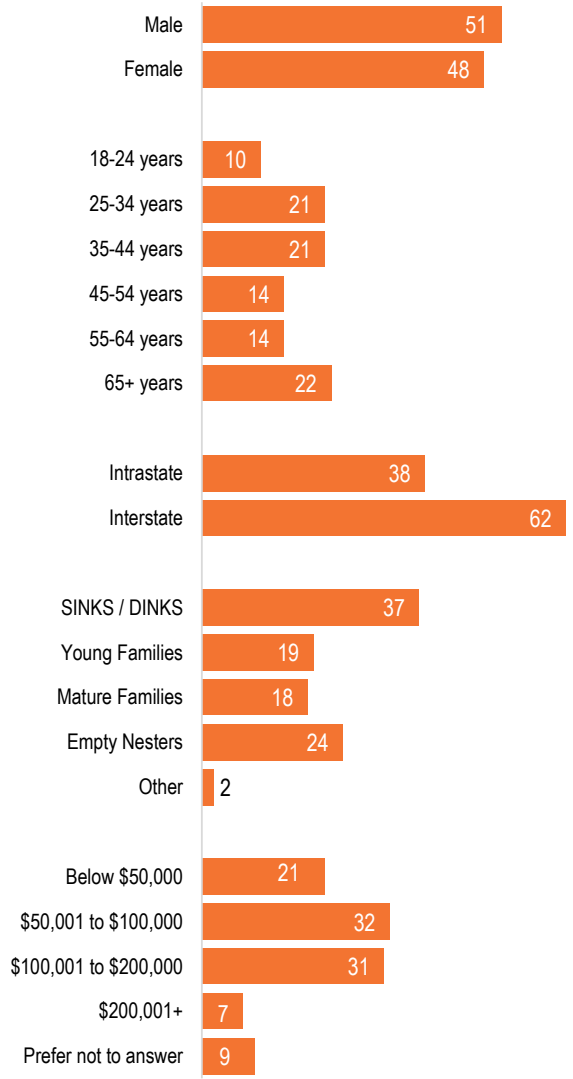
DP: n=1,068	ASW: n=661	AGO: n=452	ACC: n=240	ANW: n=444



Demographic profile snapshot: General population

Our sample of the general population audience of n=1,083 is shown right.
These respondents came from WA (n=409) and NSW, VIC, and QLD (n=674).



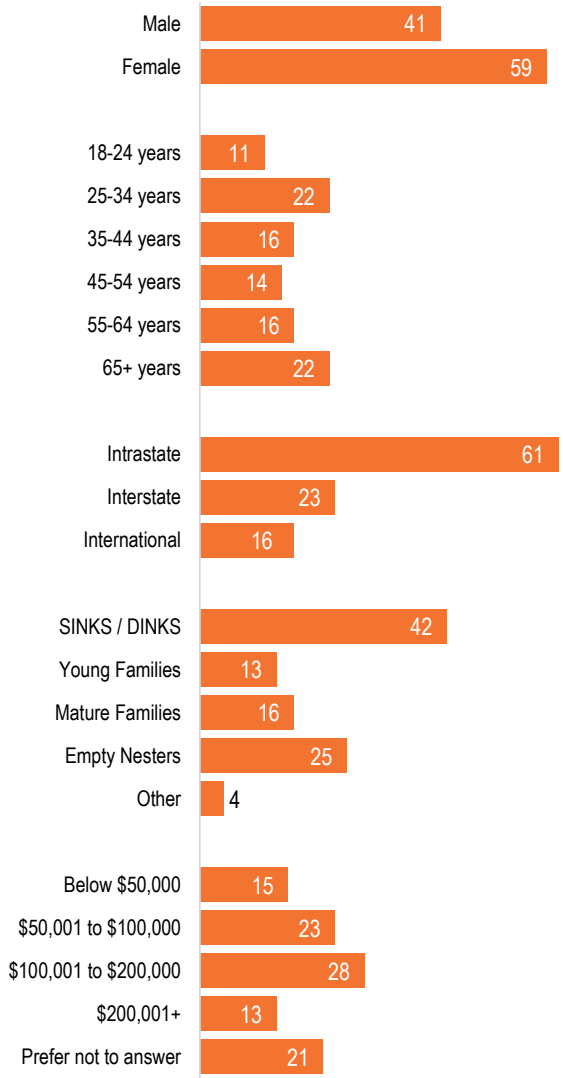


Base: General Population Survey (n=1083).

Demographic profile snapshot: Intercepted travellers

Our sample of the intercepted travellers from the 10 key Visitor Centres of n=2,489.



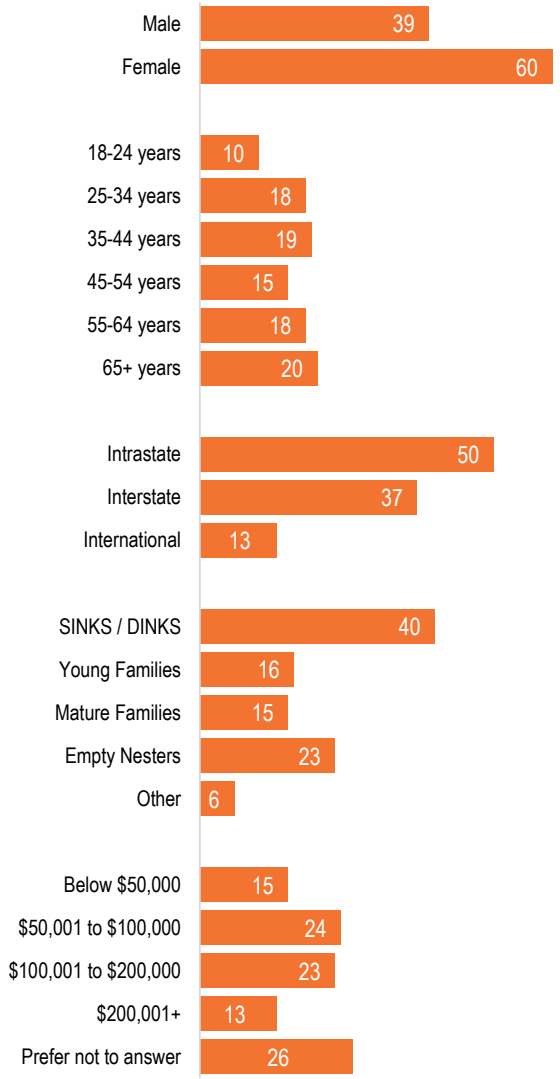


Base: Intercept Survey – 10 key Visitor Centres (n=2,489).

Demographic profile snapshot: Other travellers

- Armadale
- Bridgetown
- Bunbury
- Busselton
- Central Wheatbelt
- Coolgardie
- Cue District
- Dongara
- Dwellingup
- Geraldton
- Jurien Bay
- Kalamunda
- Kalbarri
- Karratha
- Kojonup
- Lancelin
- Laverton
- Mount Barker
- Mundaring
- Narrogin
- Perth CBD
- Port Hedland
- Rottnest Island
- Shark Bay
- Shoalwater
- Tom Price
- Toodyay
- Walpole





Base: Other VC Intercept Survey (n=376).

Post-weighting approach



General Population

The general population was quota sampled and post-weighted to general population proportions of state, age, gender and regional status (as per ABS, 2021 Census).

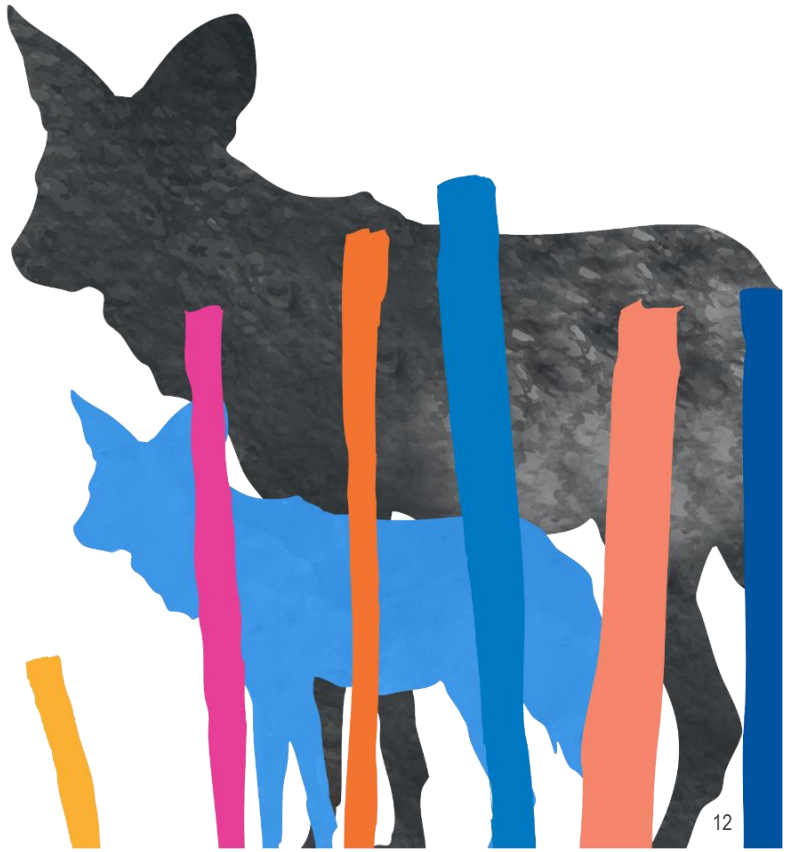
Intercept and Other VCs

Data collected among travellers was also weighted to reflect accurate visitation figures. The samples we collected were intentionally not naturally representative of this, as quotas were set to ensure sufficient minimum samples of groups of interest (e.g. VC users, international travellers, equal number of visitors intercepted in each town etc.). VC users and non-users were post-weighted to 2023 IVS/NVS proportions by market (intrastate, interstate, and international) and the region they visited.

VC users were also weighted by their known usage of VCs (as per IVS/NVS) by their market of origin (intrastate, interstate, and international), to again account for the deliberate oversampling of particular users (to enable robust sub-group analysis).



The Broader Context of Visitor Centres in Aus



Measuring Visitor Centre usage in Australia

- What do Australians know about Visitor Centres?
- When and why would they use a Visitor Centre?
- How many have visited a Visitor Centre?



Most Australians have some level of understanding about VCs, mostly knowing they provide info and advice about local attractions.

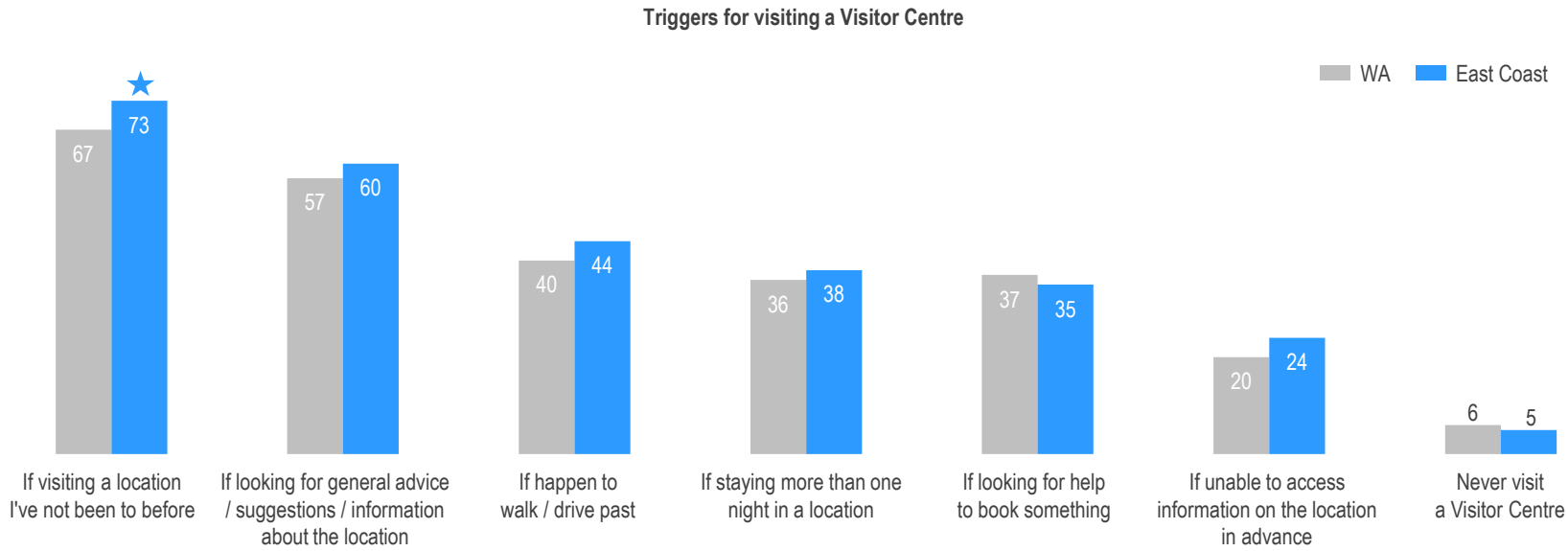
State-to-state, the understanding of VCs is similar. The only difference is that West Australians are more likely to mention that the role of a VC is to provide assistance with bookings.



Q45. In your own words, how would you describe the role of a Visitor's Centre or tourist bureau? Base: All respondents general public survey intrastate (n=409), interstate (n=674). Not responses below 4% not shown.

Visiting a destination for the first time is a key trigger for using a VC.

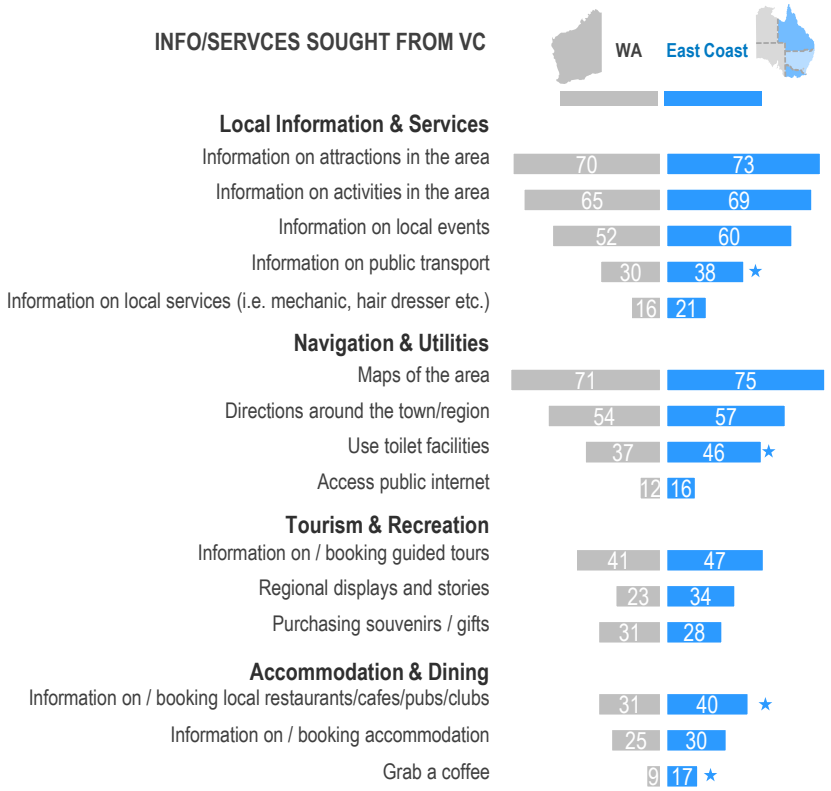
Those who live on the East Coast are even more likely to agree with this (73% vs 67% in WA).



Q10. During a holiday, in what situations, if any, would you visit a Visitor Centre? Base: General population survey; Interstate travellers (n=674), Intrastate travellers (n=409)

Maps and information on attractions / activities are the main services travellers would seek from a VC.

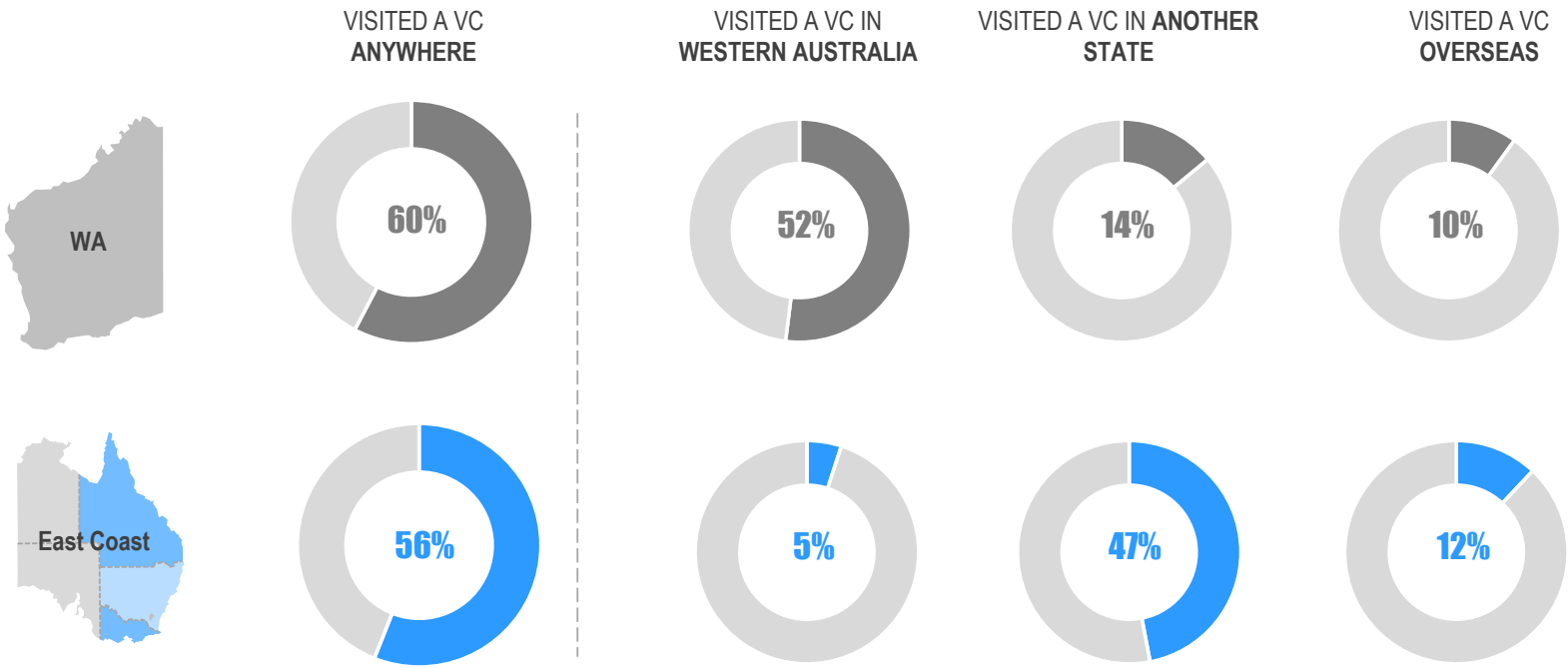
The overall trends are the same between the East Coat and WA, although the East Coast are more likely to use VCs for seeking information on restaurants and public transport.



Q38. What information or services would you be seeking from the Visitor Centre? Base: General population survey; Interstate (n=674), Intrastate (n=409)

Over half say they have visited a VC either in Australia or overseas in the past 3 years.

Usage is slightly higher among West Australians.



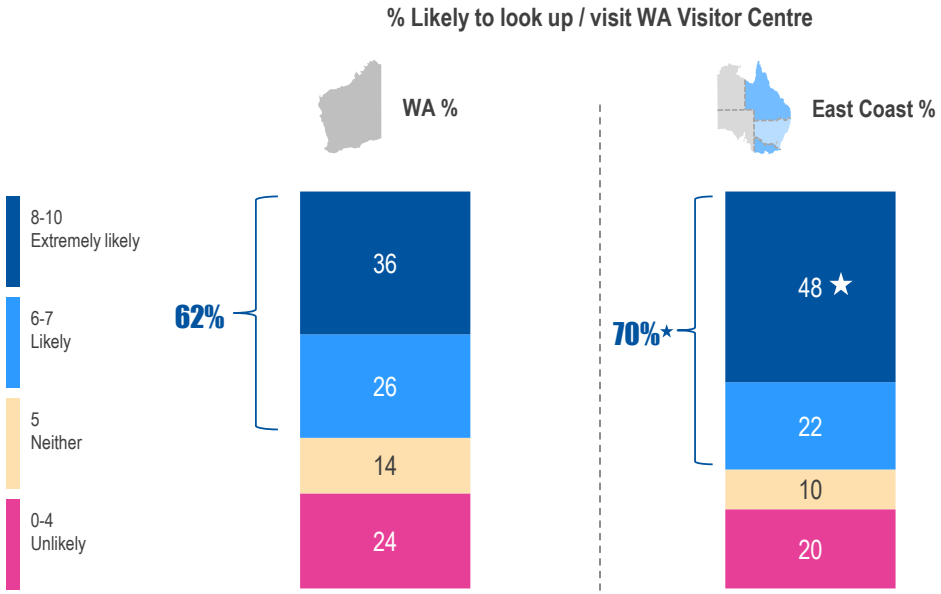
Q12. Have you visited any Visitor Centres within the past three years? Base: Interstate (n=674), Intrastate (n=409)

So, how likely are Australians to use a Visitor Centre when travelling in WA?



Encouragingly, the vast majority say they are likely to look up or visit a VC when holidaying in WA.

Intentions to engage with a VC when holiday in WA are significantly stronger among East Coast travellers – reflecting their lower levels of familiarly with WA. But likelihood still remains strong among the intrastate audience.



Q37. If you were to holiday to or within Western Australia, how likely is it that you would look up or visit a Visitor Centre? Base: Interstate (n=674), Intrastate (n=409).

However, a preference for accessing information online is a barrier to VC usage for 1 in 2, across both markets.

In addition, East Coast travellers are significantly more likely to lack awareness about Visitor Centres in WA, including where they're located and what they have to offer. Exploring ways to build awareness and knowledge among out-of-state travellers may increase usage of VC services on arrival.

Unlikely to use a WA VC: Top 10 Reasons	WA %	East Coast %
Prefer using online resources for information about a destination	51%	48%
Prefer to plan my own itinerary and don't need additional information	35%	35%
Prefer self-guided exploration / discovering places on my own	26%	21%
Don't know where there are Visitor Centres in Western Australia	5%	21% ★
Don't know enough about what they have to offer	8%	16% ★
Prefer to avoid crowds and long lines during peak tourist seasons	15%	15%
Inconvenient location or limited operating hours of Visitors Centres	8%	14%
Don't want to speak to someone / just want the resources not advice	8%	12%
There is usually limited time in my holiday itineraries to visit a Visitor Centre	6%	11%
The services and resources they offer aren't relevant to me / my interests	6%	9%

Q52. What makes you less likely to look up or visit a Visitor Centre if you were on holiday to or within Western Australia? ? Base: Those unlikely to look up or visit a Visitor Centre, Interstate (n=206), Intrastate (n=155).

Understanding WA VC users



Who we are

As users of WA Visitor Centres, we are typically intrastate travellers, and often have children living at home. We usually travel with our immediate family and in small groups of 3 to 4 people, and we typically like exploring new destinations on overnight trips.

For our WA trips, we typically stay in rented hotels / motels and travel around by car. Our holidays in and around WA are usually for relaxation or leisure – and we're less likely to be visiting friends / family. When it comes to planning our trips, we typically take charge ourselves – relying on cross-referencing multiple online travel platforms for reliable reviews and information. Some of us also do consult Visitor Centres ahead of our trip, to help us plan our stay.

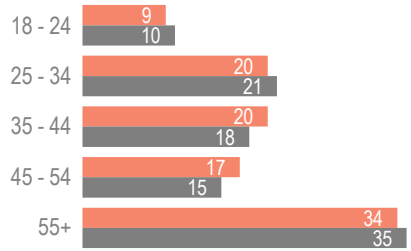
VC usage as per IVS and NVS (International and National Visitor Survey)

USERS		NON-USERS*	
64%	Intrastate	80%	Intrastate
18%	Interstate	13%	Interstate
18%	International	5%	International

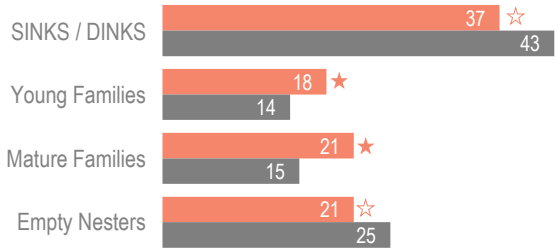


Users Non-users

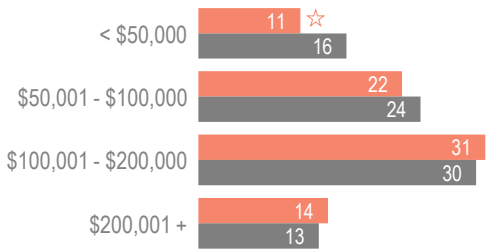
We're a similar age



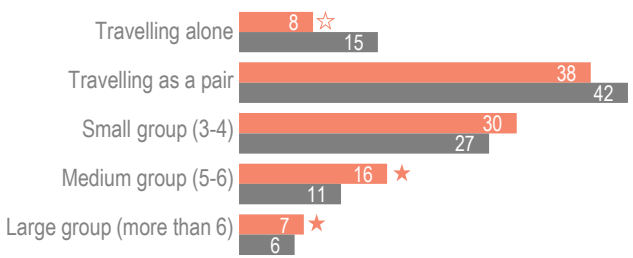
We are more likely to have kids living at home



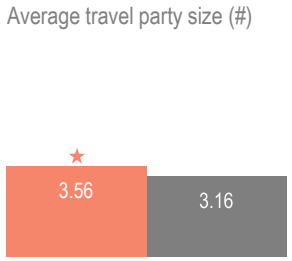
We have slightly higher HH incomes (>$50k)



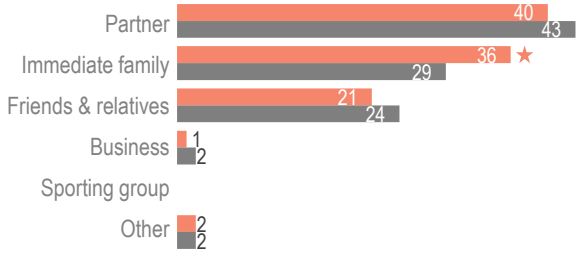
We are more likely to travel in a group



On average, we travel in groups of 3-4



We tend to travel with our partners and immediate family



*Weighted data shown. *Note: Marrket proportions sum to <100% due to rounding.*

How we travel

Users Non-users

We're more likely to be first time visitors to our destinations



We tend to stay overnight in our destinations

Overnight trip
79% Users ★
63% Non-Users

Day trip
21% Users ☆
37% Non-Users

The majority of us travel for leisure

Holiday / leisure
77% Users ★ 53% Non-Users

Visiting friends / family
7% Users ☆ 19% Non-Users

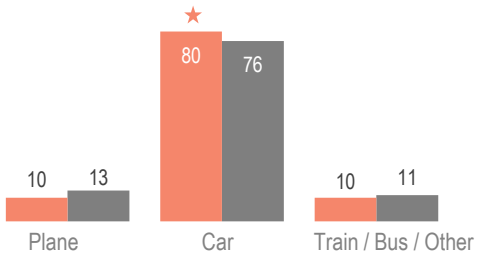
Entertainment
6% Users ☆ 12% Non-Users

Work
4% Users ☆ 7% Non-Users

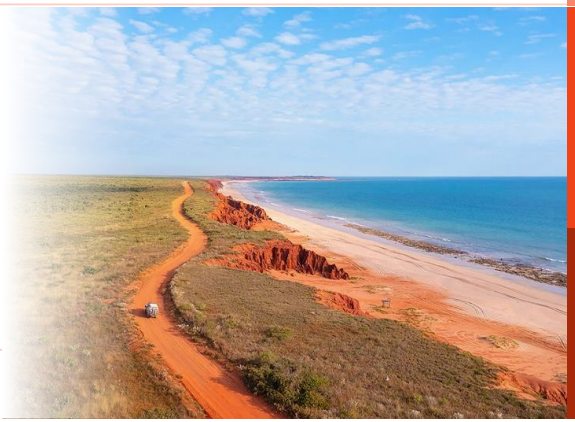
Sport
1% Users 1% Non-Users

Other
5% Users 8% Non-Users

We mostly travel by car within Western Australia







Accommodation type

Hotel / motel / room 51% users; 52% non-users

	User	Non-user
Rented / Airbnb / apartment	19% ★	14%
Standard hotel / motel / resort	13%	18% ★
Luxury hotel / 4-5 star resort	9%	10%
Serviced apartment	5%	4%
Guest house /B&B	3%	1%
Backpacker / hostel	1%	4% ★

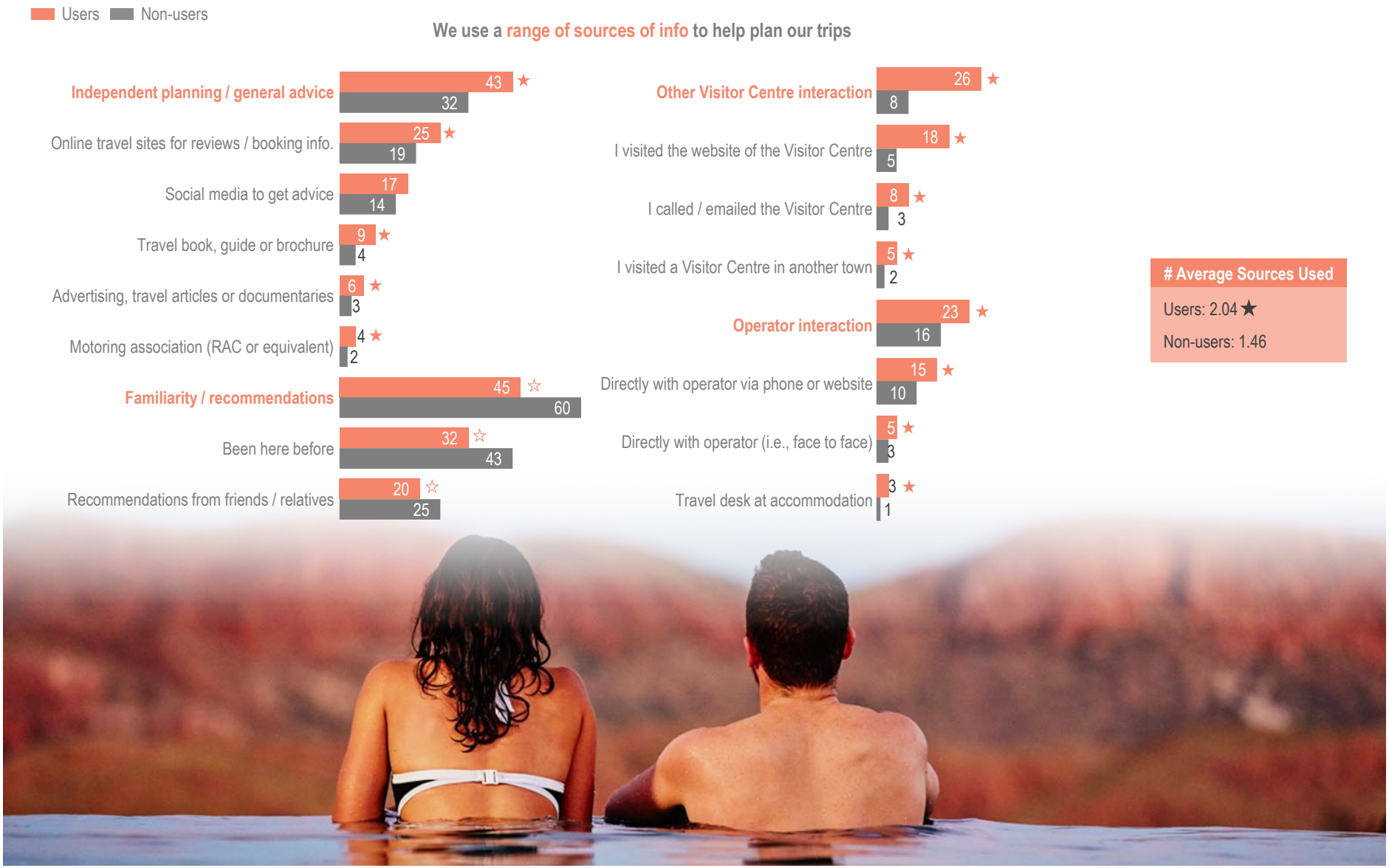
Camping / caravan 32% users ★; 20% non-users

	User	Non-user
Caravan park / staying in a caravan	13% ★	7%
Camping, caravan park	10% ★	5%
Cabin, caravan park	5%	4%

Friends & Relatives 10% users ; 20% non-users ★

Self-drive / informal 5% users; 4% non-users

How we plan our trips



The profile of VC users differs by region, highlighting the diversity of travellers serviced by VCs in WA.

Developing this profile of VCs users by region is key to enhancing service delivery, relevance of information and tailoring recommendations that deliver on what travellers are seeking. These profiles also show where opportunities may exist to expand the reach and appeal of VCs, so a broader range of visitors to each region feels compelled to visit a VC.

Significantly lower *Significantly higher*

	Destination Perth	North West	Coral Coast	Golden Outback	South West
	Age Bracket (%)				
18-34	26	41	44	21	24
35-54	38	25	46	33	41
55+	36	35	11	46	35
	Household Structure (%)				
Single / Double Income (no children)	37	42	35	37	36
Young Families (eldest child ≤12)	17	18	34	11	17
Mature Families (eldest child ≥13)	20	17	21	24	22
Empty Nesters (children not at home)	21	22	8	25	23
	Market (%)				
Intrastate	64	83	93	89	92
Interstate	20	11	3	7	4
International	16	5	4	4	4
	Informational sources prior to trip (average number)				
Sources	1.9	2.5	2.15	2.01	1.83
	Accommodation type (% among overnight users)				
NET: Hotel / Motel / Room	60	44	31	54	54
Rented or Airbnb house / apartment / unit	15	7	12	19	29
Standard hotel / motel / resort (< 4 star)	16	16	6	21	9
Luxury hotel / resort (4 or 5 star)	13	15	6	6	7
Serviced apartment	7	3	6	3	7
Guest house/bed and breakfast	6	1	0	6	2
NET: Camping / Caravan Park	22	33	50	29	27
Caravan park, travelling with a caravan	9	16	21	10	10
Caravan park, camping	7	5	21	8	8
Caravan park, cabin	5	5	3	6	6
NET: Self-drive/Informal	2	6	10	6	3
NET: Friends or relatives	10	11	7	10	11

S3. What is your age? D2. Which of these best describes your household? S6. Where do you live? S9. Which of these sources did you use to plan your trip? Base: Users, Destination Perth (n=386), North West (n=231), Coral Coast Users (n=147), Golden Outback (n=297), South West (n=411). Q8. What type of accommodation? Base: Overnight users DP (n=220), NW (n=221), CC (n=140), GO (n=279), SW (n=328).

Now, we want to take a closer look at the experience that travellers have at a VC

- Do VC users pre-plan to go into a centre?
- What are travellers seeking when they go into a VC? Do they receive this?
- Do they make bookings or extend their stay in town as a result of visiting the VC?



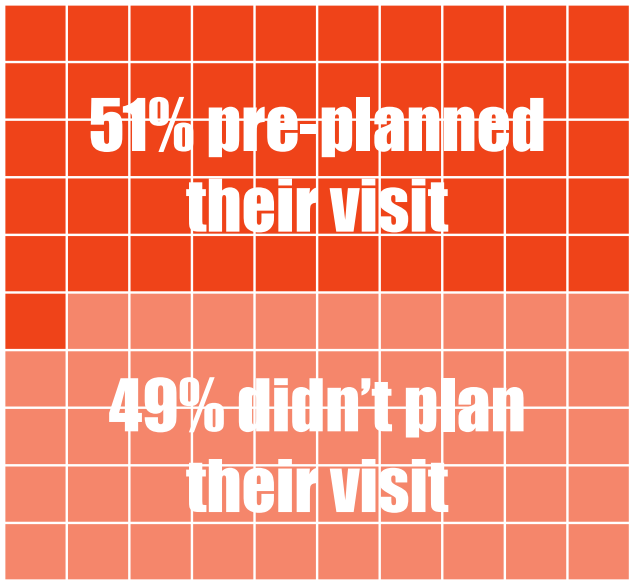
Around half of travellers who use a VC in WA pre-plan to visit the centre.

However, this means that for the other half of users, their visit to the VC was more spontaneous. This aligns with the finding that walking or driving by a VC is a major trigger to visit a centre among the general population.

The proportion of users pre-planning their visit is highest in the North West and Golden Outback, suggesting that VCs and their services are more salient/needed among travellers to these regions.

The Coral Coast and South West see the lowest proportion of planned visits, aligning with results that walking or driving-by VCs is a lead motivator for going in among travellers in these regions. In these regions, there is therefore an opportunity to further promote the VCs to increase pre-planned visits.

% Users who pre-planned to go into VC

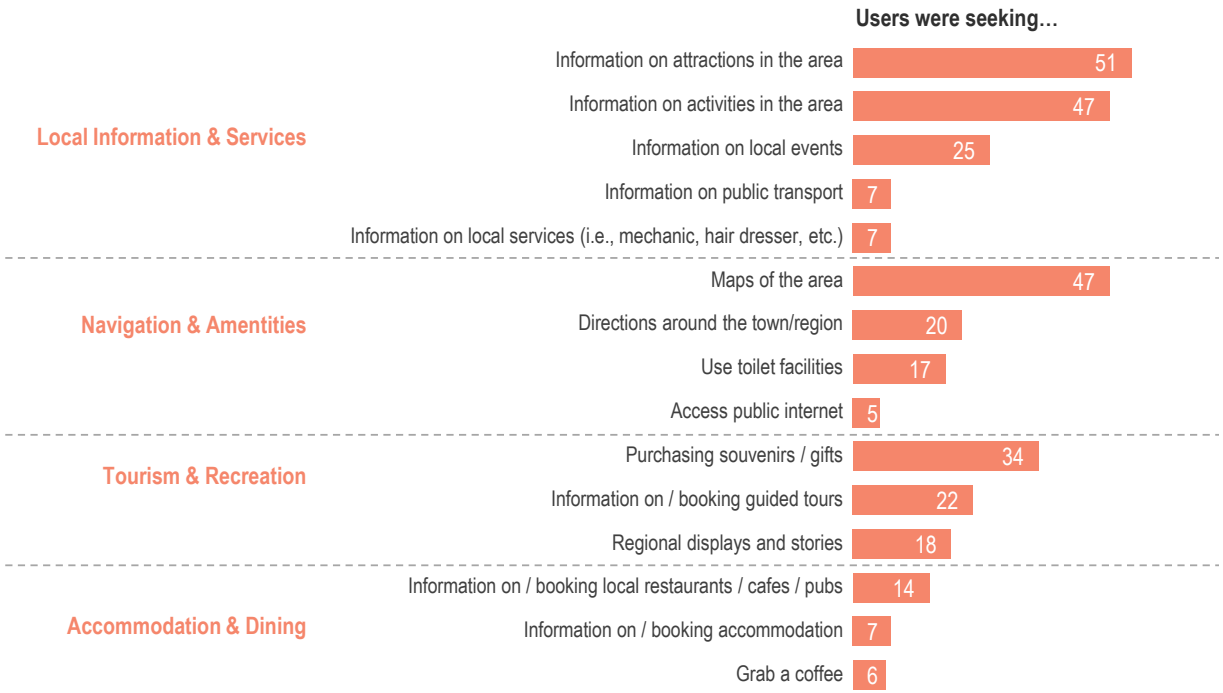


Destination Perth: **53%**
North West: **59%** ★
Coral Coast: **44%** ☆
Golden Outback: **61%** ★
South West: **45%** ☆

Q14. Did you pre-plan to [come/go] to the Visitor Centre in [LOCATION]? Base: All User Overall (n=1472).

While half of users may not plan their visit to the VC, they are all drawn in for a reason.

Users indicate that they come into a VC seeking a diverse range of information and services – but mainly information on local attractions, activities and for maps of the area.

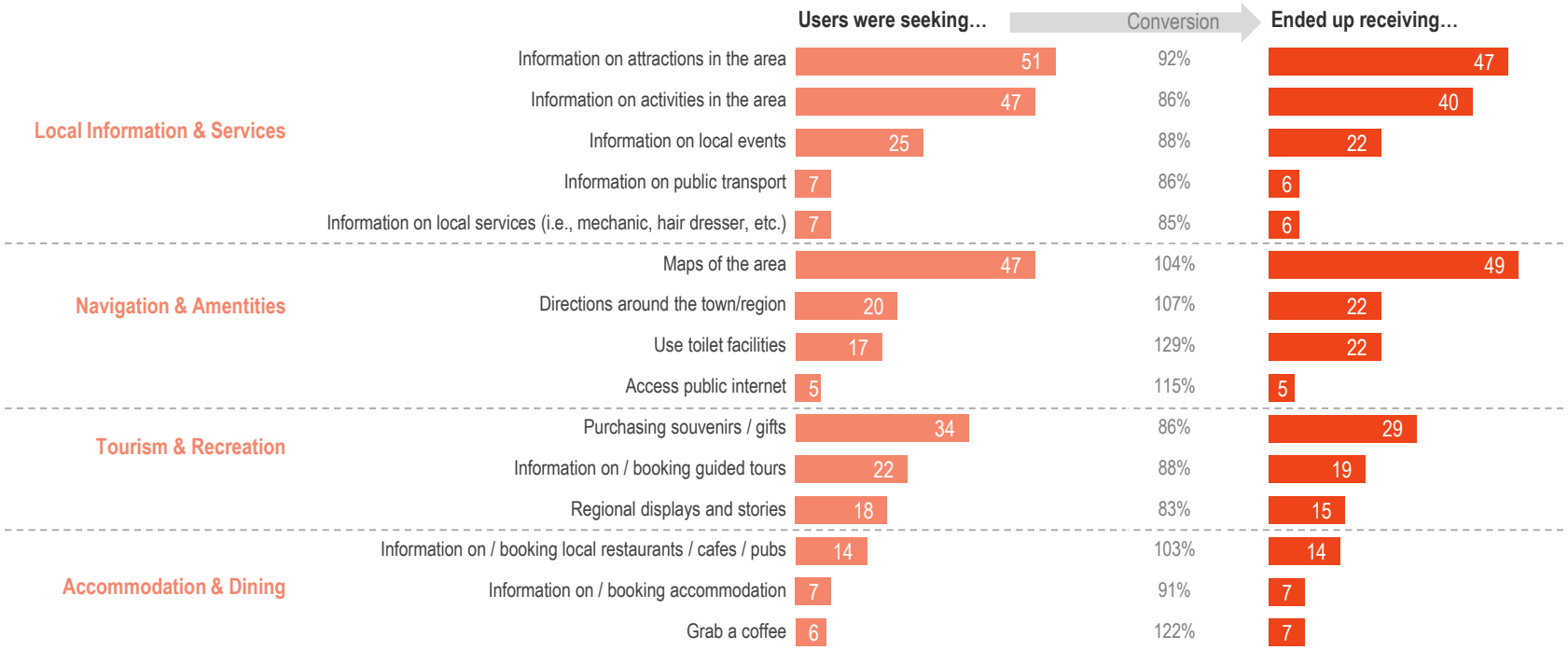


Q15. What were you seeking when you entered the Visitor Centre? Base: Users (n=1472);.

The information and services that users end up receiving in the VC align closely with what they initially seek.

These results suggest that VCs are largely meeting expectations and delivering what travellers need them to. Conversion between the services sought and received reinforces this, with most services/information being delivered at or above expectations.

However, delivering information on local activities, local events, public transport and services, as well as showcasing regional displays and providing assistance with booking tours present the biggest opportunities for improvement – as not all users who were seeking these services or information ended up receiving them in the VC.



Q15. What were you seeking when you entered the Visitor Centre?
Q16. And what information or services did you end up using at the Visitor Centre? Base: Users (n=1472). *proportion of users who received information/services, relative to the proportion who sought them.

More specifically, there are some gaps in each region, between what users were seeking and what they ultimately received from the VC.

These gaps are most apparent in the South West, were significantly fewer users received information on attractions and activities in the area compared to the proportion who were seeking this information. Similarly, fewer VC users ended up purchasing souvenirs and gifts relative to those going in for this purpose. These gaps (in all regions) suggest that there is an opportunity to better align the VC offerings with traveller expectations and needs – something that could improve satisfaction and intentions to return among future travellers.

Significantly lower *Significantly higher*

		Destination Perth		North West		Coral Coast		Golden Outback		South West	
		Sought	*Received*	*Sought*	*Received*	*Sought*	*Received*	*Sought*	*Received*	*Sought*	*Received*
Local Information & Services	Information on attractions in the area	49	49	61	53	41	42	67	59	48	40
	Information on activities in the area	46	41	46	43	43	37	48	43	48	37
	Information on local events	27	22	33	28	21	16	15	21	27	23
	Information on public transport	11	10	16	11	8	8	4	1	3	3
	Information on local services (i.e., mechanic, hair dresser, etc.)	6	5	14	17	13	6	6	3	5	4
Navigation & Utilities	Maps of the area	50	54	56	55	45	45	55	58	39	41
	Directions around the town/region	24	25	29	30	17	16	26	31	12	14
	Use toilet facilities	17	20	19	21	23	30	14	21	16	23
	Access public internet	3	5	14	12	10	9	4	3	1	3
Tourism & Recreation	Purchasing souvenirs / gifts	21	17	33	31	40	40	34	34	43	33
	Information on / booking guided tours	21	21	40	37	26	19	23	20	15	12
	Regional displays and stories	16	14	18	15	21	17	14	14	20	15
Accommodation & Dining	Information on / booking local restaurants/cafes/pubs/clubs	10	11	19	20	15	12	16	19	13	13
	Information on / booking accommodation	7	7	17	18	7	6	6	5	5	3
	Grab a coffee	6	5	9	10	7	12	8	11	4	5

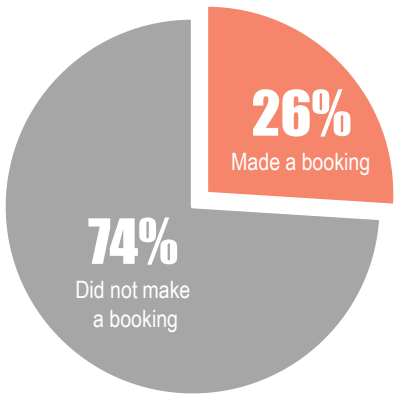
Q16. And what information or services did you end up using at the Visitor Centre? Base: Users, Destination Perth (n=386), North West (n=231), Coral Coast Users (n=147), Golden Outback (n=297), South West (n=411).

Further to this, 1 in 4 users make a booking while they're in a VC.

This proportion differs significantly by region, with 59% of North West VC users indicating that they made a booking while in centre. South West users by comparison see the lowest rate of bookings, potentially reflecting the misalignment between services sought and services received – which further highlights the opportunity to better meet the needs of these users.

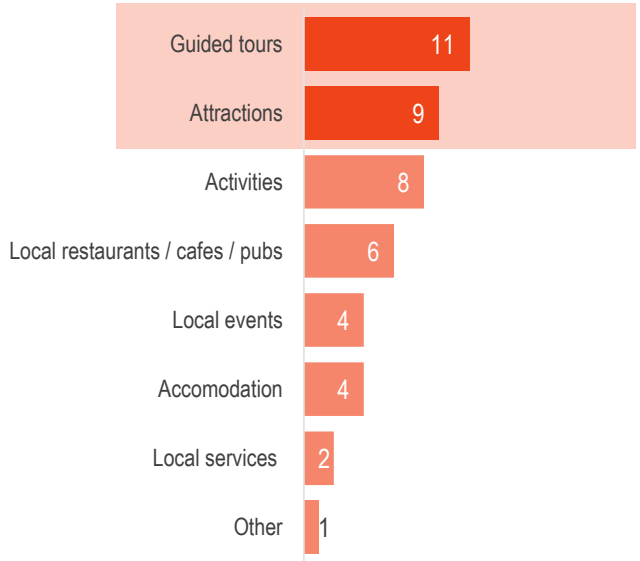
Guided tours and attractions are the two most common types of bookings made in all centres – with 1 in 10 of all who use a VC doing so for each.

% Users who made any booking



Destination Perth: **28%**
North West: **59%** ★
Coral Coast: **29%**
Golden Outback: **22%**
South West: **14%**

Bookings made
% among all users



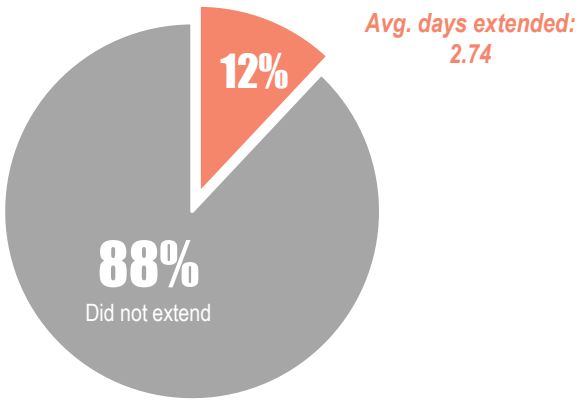
Q17. Did you make any bookings while you were in the Visitor Centre? Base: Visitor Centre users; Overall (n=1472)

Beyond making bookings, 1 in 10 users on overnight trips extend their stay in town as a result of their VC visit.

We know that more than 1.2 million overnight travellers used a WA VC in 2023 - so with these results, we can extrapolate this out to suggest that around 144,000 WA travellers extended their stay in town as a result of a VC in 2023.

Using the average of 2.74 extended days, this suggests that VCs played a role in extending stays in WA towns by 394,560 days.

% Users who extended their stay in town



Q20. As a result of visiting the [LOCATION] Visitor Centre, [are you going to (or did you)/did you] extend your stay in [LOCATION]? Base: Overnight VC users (n=1188)
Q21. By how many days did you extend you trip? Base: Overnight Visitor Centre who extended (n=162).

Are users of WA VCs satisfied with their experiences?

- Are those who use a VC satisfied with their visit to the centre? And does this influence their attitudes?
- How does VC usage relate to overall trip satisfaction?
- Would they recommend visiting the VC to other travellers in town?



Users agree that visiting a VC is an important part of their destination experience and perceptions.

% Users who agree (6-10/10)

89% …of users agree that they know more about things to see and do in town, after going to the VC

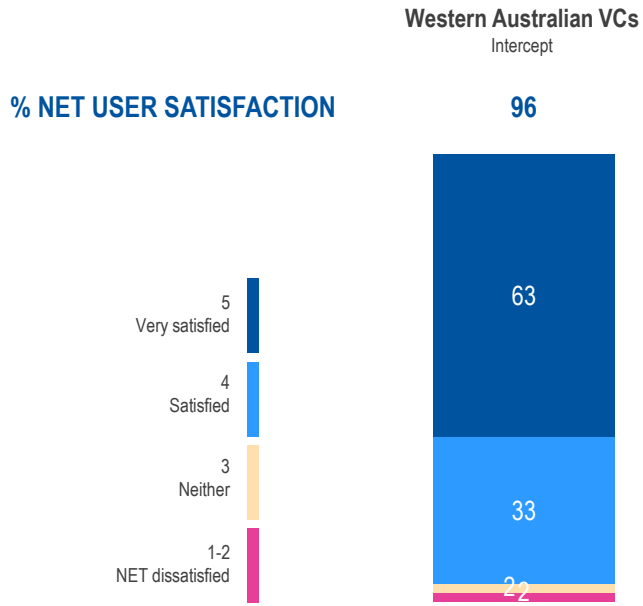
88% …of users agree that a VC is an important part of their destination experience

82% …of users agree that their VC experience positively influenced how they think about the destination

	Intrastate	*Interstate*	*International*
…of users agree that they know more about things to see and do in town, after going to the VC	89 ☆	94 ★	91
…of users agree that a VC is an important part of their destination experience	88	92 ★	82
…of users agree that their VC experience positively influenced how they think about the destination	82	86 ★	78 ☆

Q24. How strongly do you agree or disagree with the following statements? Base: Users (n=1472)

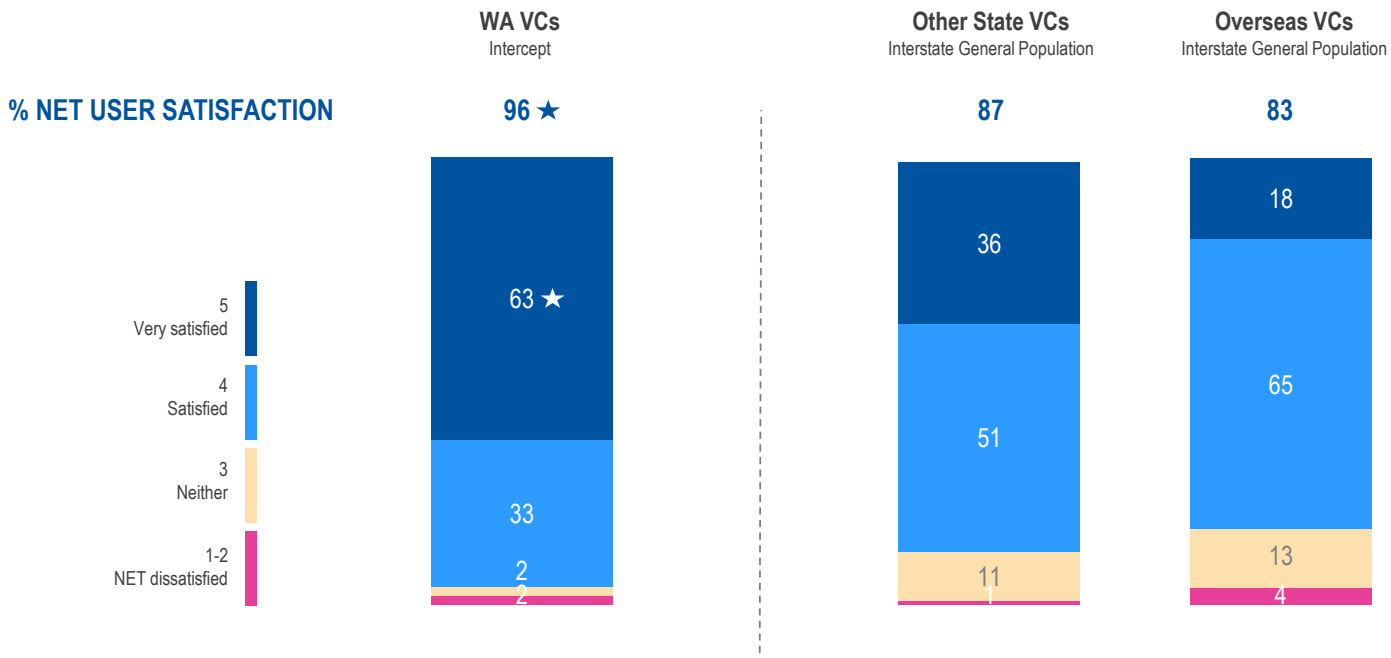
Almost all users are satisfied with their WA VC experience!



Q18. Overall, how satisfied or dissatisfied were you with your experience at the [LOCATION] Visitor Centre? Base: Users (n=1472).



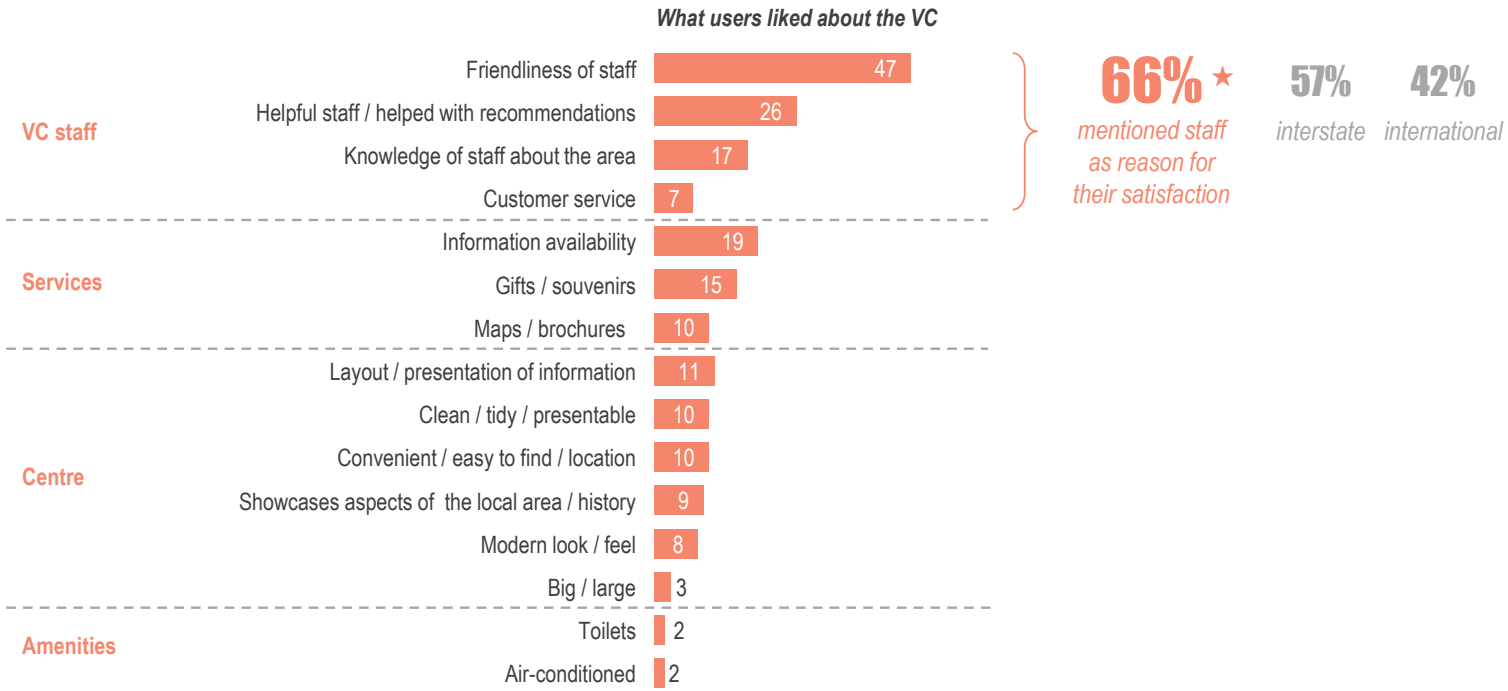
WA VCs outperform VCs in other states and overseas.



Q18. Overall, how satisfied or dissatisfied were you with your experience at the [LOCATION] Visitor Centre? Base: Intercepted WA VC users (n=1472); Q46. Overall, how satisfied or dissatisfied were you with your past experience/s at Visitor Centres outside of Western Australia? Base: Interstate General Population Survey; Used Other State VC but not an overseas VC in past 3 years (n=317), Used overseas VC but not other state (n=71).

WA VC users mention friendly and helpful staff as key reasons for their positive experiences.

Overall, 2 in 3 (66%) of satisfied VC users mentioned centre staff as a reason for their satisfaction – which is the main differentiator in satisfaction between WA VC users and those who have used other VCs.



Q19a. What did you like about the [LOCATION] Visitor Centre? Base: Those satisfied with experience at the [LOCATION] Visitor Centre (n=1472).

However, there are still opportunities to improve on VC user experiences.

This is most evident in the Coral Coast, where users are less likely than users in other regions to mention friendly and helpful staff and personalised recommendations – being instead more likely to mention just having their general informational needs met. Fewer users of VCs in the Golden Outback also tend to suggest modernity of the centre and the presentation of the information was a driver of their satisfaction.

Significantly lower *Significantly higher*

	Destination Perth	North West	Coral Coast	Golden Outback	South West
	Reasons for Satisfaction with VC (% mention)				
Friendly / helpful staff	47	49	29	44	54
Recommendations	30	35	14	31	22
Had what I needed / info	13	19	25	18	20
Maps / brochures	10	10	6	15	9
Modernity and design	9	1	15	6	9
Presentation of info	8	12	16	5	10
Gifts / souvenirs	8	9	12	8	28
Displays	7		26	3	10

Q19b. What did you like about the visitor centre? Base: Users, Destination Perth (n=386), North West (n=231), Coral Coast Users (n=147), Golden Outback (n=297), South West (n=411).

Satisfied VC users
In their own words



Q19a. What did you like about the [LOCATION] Visitor Centre? Base: Those satisfied with experience at the [LOCATION] Visitor Centre (n=1472)

Only a handful of WA VC users felt there was room for improvement…

In their own words

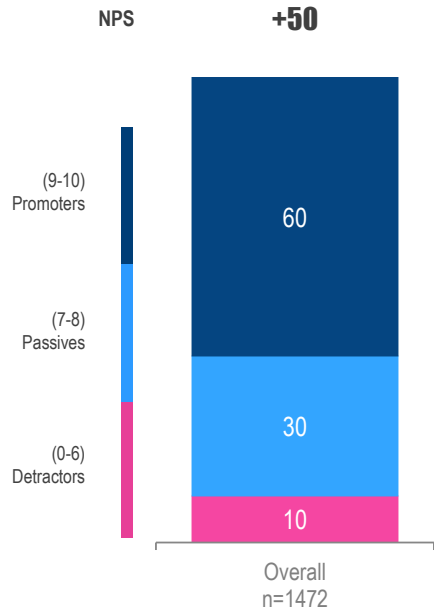


Q19b. How could the [LOCATION] Visitor Centre be improved? Base: Dissatisfied users (n=32).

As a result of these experiences, users are highly likely to recommend the VC to other visitors to the area.

Among users, 60% are strong advocates of the VC they went to and would be extremely likely to recommend a visit.

This is particularly positive, as we know the importance placed on personal recommendations as a source of information when planning a trip (particularly among those who didn't use a VC, who are *significantly* more likely to rely on recommendations when planning a trip).



Q22. Thinking about your experience, how likely are you to recommend this Visitor Centre to other people visiting [LOCATION]? Base: VC Users (1472)

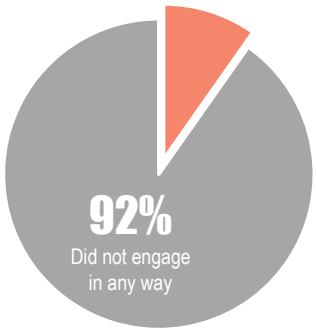
What about those who don't physically enter a VC, but engage with it in other ways?

- What other ways are people interacting with a VC?
- What information are they seeking from the VC when interacting?
- How do interactors feel towards VC and their services?
- Why don't interactors physically enter into a VC for information? Is there something missing?



Around 1 in 10 who don't go into a VC still engage with the centre in another way – predominantly online.

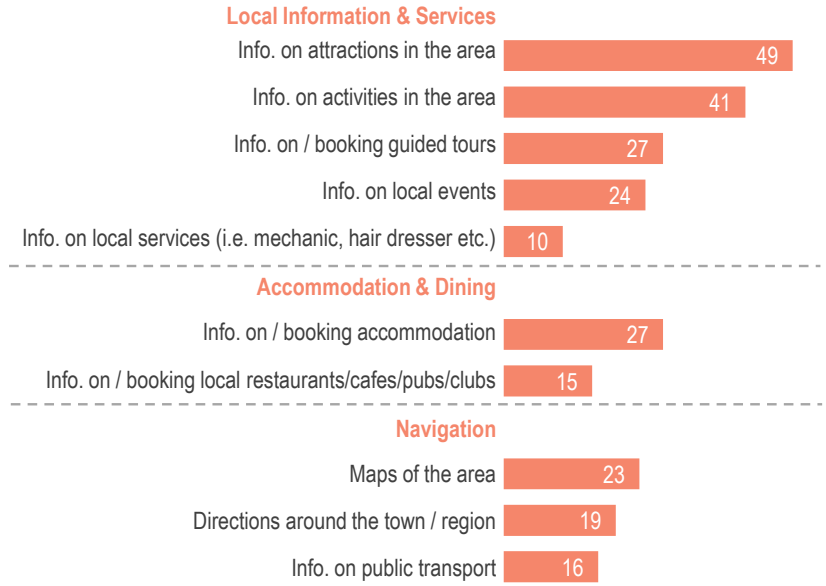
% who engage with VCs in another way
among those who didn't visit in-person



8%
Interactors

- **5%** Visited the VC website
- **2%** Called the VC
- **1%** Emailed the VC

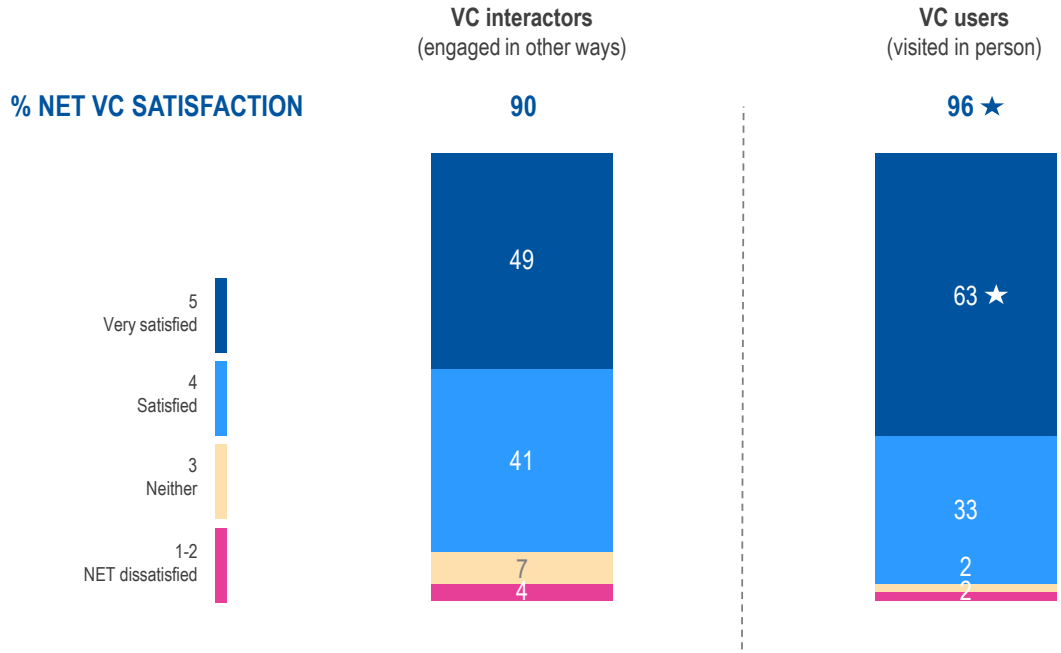
Information / services received from VC



Q11. And on [this/your most recent] visit, [have you been/did you go] into the Visitor Centre in [LOCATION]? / Q9. Which of these sources did you use to obtain information or make bookings for this trip to [LOCATION]? Base: Non-users (n=1417), Interactors (n=115). Q39. You mentioned that you interacted with the [LOCATION] Visitor Centre (i.e., called, emailed or visited the website) but [have not visited / did not visit] the Visitor Centre in person. What information or services did you receive from your interaction with the Visitor Centre? Base: Interactors (n=115).

The majority of those who have interacted with a VC are still satisfied with their experience…

…however they are *less* highly satisfied than those who visited a VC in-person during their trip.



Q18. Overall, how satisfied or dissatisfied were you with your experience at the [LOCATION] Visitor Centre? Base: Users (n=1472).
Q40. Overall, how satisfied or dissatisfied were you with your interaction/s with the [LOCATION] Visitor Centre? Base: Interactors (n=115).

Their main reason for not visiting the VC in-person was the helpfulness of the staff online or over the phone.

This demonstrates that while satisfaction is slightly lower among those who engage with a VC (but not in-person), they are still receiving excellent service – so much so that visiting in-person is not required. But, as we know that satisfaction further increases with in-person visits, this is something that staff could encourage when interacting with visitors remotely (by phone or online).

Top reasons unlikely to visit s VC in-person
% among interactors



Q42. You mentioned that you interacted with the [LOCATION] Visitor Centre, but that you [don't plan on visiting/did not visit] in person. Why is that? Base: Interactors (n=115).



And what about those that didn't visit a VC while travelling in WA?

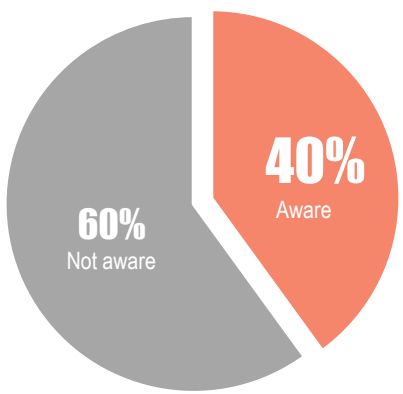
- Were they aware there was a VC in town?
- Beyond awareness, what were their reasons for not visiting?
- What could a VC offer that would encourage them to visit next time they're in town?

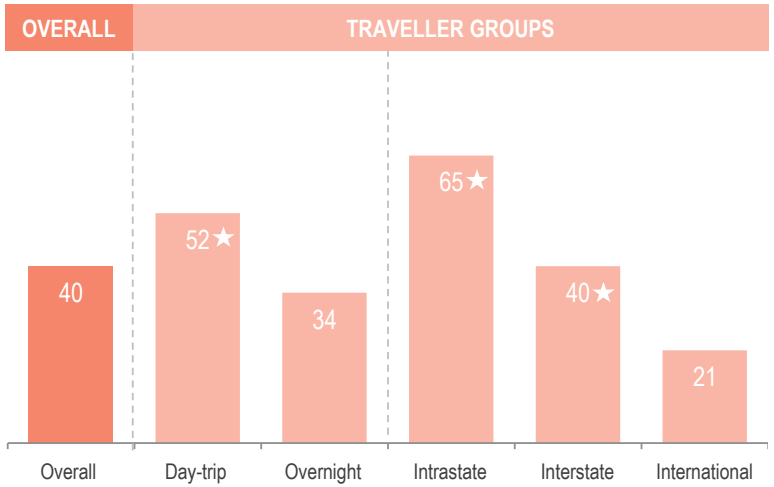


Among those who didn't use a VC, awareness is a key barrier to their engagement.

Just 40% of non-users were aware of the VC in the town they were visiting – which was lowest among those staying overnight and international travellers.

% Non-users aware of the VC





Q25. Before now, did you know there is a Visitor Centre in [LOCATION]? Base: Non-Users who didn't interact with w VC prior to their trip (n=1,360).

Aside from a lack of awareness, prior familiarity with the location and already being well-researched were key reasons for not using the VC.

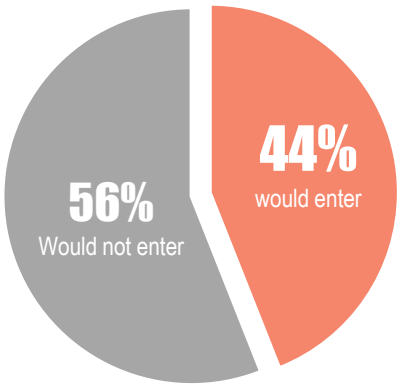
Around 2 in 5 claim to be already familiar with the town (and therefore don't see the need to visit the VC) and a further 1 in 4 had planned their trip prior to arriving in town and already had sought all the information they needed.



Q26. Why didn't you visit the Visitor Centre in [LOCATION]? Base: Non-Users that are aware of Visitor Centre (n=782)

Just under half of non-users would be likely to enter a VC if they happened to go past it – with coupons or deals the biggest drawcard.

% Would go into the VC if they happened to go past



Strategies to encourage VC usage
% non-users mentioned



Q27. Would you (go / have gone) to the Visitor Centre if you happened to go past it? Base: Non-users (n=1417).
Q28. What would the Visitor Centre in [LOCATION] need to offer to encourage you to visit it next time? Base: Non-users (n=1417)

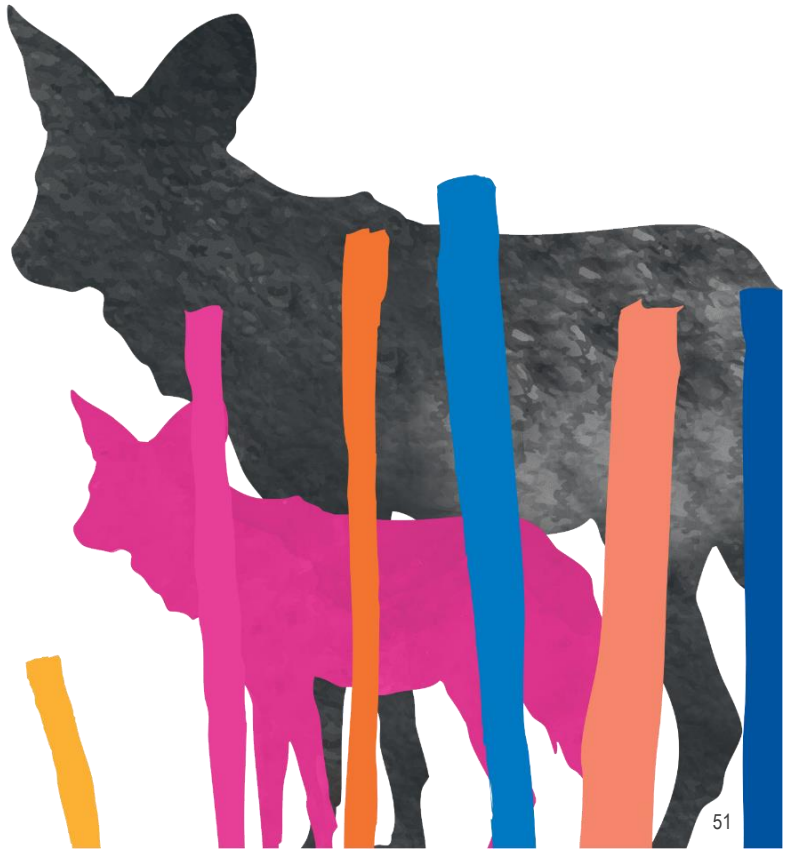
VCs in each region each have unique challenges and opportunities to attract more travellers to use their services.

Awareness of VCs among non-users is lowest in Destination Perth at 46%, being highest among non-users in the South West. However familiarity with the area is a leading barrier and reason for not using a VC among visitors to the South West – suggesting that to increase visitation, something more unique or valuable would need to be offered at this VC to draw people in.

Destination Perth	North West	Coral Coast	Golden Outback	South West
Awareness of VC in Region (% among those who did not go into the VC)				
46%	63%	67%	67%	81%
Top Reasons for Not Visiting (% mentions among those aware of VC)				
○ Familiar with area (35%) ○ Got info elsewhere (27%) ○ Didn't need to (18%) ○ Friends/family in the area (12%) ○ Short / day trip (6%)	○ Got info elsewhere (29%) ○ Familiar with area (24%) ○ Didn't need to (17%) ○ Too busy / no time (11%) ○ Friends/family in the area (9%)	○ Familiar with area (31%) ○ Got info elsewhere (22%) ○ Didn't need to (14%) ○ Too busy / no time (9%) ○ Got info from another VC / email / phone / previous trip (9%)	○ Familiar with area (35%) ○ Got info elsewhere (34%) ○ Didn't need to (16%) ○ Friends/family in the area (8%) ○ On a work trip (7%)	○ Familiar with area (46%) ○ Got info elsewhere (23%) ○ Didn't need to (16%) ○ Friends/family in the area (8%) ○ Short / day trip (7%)
Top Factors that Would Encourage Future Usage (% mentions)				
○ Deals / offers / discounts (27%) ○ Not to be missed attractions (15%) ○ Unique local recommendations not available elsewhere (12%) ○ Advertising / was unaware (11%) ○ More visible / accessible location (10%)	○ Deals / offers / discounts (27%) ○ Advertising / was unaware (17%) ○ General information on area (10%) ○ More visible / accessible location (10%) ○ Onsite café / food / drinks (9%)	○ Deals / offers / discounts (21%) ○ Unique local recommendations not available elsewhere (19%) ○ Information on 'what's new' (14%) ○ Advertising / was unaware (14%) ○ More visible / accessible location (9%)	○ Unique local recommendations not available elsewhere (21%) ○ Deals / offers / discounts (17%) ○ Advertising / was unaware (12%) ○ Awareness of services / 'what can it do for me?' (8%) ○ Not to be missed attractions (7%)	○ Deals / offers / discounts (38%) ○ Unique local recommendations not available elsewhere (20%) ○ Not to be missed attractions (13%) ○ Onsite café / food / drinks (11%) ○ Information on 'what's new' (7%)

Q25. Base non-users Destination Perth (n=611), North West (n=185), Coral Coast Users (n=68), Golden Outback (n=119), South West (n=120). Q26. Why did you not visit? Q28. What would the VC have to do to encourage you to go in next time? Base: non-users who provided a suggestion: Destination Perth (n=369), North West (n=119), Coral Coast Users (n=46), Golden Outback (n=75), South West (n=140).

Understanding the Influence of VCs



What influence does usage of a VC have on a traveller's behaviour?

- Do those who use a VC spend different amounts on their trips?
- Does their length of stay differ, compared to those who don't use a VC?
- Do they participate in different activities? And what *direct* influence does their visit to the VC have on what they choose to do in town?
- Do their visits meet or exceed expectations, more so than those who don't use a VC?



Travellers who use a VC take longer trips in WA and spend more, compared to non-users.

While those who use a VC spend a comparable amount per person, per night on food, transport and souvenirs, their total trip spend per person on tours, attractions and other activities is significantly higher.

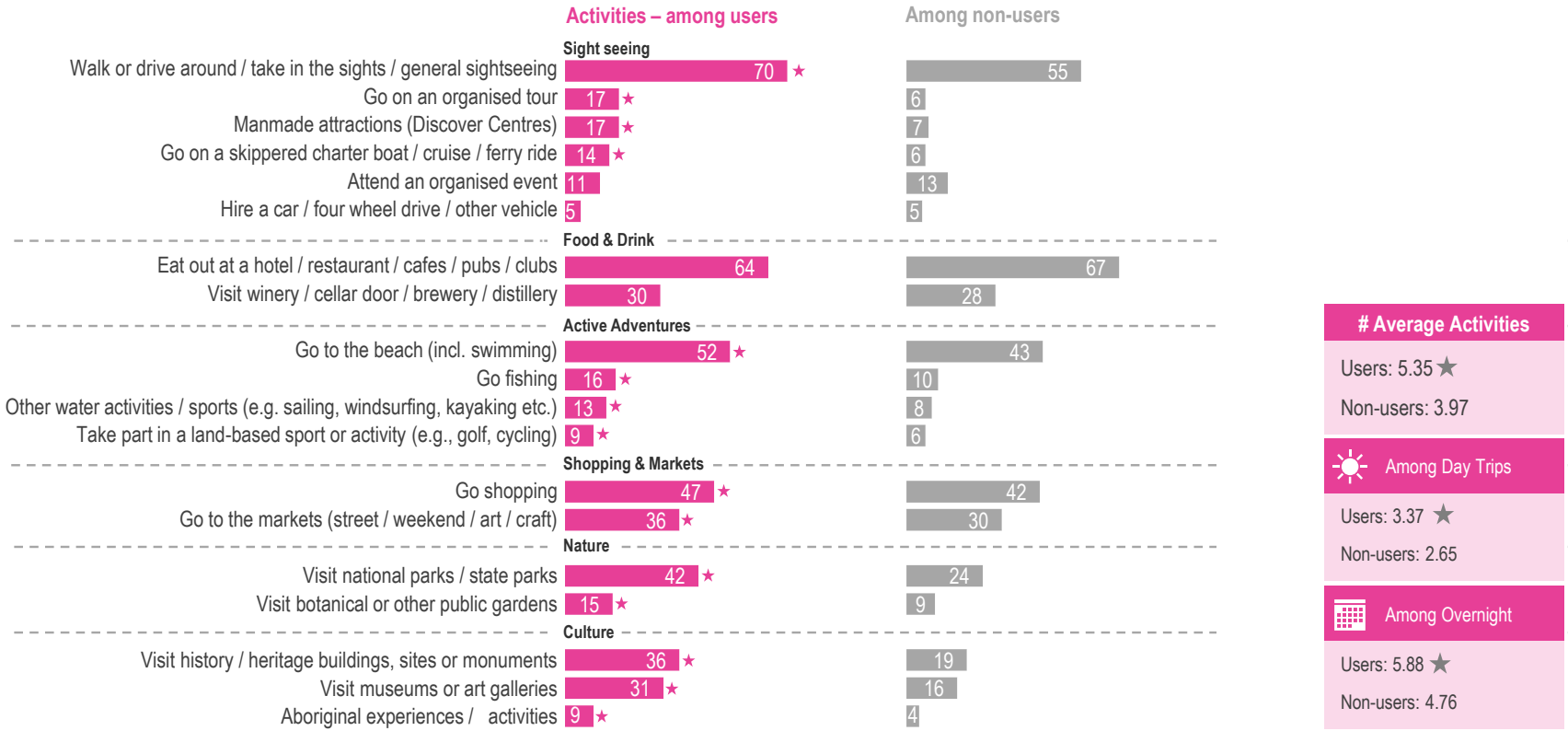
This not only demonstrates that VCs *service* High Yield Travellers in WA, but signals that those who visit are VC are likely *influenced* to participate in more paid-for activities while on their trip – but let's confirm that!

Among overnight travellers…	Users	Non-users
Avg. travel party size (#)	3.52	3.13
Avg. trip length (days)	5.64 ★	4.87
Avg. total trip spend per person	$2,905.92★	2,179.34
	Spend per person (per night)	
Spend on accommodation	$185.56	$167.07
Spend on food & drink	$116.07	$119.47
Spend on transport	$58.83	$60.94
Spend on souvenirs	$51.80	$39.77
	Spend per person (whole trip)	
Spend on tours	$76.60 ★	$36.67
Spend on attraction entrance fees	$26.01 ★	$17.04
Spend on other tourist activities	$34.41 ★	$22.62

Q3. How many other people [are/were] travelling with you on this trip? Q5. What [is/was] the total length of your stay in [LOCATION Q32. How much do you estimate that you [have] spent on an average day during your time in [LOCATION], on each of the following? And how many people did / will that cost cover? Q33. Now thinking about your entire stay in [LOCATION], how much [have you spent or plan to spend/did you spend] on each of the following? And how many people did / will that cost cover? Overnight users (n=1,159), non-users (n=780).

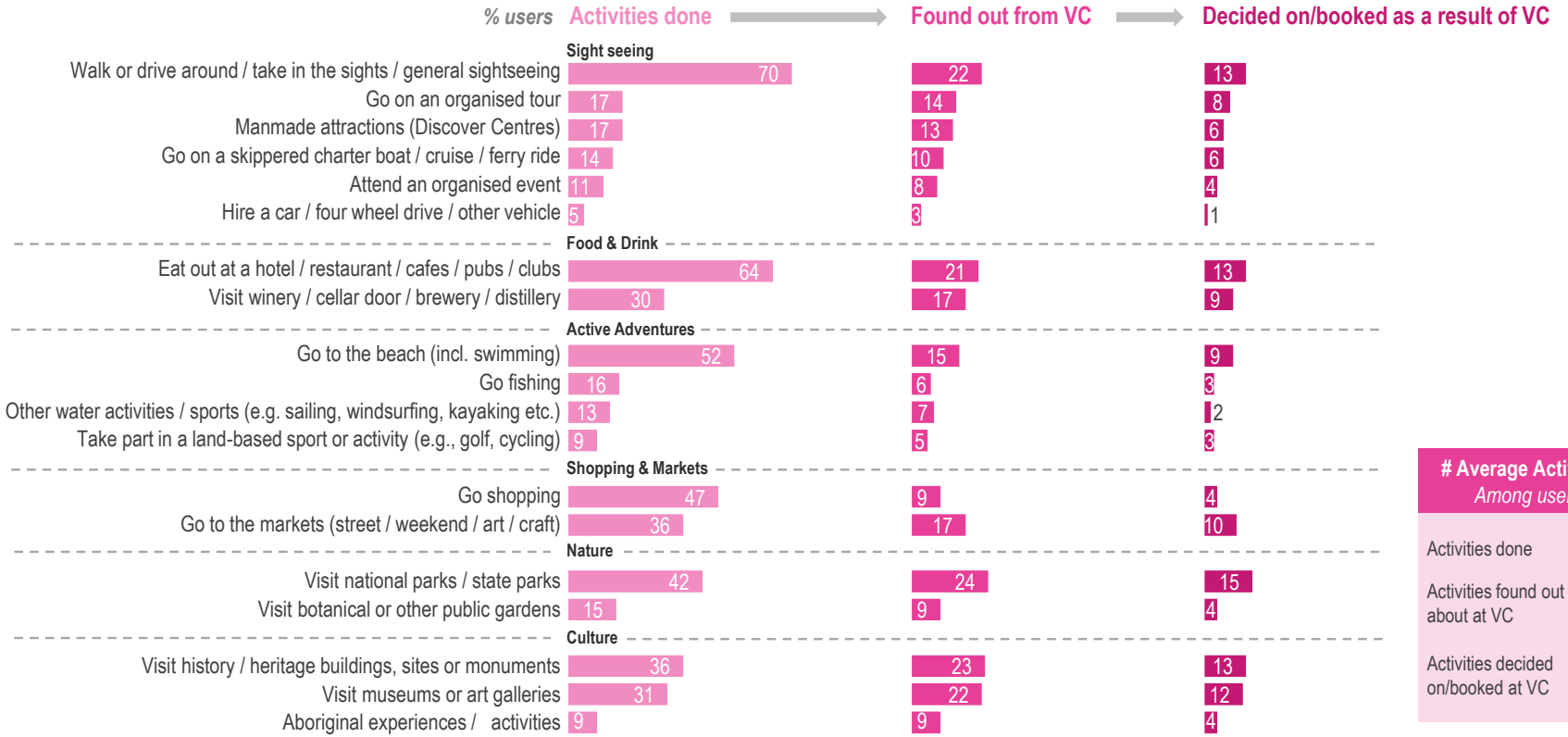
VC users do engage in more activities – both paid and unpaid.

On average, they participate in 5+ activities during their stay in town, whereas those that don't visit a VC participate in around 4. This is consistently seen among both day-trippers and overnight travellers.



Q29. On this visit to [LOCATION], which of the following activities [have you already undertaken, or intend to/did you undertake] while you [are here/were there]? Base: All Users (n=1472); Non-users (n=1285)

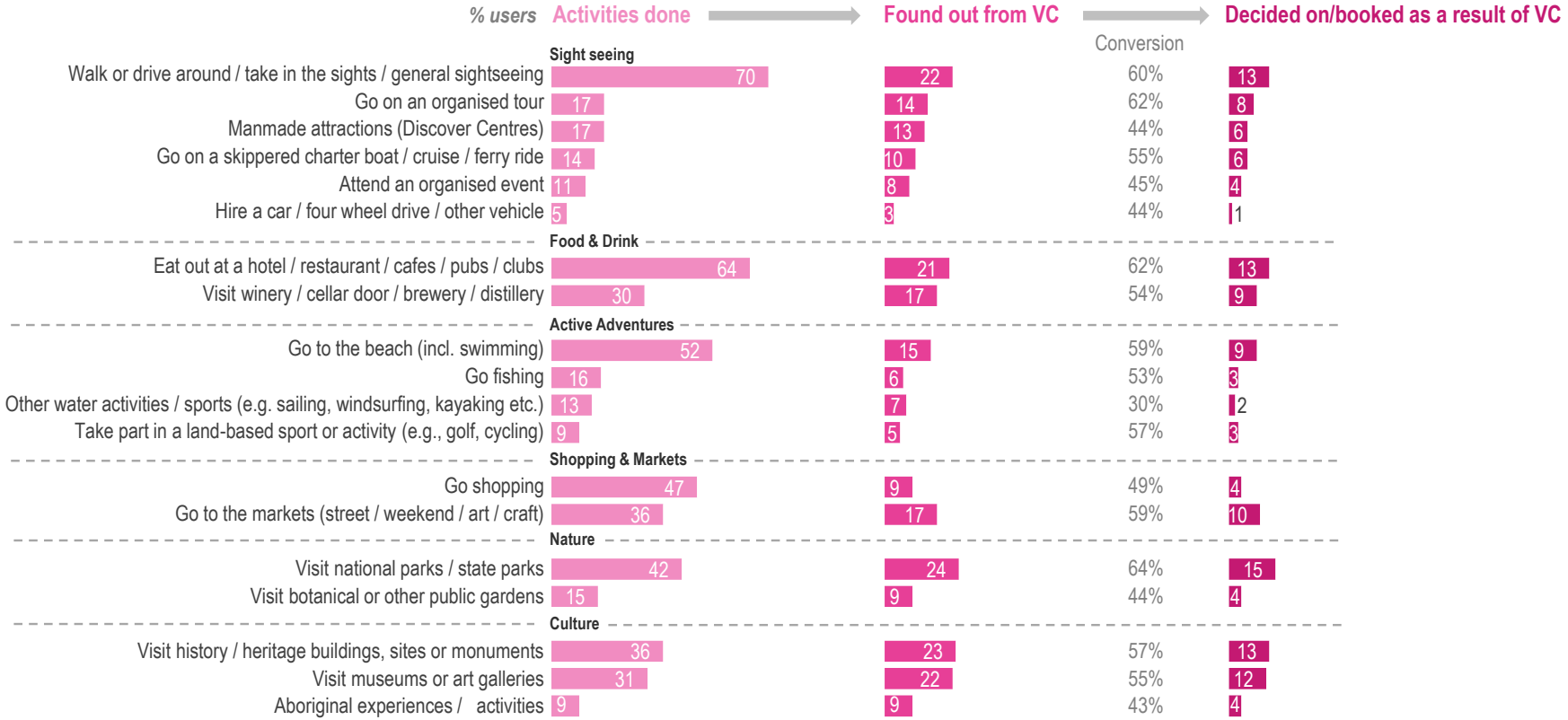
But this isn't just because VC users have longer stays and like doing more – their visit to the VC is driving this!



# Average Activities *Among users*	
Activities done	5.35
Activities found out about at VC	2.55
Activities decided on/booked at VC	1.40

Q29. On this visit to [LOCATION], which of the following activities [have you already undertaken, or intend to/did you undertake] while you [are here/were there]? Base: All Users (n=1472)
Q30. Which of these activities did you find out about from the Visitor Centre? Q31. And which of these did you organise, book or decide to do, as a result of going to the Visitor Centre? Base: All Users (n=1472). *proportion of users who decided on activity after finding out about them from the VC.

This is demonstrated when looking at the conversion between finding out and deciding on as a result of VCs.



Q29. On this visit to [LOCATION], which of the following activities [have you already undertaken, or intend to/did you undertake] while you [are here/were there]? Base: All Users (n=1472)
Q30. Which of these activities did you find out about from the Visitor Centre? Q31. And which of these did you organise, book or decide to do, as a result of going to the Visitor Centre? Base: All Users (n=1472). *proportion of users who decided on activity after finding out about them from the VC.

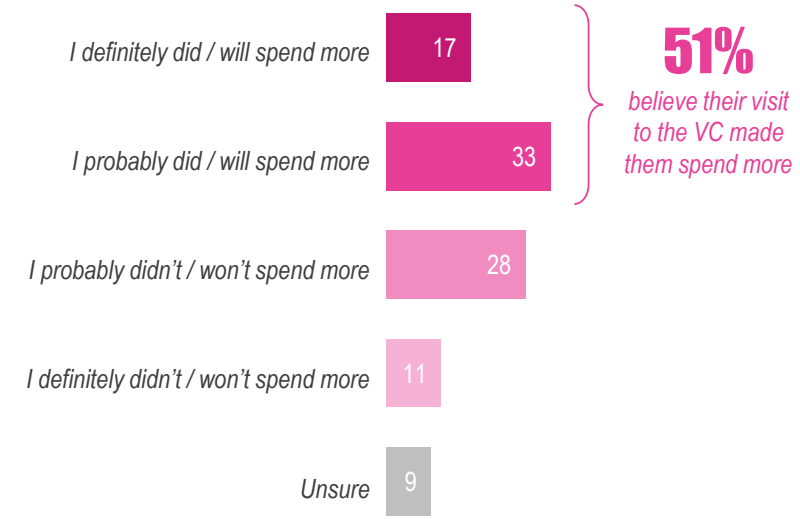
Around 1 in 2 feel their visit to the VC influenced them to spend more on their trip – averaging $179 more.

While this stated additional spend does have some limitations (people are typically not great at fully considering these sorts of influences on their spend), it is still indicative that around half of those who use a VC end up spending more on their trip than they may have otherwise.

$ users directly attribute to VC*

	User spend
*Avg. spend on **bookings** made at the VC*	$85.30
*Avg. spend on **items** bought at the VC (e.g. souvenirs)*	$33.66
*Avg. spend on other **things you found out about** from the VC (e.g. attractions)*	$59.95
AVG. TOTAL SPEND ATTRIBUTABLE TO VC	$178.91

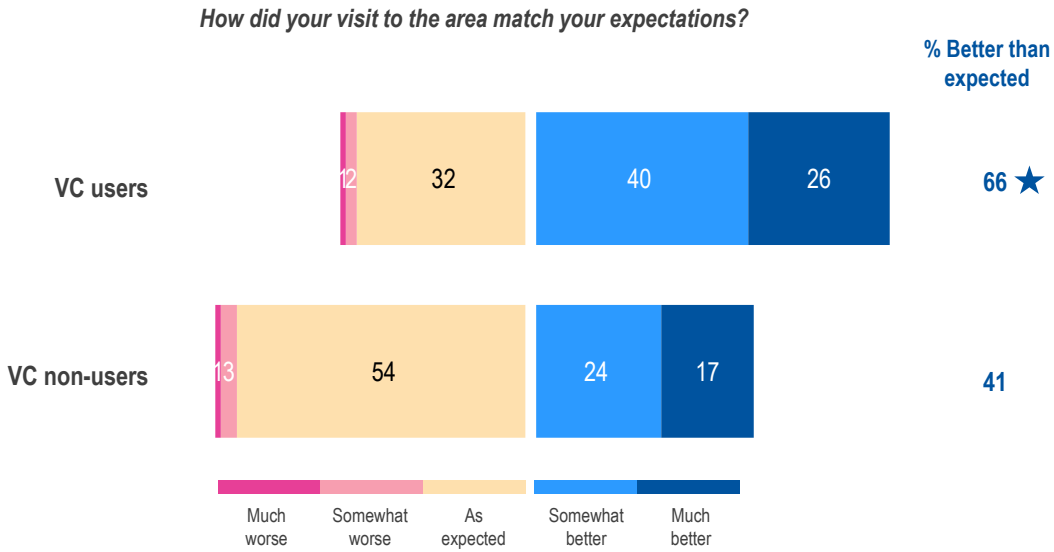
% users who think they spent more as a result of visiting the VC



Q34. How much did you spend as a direct result of visiting the [LOCATION] Visitor Centre? Base: All users (n=1472). Q35. How likely are you to/Did you] spend more during your stay in [LOCATION] as a result of visiting the Visitor Centre? Base: All users (n=1472). **Avg. spend calculated across all users, including those who attributed no spend to VCs*

Not only do VC users spend and do more, but they are also more likely to say their trip exceeded expectations!

Significantly more users agree that their trip was better than expected, while the majority of those who didn't visit a VC were likely to say their trip was as they expected. This again demonstrates that visits to VCs help to enhance experiences for and bring value to travellers in WA.



Q36. How [has/did] your visit to [LOCATION] [matched/match] your expectations? Base: Users Overall (n=1472), Non-users (n=1285).

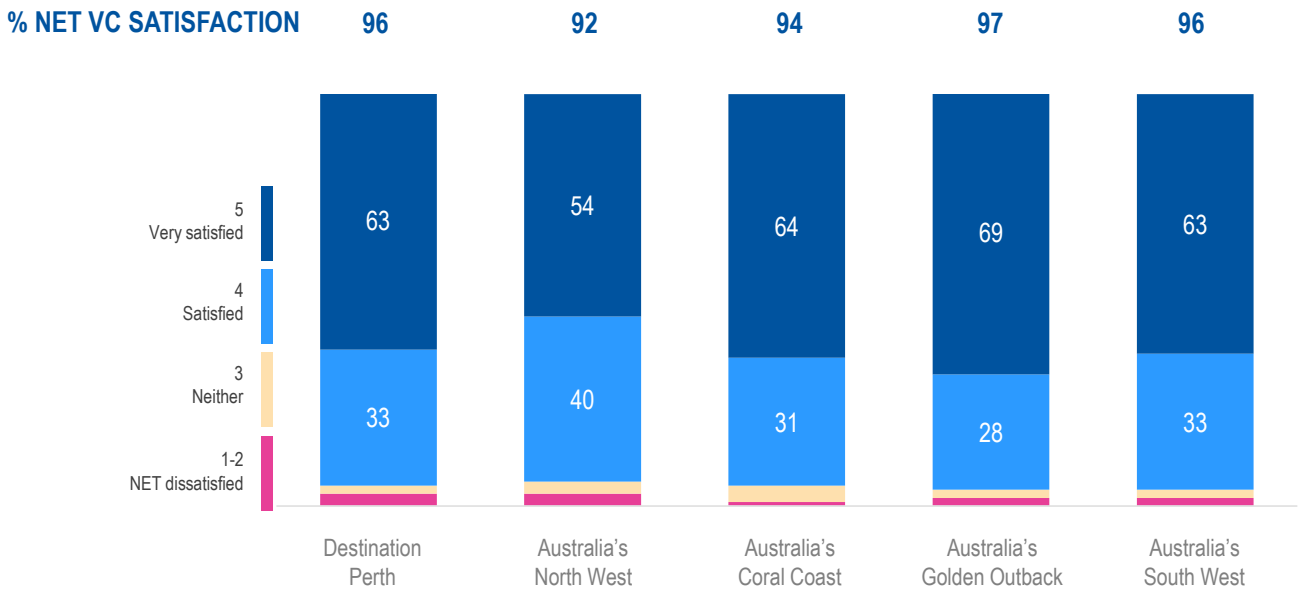
What influence are VCs having on travellers across WA's regions?

- How satisfied are users of VCs across the state? Would they each recommend the VC to other visitors?
- By each region, what are the differences between users' and non-users' trip lengths and what they do while in town?
- Do users spend more than non-users in each region?
- Does a visit to a VC help to improve how well a trip meets expectations, for travellers to each region?



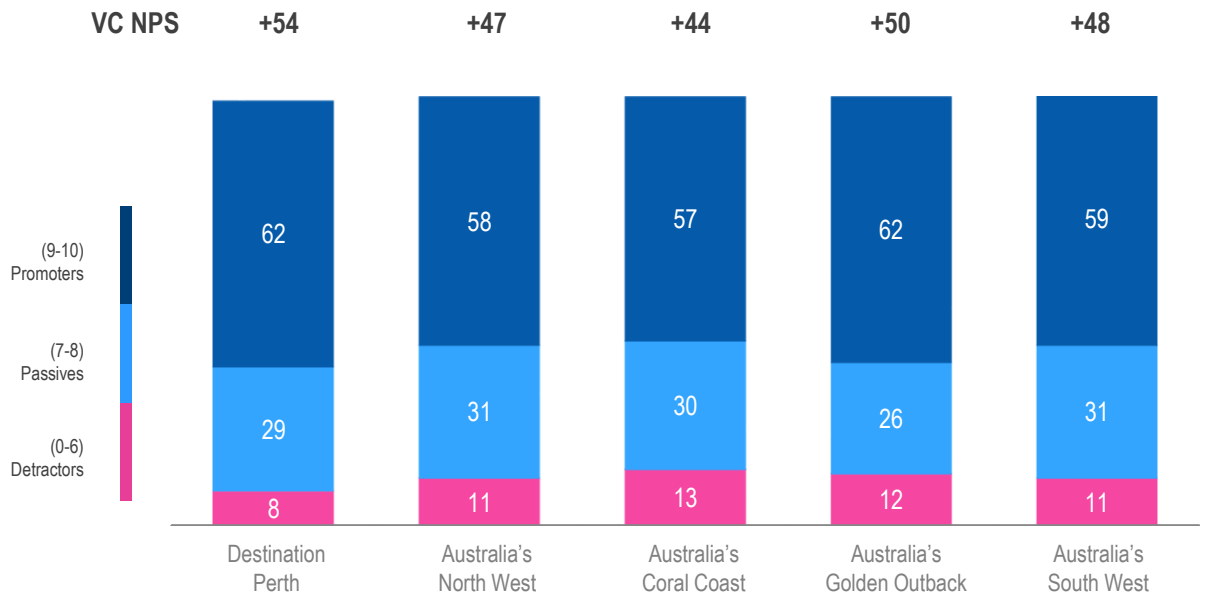
VC users across the state are all extremely satisfied with their experiences at the centres.

While users in all regions are equally satisfied with their VC experiences overall, users in the Golden Outback stand-out, as over 2 in 3 (69%) are *very* satisfied. Conversely, while still a strong score, users of VCs in the North West are the least satisfied, with just over 1 in 2 (54%) feeling *very* satisfied.



Q18. Overall, how satisfied or dissatisfied were you with your experience at the [LOCATION] Visitor Centre? Base: Those who visited the VC Perth (n=386), North West (n=231), Coral Coast (n=147), Golden Outback (n=297), South West (n=411).

And as a result, they are all highly likely to recommend the VC to other travellers in town.

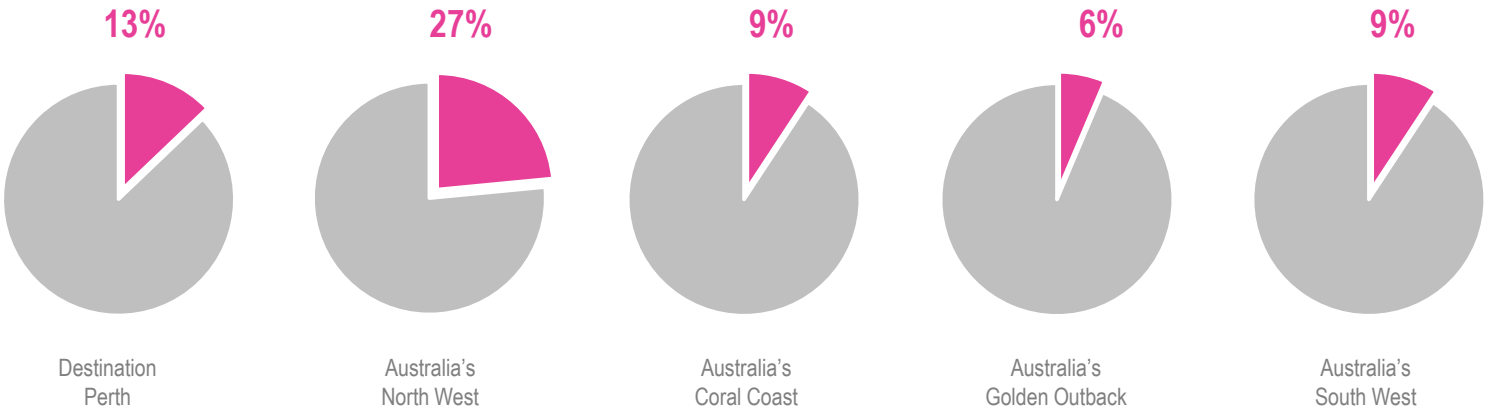


Q22. Thinking about your experience, how likely are you to recommend this Visitor Centre to other people visiting [LOCATION]? Base: Those who visited the VC Perth (n=386), North West (n=231), Coral Coast (n=147), Golden Outback (n=297), South West (n=411).

A proportion of VC users in all regions are likely to extend their stay in town – though this is highest in ANW.

While the ability of travellers to extend their stay in town may be limited by the nature of their trips and plans, understanding how VCs can position information for different traveller types could help drive more people choosing to extend their stay in town – i.e., opportunities for accommodation, 'bucket list' experiences that people cannot miss, 'off the beaten track' opportunities unique to the region, low-cost ways to entertain the family for longer etc..

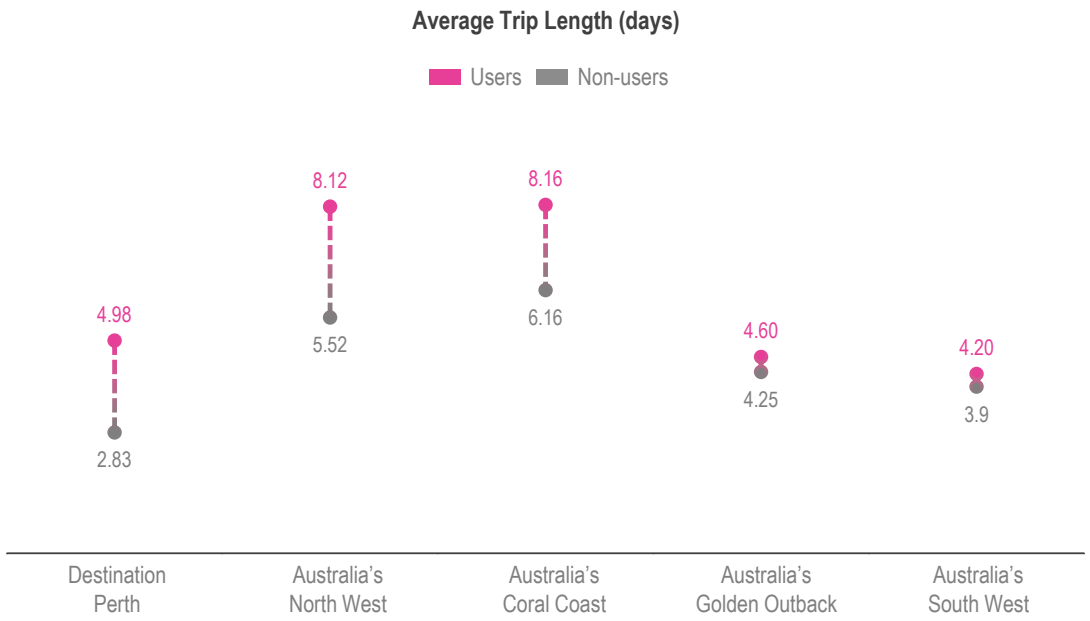
% Overnight users who extended their stay in town as a result of their visit



Q20. As a result of visiting the [LOCATION] Visitor Centre, [are you going to (or did you)/did you] extend your stay in [LOCATION]? Base: Overnight VC users (n=1188); Perth (n=220), North West (n=221), Coral Coast (n=140), Golden Outback (n=279), South West (n=328).

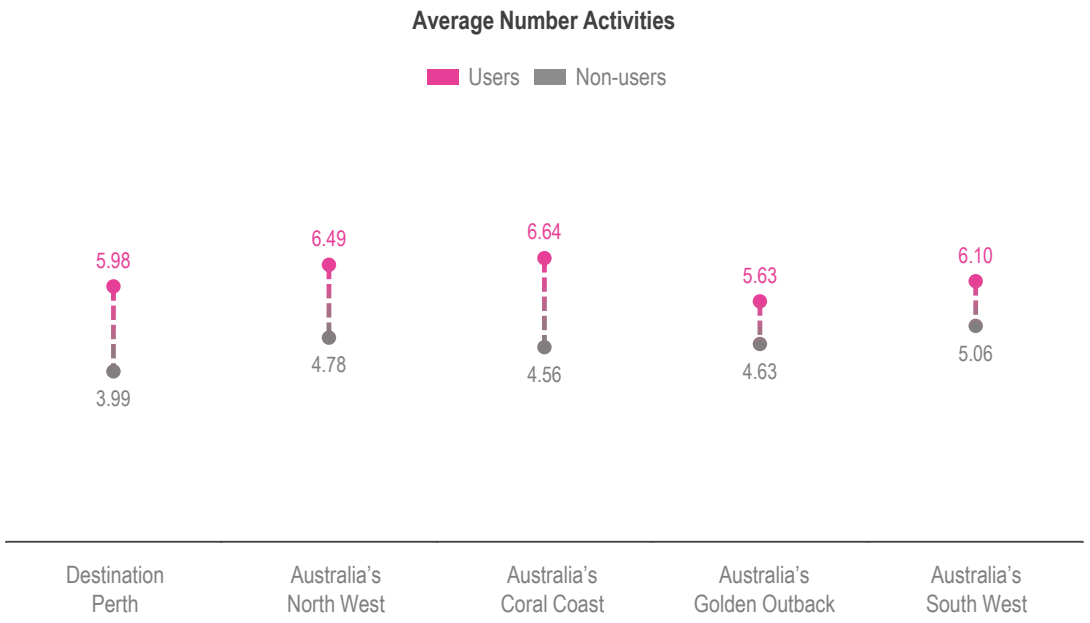
Comparing users and non-users in each region, users take longer trips across the state…

…however, it is greatest between VC users and non-users who visit DP, ANW and ACC. This gap being driven in part by the higher proportion of users in these regions who extend their stay.



Q5. What [is/was] the total length of your stay in [LOCATION Q32. How much do you estimate that you [have] spent on an average day during your time in [LOCATION], on each of the following? Base: Overnight post-trip Destination Perth users (n=117), non-users (n=178), North West users (n=152) and non users (n=162), Coral Coast users (n=65) and non users (n=53), Golden Outback users (n=168) and non users (n=89), and South West users (n=98) and non users (n=115).

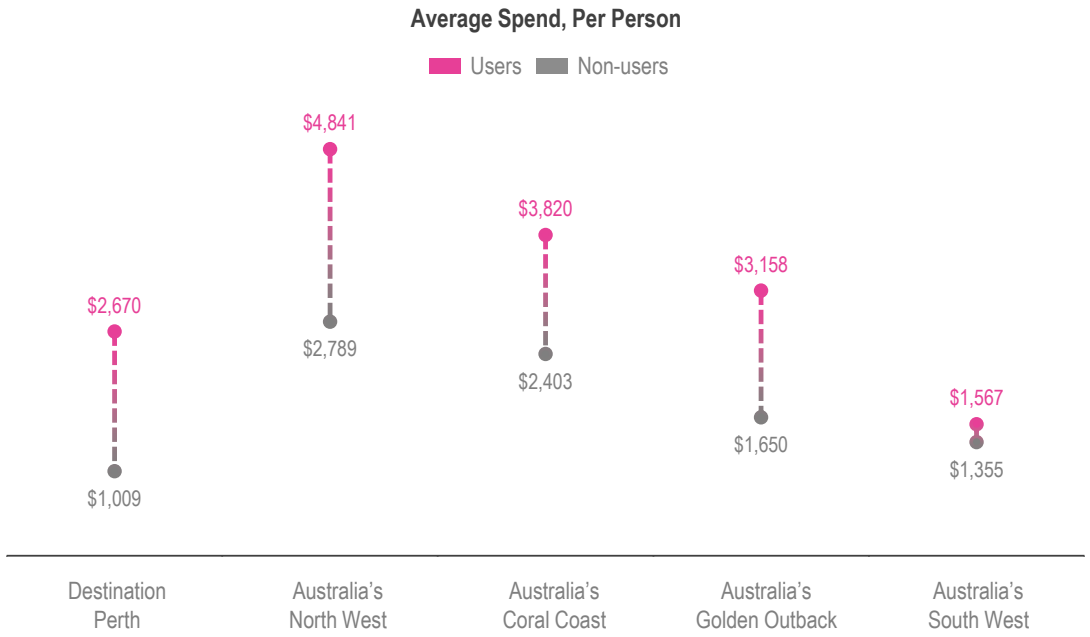
Across the state, VC users are also doing more on their trips, compared to non-users.



Q29. On this visit to [LOCATION], which of the following activities [have you already undertaken, or intend to/did you undertake] while you [are here/were there]? Base: Overnight post-trip Destination Perth users (n=117), non-users (n=178), North West users (n=152) and non users (n=162), Coral Coast users (n=65) and non users (n=53), Golden Outback users (n=168) and non users (n=89), and South West users (n=98) and non users (n=115).

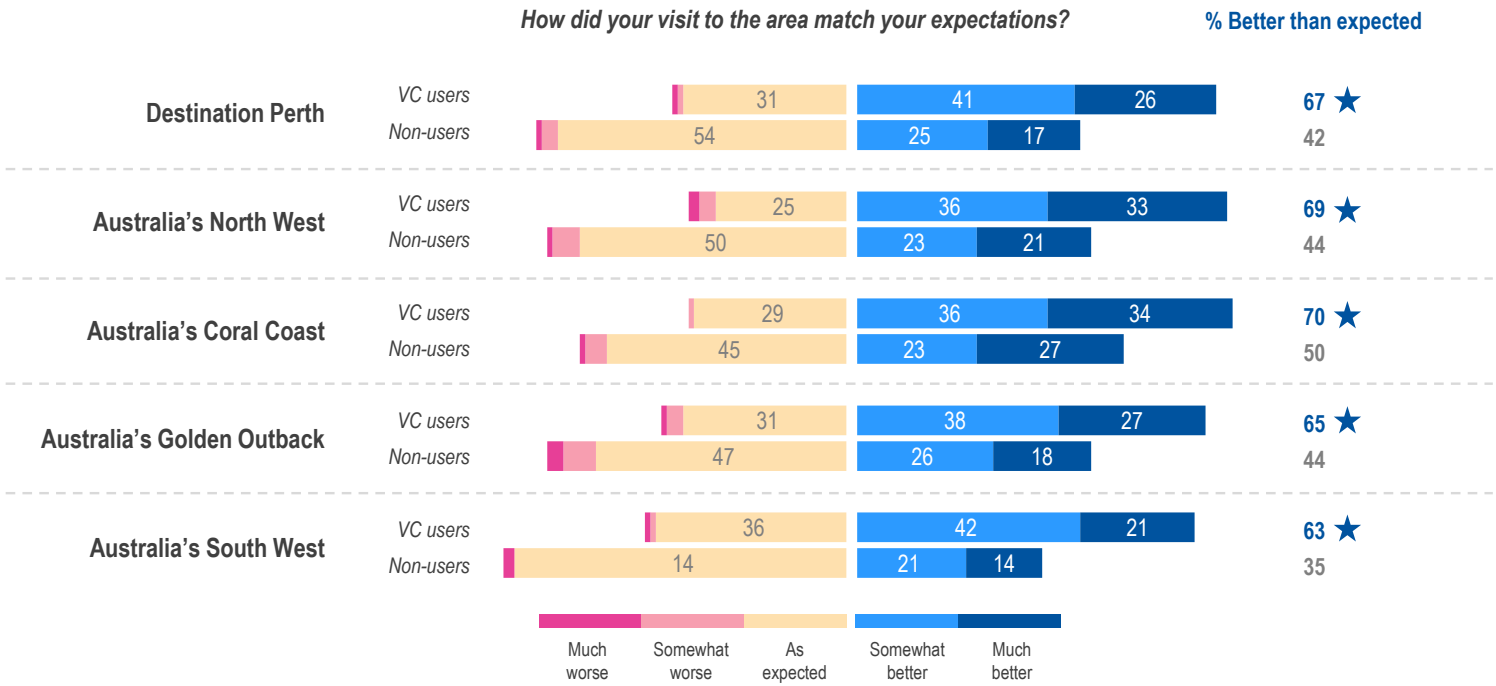
And VC users are spending more than non-users in all regions.

Although, it's apparent that South West VC usage is not associated with the same degree of increased spend comparatively. This is something which may be influenced by more closely aligning VC service and information delivery with traveller expectations and needs.



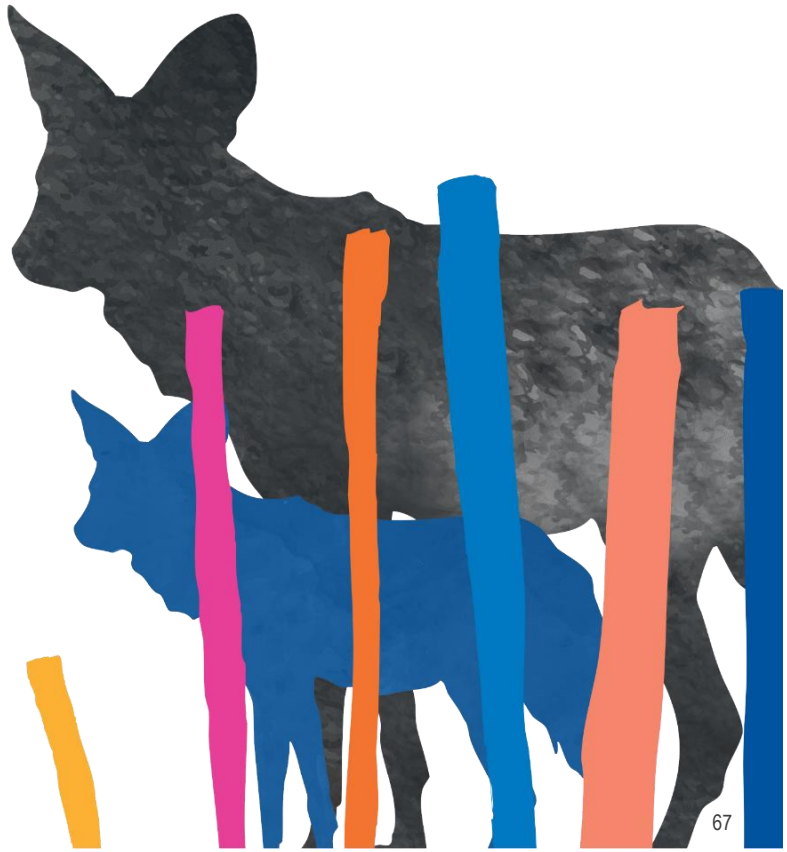
Q3. Q5. Q32. Q33. Base: Overnight post-trip Destination Perth users (n=117), non-users (n=178), North West users (n=152) and non users (n=162), Coral Coast users (n=65) and non users (n=53), Golden Outback users (n=168) and non users (n=89), and South West users (n=98) and non users (n=115).

Finally, those who use a VC anywhere across WA are significantly more likely to have their trip expectations **exceeded**!



Q36. How [has/did] your visit to [LOCATION] [matched/match] your expectations? Base: Overnight post-trip Destination Perth users (n=386), non-users (n=637), North West users (n=231) and non users (n=201), Coral Coast users (n=147) and non users (n=77), Golden Outback users (n=297) and non users (n=143), and South West users (n=411) and non users (n=224).

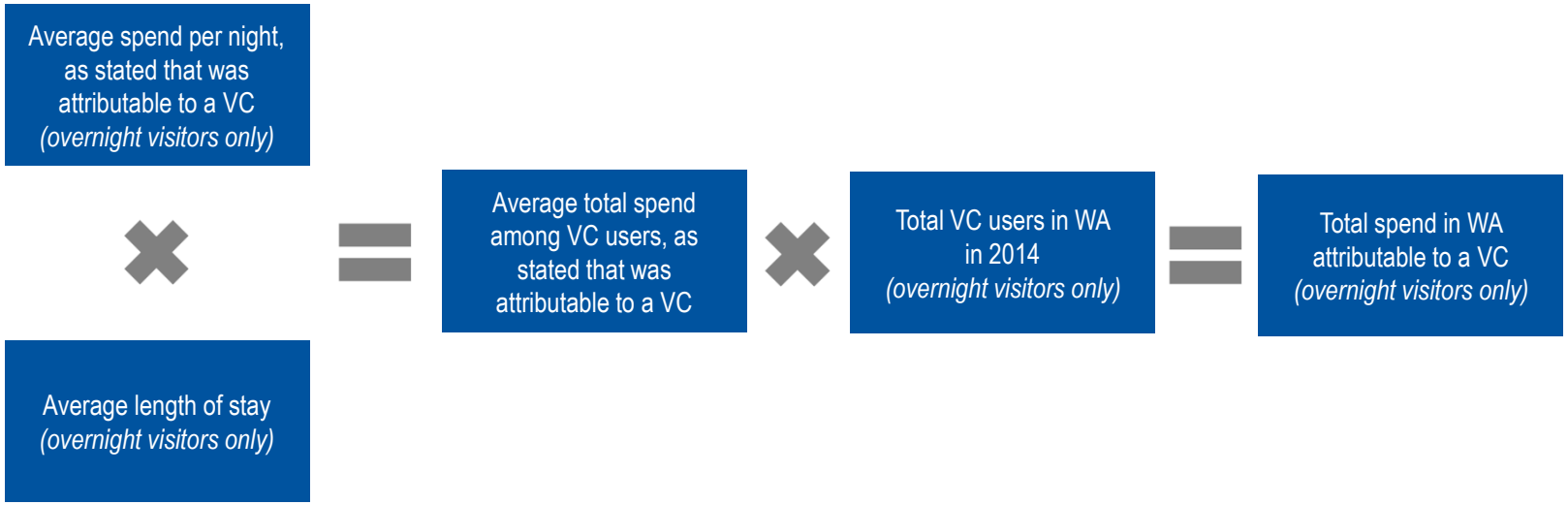
The Economic Impact of WA Visitor Centres



The economic impact formula used in 2015…

The below formula is based on the following assumptions:

- The impact of a VC can be measured by looking at the spend of *only* overnight visitors
- Visitors can reliably state the additional expenditure they incurred as a direct result of their visit to a VC



Using the exact same method of calculating economic value as was used in 2015, we see that VCs generated over **$226 million in 2023**.

	2015 *overnight only*	**2023** *overnight only*
Number of VC users in WA per annum [IVS / NVS]	1,117,743	1,277,000
Average Spend Per Person, Per Day	$139.89	$449.27
Proportion of User Spend Attributable to VC	11.2%	5.1%
User Spend Per Day Attributable to VC in Dollars	$15.67	$22.85
Average Length of Stay in Destination	6.66 days	7.77 days
User Spend Per Trip Attributable to VC	$104.36	$177.49
Total Overnight Visitor Spend in WA Attributable to VCs	**$116,650,119**	**$226,660,201**

Why has this increased?
- ↑ cost of living
- ↑ accomm. costs
- ↑ demand for travel

Closest replication of 2015 process achievable, including weighting to 2015 proportions of travellers.

But, there are a number of ways we suggest to evolve the VC impact calculation this year…

- Speaking to only to people who have finished their trip (not mid-trip) and have a complete and accurate picture of their total trip spend
- Including not just VC users who are overnight travellers, but also include day-trippers
- Weighting the data to be representative of WA traveller profile as per NVS (by the % of intrastate, interstate and international visitors)



By including the spend of day trippers attributable to a VC, an additional $34 million is added to this impact.

	2015 *overnight only*	2023 *overnight only*	2023 *day-trippers only*
Number of VC users in WA per annum [IVS / NVS]	1,117,743	1,277,000	698996
Average Spend Per Person, Per Day	$139.89	$449.27	$182.93
Proportion of User Spend Attributable to VC	11.2%	5.1%	27.2%
User Spend Per Day Attributable to VC in Dollars	$15.67	$22.85	$49.66
Average Length of Stay in Destination	6.66 days	7.77 days	1 day
User Spend Per Trip Attributable to VC	$104.36	$177.49	$49.66
Total Visitor Spend in WA Attributable to VCs	**$116,650,119**	**$226,660,201**	**$34,712,455**

Closest replication of 2015 process achievable, including weighting to 2015 proportions of travellers.

The combined impact of overnight and day trip VC users was more than $261 million in 2023.

However this value is still weighted to 2015 visitor proportions (by market), and is not truly representative of WA travellers in 2023.

	2015 *overnight only*	**2023** *overnight only*	**2023** *day-trippers only*
Number of VC users in WA per annum [IVS / NVS]	1,117,743	1,277,000	698996
Average Spend Per Person, Per Day	$139.89	$449.27	$182.93
Proportion of User Spend Attributable to VC	11.2%	5.1%	27.2%
User Spend Per Day Attributable to VC in Dollars	$15.67	$22.85	$49.66
Average Length of Stay in Destination	6.66 days	7.77 days	1 day
User Spend Per Trip Attributable to VC	$104.36	$177.49	$49.66
Total Visitor Spend in WA Attributable to VCs	**$116,650,119**	**$226,660,201**	**$34,712,455**
		$261,372,656	

Closest replication of 2015 process achievable, including weighting to 2015 proportions of travellers.

When weighted, this more accurate figure still demonstrates that WA VCs created over **$201 million** in direct economic impact in 2023.

	2015 *overnight only*	2023 *overnight only*	2023 *day-trippers only*
Number of VC users in WA per annum [IVS / NVS]	1,117,743	1,277,000	698996
Average Spend Per Person, Per Day	$139.89	$449.27	$182.93
Proportion of User Spend Attributable to VC	11.2%	5.1%	27.2%
User Spend Per Day Attributable to VC in Dollars	$15.67	$22.85	$49.66
Average Length of Stay in Destination	6.66 days	7.77 days	1 day
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Total Visitor Spend in WA Attributable to VCs	**$116,650,119**	**$226,660,201**	**$34,712,455**

$261,372,656

$201,328,972
when weighted to NVS data

Closest replication of 2015 process achievable, including weighting to 2015 proportions of travellers.

Impact of representative weighting to International and National Visitor Survey.

	DIRECTLY ATTIRUBTABLE *Weighted to 2015 sample proportions*		DIRECTLY ATTIRUBTABLE *Weighted to IVS and NVS market proportions*	
	2023 *overnight only*	**2023** *day-trippers only*	**2023** *overnight only*	**2023** *day-trippers only*
Number of VC users in WA per annum [IVS / NVS]	1,277,000	698996	1,277,000	698,996
Average Spend Per Person, Per Day	$449.27	$182.93	$450.47	$177.26
Proportion of User Spend Attributable to VC	5.1%	27.2%	4.3%	27.6%
User Spend Per Day Attributable to VC in Dollars	$22.85	$49.66	$19.39	$48.90
Average Length of Stay in Destination	7.77 days	1 day	6.75 days	1 day
User Spend Per Trip Attributable to VC	$177.49	$49.66	$130.89	$48.90
Total Visitor Spend in WA Attributable to VCs	**$226,660,201**	**$34,712,455**	**$167,146,073**	**$34,182,899**
	$261,372,656		**$201,328,972**	

Closest replication of 2015 process achievable, including weighting to 2015 proportions of travellers.

There's also another way of looking at a more holistic value of what VCs both generate *and* support in WA

- Rather than relying on the stated spend that users believe they spent as a direct result of visiting the VC, we can instead look at the overall difference in total trip spend between users and non-users.
- While not every additional dollar spent by those that use a VC may directly attributable to their VC visit, it does in more holistic way reflect the higher value of VC users.
- This evolved version of the impact calculation considers both the direct value that VCs generate, but ALSO the indirect value that they support.



Travellers who used a VC spent $740 million more than other travellers.

We know that VC users are more likely to be on a leisure trip and take longer trips on average, so this isn't to say that VCs generated *all* of this value directly. Rather, it demonstrates the high value of the travellers they support.

	Indirect Value Supported *Weighted to IVS and NVS market proportions*	
	2023 *overnight only*	**2023** *day-trippers only*
Number of VC Users in WA per annum [IVS / NVS]	1,277,000	698,996
Average VC User Spend Per Person, Per Day	$485.03	$117.64
Average Non VC User Spend Per Person, Per Day	$386.24	$98.24
Average Difference in User / Non-User Spend, Per Day	$98.79	$19.40
Average VC User Length of Stay in Destination	5.76 days	1 days
Average Difference in User / Non-User Spend Total Trip	$569.14	$19.40
Total Value Supported by VCs	**726,786,657**	**13,558,296**
	$740,344,953	

Over $200 million can be directly attributed to VCs, and they indirectly support users spending 3-4x more.

	Directly Attributable *Weighted to IVS and NVS*	
	Overnight	*Day Trips*
Number of VC users in WA per annum	1,277,000	698,996
Avg. Spend Per Person, Per Day	$450.47	$177.26
Proportion of User Spend Attributable to VC	4.3%	27.6%
User Spend Per Day Attributable to VC	$19.39	$48.90
Avg. Length of Stay in Destination	6.75 days	1 day
User Spend Per Trip Attributable to VC	$130.89	$48.90
Total Spend Directly Attributable to VCs	**$167,146,073**	**$34,182,899**
	$201,328,972	

	Indirect Value *Weighted to IVS and NVS*	
	Overnight	*Day Trips*
Number of VC Users in WA per annum	1,277,000	698,996
Avg. VC User Spend Per Person, Per Day	$485.03	$117.64
Avg. Non VC User Spend Per Person, Per Day	$386.24	$98.24
Avg. Difference in Spend, Per Day	$98.79	$19.40
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Avg. Difference Spend Total Trip	$569.14	$19.40
Total Value Supported by VCs	**726,786,657**	**13,558,296**
	$740,344,953	

Note calculation steps and processes differ. Directly attributable spend formula uses closet replication of steps taken in 2015, including filtering of data at separate steps of the calculation process (used in 2015 due small samples restricting exclusive use of post-trip respondents). Treatment of outlier values also differs, with the directly attributable formula replacing trip lengths >90 days with 3.66. Indirect value formula removed cases with values > 3 sigma above means for trip length, party size and spend categories. As a result of these differences avg. spend per VC user per day and average length of stay in destination differs.

The insights...

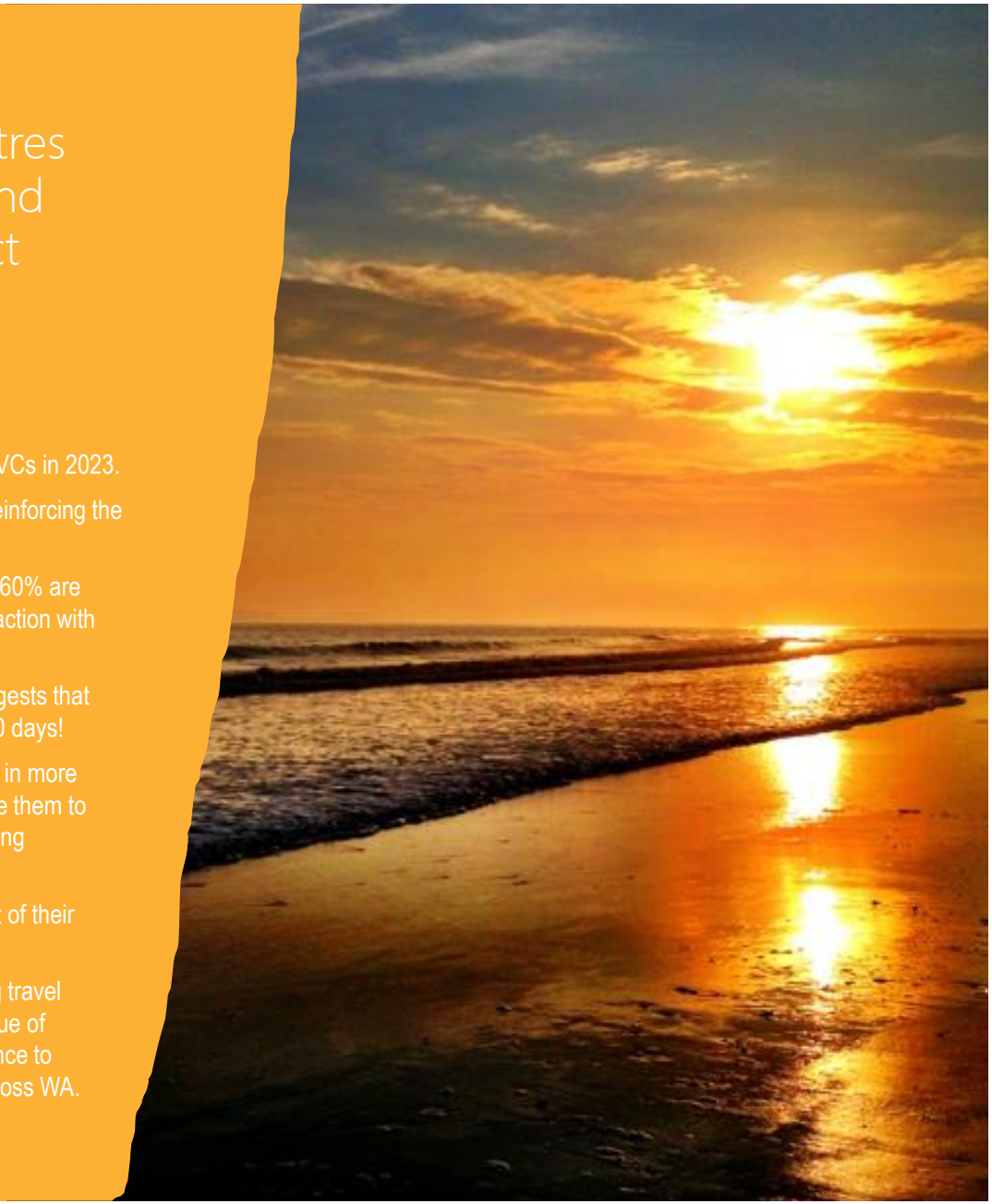


Overall, it's clear that Visitor Centres help to generate a lot of value and have a significant, positive impact on the WA tourism economy.

This research has evidenced this by demonstrating:

- $201 million of visitor spend can be directly attributed to WA VCs in 2023.
- VCs indirectly support users spending 3-4x more than this, reinforcing the broader impact of centres on the traveller economy.
- 96% of all VC users are satisfied with their experiences, and 60% are highly likely to recommend the services to others. This satisfaction with VCs is seen consistently across WA's tourism regions.
- With 12% of VC users extending their stays in town, this suggests that VCs played a role in extending stays in WA towns by 394,560 days!
- VC users tend to have longer trips, spend more, and engage in more activities compared to non-users. Their visits to VCs influence them to spend more on their trips and often lead to their trips exceeding expectations.
- 88% of VC users agree that visiting a VC is an important part of their destination experience and perceptions.

These insights demonstrate the significant role VCs play in shaping travel behavior, enhancing visitor experiences, and contributing to the value of Western Australia's tourism industry. As such, there is ample evidence to support the continued effort and investment into Visitor Centres across WA.



There are a number of important strategic implications that could help drive further VC usage in WA:

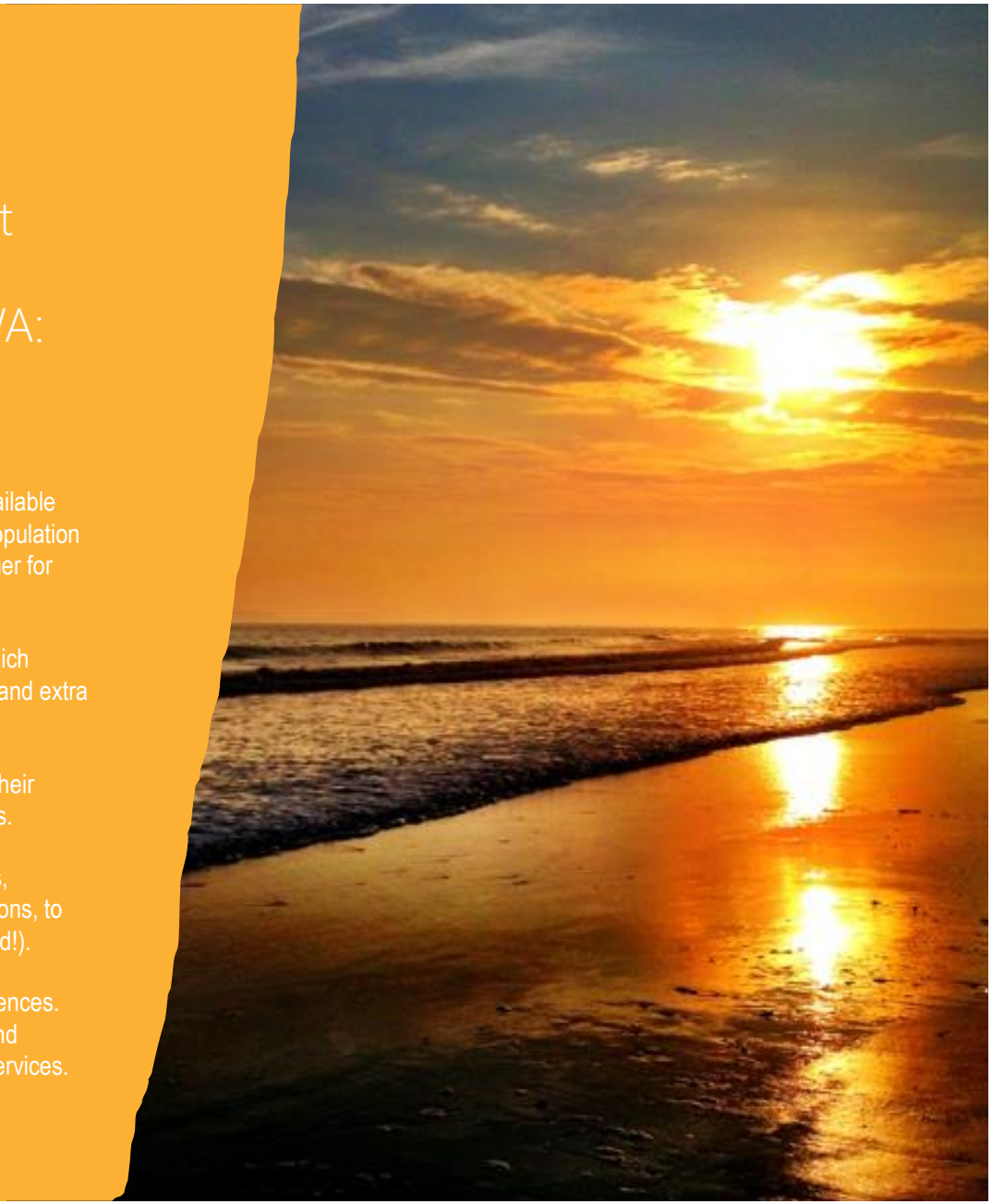
1. Consider enhancing the VC's online presence and services available digitally. We know that a significant proportion of the general population prefer accessing information digitally – and this could be a trigger for them to also want to visit the centre in person.

2. Continue to find ways to further personalise visitor services, which becomes a point of difference from information sourced online and extra value that centres can offer.

3. Expanding the awareness and usage of VCs via promotion of their services – to reduce the barrier of awareness among non-users.

4. Further strengthen partnerships with local tourism stakeholders, including accommodation providers, tour operators and attractions, to enhance the overall visitor experience (and increase their spend!).

5. Explore ways to continuously collect feedback on visitor experiences. This could help inform a system for continuous improvement and evaluation to monitor the effectiveness of VC operations and services.



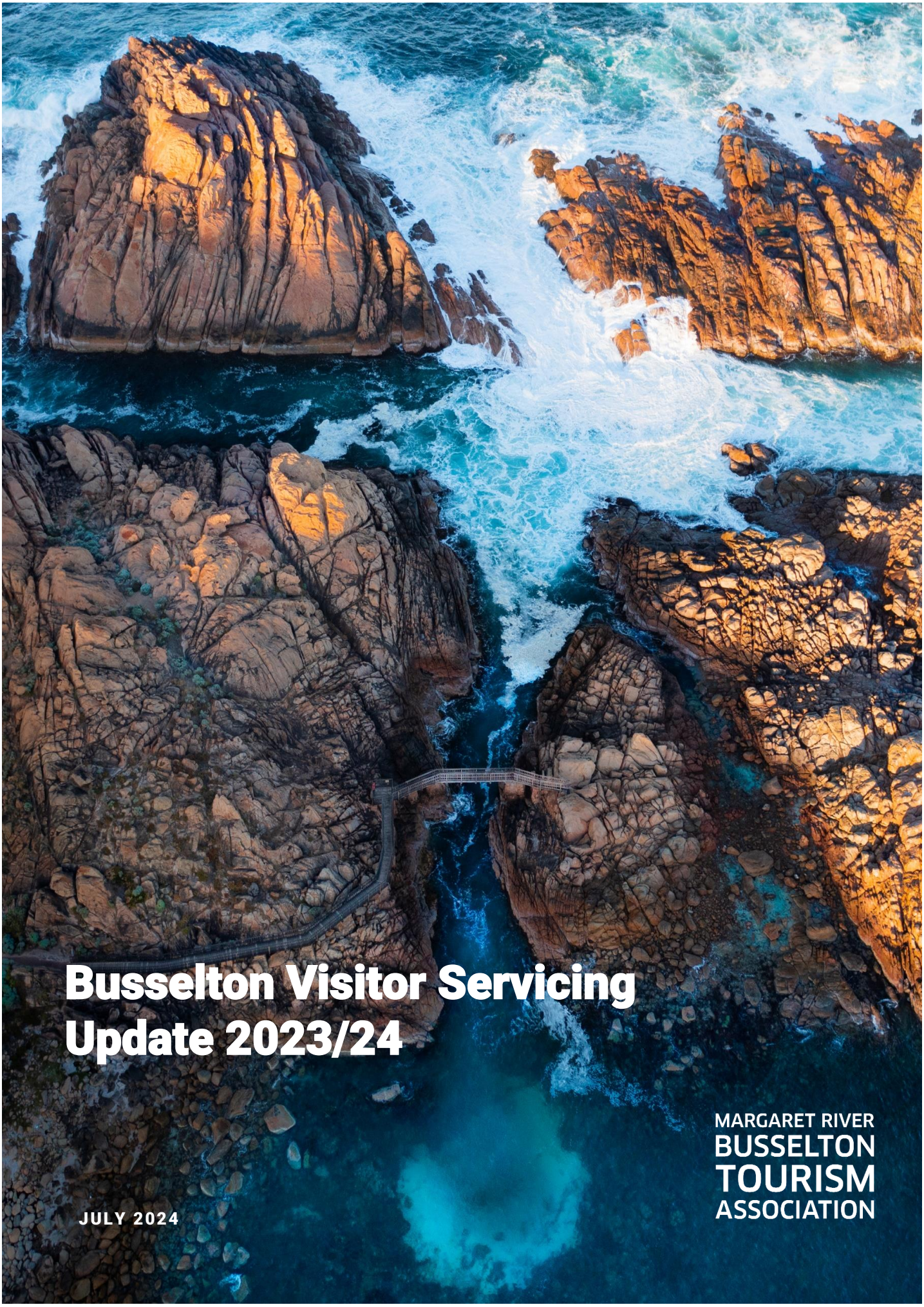
Optimisation opportunities:
by region

Destination Perth	North West	Coral Coast	Golden Outback	South West
Satisfaction and likelihood to recommend the DP VCs were among the strongest results across WA. This is likely driven by the fact that there are no significant gaps between the information sought and the information users received from the VC they visited, suggesting that users largely getting what they come in for. However, slightly fewer users indicated that they received information about activities, relative to the proportion who were seeking this information. This aligns with fewer travellers in this region being likely to mention the centre as having lots of information as a driver of their satisfaction. This may highlight an opportunity to deliver more activity-based recommendations and resources in DP VCs. Among travellers who didn't go into the DP VCs, awareness that the VCs exist is lowest relative to other regions. Those who could be encouraged to visit the VC next time mentioned deals, information about what 'not to miss', and unique recommendations not available elsewhere as key drawcards – again highlighting the importance of local knowledge and service.	While still very strong, users of VCs in ANW have the lowest satisfaction. However, they praise staff helpfulness and recommendations, with the presentation of information also mentioned as a key driver of overall satisfaction (more so than it was in other regions) VC users in the North West are the most likely to have made a booking while in the centre, suggesting that the quality service and recommendations do largely convert through to bookings – and that this should continue to remain a priority in ANW VCs. A majority of VC users also indicate that they had pre-planned to come in centre, reinforcing the degree to which the centres are an important part of the traveller experience, particularly in more remote regions. The high degree of pre-planned visits and bookings highlight the economic impact of VCs in this region and the opportunity value of drawing more visitors into VCs. Of those travellers who didn't visit a VC in ANW, deals, advertising and greater visibility of the VC were listed as top reasons that could drive visitation in the future.	While satisfaction is strong, likelihood to recommend the ACC VCs is lower than in all other regions – which may be a reflection of the fact that they are the least likely VC users to mention staff friendliness, helpfulness and recommendations as a reason for their satisfaction. However, ACC VC users are complimentary of the centre design and high-quality displays on offer. When it comes to the information / services visitors sought from the ACC VCs compared what they received, there is a gap in information and bookings of guided tours, and information on local services (such as hairdressers / mechanics etc.). Improving delivery of this information and services could be an opportunity to future satisfaction (and bookings). ACC VC users are more likely to be young families and less likely to be empty nesters compared to other regions, so tailoring recommendations for these audiences is an important consideration. Non-users mention deals, unique local recommendations not available elsewhere, and an update on 'what's new' since the last time they visited as ideas for driving future VIC usage.	AGO VC users are the most satisfied across WA! Satisfied users are highly likely to mention friendly and helpful staff who provide quality recommendations, as well as the maps and brochures available, as the key drivers of their satisfaction. However, there is a gap between the proportion of VC users who go into centres looking for information on location attractions and public transport, and those who receive this information. Instead, AGO VC users tend to end up receiving more information on local events, facilities and directions. Travellers in this region are more likely to have pre-planned their VIC visit relative to most other regions, reinforcing that AGO VCs are an established part of the local traveller experience and deliver on needs. Non-users feel that next time they're in town, unique local recommendations and deals would make them more likely to visit an AGO VC in the future, although a group of these travellers also mention wanting to know more about what services that VCs could offer them that would be personally appealing / relevant.	Satisfaction and likelihood to recommend the ASW VCs were also among the strongest results across WA. The souvenirs and gifts available stand out as a driver of satisfaction compared to other regions, with general information available also emerging as a highlight. Although, compared to other regions, personalised recommendations are a less significant driver of satisfaction. In terms of delivering on expectations, significantly fewer users of ASW VCs received information on local attractions and activities, relative to the proportion who went into the VC for this purpose – presenting an opportunity to improve the experience. Awareness of VCs among non-users is highest relative to elsewhere in WA, with a high degree of familiarity with the area being the top reason for not going in among non-users – suggesting those who are repeat visitors to the region could be the biggest opportunity for user growth. Deals, local recommendations and 'don't miss' attractions and experiences were mentioned as the types of offerings that would encourage future VC usage.

Hunt Smarter.



Painted Dog Research Suite 1, Level 2, 658 Newcastle Street Leederville WA 6007
T 08 9227 6464 **E** info@painteddogresearch.com **W** painteddogresearch.com



Busselton Visitor Servicing Update 2023/24

MARGARET RIVER
BUSSELTON
TOURISM
ASSOCIATION

JULY 2024

City of Busselton: Tourism Overview

With its outstanding natural beauty and high density of high-quality accommodation, wineries, breweries and tourism experiences, the City of Busselton holds many attributes that have helped to establish the region's global reputation as a world-class tourism destination over recent decades.

The quality of the destination's offering is reflected in the lastest visitation figures provided at Appendix 1, which show that while international visitation to Busselton is still recovering post-Covid, overall visitor numbers are for the first time, on par with pre-Covid figures.

The figures indicate that the City of Busselton received 895,000 visitors, who stayed a total of 3.439 million nights in the local government area.

Visitors to the City of Busselton spend a total of $838 million each year, with an average spend per trip of $936, and an average daily spend of $244 per visitor. The average length of stay in the City is 3.8 days.

Latest available data shows that the primary reasons for visiting Busselton are Holiday (69%), followed by Visiting Friends & Relatives (23%). Business travel accounts for 6% of visitation to the City.

Tourism in the City of Busselton is supported by destination marketing, visitor servicing, a thriving events calendar, the City's function as a cruise destination, and through interstate RPT flights from Melbourne and Sydney to the Busselton Margaret River Airport.

MRBTA: Tourism Partners

MRBTA has over 50 years' experience in supporting tourism in the region. As a non-profit organisation, its work aims to provide benefits to the whole community on an economic, environmental, social and cultural level.

Through its Tourism Division and Capes Foundation Division, the organisation has unprecedented ability to develop and manage tourism in the region.

MRBTA Services to Tourism in the City of Busselton

MRBTA's services include destination management, visitor attraction, visitor dispersal and developing tourism experiences.

In a number of cases, the City of Busselton contributes funds directly to MRBTA to support the delivery of tourism services on its behalf.

Busselton Visitor Centre	Remote visitor servicing	Event Partnerships
• Management of services provided through the	• Phone, live webchat, social media messaging service. • Collateral distribution	• IRONMAN accommodation coordination • Leavers industry liaison

Busselton Visitor Centre (364 days per year).		• Over 20 marketing event partnerships to promote events in the City of Busselton, including CinefestOZ, Busselton Jetty Swim, Busselton Festival of Triathlon. • Niche group event services, e.g. Australian Police Bowls Championships, Veteran Car Club.
Cruise Ship Welcome	**Busselton CBD Map**	**Destination Marketing**
• Foreshore welcome program, including volunteers, marquees, visitor management. • Product development.	• Map contents developed in collaboration with City of Busselton, Busselton CCI and town centre businesses • Promote non-MRBTA members. • Temporary project funding received from City of Busselton BDEMP.	• Tales & Trails Magazine • Destination website at margaretriver.com (accessible via busselton.com.au) • Management of City of Busselton-managed facilities on destination website • Social media • Regional printed map • Photography and video developed for Busselton, Dunsborough and surrounding areas.
Brand	**Route Marketing**	**Membership Services**
• Busselton and Dunsborough town-based narratives developed in consultation with local businesses, community, CCIs. • Busselton and Dunsborough town logos and colour palettes.	• Working with Busselton businesses to become airline ready. • Route marketing through margaretriver.com channels. • Social media competition in partnership with City of Busselton 2024.	• Marketing and promotion of individual businesses. • Product development and training. • Advocacy.
Regional Development	**Airport Ground Handling**	**Visitor Experiences**
• Advocacy – e.g. Wadandi Track, Airport development. • Worker accommodation – e.g. Southern Stars Holiday Park.	• FIFO/charter services. • RPT services (Jetstar) 7 flights per week.	• Ngilgi Cave Ancient Lands Experience (launched 2023, $3.2million investment). • Forest Adventures. • Cape Naturaliste Lighthouse.

- City of Busselton contribution via visitor servicing agreement

- City of Busselton contribution via Economic Development funding
- City of Busselton-funded project (BDEMP)

Busselton Visitor Centre

City of Busselton (CoB) Funding

For more than 15 years, the City of Busselton has invested in the provision of visitor services at Busselton Visitor Centre.

The CoB has invested in visitor servicing for two main reasons:

- The economic benefits for the community: access to quality visitor information helps to extend dispersal, length of stay and spend as evidenced by Tourism Western Australia's May 2024 report: "Measuring the Value of Visitor Centre in WA" provided at Appendix 1.
- Value for money: MRBTA's operations are professional, expert and efficient, presenting the CoB with a cost-effective visitor servicing model.

In 2023/24 the CoB invested $151,929 (ex GST) in this service.

Railway House Lease Agreement

A 21-year lease agreement was signed between MRBTA and the City of Busselton in 2015. Following the completion of the current term, MRBTA may opt-in to three further 7-year terms. The lease agreement incurs a peppercorn rent. The City of Busselton offered these favourable leasing terms to MRBTA in exchange for relinquishing its property at Peel Terrace (previous location of the visitor centre) to the City of Busselton.

Busselton Visitor Centre Services

The Busselton Visitor Centre is strategically situated on the Busselton Foreshore, which is one of the City's most iconic points of attraction.

The Visitor Centre's home within the historic Railway House building, along with its high foot traffic location, are key factors which attract visitors to access the services on offer at the Centre.

The Busselton Visitor Centre is open 9am-5pm, 364 days per year, and offers the following services:

- Professionally trained team offering in-person advice and referral to local businesses
- Tour, accommodation and attraction booking services
- Production and distribution of collateral, including the printed regional map, Busselton town centre map, drive trail maps and the biannual Tales & Trails magazine
- Distribution of brochures advertising local businesses
- Quality retail favouring local artisans and suppliers
- Call centre, answering visitor queries by phone, email, webchat and social media messaging

- Provision of destination website, accessible via busselton.com.au and margaretriver.com

The Visitor Centre is used by local residents as well as visitors and is a source of pride and interest for the local community.

City of Busselton Visitor Servicing Performance

2023/24 Busselton Visitor Centre Statistics

In 2023/24 the Busselton Visitor Centre attracted 155,797 visitors and managed 21,898 messages/calls.

In 2023/24 the Busselton Visitor Centre door counts continued their upward trajectory following the reduced door counts due to Covid-related travel restrictions.

Visitor centre use was up 3.6% on the previous year, and down 5.7 % below pre-Covid levels, despite overall visitation to the region being above Covid levels. This reflects that visitation from interstate and international markets, which are more likely to actively seek out visitor centres, is still recovering. It is also consistent with widespread changes in travel planning behaviour, with visitors preferring digital tools such as websites and social media for travel planning and inspiration.

Please note figures below refer to FY ending.

Year	Visitor Numbers
2019	165,207
2020	118,895
2021	99,879
2022	94,784
2023	150,389
2024	155,797

Busselton Visitor Centre Regional Economic Impact 2024

The following provided by Tourism Council WA is an estimated economic impact of accredited visitor centres which provide in-person information and booking services. The estimator assesses the added economic value and jobs created from Visitor Centres upselling their destinations, facilitating their visitors to do more, stay longer and increase their spending in the destination.

The estimator is based on a door count of visitors to the Visitor Centre and the additional spending attributable to visiting a Visitor Centre is based on the "Measuring the Value of Visitor Centre in WA" research report by Tourism WA provide at Appendix 1.

Additional Spend Per Person (In Region)	$150
Local Economic Impact	
Direct Expenditure	$18,773,800

Direct Gross Value Added (GVA)	$6,480,700
Direct Full Time Equivalent Jobs (FTE)	72.7
State Economic Impact	
Total Expenditure	$18,773,800
Total Gross Value Added (GVA)	$13,016,900
Total Gross State Product (GSP)	$14,394,800
Total Full Time Equivalent Jobs (FTE)	120.8

Busselton Visitor Centre Staffing

In 2023/24 the Visitor Centre employed 14 part-time staff members and one full-time staff member, who all live locally in Busselton and Dunsborough.

The total cost of operating Busselton Visitor Centre in 2023/24 was $570,755. Most of this cost (84%) is attributed to wages of staff who are required to deliver the seven-day per week operation.

At a minimum, the Visitor Centre requires two floor staff and one call centre staff member per day. In peak times there are additional staff members rostered.

Please note that management and administration overheads, such as retail and finance, have not been accounted for in the below calculations.

Table: Busselton Visitor Centre Staff numbers (FTE) and the associated costs as a proportion of the total visitor centre operating costs.

No. Staff	Staff costs	Total operating costs 2023/24	Staff costs as % of total operating cost
15	477,777	570,755	84%

Notes:

- 2022/23 operating costs included a $50,000 contribution to CoB to support airline marketing.
- Depreciation is estimated in the 2023/24 figures as end of year adjustments and audit is yet to be complete. The amount of $20,000 is modelled on 2022/23 audited figures.

Table: Conversion rates of visitors to the centre to sales

Conversion Rate	Busselton Visitor Centre
Booking Commissions	$0.05
Retail Sales	$3.15
Spend per visitor	**$3.20**

Table: Gross turnover by product type and channel for Busselton Visitor Centre

Accommodation and tour turnover at the Busselton Visitor Centre has been declining for over 6 years. This is in line with global consumer trends, which see visitors preferring to book through mainstream online travel agents and booking directly with operators. Wherever possible, MRBTA actively encourages visitors to book directly with operators, so that operators aren't required to pay unnecessary commissions.

Visitor demand for high quality and responsibly sourced retail products is growing, and in 2023/24 generated $490,460 in revenue from the Busselton Visitor Centre.

	Busselton Visitor Centre
Booking commissions (accommodation, tours)	$8,520
Retail Sales	$490,460
Totals	**$498,981**

Table: Membership numbers and break down by industry sectors

The MRBTA represents and provides referrals, marketing, and business support for 697 member businesses, 346 (49%) of which are in the City of Busselton. The largest membership categories are Accommodation (117 businesses), followed by Wineries (56 businesses), Dining & Restaurants (32 businesses) and Tours & Transport (28 businesses).

Accommodation	117	Wineries	56
Dining & Restaurants	32	Tours & Transport	28
Other Services	26	Attractions	21
Gourmet Produce	13	Artisans & Galleries	12
Brewery & Distillery	12	Retail & Boutique	11
NFP/Community Organisations	7	Event partners	7
Health & Wellness	3		

Remote Visitor Services (Central Reservations and Website)

Over the past 15 years, there has been a significant shift in the way in which visitors access information. MRBTA has continued to expand its services to meet the needs of visitors. This includes the introduction of web chat and social media messaging across a range of platforms, in addition to email and phone services. These services are delivered from Busselton Visitor Centre and support the in-person presence.

The destination website received 1.4 million visitors and 3.5 million page views during 2023/24. The Busselton town page on the website was the third most popular page with nearly 60,000 views.

Table: Remote visitor servicing channel performance

Remote Channel	2023/24
Website visitation (accessible via Busselton.com.au)	1,400,000
Telephone	10,949
Email	12,340
Live webchat and social media messaging	2,640
Total remote	1,425,929
For comparison total in-person visitor centre use:	155,797

Collateral Distribution

In 2022, the Dunsborough Visitor Centre was closed further to consultation between MRBTA, the City of Busselton and the local business community. While it was concluded that the Dunsborough Visitor Centre was not providing a value for money investment, the Centre had provided a convenient location for businesses to collect visitor collateral such as the regional map and magazine to distribute from their own venues.

The City of Busselton provided funding to address this gap in collateral distribution through a delivery service provided by MRBTA to businesses in Vasse, Dunsborough, Yallingup, and Metricup.

The service has been extremely popular with businesses, with over 7,000 magazines and 30,000 maps distributed to 126 businesses from the commencement of the service to June 2024.

Outcomes include:

- Provision of a convenient way for businesses to access maps, guides, and other visitor information collateral.
- Increased collateral requirements - Spring/Summer Tales & Trails magazine distribution increasing from 20,000 to 25,000.
- Provide visitors with information at a relevant point in their trip.
- Event support: Distribution of collateral produced by City of Busselton-funded events, including CinefestOZ, Fine Vines and Margaret River Region Open Studios.
- Busselton town centre delivery service to town centre cafés.
- 9,500 Regional Maps & 3,030 Magazines distributed through Airport
- 1,200 Maps and 1,150 Magazines distributed to visiting social and sporting group events and conferences

Table: Collateral distribution statistics to June 2024

	Business Name	Total magazines	Total Maps
Dunsborough/Eagle Bay			
	Corynnes Soap	155	480
	Vasse Virgin	297	2,400

	Dunsborough Hub - Seachange Newsagent	459	3200
	La Lah	47	80
	Merchant & Maker	47	60
	Peko Peko	27	0
	Wild & Woods	37	40
	Bayside Burgers	27	0
	Artezen	32	20
	Peace Pizza	27	0
	Dome café	74	80
	Hot Chocolatte	42	60
	Burgertron	27	0
	Yallingup Coffee Roasters	69	60
	Elski Icecream	32	20
	Occy's	42	60
	Text & Co	69	460
	PourHouse	32	20
	Bungalow Social	27	0
	Evviva Café	42	60
	Dunsborough Lakes Holiday Park	27	200
	Bayshore Beachside Resort	27	400
	BP Dunsborough	0	200
	Coastal Retreats WA	108	200
	Dunsborough Beach Cottages	216	560
	Eagle Bay Brewing Co	0	400
	EAGLE BAY OLIVES	81	400
	Flametree Wines	27	400
	Four Seasons Caravan Park	27	400
	Geographe Cove Resort	0	200
	Lentedal Vineyard Estate	54	0
	Private Properties	351	600
	Pullman Bunker Bay Resort	108	720
	Regency Beach Club	189	1,160
	Yahoo Surfboards and Surfboard Hire	135	400
	Wise Wine	270	1,480
	Southcamp	108	400
	Vivid Travel	54	200
	Christian Fletcher	10	40
	HM's Food	5	20
	Joe's Fruit Juice	20	80
	Little Iris	10	40
	Naturaliste Charters	10	40

	Naturaliste Health Cafe	25	100
	Nina's Jewellery	5	20
Busselton/Broadwater			
	The Lock Up Coffee House	27	0
	Cod Rocks Fish n Chips	27	0
	Sugar Chef Patissiere	42	60
	Alans Café	27	0
	Millies	52	100
	The Vasse Tavern	27	0
	Bistro Breton	42	60
	Mano Wraps	42	60
	Mr Kebab	42	20
	Coffee on Prince	42	60
	Kent St Bakery	27	0
	Hummingbird	54	100
	The Firestation	27	0
	Little Peach Espresso	47	80
	The Little Egg	32	20
	Dome Café	74	80
	Fat Duck	52	100
	Mr Sushi	47	80
	Baked	42	60
	Albies	59	20
	Good Egg	52	100
	Hally's Bar	27	0
	The Ship	27	0
	The Urban Coffee House	37	40
	Pepi Café	47	80
	Rise & Co	42	60
	Busselton Lazy Days Caravan Park	0	200
	Busselton Motel	27	200
	Busselton River Resort	0	200
	Sandy Bay Holiday Park	27	200
	Abbey Beach Resort	0	360
	Banksia Tavern	5	20
	The Aqua Resort	54	0
	Benesse	25	100
	Brimful of Asha	15	60
	Busselton Pavilion	5	20
	Mermaid Cafe	5	20

	Poppy & Pip	25	100
	Sugar Shack	5	20
Yallingup			
	Cape Lodge	108	720
	Caves House Hotel	405	3,840
	Chandlers Smiths Beach Villas	81	0
	Club Wyndham Dunsborough	54	800
	Credaro Family Estate	27	0
	Deep Woods Estate	27	200
	Empire Retreat	52	720
	John Miller Design	183	1120
	John Streater Fine Furniture	0	200
	Petra Olive Oil Estate	54	400
	Seashells Yallingup	81	720
	Swings & Roundabouts	135	1,800
	Yallingup Forest Resort	27	360
	Yallingup Galleries	27	0
	Yallingup Villas	27	200
	Yalls Retreat	27	0
	Sensei Pots	81	200
	Smiths Beach Resort	0	400
	Tasman Holiday Park - Yallingup Beach & Yallingup Caves	108	960
	Wildwood Valley Cottages + Cooking School	81	200
	Windance Estate	81	200
	Wyadup Brook Cottages	0	200
	Injidup Spa	54	0
	Yallingup Chocolate	52	360
	Yallingup Maze	27	360
	Yallingup Lagoon	5	20
Vasse			
	Claudios Bakehouse	27	0
	Ooze & Tang	27	0
	Vasse Bakery	32	20
	Magpie Cafe	32	20
	Bob Cha Korean	10	40
Yelverton/Metricup/Wilyabrup			
	Black Brewing Co	27	400
	Fermoy Estate	54	400
	Goon Tycoons	54	400

	Hay Shed Hill Wines	162	400
	Hidden Valley Forest Retreat	27	200
	Lenton Brae	54	400
	Rustico at Hay Shed Hill	27	200
	Snake and Herring	208	760
	Willespie Wines	27	360
	Edge Luxury Villas	27	360
	Discover Deadly	54	0
	TOTALS	**7,387**	**36,380**

Table: Cost breakdown of delivery services

	Breakdown per month	**Total cost per year**
Staff		
Delivery hours	15 hours' delivery time per month, $39.05 per hour = $585.75 per month	$7,029
Admin	2 hours' admin time per month, $39.05 per hour =$78.10 per month	$937
Transport		
In-region deliveries	159.3km per month $0.85 cents per kilometre (ref ATO 2023/24) = $135 per month	$1,620
Additional Perth-Busselton magazine delivery	$684	$684
	Total	$10,270

Busselton Margaret River Airport

On the commencement of Jetstar regular public transport (RPT) service to Melbourne and Sydney MRBTA established a visitor information display at the airport in the arrivals hall to welcome visitors to the region.

The display provides visitors with convenient access to information such as the printed regional map and Tales & Trails Magazine, which helps to guide visitors on the commencement of their holiday. Officers

recommend this service continues as it provides information that is generally found at airports across Australia at minimal cost.

MRBTA have maintained and restocked the display at a cost of $2,600 to the City of Busselton with over 9,500 Regional Maps and over 3,000 Magazines.

MRBTA has continued to observe pick up rates of the printed collateral and the way in which passengers arrive at the airport. Our observations remain that the focus of visitors in the Arrivals Hall is on retrieving luggage and making their way to their accommodation.

	Breakdown per month	**Total per year**
Staff		
Delivery/display restocking hours	1 hour per week, $38 per hour = $152 per month	$1824
Transport		
	$0.78 cents per kilometre (ref ATO 2022/23) 20km round trip per week (Busselton Visitor Centre – LIA – Busselton Airport) = 80km per month = $62.4 per month	$749
	Total	**$2,573**

Ngilgi Cave

MRBTA operates the highly visited Ngligi Cave and as such, already staffs this attraction. In 2023/24 the attraction welcomed 89,865 visitors (over 50,000 more than the Dunsborough Visitor Centre previously serviced). MRBTA has provided visitor servicing at this location at no additional cost to the CoB.

Year	**Visitor Numbers - Ngilgi Cave**
2019	65,034
2020	59,206
2021	66,205
2022	70,744
2023	92,865
2024	89,649

Further Information

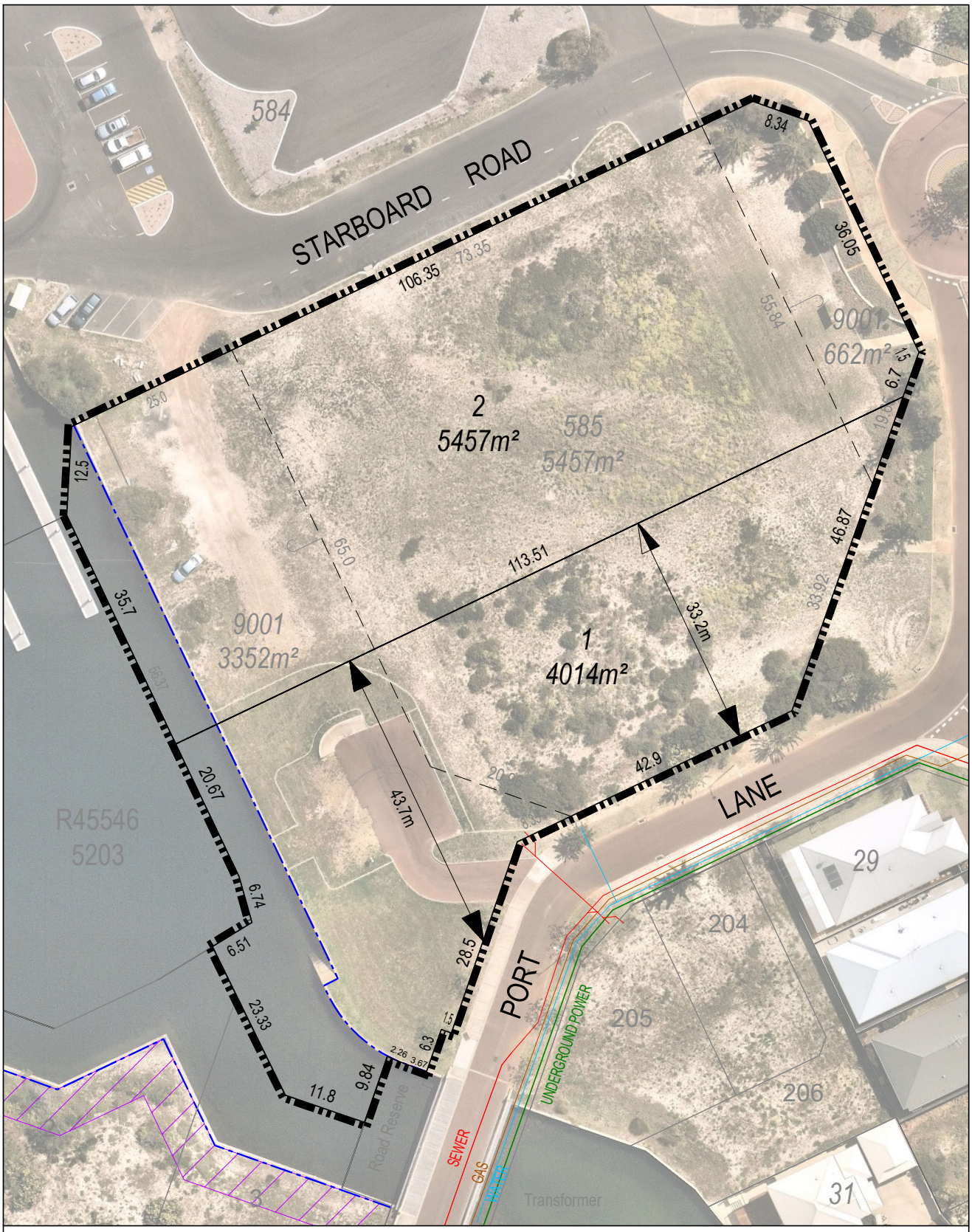
For further information please contact:

Jenny Lee
Tourism Director
e: jenny.lee@mrbta.com
m: 0458 474 751

Sharna Kearney
Chief Executive Officer
e: sharna.kearney@mrbta.com
m: 0409 180 383

Appendix

1. City of Busselton Overnight Visitor Factsheet, December 2023. Available at: LGA Visitor Factsheet 2023 - Busselton.pdf (tourism.wa.gov.au)
2. Measuring the Value of Visitor Centre in WA Report prepared by Painted Dog for Tourism WA, May 2024. Available at: Research on WA's visitor centres - Tourism Western Australia



PROPOSED LAND RATIONALISATION

Lots 585 & Pt 9001 Port Lane, Port Geographe

NOTE:

Base Data supplied by Landgate
Areas and dimensions shown are subject to final survey calculations.

Revision	Date	Item

LEGEND

- SUBJECT LOT BOUNDARY
- PROPOSED BOUNDARY
- WATER
- SEWER
- POWER
- GAS
- 6.0m BUILDING SETBACK

	:	CLIENT
A3 @ 1:500	:	SCALE
2nd MARCH 2023	:	DATE
	:	PLAN No.
	:	REVISION
C.L.	:	PLANNER
S.B.	:	DRAWN

Rise Urban
AGILE PLANNING FOR THE NEW NORMAL

As at 11 July 2024

TENDER INFORMATION	COUNCIL OR CEO DECISION	STATUS
RFT02/24 Sediment Removal – Vasse River The City's objective of this Request for Tender is the removal of nutrient rich organic sediments that have accumulated throughout the bed of the Lower Vasse River.	Council	• A request for tender was advertised on 6 April 2024 and closed on 22 May 2024 • Two submissions were received • An evaluation panel is currently assessing the submissions. • Clarifications have been sought and are under evaluation
RFT04/24 Dunsborough Park Shopping Centre toilet Block The existing public toilet at Dunsborough Park Shopping Centre is due for upgrade and renewal this financial year. The intention of the upgrade and renewal works is to improve the overall appearance and function of the ablution and to comply with the current legislative requirements.	CEO Delegated Authority	• A request for tender was advertised on 13 March 2024 and closed on 10 April 2024 • Four submissions were received. • An evaluation panel has assessed the submissions. • Award of the contract has been delayed whilst continued use of the toilet block is considered by Council
RFT06/24 – Provision of Security Access Facilities to City Facilities Provision of services to undertake reactive maintenance repairs and monitor the City's current security access to City owned buildings and facilities	CEO Delegated Authority	• A request for tender was advertised on 17 April 2024, and closed on 15 May 2024 • Two submissions were received. • An evaluation panel has assessed the submissions. • Letter of award issued to JK & TK Cross Pty Ltd trading as Cross Security Services on 12 June 2024

TENDER INFORMATION	COUNCIL OR CEO DECISION	• STATUS
RFT08/24 Provision of group cycles including virtual infrastructure (Spin Bikes)	CEO Delegated Authority	• A request for tender was advertised on 22 May 2022, closing on 19 June 2024. • Four submissions were received. • An evaluation panel is currently assessing the submissions.
RFT09/24 Provision of Security Screening Services at Busselton Margaret River Airport (BMRA)	Council	• A request for tender was advertised on 19 June 2024, due to close on 19 July 2024
RFT10/24 Supply and Installation of replacement lift at Busselton Jetty Underwater Observatory	CEO Delegated Authority	• A request for tender was advertised on 10 July 2024, closing on 21 August 2024

As at 16 July 2024

APPLICATION (Name, No. and City File Reference)	PROPERTY	DATE COMMENCED	DECISION BEING REVIEWED	STAGE COMPLETED	NEXT ACTION AND DATE OF ACTION AS PER SAT ORDERS	DATE COMPLETED / CLOSED
CITY OF BUSSELTON						
Amber Cloud Pty Ltd v City of Busselton (DR 231/2021)	Lot 101 Wilyabrup Road, Wilyabrup	November 2021	Review of a decision to refuse or conditionally grant an application under a planning scheme (Single House)	Refer to previous versions of this report for historical information. • Directions hearing on 2 February 2024 was vacated and the matter is listed for a directions hearing on 31 May 2024. • Directions hearing on 31 May 2024 was vacated and the matter is listed for a directions hearing on 30 August 2024.	Listed for a directions hearing on 30 August 2024	
Silverlodge Pty Ltd v City of Busselton (CC 1225/2023)	585 Caves Rd Marybrook	September 2023	Review of a decision under the Caravan Parks and Camping Grounds Act 1995.	Refer to previous versions of this report for historical information • Directions hearing on 2 February 2024 was vacated and the matter to be listed for mediation on 11 March 2024. • Directions hearing on 11 March 2024 was vacated and the matter to be listed for mediation on 16 April 2024. • Directions hearing on 16 April 2024 was vacated and the matter to be listed for mediation on 24 May 2024. • Directions hearing on 24 May 2024 was vacated and the matter to be listed for directions hearing on a date to be determined. • Directions hearing on 11 June 2024 was vacated and the matter to be listed for directions hearing on 23 July 2024.	Listed for a directions hearing on 23 July 2024	
Happ & Anor v City of Busselton (DR 159/2022) (DR 197/2022) (DR 152/2023)	575 Commonage Road Quindalup	November 2022	1. Review of directions under s214(2) and s214(3) by the City 2. Review of decision to refuse application under a planning scheme	Refer to previous versions of this report for historical information • Directions hearing on 2 February 2024 it was ordered: - Respondent to file conditions by 23 February 2024; - Applicant to file evidence by 26 April 2024; - Applicant to file a document identifying the conditions it objects, reasons for objection and alternative conditions by 26 April 2024; - Final hearing listed for 13 – 15 May 2024.	Awaiting decision	
Leeuwin Civil Pty Ltd v City of Busselton (DR 78/2024	Lot 2 Nuttman Road and Lot 3 Chapman Hill East Road, Chapman Hill	May 2024	Review of a decision to refuse or conditionally grant an application under a planning scheme (Industry - Extractive)	Application filed in the SAT on 27 May 2024. • Direction hearing on 21 June 2024 it was ordered – The matter to be listed for mediation on 29 July 2024; – The Mayor is invited to attend and or nominate one or more councillors and/or the CEO to attend mediation; – Applicant to provide additional information by 22 July 2024; – Ms Maria Goria is invited to present for a duration of 10 minutes at the commencement of mediation.	Mediation on 29 July 2024	
Radic v City of Busselton (DR 88/2024)	2/48 Hammond Road, Yallingup	June 2024	Review of a decision to refuse or conditionally grant an application under a planning scheme (Grouped Dwelling)	Application filed in the SAT on 20 June 2024. • Direction hearing for 12 July 2024 is vacated and the matter to be listed for mediation on 30 August 2024.	Mediation on 30 August 2024	
REGIONAL JOINT DEVELOPMENT ASSESSMENT PANEL						
NIL						

APPLICATION (Name, No. and City File Reference)	PROPERTY	DATE COMMENCED	DECISION BEING REVIEWED	STAGE COMPLETED	NEXT ACTION AND DATE OF ACTION AS PER SAT ORDERS	DATE COMPLETED / CLOSED

Council Resolution Status Update: July 2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr>
<td>16/08/2023</td>
<td>Amendment 54 to Local Planning Scheme 21 Lot 2883 Puzey Road, Wilyabrup</td>
<td>Completed</td>
<td>
<u>COUNCIL DECISION</u>

C2308/88 Moved Cr Paul Carter, seconded Cr Phill Cronin

That the Council:

1. In pursuance of the Planning and Development Act (Local Planning Schemes) Regulations 2015 (the Regulations) adopts Amendment 54 to the City of Busselton Local Planning Scheme 21 (the Scheme) for final approval, for the purposes of:

a) Inserting a new ‘Special Provision Area 76’ as follows:
<table>
<tr><th>No.</th><th>Particulars of Land</th><th>Zone</th><th>Special Provisions</th></tr>
<tr><td>SP76</td><td>Strata Lots 20, 21, 31, 37, 46 and 47 on Survey-Strata Plan 54626 (Lot 2883) Puzey Road, Wilyabrup</td><td>Viticulture and Tourism</td><td>For Lots 20, 21, 31, 37, 46 and 47, as shown on the current Strata Plan 54626 (approved on 24 December 2021), one Chalet per lot is permitted as unrestricted length of stay.</td></tr>
</table>
b) Amending the Scheme Map accordingly.

2. In accordance with Regulation 35 (2) of the Planning and Development (Local Planning Schemes) Regulations 2015, determines that Amendment No. 54 of the City of Busselton Local Planning Scheme No. 21 is a ‘complex amendment’ in accordance with r.34 of the Regulations as it is:

(a) an amendment that is not consistent with a Local Planning Strategy for the Scheme that has been endorsed by the Commission.

3. Pursuant to r. 53 of the Regulations, endorses the Schedule of Submissions at Attachment 5, which has been prepared in response to the public consultation process.

4. Upon preparation of the necessary documentation, refers the adopted Amendment 54 to the WAPC for consideration and determination in accordance with the Planning and Development Act 2005.

5. Pursuant to r. 56 of the Regulations, should directions be given that modifications to Amendment 54 are required, direct these modifications to be undertaken accordingly, on behalf of the Council, unless they are considered by officers to significantly affect the purpose and intent of the Amendment, in which case the matter shall be formally referred back to the Council for assessment and determination

CARRIED 7 / 0
EN BLOC
</td>
<td>
07/09/2023 David Sands

Letter drafted CEO approval required prior to documentation being sent to WAPC.

08/02/2024 Tegan Robertson

Awaiting Gazettal - expected imminently.

08/04/2024 Tegan Robertson

Amendment 54 was Gazetted on 2 Feb 2024.
</td>
<td>08/04/2024</td>
</tr>
</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed
16/08/2023	Proposed Amendment 56 to Local Planning Scheme 21 Special Character Area	On Hold	**COUNCIL DECISION** **C2308/90** Moved Cr Phill Cronin, seconded Cr Anne Ryan **That the Council:** **1. In pursuance of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) initiates Amendment 56 to the City of Busselton Local Planning Scheme No. 21 (the Scheme) for community consultation for the purposes of:** **(a) Amending clause 5.7.3 to read as follows:** ***(i) 5.7.3 Where such objectives, provisions and/or controls are specified in Schedule 4 in relation to a designated Special Character Area, those objectives, provisions and/or controls act in conjunction with the other provisions of this Scheme relevant to that area.*** **2. Pursuant to r.35(2) determine that Amendment 56 is a 'standard amendment' as it is:** **(a) An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;** **(b) An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the Scheme area; and** **(c) Any other amendment that is not a complex or basic amendment.** **3. That as the amendment is in the opinion of Council, consistent with Part V of the *Planning and Development Act 2005* (the Act) and the Regulations made pursuant to the Act, that upon preparation of the necessary documentation, refer the amendment to the Environmental Protection Authority (EPA) and upon receipt of a response that the amendment is not subject to formal environmental assessment, advertise the proposal for a period of 42 days. Where the EPA determines the amendment is to be subject to formal environmental assessment, the assessment is to be prepared prior to advertising of the draft amendment.** **4. Council note that the City will proceed within 12 months the following further stages for review of the Special Character Areas:** **(a) Undertake a broader review of the Special Character Area framework which includes the related Scheme provisions and suite of local planning policies.** **(b) As part of the review, the City will engage with the community to inform the preparation of revised planning controls consistent with the contemporary planning framework.** **(c) Incorporate the findings of the stage 2 review within the planning framework.** **5. Amend Delegation DA7 - 01 by adding the following as point 2 in the Conditions section (with subsequent points being renumbered accordingly) -** **Applications in Special Character Areas requiring the exercise of discretion** **All applications for development approval affecting land within the Special Character Areas, as identified in Schedule 4 of the Scheme, and which involve the exercise of discretion, must be brought to Council for determination, unless the application has been refused under delegated authority.** **CARRIED 6 / 0** **BY ABSOLUTE MAJORITY**	**01/09/2023 Justin Biggar** Amendment report signed and forwarded to EPA for advice and the Minister for consent to advertise. Advice received of no further action from EPA (DOC ID 5223763) and Minister granted consent to advertise (DOC ID 5221999). Advertising of amendment currently on hold until further consultation with affected communities is undertaken.	

Meeting Date	Item	Status	Action Required	Action Taken	Completed
20/09/2023	Notice of Motion - Introduction of Recreation Facilities Reserve	In Progress	**COUNCIL DECISION** **C2309/119** Moved Cr Grant Henley, seconded Cr Anne Ryan **That Council requests the CEO to prepare a report that considers the introduction of a dedicated Recreation Facilites Reserve as part of budget preparations and review of the Long-Term Financial Plan.** **CARRIED 8 / 0** **FOR: Cr Grant Henley, Cr Paul Carter, Cr Anne Ryan, Cr Jodie Richards, Cr Kate Cox, Cr Phill Cronin, Cr Sue Riccelli and Cr Ross Paine** **AGAINST: Nil**	**04/10/2023 Sarah Pierson** Will be prepared and presented to Council post induction of Councillors post local government elections. **03/04/2024 Tegan Robertson** The establishment of a reserve is being explored as part of the review of the LTFP, with a report on the LTFP (including the introduction of a new reserve if determined to be required) to be presented to the Council by the end of June 2024. **05/06/2024 Tegan Robertson** The establishment of this reserve is being considered for the 24/25 draft budget and in the draft LTFP.	
18/10/2023	Audit and Risk Committee - 13/09/2023 - CEO Review of Systems and Procedures (REG 17) - Update on Recommendations	Completed	**COUNCIL DECISION** **C2310/123** Moved Cr Jodie Richards, seconded Cr Paul Carter **That the Council acknowledge the status update in relation to the recommendations of the Regulation 17 Review (as at the beginning of September 2023) and note that the next update will be provided to the Audit and Risk Committee post the conclusion of the December 2023 quarter.** **CARRIED 9 / 0** **FOR: Cr Grant Henley, Cr Paul Carter, Cr Anne Ryan, Cr Jodie Richards, Cr Kate Cox, Cr Phill Cronin, Cr Sue Riccelli, Cr Mikayla Love and Cr Ross Paine** **AGAINST: Nil**	**01/12/2023 Tim Allingham** Transferred to Governance 01-Dec-2023. **08/02/2024 Tegan Robertson** Officers continue to progress addressing the recommendations of the Regulation 17 Review. **06/03/2024 Tegan Robertson** Status update on progress of the Regulation 17 Review recommendations has been provided in a report to the Audit and Risk Committee for the 13 March 2024 meeting.	06/03/2024
18/10/2023	Policy and Legislation Committee - 13/09/2023 - Bush Fire Brigades Local Law	Completed	**COUNCIL DECISION** **C2310/124** Moved Cr Jodie Richards, seconded Cr Paul Carter **That the Council:** 1. **Resolves to make the *City of Busselton Bushfire Brigades Local Law 2023* in accordance with section 3.12(4) of the *Local Government Act* 1995.** 2. **Authorises the Chief Executive Officer to carry out the processes required to make the *City of Busselton Bushfire Brigades Local Law 2023* in accordance with section 3.12(5) and section 3.12(6) of the *Local Government Act 1995*.** **CARRIED 9 / 0** **FOR: Cr Grant Henley, Cr Paul Carter, Cr Anne Ryan, Cr Jodie Richards, Cr Kate Cox, Cr Phill Cronin, Cr Sue Riccelli, Cr Mikayla Love and Cr Ross Paine** **AGAINST: Nil**	**01/11/2023 Briony McGinty** Gazetted on 31 October 2023.	03/04/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
18/10/2023	Policy and Legislation Committee - 13/09/2023 - Proposed Local Planning Policy: Identification of Complex Development Applications - Consideration for Final Adoption after Advertising	Completed	Please action as per resolution. **COUNCIL DECISION** **C2310/127** Moved Cr Jodie Richards, seconded Cr Paul Carter **That the Council, pursuant to clauses 3 and 4 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, proceeds with Local Planning Policy: Complex Development Applications (Attachment 1) without modification.** **CARRIED 9 / 0** **FOR: Cr Grant Henley, Cr Paul Carter, Cr Anne Ryan, Cr Jodie Richards, Cr Kate Cox, Cr Phill Cronin, Cr Sue Riccelli, Cr Mikayla Love and Cr Ross Paine** **AGAINST: Nil**	**18/01/2024 Joanna Wilson** The adoption of the Policy has been advertised in the newspaper and published on the website. Procedures and templates have been updated.	18/01/2024
18/10/2023	Application for Development Approval - DA23/0359 – Holiday Home (Single House) 8 People – Lot 101 (18) Eagle Crescent, Eagle Bay	Completed	Please action as per resolution. **COUNCIL DECISION** **C2310/138** Moved Cr Jodie Richards, seconded Cr Paul Carter **That the Council:** **1. Consider that the application for a Change of Use Holiday Home (Single House) 8 People is generally consistent with Local Planning Scheme No. 21 and the objectives of the zone in which it is located; and** **2. Grant development approval for the proposal subject to the following conditions:** **GENERAL CONDITIONS:** **1. The development hereby approved shall be substantially commenced within two years of the date of this decision notice, if not substantially commenced within this period, the approval will lapse and be of no further effect.** **2. The use hereby approved shall be in accordance with the Approved Plan dated 18 October 2023 and endorsed Bushfire Management Plan and Emergency Evacuation Plan (Version 1 dated 19 May 2023) including any conditions placed thereon by the City of Busselton.** **3. The use hereby approved shall at all times comply with the definition of Holiday Home (Single House) as provided in Schedule 1 of the City of Busselton *Local Planning Scheme No. 21*, as follows:** ***"Holiday Home (Single House)" means a single house (excluding ancillary accommodation), which may also be used for short stay accommodation for hire or reward for no more than 12 people (but does not include a bed and breakfast, chalet development, guesthouse, rural tourist accommodation or tourist accommodation).*** **Notwithstanding the above interpretation, the approved use is restricted to a maximum of eight persons.** **4. Advertising signage associated with the approved use shall be no greater than 0.2m², located within the subject site.** **5. A minimum number of three car parking bays shall be provided on site.** **PRIOR TO COMMENCEMENT OF ANY WORKS CONDITIONS:** **6. The development hereby approved, or any works required to implement the development, shall not commence until the following plans or details have been submitted to the City and approved in writing:**	**03/04/2024 Tegan Robertson** Decision notice issued 20 October 2023	03/04/2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr><td></td><td></td><td></td><td>
6.1 A notification in the form of a section 70A notification, pursuant to the Transfer of Lands Act 1893 (as amended) is to be placed on the Certificate of Title of the lot advising that:

“This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner. The approval of the Holiday Home (Single House) is conditional upon the details contained within the Bushfire Management Plan (BMP) prepared by Bushfire Prone Planning, Version 1, dated 19 May 2023 and the accompanying Bushfire Emergency Evacuation Plan (BEEP).”

A copy of the Certificate of Title with section 70A notification registered against it, or a Landgate lodgement receipt, is to be submitted to the City.

6.2 Details of on-site effluent disposal works.

6.3 Details of the means and method of providing a potable water supply of 135,000 litres or equivalent alternative water supply as otherwise approved in writing by the City.

PRIOR TO OCCUPATION/USE OF THE DEVELOPMENT CONDITIONS:

7. The development hereby approved shall not be occupied, or used, until all plans, details or works required by Conditions 2, 3, 4, 5 and 6 have been implemented.

ONGOING CONDITIONS:

8. The works undertaken to satisfy Conditions 2, 3, 4, 5 and 6 shall be subsequently maintained for the life of the development and the following conditions complied with:

a) The owner must implement the approved Bushfire Management Plan and Bushfire Emergency Evacuation Plan prepared by Bushfire Prone Planning, Version 1, dated 19 May 2023 for the duration of the development.

CARRIED 9 / 0
FOR: Cr Grant Henley, Cr Paul Carter, Cr Anne Ryan, Cr Jodie Richards, Cr Kate Cox, Cr Phill Cronin, Cr Sue Riccelli, Cr Mikayla Love and Cr Ross Paine
AGAINST: Nil
</td><td></td><td></td></tr>
<tr><td>15/11/2023</td><td>Budget Amendments - Infrastructure and Environment</td><td>Completed</td><td>
Please action as per resolution.

COUNCIL DECISION

C2311/169 Moved Cr Jodie Richards, seconded Cr Andrew Macnish

<table>
<tr><th colspan="6">Amendment Description</th></tr>
<tr><th colspan="6">Project Description</th></tr>
<tr><th rowspan="2">Item #</th><th>Budgeted Municipal Net Current Position</th><th>Operational Expenditure Budget</th><th>Capital Expenditure Budget</th><th>Grant</th><th>Reserves or Restricted Assets</th></tr>
<tr><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>(Increase) / Decrease</th><th>Increase / (Decrease)</th></tr>
<tr><td rowspan="3">1</td><td colspan="5">Increase Captial Budget</td></tr>
<tr><td colspan="5">Project 15103 - Prince Street Laneway (C)</td></tr>
<tr><td>-</td><td>-</td><td>28,003</td><td>-</td><td>(28,003)</td></tr>
<tr><td rowspan="3">2</td><td colspan="5">Reduce Capital Budget on Existing Project</td></tr>
<tr><td colspan="5">Project 14859 Kershaw Street – Asphalt Overlay SLK 0 to 0.25 (C)</td></tr>
<tr><td>-</td><td>-</td><td>(18,825)</td><td>-</td><td>18,825</td></tr>
</table>
</td><td>03/04/2024 Tegan Robertson
Budget amendments actioned</td><td>03/04/2024</td></tr>
</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			<table><tr><td rowspan="2">3</td><td colspan="5">Reduce Capital Budget on Existing Project</td></tr><tr><td colspan="5">Project 14858 Artisan Street – Asphalt Overlay SLK 0.02 to 0.16 (C)</td></tr><tr><td>-</td><td>-</td><td>(9,178)</td><td>-</td><td>9,178</td></tr><tr><td rowspan="2">4</td><td colspan="5">Remove Capital Project</td></tr><tr><td colspan="5">Project 14875 – Eagle Bay Boat Ramp Parking off Fern Road (C)</td></tr><tr><td>-</td><td>-</td><td>(30,000)</td><td>-</td><td>30,000</td></tr><tr><td rowspan="2">5</td><td colspan="5">Add Budget to Existing Capital Project</td></tr><tr><td colspan="5">Project 14876 Eagle Crescent on Road Parking – Footpath Alignment (C)</td></tr><tr><td>-</td><td>-</td><td>23,000</td><td>-</td><td>(23,000)</td></tr><tr><td rowspan="2">6a</td><td colspan="5">Add Budget to Existing Capital Project</td></tr><tr><td colspan="5">Project 11986 – Causeway Road Shared Path (C)</td></tr><tr><td>-</td><td>-</td><td>30,000</td><td>-</td><td>(30,000)</td></tr><tr><td rowspan="2">6b</td><td colspan="5">Add Grant Revenue for Existing Capital Project</td></tr><tr><td colspan="5">Project 11986 – Causeway Road Shared Path (C)</td></tr><tr><td>-</td><td>-</td><td>75,000</td><td>(75,000)</td><td>-</td></tr><tr><td rowspan="2">7</td><td colspan="5">Increase Captial Budget</td></tr><tr><td colspan="5">Project 11998 – Kaloorup Road Reseal SLK 0.82 to 8.76 (C)</td></tr><tr><td>-</td><td>-</td><td>60,000</td><td>-</td><td>(60,000)</td></tr><tr><td rowspan="2">8</td><td colspan="5">Reduce Capital Budget</td></tr><tr><td colspan="5">Project 14850 – Cook Street Asphalt Overlay SLK 0.39 to 1.25 (C)</td></tr><tr><td>-</td><td>-</td><td>(60,000)</td><td>-</td><td>60,000</td></tr><tr><td>Totals</td><td>-</td><td>-</td><td>98,000</td><td>(75,000)</td><td>(23,000)</td></tr></table> **CARRIED 7 / 0** **FOR: Cr Andrew Macnish, Cr Jarrod Kennedy, Cr Anne Ryan, Cr Jodie Richards, Cr Kate Cox, Mayor Phill Cronin and Cr Sue Riccelli** **AGAINST: Nil** **BY ABSOLUTE MAJORITY**		
15/11/2023	Application for Development Approval (DA22/0806) - Single House - Lots 41 & 42 Caves Road, Marybrook	Completed	**COUNCIL DECISION** **C2311/170** Moved Cr Kate Cox, seconded Cr Anne Ryan **That the Council determines:** **1. That application DA22/0806 submitted for development of a Single House on Lots 41 and 42 Caves Road, Marybrook is considered by the Council to not be consistent with Local Planning Scheme No. 21 and the objectives of the zone within which it is located: and** **2. To refuse to grant development approval for the following reasons:** a. **It can be reasonably demonstrated that this proposal does not meet the following Design Principles 3.1 – Building Setbacks of the R-Codes. This application fails to**	**03/04/2024 Tegan Robertson** Refusal communicated to applicant 27 November 2023	03/04/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			satisfy the deemed to comply criteria of the R-Codes by requesting a significant reduction in the East boundary (1.5m instead of the required 7.5m) and West boundary (1.6m instead of the required 7.5m) setbacks. This will result in the bulk of the buildings being located far too close to the neighbouring boundaries and further, the loss of significant areas of native vegetation on these lots which are located wholly within an area of high landscape value. **b. This site is zone residential R2.5 which subsequently allows for the construction of a single dwelling (1 dwelling per 4000m2). This development application could not be considered to be a single dwelling and is therefore inconsistent with the minimum area required per dwelling.** **c. This application does not comply with cl.5.4.2 of LPS 21 as the size and location of the building footprint will require the removal of a substantial amount of native WA Peppermint Tree's (Agonis Flexuosa) which will adversely impact the WRP habitat. In addition the requirement of additional siteworks and fill of up to 1.4m to achieve the finished floor of 3.4 AHD will also have a significantly detrimental effect on the flora located within these lots.** **CARRIED 7 / 0** **FOR: Cr Andrew Macnish, Cr Jarrod Kennedy, Cr Anne Ryan, Cr Jodie Richards, Cr Kate Cox, Mayor Phill Cronin and Cr Sue Riccelli** **AGAINST: Nil**		
15/11/2023	DA21/0659 - Vacant Land (Bulk Fill of Future Subdivision) Special Control Area	Completed	**COUNCIL DECISION** **C2311/171** Moved Cr Anne Ryan, seconded Cr Kate Cox **That the Council determines:** **A. That application DA21/0659 submitted for Use Not Listed (Bulk Fill) Special Control Area at Lot 9003 Broadwater Boulevard, Broadwater is generally consistent with Local Planning Scheme No. 21 and the objectives of the zone within which it is located; and** **B. Grant development approval for the proposal subject to the following conditions:** **GENERAL CONDITIONS:** **1. The development hereby approved shall be substantially commenced within two years of the date of this Decision Notice, if not substantially commenced within this period, the approval will lapse and be of no further effect.** **2. The filling of land to design lot levels and implementation of post works conditions must be completed within three years of the date of this Decision Notice.** **3. The owner must ensure that the development hereby approved is undertaken in accordance with the Approved Development Plans (Attachment 2) including any conditions placed thereon by the City.** **PRIOR TO COMMENCEMENT OF ANY WORKS CONDITIONS:** **4. The development hereby approved, or any works required to implement the development, shall not commence until the following plans or details have been submitted to the City and approved in writing:** **4.1 Revised plans to show –** **a. The extent of excavation, backfilling and final levels;**	**18/01/2024 Jo Barrett-Lennard** Action completed	18/01/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			b. A reduced fill area footprint consistent with that depicted on Attachment 5, to avoid works intersecting with Aboriginal Heritage Sites, Drainage Easements and areas of significant vegetation; and c. Removal of the proposed western crossover adjacent to Lot 700 (114) Broadwater Boulevard. 4.2 A Dust Management Plan, which shall identify measures to be carried out prior to, during and following the undertaking of the works. 4.3 An Acid Sulfate Soils Management Plan. 4.4. Details of haul route and Traffic Management Plan that addresses the following: a. Maximum number of truck movements per day; b. Type of trucks to be used for haulage; c. Traffic management/control measures to be in place during haulage; and d. Confirmation in writing from the relevant provider of the school bus service within the area confirming the route and times of any school buses along any proposed haulage route within the City. 4.5 Details of the proposed crossover. The construction of the crossover shall be agreed to with the City, shall ensure that adequate sightlines are achieved and be sized sufficiently to accommodate the swept path of the largest vehicle expected to be used for haulage. 4.6. A Noise Management Plan and Vibration Management Plan. 4.7. A Pre-works Geotechnical and Hydrological Report, which shall identify maximum winter and typical summer groundwater levels, maximum depth of excavation and when excavation may occur. 4.8. A schedule providing intended daily import volumes, number of truck movements and vehicle types. 4.9 A $5000 Dust Bond in the form of an unconditional bank guarantee which shall be held against satisfactory compliance with Condition No. 4.2. 4.10 A Condition Report to be prepared by the owner/applicant along the haulage route between Bussell Highway and the development site. The Condition Report must include photographic evidence, which may include dash camera footage, of the road conditions immediately prior to works and at the time the final report is prepared. 4.11 Further to condition 4.10 above, any damage caused to the haulage route subject to the Condition Report required under condition 4.10 above shall be repaired to the same standard as specified within the Condition Report (i.e. the standard of the haulage route immediately prior to the commencement of haulage) in accordance with the City's technical specifications. All associated works shall be at the full cost of the owner and to the satisfaction of the City. 4.12 Further to Condition 4.2, 4.9, 4.10 and 4.11 above, an executed legal agreement with the City (with the costs of preparation of that agreement being borne by the owner or nominee). The legal agreement shall provide for: a. The ability for the City to be able to use the Dust Bond, or part of the Dust Bond as appropriate, and any costs to the City including administrative costs of completing or rectifying any outstanding works in accordance with the conditions of this development approval and any further costs; and b. Written authorisation from the owner of the land that the City may enter the site at any time and permit the City to complete or rectify any outstanding work to the satisfaction of the City; and		

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			c. If at any time any part of the Dust Bond is called upon, used or applied by the City in accordance with the legal agreement, the restoration of the Dust Bond to the full amount required by these conditions; and **d. Securing the obligations araising pursuant to conditions 4.10 and 4.11; and** **e. Lodging a caveat over the site to secure the City's interest.** **ONGOING CONDITIONS:** **5. The owner must ensure that the plans, details and works undertaken to satisfy Conditions 1, 2, 3 and 4 are implemented and maintained to the satisfaction of the City for the life of the development and, in addition, the following conditions must be complied with:** **5.1 Further to condition 4.4 d), the trucks are not to be on the approved haulage route that is also a school bus route 15 minutes prior and 15 minutes after the confirmed times that the school bus is along that route on a school day.** **5.2 Working hours within the site, including in respect of use of any vehicle or machinery or the transportation of materials, shall be restricted to the hours between:** **a) 7.00am and 6.00pm Mondays to Fridays; and** **b) At no time on Saturdays, Sundays or Public Holidays.** **POST WORKS CONDITIONS:** **6. Subsequent to completion of filling of the land as approved by this development approval, the following works or provision of information is to be completed to the satisfaction of the City:** **6.1 Within 30 days of the works to fill the land being completed, the applicant is to submit as-constructed data (being a topographic survey demonstrating final fill levels) including a post-works Geotechnical Report.** **CARRIED 7 / 0** **FOR: Cr Andrew Macnish, Cr Jarrod Kennedy, Cr Anne Ryan, Cr Jodie Richards, Cr Kate Cox, Mayor Phill Cronin and Cr Sue Riccelli** **AGAINST: Nil** **En Bloc**		
13/12/2023	Policy and Legislation Committee - 8 November 2023 - Local Planning Policy Review: Adoption following consultation - LPP 1.5 Coastal Setbacks	Completed	**COUNCIL DECISION** **C2312/195** Moved Cr Anne Ryan, seconded Cr Kate Cox **That the Council pursuant to Clause 4, Part 2 of Schedule 2, 4 (3) (iii) – Deemed Provisions for Local Planning Schemes of the Planning and Development (Local Planning Schemes) Regulations 2015 resolve not to proceed with draft LPP 1.5 Coastal Setbacks, as set out at Attachment A and retain existing policy LPP1.5 (Policy number changed from LPP 18 on 11/5/2020) adopted by Council on 10/3/2010 C1003/069.** **CARRIED 6 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish and Cr Kate Cox** **AGAINST: Nil**	**18/01/2024 Joanna Wilson** Letters have been sent to all submitters that commented on the revised Local Planning Policy and the current Policy remains in effect for assessment of applications.	18/01/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
13/12/2023	Audit and Risk Committee - 29 November 2023 - 2022/23 Annual Financial Statements, Audit Report and Management Letter	Completed	**COUNCIL DECISION** **C2312/202** Moved Cr Andrew Macnish, seconded Cr Kate Cox **1 That the Council highlights the difficulty in discerning the actual real, up to date measure of the gap between the current replacement value of the City's total assets and their written down value and the City's reserves to replace them and the ability of the City to annually cashback its depreciation. Accordingly, the ARC requests the Auditor to make a special report of this as soon as possible.** **2 That the Council acknowledges receipt of the 2022/23 Annual Financial Statements including Auditors Opinion and Audit Management Letter as per the attached documentation, per section 7.12A(3)(aa) of the Local Government Act 1995.** **3 That the Council notes that it has met with the requirements of section 7.12A(2) of the Local Government Act 1995 with the Audit and Risk Committee, on behalf of the Council, having met with a representative of the Office of the Auditor General on 29 November 2023.** **CARRIED 6 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish and Cr Kate Cox** **AGAINST: Nil** BY ABSOLUTE MAJORITY	**03/04/2024 Tegan Robertson** Complete. Report provided to the Council to address part 1 of the recommendation on 20 March 2024 (item 14.1) Action superseded by Council resolution C2403/66.	03/04/2024
13/12/2023	Capital Programs of Works	Completed	**COUNCIL DECISION** **C2312/205** Moved Cr Anne Ryan, seconded Cr Andrew Macnish **That the Council:** **1. Endorse the programs of works to guide long term financial planning and development of future capital budgets;** **2. Acknowledge that this item and recommendation 1 meets the requirements of CEO Performance Criterion #6.** **CARRIED 6 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish and Cr Kate Cox** **AGAINST: Nil** EN BLOC	**03/04/2024 Tegan Robertson** Program of works endorsed by the Council December 2023.	03/04/2024
13/12/2023	Busselton Jetty Inc Short Term Lease of Ballaarat Room as Interim Marine Discovery Centre	Completed	**COUNCIL DECISION** **C2312/206** Moved Cr Anne Ryan, seconded Cr Val Kaigg **That the Council :** **1. Resolves to enter into a Lease and Licence with Busselton Jetty Inc (BJI) in respect of a portion of the 'Ballaarat Room' which forms part of 'Railway House' situated within Reserve 38558 on the following terms and conditions:** **(a) Term 2 years with an option exercisable by the City of a further 2 years;** **(b) Rent will be a minimum of $28,038 or 25% of 15% of the annual gross revenue generated from the use and occupation of the leased premises, whichever is the greater;**	**11/01/2024 Sharon Woodford-Jones** working through responsibilities in terms of relocation and removal of items within the Ballaarat Room, signage and practicalities of who does what **04/04/2024 Tegan Robertson** The lease of the space within the Ballaarat Room to BJI has been approved by the parties and the Minister for Lands. It is due to commence on 10 April 2024. The variation to the lease to MRBTA has been agreed in an exchange of emails and will be dealt with in the form of a side letter as the lease in favour of BJI is temporary.	01/04/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			(c) The permitted use of the premises will be the creation and operation of a Marine Discovery Centre (MDC); **(d) Fit out and ongoing maintenance of the MDC will be the responsibility of BJI and a bond will be taken to guarantee the cost of returning the area to its current condition at the end of the term;** **(e) Maintenance and insurance of the structure of the Ballaarat Room (except if caused by acts or omissions of BJI) will be the responsibility of the City;** **(f) Cleaning costs of the MDC and internal toilets will be the responsibility of BJI;** **(g) Such further terms and conditions as outlined in this report and as may be necessary to include in the best interests of the parties or to meet the requirements of the Department of Planning Lands and Heritage.** **CARRIED 6 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish and Cr Kate Cox** **AGAINST: Nil** **COUNCIL DECISION** **C2312/207** Moved Cr Jodie Richards, seconded Cr Andrew Macnish **That the Council :** **2. Delegates power and authority to the Chief Executive Officer to negotiate and enter into a variation of the Lease granted to the Margaret River Busselton Tourism Association (MRBTA) to remove the portion of Ballaarat House currently licenced and managed by MRBTA on behalf of the City and allocate responsibility for outgoings between the users.** **ABSOLUTE MAJORITY REQUIRED** **CARRIED 6 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish and Cr Kate Cox** **AGAINST: Nil** **BY ABSOLUTE MAJORITY**		
13/12/2023	Annual Report 2022-2023	Completed	**COUNCIL DECISION** **C2312/208** Moved Cr Anne Ryan, seconded Cr Jodie Richards **That the Council:** **1. Accepts the 2022-2023 Annual Report (Attachment 1);** **2. Determines that the Annual Electors' meeting is to be held in the 'Undalup Room' at 2 Southern Drive, Busselton on Monday, 29 January 2024 at 5:30 pm.** **CARRIED 6 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish and Cr Kate Cox** **AGAINST: Nil** BY ABSOLUTE MAJORITY	**16/01/2024 Tegan Robertson** Local public notice of the availability of the 2022/23 annual report and notice of the Annual General Meeting of Electors has been provided pursuant to s5.55A and s5.29 of the Local Government Act 1995. **06/03/2024 Tegan Robertson** The Annual General Meeting of Electors was held on 29 January 2024, and the 2022/2023 Annual Report was received by Electors.	06/03/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
13/12/2023	Audit and Risk Committee - 29 November 2023 - Saltwater Project	In Progress	**COUNCIL DECISION** **C2312/214** Moved Cr Andrew Macnish, seconded Cr Anne Ryan **That the Council endorse the alternative recommendation contained in confidential attachment 2.** **CARRIED 4 / 2** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg and Cr Andrew Macnish** **AGAINST: Mayor Phill Cronin and Cr Kate Cox**	**16/01/2024 Maxine Palmer** Actioned as per Council resolution **02/04/2024 Maxine Palmer** Action is in progress as per Council resolution. **05/06/2024 Tegan Robertson** A confidential report will be provided to the Council in July 2024.	
31/01/2024	Busselton Margaret River Airport Update	Completed	**COUNCIL DECISION** **C2401/7** Moved Cr Andrew Macnish, seconded Cr Anne Ryan **That the Council:** **1. Receives and notes the Busselton Margaret River Airport Update report.** **2. Authorises and requires the CEO to publish the periodical BMRA Update report one week after the publication of the Airport Advisory Committee (AAC) meeting minutes should the AAC endorse the BMRA Update report.** **3. That the Council adopt the final BMRA Master Plan (version 2024) as a guide for future planning, and henceforth it is termed the Final Airport Master Plan Busselton Margaret River Airport (2023-2043) and replaces the existing BMRA Master Plan (2016-2036).** **4. Requests the CEO undertake a broader review of the terms of reference of the AAC to clarify the purpose and function of the committee, and meeting frequency and processes, to provide a report to Council at the March 2024 Ordinary Council meeting.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Sue Riccelli** **AGAINST: Nil**	**02/05/2024 Tegan Robertson** Final Airport Master Plan Busselton Margaret River Airport 2023-2043 adopted. Review of AAC terms of reference has been completed, and a report was provided to the Council at its March 2024 ordinary Council meeting.	02/05/2024
31/01/2024	Development Application - DA22/0817 - Bed and Breakfast (Change of Use and New Development) - Special Control Area at Lot 301 (No. 29) Carnarvon Castle Drive Eagle Bay	Completed	**COUNCIL DECISION** **C2401/9** Moved Cr Sue Riccelli, seconded Cr Mikayla Love **That the Council:** **1. Notes that the development application for Bed and Breakfast (Change of Use of Existing Single House and New Development) on Lot 301 (No. 29) Carnarvon Castle Drive, Eagle Bay was previously refused by the City on 20 September 2023 ("the decision").** **2. Notes that, pursuant to review proceedings under the *State Administrative Tribunal Act* 2004 (the SAT Act), the Applicant has provided amended plans to the City, responding to concerns raised in the decision.**	**03/04/2024 Tegan Robertson** Decision notice issued 14 February 2024	03/04/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			3. Notes further, that the Tribunal has now invited the City to reconsider its decision. 4. Pursuant to section 31(2)(a) of the SAT Act, sets aside the decision and substitutes its new decision as follows: i. That application DA22/0817 submitted for development of Bed and Breakfast (Change of Use of Existing Single House and New Development) on Lot 301 (No. 29) Carnarvon Castle Drive, Eagle Bay, is considered by the Council to be consistent with *Local Planning Scheme No. 21* and the objectives of the zone within which it is located. ii. To grant development approval for the proposal subject to the following conditions: GENERAL CONDITIONS: a) The development hereby approved shall be substantially commenced within two years of the date of this decision notice. 2. The use hereby approved shall at all times comply with the definition of Bed and Breakfast as provided in Schedule 1 of the City of Busselton *Local Planning Scheme No. 21*, as follows: *"Bed and Breakfast" means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast.* Notwithstanding the above interpretation, the approved use is restricted to a maximum of four (4) guests. i) Advertising signage associated with the approved use shall be no greater than 0.2m^2, located within the subject site. a) A minimum number of four car parking bays shall be provided on the site comprising two for the residents of the dwelling and two for the guests of the Bed and Breakfast. PRIOR TO COMMENCEMENT CONDITIONS a) The development hereby approved, or any works required to implement the development, shall not commence until the following plans or details have been submitted to the City and approved in writing: b) Updated plans shall be submitted reducing the wall height of the outbuilding to 3.1m to comply with Local Planning Policy 4.10 Outbuildings and Other Non-Habitable Buildings. a) A revised version of the Bushfire Management Plan prepared by Envision Bushfire Protection shall be submitted to the satisfaction of the City of Busselton. b) A Landscape Plan which shall include landscaping along the western and northern elevation of the outbuilding, hereby approved, which shall at maturity sufficiently screen the outbuilding from Carnarvon Castle. ONGOING CONDITIONS: b) The works undertaken to satisfy Conditions 3, 4 and 5 shall be subsequently maintained for the life of the development and the following complied with: d) The owner must implement the revised Bushfire Management Plan and Bushfire Emergency Evacuation Plan prepared by Envision Bushfire Protection required pursuant to Condition 5.2 for the duration of the development (Advice Note 11). 5. Landscaping and reticulation shall be implemented in accordance with the approved landscape Plan and shall therefore be maintained to the satisfaction of the City. Unless otherwise first agreed in writing, any trees or plants, which, within a period of five years from first planting, are removed, die or are assessed by the City as being seriously damaged, shall be replaced within the next available planting season with others of the same species, size and number as origionally approved.		

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			CARRIED 9 / 0 **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Sue Riccelli** **AGAINST: Nil** Reasons: To ensure sufficient landscaping to provide screening to the western Carnarvon Castle Street frontage.		
31/01/2024	Development Application - DA23/0327 - Single House (Swimming Pool, Gym & Garage) - Special Character Area at Lot 16 (No. 6) Seaview Rise, Eagle Bay	Completed	**COUNCIL DECISION** **C2401/10** Moved Cr Anne Ryan, seconded Cr Val Kaigg **That the Council determines:** **1. That application DA23/0327 submitted for a Single House (Swimming Pool, Gym and Outbuilding) on Lot 16 (No. 6) Seaview Rise, Eagle Bay is generally consistent with *Local Planning Scheme No. 21* and the objectives of the zone within which it is located; and** **2. Grant development approval for the proposal subject to the following conditions:** **GENERAL CONDITIONS:** **1. The development hereby approved shall be substantially commenced within two years of the date of this decision notice.** **2. The development hereby approved shall be undertaken in accordance with the signed and stamped, Approved Development Plan(s) (enclosed), including any notes placed thereon in red by the City.** **PRIOR TO COMMENCEMENT OF ANY WORKS CONDITIONS:** **3. The development hereby approved, or any works required to implement the development, shall not commence until the following plans or details have been submitted to the City and approved in writing:** **1. Details of on-site effluent disposal.** **2. Details of stormwater and surface water drainage. Stormwater to be retained for use and/or infiltration within the lot at a rate of 1m³ per 65m² of impervious area.** **3. A notification in the form of a section 70A notification, pursuant to the Transfer of Lands Act 1893 (as amended) is to be placed on the Certificate of Title of the lot advising that:** ***"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and maybe subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land"*** **A copy of the Certificate of Title with section 70A notification registered against it, or a Landgate lodgement receipt, is to be submitted to the City.** **PRIOR TO OCCUATION/USE OF THE DEVELOPMENT CONDITIONS:** **4. The development hereby approved shall not be occupied, or used, until all plans, details or works required by Condition(s) 2 and 3 have been implemented, and the following Condition(s) complied with:** **1. Landscaping and reticulation shall be implemented in accordance with the approved Landscape Plan and shall thereafter be maintained to the satisfaction of the City. Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, are assessed by the City as being seriously damaged, shall be replaced within the next available planting season with others of the same species, size and number as originally approved.**	**03/04/2024 Tegan Robertson** Decision notice issued	03/04/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			ONGOING CONDITIONS: **5. The works undertaken to satisfy Condition(s) 2, 3 and 4 shall be subsequently maintained for the life of the development, and the following Condition(s) complied with:** **1. The external materials of the approved development shall comprise of prescribed materials as identified by the City of Busselton *Local Planning Scheme No.21.*** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Sue Riccelli** **AGAINST: Nil** **EN BLOC**		
31/01/2024	Audit and Risk Committee: Terms of Reference and Independent Member	Completed	**COUNCIL DECISION** **C2401/13** Moved Cr Andrew Macnish, seconded Cr Jodie Richards **That the Council:** **1. Adopts the amended Audit and Risk Committee Terms of Reference in Attachment 4.** **2. Accepts the CEO's responses to the request in Council Resolution C2311/178.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Sue Riccelli** **AGAINST: Nil** Reasons: Officers have made further amendments to the Terms of Reference to include meeting notice, agenda requirements and inclusions, and functions of internal auditor reports.	**01/03/2024 Ben Whitehill** Expressions of Interest for the Independent External Member have closed and a report with a recommended appointment will be presented to the April ordinary meeting. A report on risk management and internal audit will be presented to the March Audit and Risk Committee meeting. **29/04/2024 Tegan Robertson** An independent external member was appointed to the Audit and Risk Committee at the April 2024 Council meeting.	29/04/2024
21/02/2024	Policy and Legislation Committee – 24 January 2024 – Council Policy Review: Naming of City Roads and Assets	Completed	**COUNCIL DECISION** **C2402/28** Moved Cr Anne Ryan, seconded Cr Kate Cox **That the Council adopts the amended Council Policy: Naming of City Roads and Assets (Attachment 3) to replace the current policy, with the policy having been reviewed as part of the City's ongoing policy review cycle, inclusive of the removal of proposed point 5.10, and Committee amendments so that the below points read as follows, with subsequent renumbering as required:** **5.8: A proposal to name a significant City Asset can be put forward by:** **a. an Elected Member by way of a notice of motion;** **b. an employee via a report to the Council;** **c. a member of the public via a submission to the CEO who will then provide a report to the Council; or** **d. users of a facility via a submission to the CEO who will then provide a report to the Council.** **5.9: Following initial assessment, proposals will be advertised for public comment for a period of 21 days.**	**07/03/2024 Jo Barrett-Lennard** Policy updated on website 6 March 2024	07/03/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			5.10: Proposals to name significant City Assets will be presented to the Council for approval, including the results of public consultation. **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**		
21/02/2024	Policy and Legislation Committee – 24 January 2024 – Council Policy Review: Recording and Livestreaming of Meetings	Completed	**COUNCIL DECISION** **C2402/31** Moved Cr Anne Ryan, seconded Cr Richard Beecroft **That the Council adopts the amended Council Policy 'Recording and Livestreaming of Council Meetings' (the Policy) (Attachment 3) to replace the current policy (Attachment 2):** **a) inclusive of the Committee amendment to point 5.2, removing reference to 'YouTube' and replacing with 'streaming service'; and** **b) subject to amending point 5.1 to read: '*All Ordinary and Special Council meetings, the Annual General Meeting of Electors, and Electors meetings will, wherever technically possible, be recorded on an audio device and will be made available by Livestream.*'** **c) Subject to amending point 5.2 to read: '*Recordings of a meeting will be available on the City's streaming service with a link available on the meetings schedule section of the City's website for a period of five years after the meeting date.*'** **CARRIED 6 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox and Cr Richard Beecroft** **AGAINST: Nil**	**07/03/2024 Jo Barrett-Lennard** Policy updated on website 6 March 2024	07/03/2024
21/02/2024	Policy and Legislation Committee – 24 January 2024 – Council Policy Review: Legal Representation for Elected Members and Employees	Completed	**COUNCIL DECISION** **C2402/32** Moved Cr Anne Ryan, seconded Cr Kate Cox **That the Council adopts the revised Council Policy 'Legal Representation for Elected Members and Employees' (the Policy) (Attachment 1) to replace the existing policy (Attachment 2).** **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	**07/03/2024 Jo Barrett-Lennard** Policy updated on website 6 March 2024	07/03/2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr><td>21/02/2024</td><td>Policy and Legislation Committee – 24 January 2024 – Amendment to delegation DA 3 - 03: To Institute a Prosecution, or to Issue an Infringement (Bushfires Act 1954)</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2402/33 Moved Cr Anne Ryan, seconded Cr Kate Cox

That the Council adopts the amended delegation of authority DA 3 – 03: To Institute a Prosecution, or to Issue an Infringement, as per Attachment 1.

CARRIED 7 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox and Cr Richard Beecroft

AGAINST: Nil

EN BLOC</td><td>06/03/2024 Tegan Robertson

Updated delegation DA 3-03 issued, delegated authority register updated and published to the City's website.</td><td>06/03/2024</td></tr>
<tr><td>21/02/2024</td><td>Finance Committee - 7 February 2024 - Naturaliste Community Centre Capital Funds</td><td>Completed</td><td>Please action as per resolution.

<u>COUNCIL DECISION</u>

C2402/36 Moved Cr Kate Cox, seconded Cr Jodie Richards

That the Council endorse the following requested budget amendment:

<table>
<tr><th>Item #</th><th>Budgeted Municipal Net Current Position</th><th>Operational Expenditure Budget</th><th>Capital Expenditure Budget</th><th>Grant</th><th>Reserves or Restricted Assets</th></tr>
<tr><th></th><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>(Increase) / Decrease</th><th>Increase / (Decrease)</th></tr>
<tr><td rowspan="3">1</td><td colspan="5">Move capital budget project #12878</td></tr>
<tr><td colspan="5">Naturaliste Community Centre (NCC) – Purchase Office Furniture</td></tr>
<tr><td>-</td><td>-</td><td>(11,150)</td><td>-</td><td></td></tr>
<tr><td rowspan="3">2</td><td colspan="5">To capital budget project #10839</td></tr>
<tr><td colspan="5">Naturaliste Community Centre (NCC) – AMP</td></tr>
<tr><td>-</td><td>-</td><td>11,150</td><td>-</td><td></td></tr>
<tr><td>TOTALS</td><td>-</td><td></td><td>0</td><td>-</td><td></td></tr>
</table>
CARRIED 7 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox and Cr Richard Beecroft

AGAINST: Nil

BY ABSOLUTE MAJORITY</td><td>29/04/2024 Tegan Robertson

Budget amendment actioned.</td><td>29/04/2024</td></tr>
<tr><td>21/02/2024</td><td>DA23/0230 Building Envelope Modification, Single House and Swimming Pool: 37 Koorabin Drive, Yallingup</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2402/37 Moved Cr Anne Ryan, seconded Cr Kate Cox

That the Council determines:

1. That application DA23/0230 submitted for development approval for Building Envelope Modification, Single House and Swimming Pool on Lot 99 (No. 37) Koorabin Drive, Yallingup, is considered by the Council to be generally consistent with the Local Planning Scheme No. 21 and the objectives of the zone within which it is located.</td><td>03/04/2024 Tegan Robertson

Decision notice issued 7 March 2024.</td><td>03/04/2024</td></tr>
</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			2. To grant development approval for the proposal subject to the following conditions: **GENERAL CONDITIONS** **The development hereby approved shall be substantially commenced within two years of the date of this decision notice.** **1. The development hereby approved shall be undertaken in accordance with the signed and stamped, Approved Development Plan(s) (enclosed), including any notes placed thereon in red by the City.** **2. The building envelope hereby approved shall be in accordance with the signed, stamped, enclosed, approved plans (enclosed) including any notes placed thereon in red by the City, and except as may be modified by the following conditions. Accordingly, the enclosed, approved plan supersedes any previous building envelope plan.** **PRIOR TO COMMENCEMENT CONDITIONS** **3. The development hereby approved, or any works required to implement the development, shall not commence until the following plans or details have been submitted to the City and have been approved in writing:** **i. A schedule of the final materials, finishes and colours of all External Surfaces. The schedule shall include details of the type of materials proposed to be used, including their colour and texture. The External Surfaces of the approved development shall comprise of Prescribed Materials as identified by the City of Busselton *Local Planning Scheme No.21*.** **ii. A Landscape Plan detailing vegetation screening to be implemented between the hereby approved development and the southern lot boundary adjoining Lot 98 (No 35) Koorabin Drive.** **iii. Details of on-site effluent disposal.** **iv. A revised version of the Bushfire Attack Level Assessment prepared by Envision Bushfire Protection shall be submitted to the satisfaction of the City of Busselton.** **PRIOR TO OCCUPATION OF THE DEVELOPMENT CONDITIONS:** **4. The development hereby approved shall not be occupied, or used, until all plans, details or works required by Conditions 2, 3 and 4 have been implemented and the following conditions have been complied with:** **i. Landscaping and reticulation shall be implemented in accordance with the approved Landscape Plan and shall thereafter be maintained to the satisfaction of the City. Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, are assessed by the City as being seriously damaged, shall be replaced within the next available planting season with others of the same species, size and number as originally approved.** **ONGOING CONDITIONS** **5. The works undertaken to satisfy Conditions 2, 3, 4 and 5 shall be subsequently maintained for the life of the development.** **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**		

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr><td>21/02/2024</td><td>RFT16/23 Bussell Highway Stage 2</td><td>Completed</td><td>
<u>COUNCIL DECISION</u>

C2402/38 Moved Cr Val Kaigg, seconded Cr Jodie Richards

1. That the Council endorse the outcome of the evaluation panel's assessment of the tender submissions received in response to RFT 16/23 Bussell Highway Upgrade Stage 2 and accept the tender submission from Carbone Bros Pty Ltd for $1,268,246.16 (exclusive of GST) as the most advantageous to the City.

2. That the Council endorse the following requested budget amendments:

<table>
<tr><th></th><th colspan="5">Amendment Description</th></tr>
<tr><th></th><th colspan="5">Project Description</th></tr>
<tr><th rowspan="2">Item #</th><th>Budgeted Municipal Net Current Position</th><th>Operational Expenditure Budget</th><th>Capital Expenditure Budget</th><th>Grant</th><th>Reserves or Restricted Assets</th></tr>
<tr><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>(Increase) / Decrease</th><th>Increase / (Decrease)</th></tr>
<tr><td rowspan="3">1</td><td colspan="5">Increase capital project</td></tr>
<tr><td colspan="5">Project 11199 - Bussell Highway (C)</td></tr>
<tr><td>-</td><td>-</td><td>184,401</td><td>-</td><td>(184,401)</td></tr>
<tr><td rowspan="3">2</td><td colspan="5">Reduce capital project</td></tr>
<tr><td colspan="5">Project 12005 Payne Road (C)</td></tr>
<tr><td>-</td><td>-</td><td>(184,401)</td><td>-</td><td>184,401</td></tr>
<tr><td>TOTALS</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></tr>
</table>
CARRIED 7 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox and Cr Richard Beecroft

AGAINST: Nil

BY ABSOLUTE MAJORITY
</td><td>
06/03/2024 Matthew Twyman

Tender awarded as per Council resolution.
</td><td>06/03/2024</td></tr>
<tr><td>21/02/2024</td><td>Customer Service and Communications (CEO KPI)</td><td>Completed</td><td>
<u>COUNCIL DECISION</u>

C2402/39 Moved Cr Andrew Macnish, seconded Cr Anne Ryan

That the Council:

1. Observes the report providing measures and opportunities increasing community engagement and understanding of City processes and decisions addressing the relevant CEO KPI deliverable, but also notes the strategy to be a collection of process inputs NOT outcomes (which are yet to be fully assessed in terms of successfully delivering the desired customer service experience levels).

2. Accordingly, refers the matter of consideration of the CEO's performance meeting KPI criterion #4 to the next CEO Performance Committee meeting for its advice to the Council.

3. Refers the opportunity identified in the officer's report of a risk-based approach to communications and capitalising on the value offered primarily from complaints to its Audit and Risk Committee (ARC) to consider (but not be limited to) the following options moving forward:
</td><td>
02/05/2024 Tegan Robertson

A report and recommendation pertaining to the City's Complaint Handling Process has been provided to the Audit and Risk Committee on the agenda for its May 2024 meeting.

05/06/2024 Tegan Robertson

KPI criterion #4 has been referred to CEO Performance Review committee through the CEO performance review process. The Audit and Risk Committee considered an officer report on complaint handling at the May meeting, and made a recommendation to the Council which will be considered at the June 2024 ordinary Council meeting.

18/07/2024 Tegan Robertson

Audit and Risk Committee recommendation in regards to complaint handling was resolved on by the Council
</td><td>18/07/2024</td></tr>
</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			a. the CEO undertake a review of the City's complaint handling process and provide a report to the ARC outlining the risks and opportunities for improvement of the current process as it relates to customer service. **b. the CEO to engage an independent auditor to undertake a review of the City's complaint handling processes and provide a report to the ARC outlining the risks and opportunities for improvement.** **c. the CEO include complaints handling as an area for audit in any future internal audit plan (noting that there is a report scheduled for the March ARC meeting that will address an internal audit plan).** **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox and Cr Richard Beecroft** **AGAINST: Nil** Reasons: The purpose of setting CEO KPIs is to drive desired operational outcomes. Establishing a strategy/approach to a matter does not in itself, deliver desired outcomes. The monitoring of an outcome means measuring, understanding, and reporting factual data. Excellent customer service can be assured if informed customers rate it as such. There is valuable information to be derived through assessment of customer issues / complaints. For this reason it is recommended the Council require its Audit and Risk Committee (ARC) examine how best to derive the implicit value of complaints and assess risk within its complaints handling process	at the June meeting. Action closed - superseded by C2406/155: '*That the Council re-iterates its resolution C2402/39 and clarifies that all three action items for moving forward contained therein (3 a), b), c)), be implemented*'	
21/02/2024	Committee and Working Group Appointments	Completed	**COUNCIL DECISION** **C2402/41 Moved Cr Jodie Richards, seconded Cr Anne Ryan** **That the Council:** **1. Appoint Councillor Richard Beecroft to the following committees pursuant to section 5.8 and 5.11A of the Local Government Act 1995:** **a. Audit and Risk Committee; and** **b. Airport Advisory Committee (second deputy).** **2. Appoint the following elected members to the following committees pursuant to section 5.8 and 5.11A of the Local Government Act 1995, to fill the vacancy created by the resignation of (former) Councillor Sue Riccelli:** **CEO Performance Review Committee** **a. Member** **Cr. Val Kaigg** **Finance Committee** **a. Member** **Cr Val Kaigg** **3. Appoints elected members to the newly established Waterways Management Committee pursuant to section 5.8 and 5.11A of the Local Government Act 1995:** **a. Members** **Cr Anne Ryan** **Cr Jarrod Kennedy** **Cr Val Kaigg** **Cr Mikayla Love** **b. Deputy Members** **Cr Jodie Richards**	**07/03/2024 Jo Barrett-Lennard** Committee and working group appointments published. Meeting dates for Meelup Regional Park Committee advertised.	03/04/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			4. Appoints Dr Bob Jarvis, Lyndon Miles, Albert Haak, Shirley Fisher, Tony Smurthwaite, Kelly Paterson, Kerry Grist, Kerry Stewart and Danae Plowman to the Meelup Regional Park Committee pursuant to section 5.8 of the Local Government Act 1995. **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox and Cr Richard Beecroft** **AGAINST: Nil** **COUNCIL DECISION** **C2402/42** Moved Cr Anne Ryan, seconded Cr Jodie Richards **That the Council:** **5. Appoint the following elected members to the Busselton Jetty Reference Group.** **a. Member** **Cr Anne Ryan** **b. Deputy member** **Cr Val Kaigg** **6. Amend the meeting dates for the Meelup Regional Park Committee from 6 March 2024 and 6 November 2024 to 25 March 2024 and 25 November 2024.** **CARRIED 7 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox and Cr Richard Beecroft** **AGAINST: Nil**		
20/03/2024	Finance Committee - 6 March 2024 - 2023/24 Mid-Year Budget Review	Completed	**COUNCIL DECISION** **C2403/46** Moved Cr Andrew Macnish, seconded Cr Richard Beecroft **That the Council, pursuant to Regulation 33A of the Local *Government (Financial Management) Regulations*, adopts the 2023/2024 Annual Mid-Year Budget Review as presented within this report.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **BY ABSOLUTE MAJORITY**	**03/04/2024 Tegan Robertson** Mid year budget review adopted. Report and minutes lodged with the Department.	03/04/2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr><td>20/03/2024</td><td>Finance Committee - 6 March 2024 - Infrastructure and Environment Budget Amendments</td><td>Completed</td><td>

<u>COUNCIL DECISION</u>

C2403/49 Moved Cr Val Kaigg, seconded Cr Kate Cox

That the Council endorses the following requested budget amendments:

<table>
<tr><th colspan="6">Amendment Description</th></tr>
<tr><th colspan="6">Project Description</th></tr>
<tr><th rowspan="2">Item #</th><th>Budgeted Municipal Net Current Position</th><th>Operational Expenditure Budget</th><th>Capital Expenditure Budget</th><th>Grant</th><th>Reserves or Restricted Assets</th></tr>
<tr><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>(Increase) / Decrease</th><th>Increase / (Decrease)</th></tr>
<tr><td rowspan="3">1</td><td colspan="5">Add Grant Revenue to Existing Capital Project</td></tr>
<tr><td colspan="5">Project 14943 – Changing Places Accessible Ablutions (C)</td></tr>
<tr><td>-</td><td>-</td><td>150,000</td><td>(150,000)</td><td>-</td></tr>
<tr><td rowspan="3">2</td><td colspan="5">Remove Capital Project</td></tr>
<tr><td colspan="5">Project 12331 - Smiths Beach New Public Toilet (C)</td></tr>
<tr><td>-</td><td>-</td><td>(250,000)</td><td>-</td><td>250,000</td></tr>
<tr><td rowspan="3">3</td><td colspan="5">New Capital Project</td></tr>
<tr><td colspan="5">Project West Busselton Coastal Stabilisation CERMP2223-010</td></tr>
<tr><td>-</td><td></td><td>160,000</td><td>(120,000)</td><td>(40,000)</td></tr>
<tr><td rowspan="3">4</td><td colspan="5">New Capital Project</td></tr>
<tr><td colspan="5">State Blackspot Program – Chapman Hill Road (C)</td></tr>
<tr><td>-</td><td>-</td><td>48,000</td><td>(32,000)</td><td>(16,000)</td></tr>
<tr><td rowspan="3">5</td><td colspan="5">Increase Budget to Existing Capital Project</td></tr>
<tr><td colspan="5">Project 12821 - Churchill Park Main Oval Redevelopment (C)</td></tr>
<tr><td>-</td><td>-</td><td>40,880</td><td>-</td><td>(40,880)</td></tr>
<tr><td rowspan="3">6</td><td colspan="5">Add Budget to Existing Project (C)</td></tr>
<tr><td colspan="5">Project 11034 - Dunsborough Non-Potable Water Network</td></tr>
<tr><td>-</td><td>-</td><td>29,183</td><td>-</td><td>(29,183)</td></tr>
<tr><td></td><td colspan="5"></td></tr>
<tr><td>Totals</td><td>-</td><td></td><td>178,063</td><td>(302,000)</td><td>123,937</td></tr>
</table>

CARRIED 9 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Nil

BY ABSOLUTE MAJORITY

</td><td>04/04/2024 Tegan Robertson

Budget amendments completed.</td><td>04/04/2024</td></tr>
</table>

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr>
<td>20/03/2024</td>
<td>Finance Committee - 6 March 2024 - Busselton Margaret River Airport Budget Amendment</td>
<td>Completed</td>
<td>
<u>COUNCIL DECISION</u>

C2403/50 Moved Cr Anne Ryan, seconded Cr Jarrod Kennedy

That the Council endorse the following requested budget amendment:

<table>
<tr><td rowspan="2">Item #</td><td>Budgeted Municipal Net Current Position</td><td>Operational Expenditure Budget</td><td>Capital Expenditure Budget</td><td>Grant</td><td>Reserves or Restricted Assets</td></tr>
<tr><td>Increase / (Decrease)</td><td>Increase / (Decrease)</td><td>Increase / (Decrease)</td><td>(Increase) / Decrease</td><td>Increase / (Decrease)</td></tr>
<tr><td rowspan="3">1</td><td colspan="5">From the Airport Infrastructure Reserve</td></tr>
<tr><td colspan="5">To new capital project code to be created</td></tr>
<tr><td>-</td><td>-</td><td>40,000</td><td>-</td><td>(40,000)</td></tr>
<tr><td rowspan="3">2</td><td colspan="5">To SWDC Airport Development Business Case (O) project # 15086</td></tr>
<tr><td colspan="5"></td></tr>
<tr><td>-</td><td>160,000</td><td>-</td><td>(127,000)</td><td>(33,000)</td></tr>
<tr><td>TOTALS</td><td>-</td><td>160,000</td><td>40,000</td><td>(127,000)</td><td>(73,000)</td></tr>
</table>
CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil
BY ABSOLUTE MAJORITY
</td>
<td>
30/03/2024 Jennifer May

An RFQ will be issued for the purchase of a new ETD machine with delivery planned before the end of the FY.
</td>
<td>31/05/2024</td>
</tr>
<tr>
<td>20/03/2024</td>
<td>Audit and Risk Committee - 13 March 2024 - Capability development: risk management and internal audit</td>
<td>In Progress</td>
<td>
<u>COUNCIL DECISION</u>

C2403/51 Moved Cr Jarrod Kennedy, seconded Cr Val Kaigg

That the Council:

1. Pursuant to the Terms of Reference of the Audit and Risk Committee, supports the proposed implementation program for the improvement of the City's risk management capabilities and the introduction of an internal audit function.

2. Approve the allocation of $110,000 in the draft 2024/2025 budget for a new risk officer plus $35,000 consultancy to fund the engagement of a consultant to undertake the internal audit function.
CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil
EN BLOC
</td>
<td>
02/05/2024 Tegan Robertson

Officers have commenced internal processes for relevant recruitment and RFQ.

31/05/2024 Ben Whitehill

Internal Audit RFQ evaluation has commenced.

17/07/2024 Ben Whitehill

Internal Audit RFQ evaluation complete and recommendation to be presented to Audit and Risk Committee on 24 July 2024.
</td>
<td></td>
</tr>
</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed
20/03/2024	Audit and Risk Committee - 13 March 2024 - 2023 Compliance Audit Return	Completed	**COUNCIL DECISION** **C2403/52** Moved Cr Jarrod Kennedy, seconded Cr Val Kaigg **That the Council adopts the Compliance Audit Return for the period 1 January 2023 to 31 December 2023, as per Attachment 1.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	**27/03/2024 Ben Whitehill** Compliance Audit Return submitted to DLGSC on 27 March 2024	27/03/2024
20/03/2024	Audit and Risk Committee - 13 March 2024 - CEO Review of Systems and Procedures Recommendations - Implementation status	Completed	**COUNCIL DECISION** **C2403/53** Moved Cr Jarrod Kennedy, seconded Cr Val Kaigg **That the Council acknowledge the status update in relation to the recommendations of the Regulation 17 Review (as at the end of February 2024) and note that the next update will be provided to the Audit and Risk Committee at the meeting on 24 July 2024.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	**18/07/2024 Ben Whitehill** Status update report listed on the 24 July 2024 Audit and Risk Committee agenda.	18/07/2024
20/03/2024	Community Sport Recreation Facilities Fund - Application	Completed	**COUNCIL DECISION** **C2403/54** Moved Cr Kate Cox, seconded Cr Jarrod Kennedy **That the Council:** 1. **Endorses the priority rankings of the application to the Department of Local Government Sport and Cultural Industries' Community Sport and Recreation Facilities Fund as ranking 1 of 1, priority rating B, Geographe Bay Yacht Club – Male and Female Change Room Upgrades.** 2. **Endorses an application to the Department of Local Government Sport and Cultural Industries' Community Sport and Recreation Facilities Fund for Geographe Bay Yacht Club – Male and Female Change Room Upgrades.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**02/04/2024 Adrian Fisher** CSRFF submission completed with the Geographe Yacht Club and submitted to DLGSC.	03/04/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
20/03/2024	Dunsborough Lakes Sports Precinct Pavilion	In Progress	**COUNCIL DECISION** **C2403/58** Moved Cr Val Kaigg, seconded Cr Jarrod Kennedy **That the Council:** **1. Endorse the northern perimeter location (Option 1) as the preferred location to build the Dunsborough Lakes Sporting Precinct Pavilion.** **2. Authorise the CEO to proceed to detailed design for the pavilion, in conjunction with the sporting groups, and to final costing.** **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Anne Ryan**	**02/04/2024 Dave Goodwin** A PCG meeting on Tuesday 2nd April will discuss the procurement approach to this project and expect to go out to tender in the next few weeks. **05/06/2024 Tegan Robertson** Draft concept designs are in progress, further engagement with clubs to follow. **18/07/2024 Tegan Robertson** Draft concept plan completed by architect. PCG have reviewed concepts. Plans will be presented to Clubs for further feedback on 29th July. Once plans are finalised procurement will be discussed for tender.	
20/03/2024	Development Application - DA23/0565 - Single House (Outbuilding) - Special Control Area at Lot 5 (No. 60) Adelaide Street, Busselton	Completed	**COUNCIL DECISION** **C2403/59** Moved Cr Kate Cox, seconded Cr Andrew Macnish **That the Council resolve to grant approval for DA23/0565 Single House (Outbuilding) - Special Control Area at Lot 5 (No. 60) Adelaide Street, Busselton subject to the following conditions :** **GENERAL CONDITIONS:** **1. The development hereby approved shall be substantially commenced within two years of the date of this decision notice.** **2. The development hereby approved shall be undertaken in accordance with the signed and stamped, Approved Development Plan(s) (enclosed), including any notes placed thereon in red by the City.** **PRIOR TO COMMENCEMENT OF ANY WORKS CONDITIONS:** **3. The development hereby approved, or any works required to implement the development, shall not commence until the following plans or details have been submitted to the City and approved in writing:** **a) Details of stormwater and surface water drainage. Stormwater to be retained for use and/or infiltration within the lot at a rate of 1m³ per 65m² of impervious area.** **ONGOING CONDITIONS:** **4. The works undertaken to satisfy Condition 2 and 3 shall be subsequently maintained for the life of the development.** **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Richard Beecroft** **AGAINST: Cr Jarrod Kennedy**	**03/04/2024 Tegan Robertson** Development approval issued 3 April 2024.	03/04/2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr>
<td>20/03/2024</td>
<td>RFT01/24 Coastal Shared Path Construction</td>
<td>Completed</td>
<td>
<u>COUNCIL DECISION</u>

C2403/60 Moved Cr Val Kaigg, seconded Cr Richard Beecroft

1. That the Council endorse the outcome of the evaluation panel's assessment of the tender submissions received in response to RFT 01/24 Coastal Shared Path Construction and accept the tender submission from ES100 Pty Ltd as trustee for the ES100 Trust t/a Earth and Stone WA for separable portions 1, 2 and 3, for a total of $1,090,773 (exclusive of GST) as the most advantageous to the City.

2. That the Council endorse the following requested budget amendments:

<table>
<tr><th></th><th colspan="5">Amendment Description</th></tr>
<tr><th></th><th colspan="5">Project Description</th></tr>
<tr><th rowspan="2">Item #</th><th>Budgeted Municipal Net Current Position</th><th>Operational Expenditure Budget</th><th>Capital Expenditure Budget</th><th>Grant</th><th>Reserves or Restricted Assets</th></tr>
<tr><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>(Increase) / Decrease</th><th>Increase / (Decrease)</th></tr>
<tr><td rowspan="3">1</td><td colspan="5">Increase capital project</td></tr>
<tr><td colspan="5">Project 14887 Coastal Shared Path - Forth St to Holgate (C)</td></tr>
<tr><td>-</td><td>-</td><td>344,633</td><td>-</td><td>(344,633)</td></tr>
<tr><td rowspan="3">2</td><td colspan="5">Reduce capital project</td></tr>
<tr><td colspan="5">Project 14895 Vincent Street to Geographe Bay Road (Reserve 44343) (C)</td></tr>
<tr><td>-</td><td>-</td><td>(32,272)</td><td>-</td><td>32,272</td></tr>
<tr><td rowspan="3">3</td><td colspan="5">Reduce capital project</td></tr>
<tr><td colspan="5">Project 14893 Bay View Cresent - Curtis Bay Lot 62 to Lot 4 (C)</td></tr>
<tr><td></td><td></td><td>(13,433)</td><td></td><td>13,433</td></tr>
<tr><td rowspan="3">4</td><td colspan="5">Reduce capital project</td></tr>
<tr><td colspan="5">Project 14891 Adelaide Street - Lot 11 to Stanley St (C)</td></tr>
<tr><td></td><td></td><td>(51,838)</td><td></td><td>51,838</td></tr>
<tr><td rowspan="3">5</td><td colspan="5">Withdraw from reserve</td></tr>
<tr><td colspan="5">Footpath and Cycleway Reserve [1035]</td></tr>
<tr><td></td><td></td><td></td><td></td><td>(247,090)</td></tr>
<tr><td>TOTALS</td><td>-</td><td>-</td><td>247,090</td><td>-</td><td>(247,090)</td></tr>
</table>

CARRIED 9 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Nil

BY ABSOLUTE MAJORITY
</td>
<td>
22/04/2024 Matthew Twyman

Tender awarded as per Council resolution.

31/05/2024 Paul Sheridan

Budget amendments actioned.
</td>
<td>31/05/2024</td>
</tr>
</table>

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr><td>20/03/2024</td><td>Review of infrastructure asset renewal requirements</td><td>In Progress</td><td><u>COUNCIL DECISION</u>

C2403/61 Moved Cr Andrew Macnish, seconded Cr Anne Ryan

That the Council:

1. Requires the CEO to incorporate the outcomes of the review of infrastructure asset renewal funding as reported in the Asset Classes of Table 3 in the Summary of this report based on up-to-date (unit) construction rates, into the City's draft LTFP.

2. Refers the matter of consideration of the CEO KPI #4 to its CEO Performance Review Committee for assessment consideration and subsequent recommendation to the Council.

CARRIED 5 / 4

FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Andrew Macnish, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Mayor Phill Cronin, Cr Val Kaigg, Cr Mikayla Love and Cr Kate Cox</td><td>05/06/2024 Tegan Robertson

Officers have incorporated the asset renewal figures into the draft LTFP. This draft plan requires further review with elected members, which will be undertaken in the coming months.</td><td></td></tr>
<tr><td>20/03/2024</td><td>Business Development, Events and Marketing Program Outcomes - February 2024</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2403/64 Moved Cr Jodie Richards, seconded Cr Val Kaigg

That the Council:

1. Endorses the following multi-year funding allocations towards the following economic focused events, to be funded from the 2023/2024 – 2025/2026 Events Budgets:

<table><tr><th>Event Name</th><th>Officer Recommendation (cash)</th></tr><tr><td>Yallingup Shred Fest
25-28 April 2024</td><td>2023/2024 $10,000
2024/2025 $10,000
2025/2026 $10,000</td></tr><tr><td>TOTALS</td><td>2023/2024 $10,000
2024/2025 $10,000
2025/2026 $10,000</td></tr></table>
2. Endorses the following single year funding allocations towards the following community focused events, to be funded from the 2023/2024 Events Budget:

<table><tr><th>Event Name</th><th>Officer Recommendation (cash)</th><th>Officer Recommendation (in-kind)</th></tr><tr><td>Busselton Women's Triathlon
14 April 2024</td><td>$5,000</td><td>Approx. $1,000
(ground hire, event fees, billboard hire)</td></tr><tr><td>Australian National Police Bowls Championships
17-25 April 2024</td><td>$2,000</td><td>$0</td></tr><tr><td>TOTALS</td><td>$7,000</td><td>Approx $1,000</td></tr></table>
CARRIED 9 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Nil

BY ABSOLUTE MAJORITY</td><td>02/04/2024 Peta Pulford

All applicants advised of outcomes.</td><td>15/04/2024</td></tr>
</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed
20/03/2024	Hireable e-Scooter Trial Results	In Progress	**COUNCIL DECISION** **C2403/65** Moved Cr Jarrod Kennedy, seconded Cr Mikayla Love **That the Council** **1. Extends the current trial agreement with Neuron Mobility (Australia) Pty Ltd to 30 November 2024 subject to:** **a) the provision of optimal designated parking locations across the City that do not block thoroughfares and are not of a visual nuisance;** **i) the identification of single use, narrow paths adjacent to the coast and the appropriate application of speed restrictions to these areas.** **2. Notes the results of the community survey undertaken through Your Say, "Hireable e- scooters in the City of Busselton", that 62.4% of local residents to the Your Say survey are opposed to continuing the trial of hireable e-scooters in the City of Busselton and that approximately 50% of those opposing would change their mind if improvements were made, potentially shifting the results to approximately 65% in favour.** **3. Require the CEO to gauge the effectiveness of the improvement measures to address matters of concern raised by the community as a result of the survey, and provide a report to the Council reassessing the trial agreement prior to the peak summer season November 2024 to April 2025.** **CARRIED 6 / 3** **FOR: Mayor Phill Cronin, Cr Jodie Richards, Cr Val Kaigg, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Cr Anne Ryan, Cr Andrew Macnish and Cr Richard Beecroft**	**05/06/2024 Trevor Ayers** **Optimal Parking Stations:** Neuron has completed installation of parking decals at 13 key locations between Busselton and Dunsborough. The decals will serve as a visual reminder to hirers of the importance of properly parking their e-scooter once their ride is completed. The locations chosen are high profile and popular parking locations, with hardstand areas where the decals can be fixed to the surface; and where it is possible to ensure there is enough space on the hardstand so as to not hinder other users (e.g pedestrian, wheelchairs, cyclists or prams). Advice on the decal roll out was publicised in a City Media Statement, social media and May 2024 Bay to Bay. Neuron requires that each user take a photo at the end of their journey to confirm they have parked in a compliant manner. Neuron audits these photos to provide corrective education to users who do not park correctly and repeat offenders will be suspended or banned from using the service. In May 2024, Neuron Mobility appointed a full-time team member in Busselton to oversee operations of the on ground staff to ensure timely responses to misparked and toppled e-scooters, helmet litter and local liaison with the City for ongoing improvement measures. Neuron has reported to City officers that grounds staff have been approached by members of the public who have stated they have and will continue to purposefully push over or topple parked e-scooters. Grounds staff will monitor more problematic areas where that has been occurring to include in Neuron's monthly reporting. For the month of May, Neuron responded to 773 toppled e-scooters with an average resolution time of 8.8 hours and responded to 3 mis parked e-scooters, with an average resolution time of 1.4 hours. **Scoot Safe Workshops:** 17th May: Scootsafe event conducted near Busselton Visitor Centre, Busselton Foreshore aimed at encouraging and educating users, the local community, and tourists on correct scooter riding and parking practices. There was 35 participants engaged. Neuron will be conducting their next community safety and awareness "scoot Safe' session in Dunsborough. **Go Slow and restricted ride areas:** Neuron Mobility has provided City officers access to a shared map of their operations area, including all speed limits within the City. City officers have conducted an initial review of the path networks to ensure appropriate application of speed restrictions to these areas. Neuron mobility is very responsive to requests for information on these zones and has in the last week introduced further go slow restrictions of 10km /hour along busier path networks at Officers request. Neuron is constantly monitoring any incidents along the path networks to further refine speed limits in conjunction with City officers and is supplying monthly data on any incident reporting. For the month of May, there was a total of one (1) minor incident reported.	

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr><td>20/03/2024</td><td>Asset Management Funding and Depreciation - Response to Council Decision</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2403/66 Moved Cr Andrew Macnish, seconded Cr Anne Ryan

That given the OAG is not prepared to prepare a report as outlined, the CEO to distil the following figures from the 2022/3 Annual Financial Audit and report these to the first workshop of the review of the LTFP:

• The total value of the City's assets;
• The total accumulated depreciation booked for all assets;
• The total funds held in Reserve for the capital improvement of all assets;
• The total funds held in Reserve for the maintenance of all assets (if different from the above);
• The total contribution of funds to such Reserves in 2022/3;
• The total expenditure of funds from such Reserves in 2022/3;
• The total depreciation cost for 2022/3; and
• The total asset management upgrade/maintenance expenditure for 2022/3.

CARRIED 7 / 2
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Cr Mikayla Love and Cr Kate Cox</td><td>03/04/2024 Tegan Robertson

Closed. LTFP workshop held with Elected Members on 3 April 2024.</td><td>03/04/2024</td></tr>
<tr><td>20/03/2024</td><td>You Choose</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2403/68 Moved Cr Jarrod Kennedy, seconded Cr Val Kaigg

That the Council:

1. Endorses the funding distribution of $96,272 to the following preferred projects as chosen by the community through the You Choose community funding program:

<table><tr><td>1</td><td>Please Help Pets of Older Persons (POOPS) Support Vet Care for Beloved Pets</td><td>$8,500</td></tr><tr><td>2</td><td>Save our Snake-Neck Turtles! Citizen Science Busselton Turtle Tracker Team</td><td>$11,000</td></tr><tr><td>3</td><td>Radiance Network's Outreach 1:1 In-Home Support (Pilot Project)</td><td>$13,800</td></tr><tr><td>4</td><td>Dunsborough Community Repair CoOp</td><td>$2,660</td></tr><tr><td>5</td><td>Underwater Observatory Evacuation Wheelchair</td><td>$8,802</td></tr><tr><td>6</td><td>St Mary's Anglican Church Footpath Gardens - A beautiful introduction to the City of Busselton</td><td>$12,410</td></tr><tr><td>7</td><td>Vasse Community Garden</td><td>$20,000</td></tr><tr><td>8</td><td>FireWise Garden Demonstration – Are you bushfire ready?</td><td>$19,100</td></tr></table>
2. Endorses the return of the remaining unallocated funds of $3,728 to the Community Assistance Program budget;

3. Confirms its commitment to delivery of a third You Choose community funding program in 2025/26.

CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft</td><td>27/03/2024 Stephanie Addison-Brown

Grant agreements issued to successful applicants on 21 March 2024.
Grant payments are pending, awaiting receipt of invoices from applicants.
Projects are to be completed by 30 June 2025 and acquitted by 31 July 2025.

31/05/2024 Stephanie Addison-Brown

All grant recipients have provided their invoices to the City for payment. The next stage is for recipients to deliver their projects with a completion date of 30 June 2025. Acquittals are to be provided following completion.

18/07/2024 Tegan Robertson

All grant recipients signed their agreements and submitted invoices for payment before 30 June 2024. Projects will be carried out in the 2024/25 financial year with a due date of 30 June 2025. Acquittals are due following completion.</td><td>18/07/2024</td></tr>
</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			AGAINST: Nil **EN BLOC**		
17/04/2024	Policy and Legislation Committee - 20 March 2024 - Council Policy Review: Purchasing	Completed	**COUNCIL DECISION** **C2404/84** Moved Cr Mikayla Love, seconded Cr Andrew Macnish **That the Council adopts the amended Council policy: 'Purchasing Policy' (Attachment 1) to replace the current policy.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	**01/05/2024 Jo Barrett-Lennard** Policy has been updated on City's website, inclusive of resolution number and Council endorsement date.	01/05/2024
17/04/2024	Policy and Legislation Committee - 20 March 2024 - Council Policy Review: Regional Price Preference	Completed	**COUNCIL DECISION** **C2404/85** Moved Cr Mikayla Love, seconded Cr Andrew Macnish **That the Council:** 1. **having reviewed the Regional Price Preference Policy as part of the City's policy review cycle, resolves not to make any amendments; and** 2. **acknowledges that the CEO will make administrative updates to the strategic context and the name of the responsible directorate.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **EN BLOC**	**01/05/2024 Jo Barrett-Lennard** Policy has been updated reflecting administrative changes (Directorate name change).	01/05/2024
17/04/2024	Policy and Legislation Committee - 20 March 2024 - Council Policy Review: Building Insurance and Waste Collection Services	Completed	**COUNCIL DECISION - PART 1** **C2404/87** Moved Cr Andrew Macnish Seconder Cr Jodie R **The Council adopts its Building Insurance Policy (Attachment 1).** **CARRIED 9 /0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**01/05/2024 Jo Barrett-Lennard** Council Policy: Building Insurance has been updated on the City's website, inclusive of Directorate name change, endorsement date and resolution number. Council Policy: Waste Collection Services has been listed for inclusion on the agenda for the Policy and Legislation Committee meeting scheduled for 15 May 2024.	01/05/2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr><td></td><td></td><td></td><td>
<u>COUNCIL DECISION</u>

C2404/88 Moved Mayor Phill Cronin Seconder Cr Andrew Macnish

That the Waste Collection Service Policy (attachment 2) be referred back to the P+L committee at its next meeting of 15 May 2024.

CARRIED 9 /0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Nil
</td><td></td><td></td></tr>
<tr><td>17/04/2024</td><td>Budget Amendments - Infrastructure and Environment</td><td>Completed</td><td>
<u>COUNCIL DECISION</u>

C2404/91 Moved Cr Val Kaigg, seconded Cr Jarrod Kennedy

That the Council:

1. Endorse the following requested budget amendments:

<table>
<tr><th colspan="6">Amendment Description</th></tr>
<tr><th colspan="6">Project Description</th></tr>
<tr><th rowspan="2">Item #</th><th>Budgeted Municipal Net Current Position</th><th>Operational Expenditure Budget</th><th>Capital Expenditure Budget</th><th>Grant</th><th>Reserves or Restricted Assets</th></tr>
<tr><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>(Increase) / Decrease</th><th>Increase / (Decrease)</th></tr>
<tr><td rowspan="3">1</td><td colspan="5">Increase Budget of Existing Capital Project to be funded from the Other Infrastructure Reserve</td></tr>
<tr><td colspan="5">Project 12815 - North Street Drainage Works (C)</td></tr>
<tr><td>-</td><td>-</td><td>80,176</td><td>-</td><td>(80,176)</td></tr>
<tr><td rowspan="3">2</td><td colspan="5">Reduce Budget of Existing Capital Project from the Other Infrastructure Reserve</td></tr>
<tr><td colspan="5">Project 14884 - Depuch Close - Eagle Bay (C)</td></tr>
<tr><td>-</td><td>-</td><td>(7,617)</td><td>-</td><td>7,617</td></tr>
<tr><td rowspan="3">3</td><td colspan="5">Reduce Budget of Existing Capital Project from the Other Infrastructure Reserve</td></tr>
<tr><td colspan="5">Project 14885 - Heppingstone & Hale Street Intersection (C)</td></tr>
<tr><td>-</td><td>-</td><td>(26,068)</td><td>-</td><td>26,068</td></tr>
<tr><td rowspan="3">4</td><td colspan="5">Reduce Budget of Existing Capital Project from the Other Infrastructure Reserve</td></tr>
<tr><td colspan="5">Project 14886 Hester Street Drainage Renewal SLK 0.33 (C)</td></tr>
<tr><td>-</td><td>-</td><td>(8,737)</td><td>-</td><td>8,737</td></tr>
<tr><td rowspan="3">5</td><td colspan="5">Increase Budget of Existing Capital Project from the Road Reserve</td></tr>
<tr><td colspan="5">Project 12827 - Commonage Road (C)</td></tr>
<tr><td>-</td><td>-</td><td>830,500</td><td>-</td><td>(830,500)</td></tr>
<tr><td rowspan="3">6</td><td colspan="5">Remove Capital Project which was to be funded from the Road Reserve</td></tr>
<tr><td colspan="5">Project 14864 - Sugarloaf Road - Second Coat Seal (C)</td></tr>
<tr><td>-</td><td>-</td><td>(66,521)</td><td>-</td><td>66,521</td></tr>
</table>
</td><td>18/07/2024 Tegan Robertson

Budget amendments completed.</td><td>18/07/2024</td></tr>
</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed

7	Reduce Budget of Existing Capital Project from the Road Reserve					
	Project 14850 Cook Street Asphalt Overlay SLK 0.39 to 1.25 (C)					
	-	-	(109,082)	-	109,082	
8	Reduce Budget of Existing Capital Project from the Road Reserve					
	Project 12005 – Payne Road (C)					
	-	-	(161,374)	-	161,374	
9	Reduce Budget of Existing Capital Project from the Road Reserve					
	Project 12611 – North Jindong Road (C)					
	-	-	(268,637)	-	268,637	
10	Reduce Budget of Existing Capital Project from the Road Reserve					
	Project 14854 – Boallia Road (C)					
			(85,819)		85,819	
11	Reduce Budget of Existing Capital Project from the Road Reserve					
	Project 14858 - Artisan Street Asphalt Overlay SLK 0.02 to 0.16 (C)					
			(11,075)		11,075	
12	Reduce Budget of Existing Capital Project from the Road Reserve					
	Project 14865 - Yallingup Beach Road Reseal SLK 0 to 0.19 (C)					
			(5,894)		5,894	
13	Reduce Budget of Existing Capital Project from the Road Reserve					
	Project 12842 – Nuttman Road (C)					
			(4,298)		4,298	
14	Reduce Budget of Existing Capital Project from the Road Reserve					
	Project 15108 - Bussell Highway Resurfacing SLK 0 to 3.8 (C)					
			(2,232)		2,232	
15	New Captial Project to be funded from the Road Reserve					
	Metricup-Yelverton Road					
			138,134		(138,134)	
Totals	-	-	**291,456**	-	**(291,456)**	

2. Note these amendments will completed by the end of the financial year.

CARRIED 9 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Nil

BY ABSOLUTE MAJORITY

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr><td>17/04/2024</td><td>2023/2024 Community Assistance Program Round 3 Outcomes</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2404/92 Moved Cr Jodie Richards, seconded Cr Anne Ryan

That the Council endorses the following funding allocation, to be funded from the 2023/2024 Community Assistance Program budget:

<table><tr><th>Applicant</th><th></th><th>Allocation</th></tr><tr><td>1</td><td>Busselton Community Garden</td><td>$4,337.16</td></tr><tr><td>2</td><td>Busselton Hockey Association</td><td>$6,000.00</td></tr><tr><td>3</td><td>Busselton Jetty Inc.</td><td>$10,000.00</td></tr><tr><td>4</td><td>Busselton Men’s Shed</td><td>$4,080.00</td></tr><tr><td>5</td><td>Radiance Network South West</td><td>$9,500.00</td></tr><tr><td>6</td><td>Waratah Support Centre</td><td>$10,000.00</td></tr><tr><td></td><td>TOTAL</td><td>$43,917.16</td></tr></table>
CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil</td><td>05/06/2024 Tegan Robertson

Grant agreements in progress.

18/07/2024 Tegan Robertson

Grant agreements issued.</td><td>18/07/2024</td></tr>
<tr><td>17/04/2024</td><td>Review of Bush Fire Advisory Committee Terms of Reference</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2404/94 Moved Cr Mikayla Love, seconded Cr Andrew Macnish

That the Council endorses the attached Terms of Reference for the Bush Fires Advisory Committee (attachment 1).

CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil
EN BLOC</td><td>06/06/2024 Tegan Robertson

Bush Fires Advisory Committee terms of reference adopted and published.</td><td>06/06/2024</td></tr>
<tr><td>17/04/2024</td><td>Busselton Jetty - s43 Prohibition on Fishing (Wire Trace) Order</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2404/93 Moved Cr Mikayla Love, seconded Cr Jodie Richards

That the Council requests the CEO to provide advice to the Minister for Fisheries on the positioning of boundaries for the proposed inclusion of the Busselton Jetty and surrounds within the s43 Prohibition on Fishing (Wire Trace) Order, as per Attachment 1.

CARRIED 6 / 3
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Mikayla Love, Cr Kate Cox and Cr Richard Beecroft
AGAINST: Cr Val Kaigg, Cr Andrew Macnish and Cr Jarrod Kennedy</td><td>02/05/2024 Tegan Robertson

Officers have advised DPIRD of the Council's decision. DPIRD representatives have confirmed they have noted the position of the Council on its recommended location for wire trace restrictions in the City of Busselton area, following the outcome of community consultation. DPIRD will be engaging Recfishwest to provide comment on the proposal from the City of Busselton. Following discussions with Recfishwest, DPIRD will provide consolidated advice to the Minister on this matter. Any decisions made by the Minister will then be communicated to the City of Busselton.</td><td>02/05/2024</td></tr>
</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed
17/04/2024	Albert Street Bus Shelter	In Progress	**COUNCIL DECISION** **C2404/95** Moved Cr Val Kaigg, seconded Cr Jodie Richards **That the Council:** **1. Include $40,000 in the draft annual budget for the 2024/2025 financial year for the design and implementation of a bus shelter for TRANSWA bus services; and** **2. Request that the CEO investigate the location and bus shelter design options available, and provide a report on the suitability of available options and expected costs to the Council in the 2024/25 financial year, prior to commencing detailed design and implementation works.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**05/06/2024 Tegan Robertson** An allocation has been included in the draft 24/25 FY budget. Design and construction is planned to be completed during the 24/25 financial year.	
17/04/2024	Redevelopment of Old Tennis Club - Headlease and Sublease of Lot 448 Marine Terrace, Busselton	Completed	**COUNCIL DECISION** **C2404/96** Moved Cr Jodie Richards, seconded Cr Mikayla Love **That the Council:** **1. Resolves to enter into a lease with the State of WA in relation to Lot 448 on Deposited Plan 193977 (25 Marine Terrace) Busselton (the Old Tennis Club Building) and delegates power and authority to the Chief Executive Officer to negotiate and agree the lease on the following terms and conditions:** **a. Term: no less than 30 years** **b. Rent: $1000 + GST per year** **c. Permitted purpose: Development and operation of a Café, Gelato and Chocolate Retail Outlet** **d. Such further terms and conditions as required by the CEO.** **2. Resolves to sublease the Old Tennis Club Building to Left Coast Chocolate Pty Ltd, subject to the consent of the Minister for Planning, Lands and Heritage and there being no objections raised through the required section 3.58 (of the Local Government Act 1995) advertising, and delegates power and authority to the Chief Executive Officer to negotiate and agree the sublease on the following terms and conditions:** **a. Term: same as Headlease term (less one day)** **b. Rent:** **Year 1 - $100 + GST** **Year 2 - $16,250 + GST** **Year 3 - $32,500 + GST** **Year 4 - $48,750 + GST** **Year 5 - $65,000 + GST (subject to market rent review)** **Year 6 and onwards – previous year's rent annually reviewed and adjusted in accordance with CPI each year and market reviews to be undertaken on the 5th anniversary of the term and every 5 years thereafter;** **c. Permitted Purpose: Family restaurant/cafe, chocolatier and retail outlet for the sale of chocolate and gelato or other merchandise approved from time to time by the City;** **d. Such further terms and conditions as required by the CEO.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**14/05/2024 Trevor Ayers** Advertising has occurred (closed 10/5/2024). 4 submissions received.	05/06/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			BY ABSOLUTE MAJORITY		
17/04/2024	Busselton Jetty Reference Group Terms of Reference	Completed	**COUNCIL DECISION** **C2404/97** Moved Cr Anne Ryan, seconded Cr Jodie Richards **That the Council:** **1. Adopt the amended Terms of Reference for the Busselton Jetty Reference Group at attachment 1;** **2. Appoint an additional Elected Member to the Busselton Jetty Reference Group;** **a) Member** **Cr Val Kaigg** **b) Deputy** **Cr Mikayla Love** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**01/05/2024 Jo Barrett-Lennard** Terms of Reference has been updated, inclusive of Council endorsement date and resolution number. Updated Terms of Reference have been circulated to Economic and Business Development.	01/05/2024
17/04/2024	Proposed Hangar Lease at Busselton Margaret River Airport	Completed	**COUNCIL DECISION** **C2404/98** Moved Cr Anne Ryan, seconded Cr Jodie Richards **That the Council resolves to advertise the proposed disposition of property in accordance with section 3.58 of the Local Government Act 1995 for the terms and conditions outlined in this report and, if there are no objections, delegates power and authority to the Chief Executive Officer, to negotiate and enter into a lease with Mader Valley Investments Pty Ltd as trustee for Helo Trust for the occupation of a portion of Lot 1974, Deposited Plan 411016, Volume 2931, Folio 507, 86 Neville Hyder Drive, Yalyalup as referred to as D4 on Attachment 1, on the following terms and conditions:** **3. The term of the lease to be 21 years commencing on 14 May 2024 and expiring on 14 May 2045 with a further 21 year option.** **4. The annual rent to commence at $20,790 plus GST with a rent free period from the date of commencement of the Term until the date of Practical Completion or 18 months from the date of commencement of the Term, whichever is earlier.** **5. Rent to be reviewed annually on each anniversary in accordance with CPI, with market rent reviews to be undertaken every 5 years** **6. Permitted purpose aircraft storage and maintenance** **7. Such further terms and conditions as determined by the CEO.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **BY ABSOLUTE MAJORITY**	**13/05/2024 Jennifer May** The lease has been advertised with no objections received. The proponent will be contacted to enter into a lease with the City. **17/06/2024 Jo Barrett-Lennard** The lease has been fully executed by all parties. No further action required.	31/05/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
17/04/2024	Behaviour complaints framework	In progress	**COUNCIL DECISION** **C2404/102** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council disband the Behaviour Complaints Committee (and have complaints dealt with by the Council as a whole). Consequential documents to be re-worded to reflect this.** **CARRIED 7 / 2** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Mikayla Love and Cr Kate Cox**	**18/07/2024 Tegan Robertson** Consequential documents are in the process of being updated.	
17/04/2024	Future of Busselton-Sugito Relationship	In Progress	**COUNCIL DECISION** **C2404/104** Moved Cr Jodie Richards, seconded Cr Kate Cox **That the Council:** **1. Authorises a delegation comprising the Mayor, CEO and President of Busselton and Sugito Sister Cities Association (BASSCA) to travel to Sugito in Japan in August 2024 to discuss future proposals for the Busselton-Sugito Sister City relationship.** **2. Approves expenditure of $10,000 from the CEO's 2023/24 contingency budget to fund the cost of the delegation to travel to Sugito for this purpose.** **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Anne Ryan**	**09/05/2024 Stephanie Addison-Brown** BASSCA have been advised of the Council Decision and the President of BASSCA is working with Officers to prepare some suggested topics for Council to consider before the delegation departs for Sugito. The flights for the visit have been booked and accommodation confirmed. The itinerary of meetings and visits is being finalised in conjunction with Sugito representatives.	
17/04/2024	Elected Member Information Bulletin	Completed	**COUNCIL DECISION** **C2404/105** Moved Cr Andrew Macnish, seconded Cr Anne Ryan **That the items from the Councillors Information Bulletin be noted*** • **Minutes of Committee Meetings** • **Minor Donations Program** • **Current Active Tenders** • **State Administrative Tribunal Reviews Update** • **Council Resolution Status Update** ***Shall not be in any way read that the Council endorses or supports or agrees with the matter being 'noted'. In addition, this 'noting' form of communication does not excuse any party from any obligation or responsibility in relation to the matter/s being 'noted'. It is simply a recognition that the CEO has authorised the placing of the information (being 'noted') on the public Council agenda (as opposed to other media or not at all).*** • **That the Council request the CEO use the asterisk and associated context used in recommendation 1 if and whenever the word noted is used (or the phrase 'the Council notes..' or similar variant of note) again in the Council Agenda at any time in the future.** **CARRIED 5 / 4**	**18/07/2024 Tegan Robertson** Elected Member Information Bulletin received by Council. Templates updated to include explanatory note.	18/07/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish and Cr Richard Beecroft **AGAINST: Mayor Phill Cronin, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy**		
17/04/2024	Appointment of an Independent External Member - Audit and Risk Committee	Completed	**COUNCIL DECISION** **C2404/107** Moved Cr Andrew Macnish, seconded Cr Mikayla Love **That the Council:** **1. Appoint Mr Ben Townend as the independent external member of the Audit and Risk Committee.** **ABSOLUTE MAJORITY** **2. Pursuant to section 5.100 of the Local Government Act 1995 set the fee for the independent external member of the Audit and Risk Committee at $415 per meeting.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **BY ABSOLUTE MAJORITY**	**01/05/2024 Ben Whitehill** Mr Ben Townend has been appointed to the Audit and Risk Committee.	01/05/2024
17/04/2024	Appointment of Independent External Members - Waterways Management Committee	Completed	**COUNCIL DECISION** **C2404/111** Moved Cr Anne Ryan, seconded Mayor Phill Cronin **That the Council** **1. appoint the following independent external members to the Waterways Management Committee:** **a. Mr Steve Disley** **b. Ms Vikki Viela** **2. Pursuant to section 5.100 of the *Local Government Act 1995* set the fee for the independent external member of the Waterways Management Committee at $415 per Meeting** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil** **BY ABSOLUTE MAJORITY**	**01/05/2024 Danielle Halliday** Appointees informed by digital letter on 26 April 2024 via Director of Infrastructure and Environment.	01/05/2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr><td>15/05/2024</td><td>Adoption of Schedule of Fees and Charges for 2024/25</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2409/130 Moved Cr Mikayla Love, seconded Cr Kate Cox

That the Council endorses the Fees and Charges as detailed in the “Schedule of Fees and Charges – 2024/25” as per Attachment 2 – Draft Schedule of Fees and Charges – 2024/25, effective from and including 1 July 2024.

CARRIED 9 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Nil</td><td>31/05/2024 Paul Sheridan

Schedule of fees and charges adopted by the Council.</td><td>31/05/2024</td></tr>
<tr><td>15/05/2024</td><td>Leisure Centres Capital Funds</td><td>Completed</td><td><u>COUNCIL DECISION</u>

C2405/131 Moved Cr Jarrod Kennedy, seconded Cr Val Kaigg

<table>
<tr><th rowspan="2">Item #</th><th>Budgeted Municipal Net Current Position</th><th>Operational Expenditure Budget</th><th>Capital Expenditure Budget</th><th>Grant</th><th>Reserves or Restricted Assets</th></tr>
<tr><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>Increase / (Decrease)</th><th>(Increase) / Decrease</th><th>Increase / (Decrease)</th></tr>
<tr><td rowspan="3">1</td><td colspan="5">New capital project funded from the Furniture Equipment Reserve</td></tr>
<tr><td colspan="5">New Project # TBA– Leisure Centres GLC Spin Bikes (C)</td></tr>
<tr><td>-</td><td>-</td><td>180,000</td><td>-</td><td>(180,000)</td></tr>
<tr><td colspan="6"></td></tr>
<tr><td>TOTALS</td><td>-</td><td>-</td><td>180,000</td><td>-</td><td>(180,000)</td></tr>
</table>

CARRIED 9 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Nil</td><td>31/05/2024 Paul Sheridan

Budget amendment actioned.</td><td>31/05/2024</td></tr>
<tr><td>15/05/2024</td><td>Future of the Geographe Leisure Centre</td><td>In progress</td><td><u>COUNCIL DECISION</u>

C2405/132 Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy

That the Council authorise the CEO to:

1. Commence a site identification process for a new District Leisure and Recreation Centre

2. Undertake further feasibility analysis and assessment to confirm the scope, cost and potential funding sources for the development of a new District Leisure and Recreation facility.

CARRIED 9 / 0

FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft

AGAINST: Nil</td><td></td><td></td></tr>
</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed
15/05/2024	2024-2025 Bushfire Risk Reduction Notice	In Progress	**COUNCIL DECISION** **C2405/135** Moved Cr Jodie Richards, seconded Cr Richard Beecroft **That the Council:** **1. Endorse the adoption of the 2024-2025 Bushfire Risk Reduction Notice subject to amending point 5 of the Managed Fuel Area definition within the Notice to read "*Unless Managed Vegetation, available Surface Fine Fuel loads must be reduced and maintained at an average compressed depth of 15mm, by Passive Fuel Reduction methods that do not permanently remove or reduce the quantity or occurrence of the native plants, shrubs, and trees within the subject area.*** **2. Support the planned consultation approach and timeline for implementation of the approved 2024-2025 Bushfire Risk Reduction Notice as described within the officer comment section of this report.** **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**	**04/06/2024 Rachel Runco** Development of supporting documentation underway.	
15/05/2024	Application for Development Approval - DA23/0468 - Grouped Dwelling - 2/48 Hammond Road, Yallingup	Completed	Please action as per resolution. **COUNCIL DECISION** **C2405/136** Moved Cr Mikayla Love, seconded Cr Jarrod Kennedy **That the Council determines:** **1. That application DA23/0468 submitted for development approval for Grouped Dwelling on Lot 2 (No. 2/48) Hammond Road, Yallingup, is considered by the Council to not be consistent with the Local Planning Scheme No. 21 and the objectives of the zone within which it is located.** **2. To refuse the development application as it does not meet the following matters to be considered when determining a development application as listed under clause 67 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* –** ***(2)(c) any approved State planning policy;*** **It is deemed that the proposed development does not comply with State Planning Policy 7.3 Residential Design Codes as it does not comply with the design principles of the clause/s –** **Clause 5.1.3 Lot Boundary Setbacks – Proposed setback of 1.5m to the rear (western) elevation in lieu of a deemed-to-comply setback of 6m is considered not to meet the associated design principles namely in terms of having an unacceptable impact upon neighbouring properties in terms of building bulk.** ***(2)(m) the compatibility of the development with its setting, including —*** ***(i) the compatibility of the development with the desired future character of its setting; and*** ***(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*** **It is deemed that the rear (western) elevation and proposed rear (western) lot boundary setback would result in unacceptable building bulk when viewed from the property to the west and would detract from the visual amenity of the neighbouring property.** ***(2)(n) the amenity of the locality including the following — …***	**04/06/2024 Joanna Wilson** The decision has been issued and submitters notified of the decision.	04/06/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			(ii) the character of the locality; **It is deemed that the rear (western) elevation and proposed rear (western) lot boundary setback would result in unacceptable building bulk when viewed from the property to the west and would be inconsistent with the character of the locality.** **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Andrew Macnish** EN BLOC		
15/05/2024	DA17/0866.01 - Application for Modification to Development Approval - Industry - Extractive (Gravel)	Completed	**COUNCIL DECISION** **C2405/137** Moved Cr Anne Ryan, seconded Cr Jodie Richards **That the Council determines:** **1. That application DA17/0866.01 submitted for 'Amendment to Development Approval – Industry – Extractive' (gravel) at Lot 2 Nuttman Road and Lot 3 Chapman Hill East Road, Chapman Hill is considered by the Council to be generally consistent with Local Planning Scheme No. 21 and the objectives of the zone within which it is located.** **2. That condition 6.4 is not amended as the additional haul route proposed by the applicant is not currently considered suitable from a traffic safety perspective to allow for additional heavy vehicles movements.** **3. That the conditions of Development Approval for the proposal referred to in (1) above be amended as follows –** **GENERAL CONDITIONS:** **1. The development hereby approved is permitted to operate until 31 December 2024. The site shall be fully rehabilitated in accordance with an approved Rehabilitation Management Plan (as approved under condition 3.2) by the expiry date of this development approval.** **2. The owner must ensure that the development is undertaken in accordance with the approved plans and the details contained within the Site and Development Plans and Application Material (Attachment B and C), other than as modified by the conditions below.** **Where there is a conflict between a condition of this development approval and any approved plan, the requirements of the condition shall prevail.** **3. If at any time, any of the conditions have not been complied with, all extraction activities (including haulage) must cease until such time as the breach has been rectified, to the satisfaction of the City in writing.** **PRIOR TO COMMENCEMENT OF ANY WORKS CONDITIONS:** **4. The owner must ensure that no material is extracted from the site or any other works undertaken until the following plans/details have been submitted to, and approved by, the City:** **4.1 Details of a Tree Protection Plan providing for temporary demarcation barriers to be erected to 15m from the crown drip zone of adjacent trees to protect the tree and root system from accidental machinery damage.**	**04/06/2024 Joanna Wilson** The decision letter has been issued and submitters notified of the decision.	04/06/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			4.2 A Rehabilitation Plan, to be prepared by a suitably qualified natural revegetation practitioner, incorporating like for like revegetation for the area cleared and to be revegetated with native species to provide habitat for black cockatoos and shall include details of the following: a) Description of the finished profile of the soils of the extraction area post extraction; b) Final ground contours, finished profile with embankments not to be steeper than 1 in 5; c) Proposed vegetation assemblage for the area post extraction, given the soil profile, topography and a description of the ecological values and functions that are expected to be returned to the revegetation offset site; d) Staging of revegetation process; e) Ripping and/or other treatments to the base of the pit; f) Spreading of stockpiled topsoil; g) Re-use of any stockpiled vegetation; h) Planting methodology, native species list (mix of trees, shrubs and ground covers), planting densities; i) Criteria for assessment of whether the revegetation has been satisfactorily completed; and j) Weed management plan. 4.4 A revised Water Management Plan, including additional details regarding stormwater retention measures to prevent the flow of stormwater into neighbouring properties. 4.5 Details of warning signage to be erected along the transport route. Signage shall include signs on both approaches to the pit along Nuttman Road 100m from the access. 4.6 A Dust Management Plan, including details validating the water supply available for dust suppression to implement the approved and procedures associated with management of dust on the unsealed section of the haul route. 4.7 Details for the upgrading of the existing crossover to ensure that adequate sightlines are achieved. 4.8 Plans for the widening of Nuttman Road to: a) a minimum unsealed carriageway width of 7.0 metres from the crossover to the subject site north to the sealed section of Nuttman Road; and b) Widening of the sealed section of Nuttman Road to 6.2m with 0.80m gravel shoulders (7m formation). *(such plans shall specify the width, alignment, gradient and type of construction proposed for the upgrades, including all relevant horizontal cross-sections and longitudinal-sections showing existing and proposed levels, together with details of vegetation, pinch points and culverts and where necessary how such culverts will be upgraded).* 4.9 A 3D Digital Terrain Model indicating the following in Australian Height Datum: a) Existing ground levels; b) Maximum extraction depths; and c) Minimum final ground levels after rehabilitation. 4.10 The following bonds being provided to the City:		

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			a) A road maintenance bond of $20,000 (being an unconditional bank guarantee) to ensure that the surrounding road network is maintained to the satisfaction of the City for the term of the extractive industry. Those portions of public roads affected by the activities related to the approval shall be maintained to a standard acceptable to the City at the cost of the owner. The City may use the bond to maintain the affected public roads as it deems necessary. b) A dust bond of $6,000, which shall be held against satisfactory compliance with the Dust Management Plan. c) A rehabilitation bond of $30,000, which shall be held against satisfactory compliance with Condition 4.2 of this approval. d) Further to conditions 4.10 (a)-(c) (bond conditions), the bonds are to be accompanied by an executed legal agreement with the City at the full cost of the owner. The legal agreement shall include: i. The ability for the City to be able to use the bond, or part of the bond as appropriate, and any costs to the City including administrative costs of completing or rectifying any outstanding works on site in accordance with the conditions of this development approval and any further costs; ii. Written authorisation from the owner of the land that the City may enter the site at any time and permit the City to complete or rectify any outstanding work to the satisfaction of the City; iii. If at any time part of the bond is called upon, used or applied by the City in accordance with the legal agreement, the restoration of the bond to the full amount required by these conditions; and iv. The ability to lodge a caveat over the site to secure the City's interest. 4.11 Details of a noise bund to the southern boundary to the satisfaction of the City, in addition to the noise reduction measures contained within the Approved Environmental Noise Assessment of Gravel Crushing by Acoustic Engineering Solutions dated 23 October 2020. 4.12 Details of entry signage to be erected within the lot boundaries adjacent to all driveways and pit entrances, visible and legible to vehicles entering/exiting the Site. Signage shall include the following details: a) Approved operating hours; b) Site contact details; c) Approved haulage route and times; and d) School bus times. PRIOR TO COMMENCEMENT OF EXTRACTION CONDITIONS: 5. The owner must ensure that no material is extracted until information setting out that and how the plans and details required by Conditions 2 and 4 have been implemented/has been provided to the satisfaction of the City, and the City has subsequently issued a 'Permit to Commence', confirming that extraction can commence. PRIOR TO COMMENCEMENT OF EXTRACTION, OTHER THAN EXTRACTION FOR UPGRADES TO NUTTMAN ROAD: 6. Notwithstanding Condition 5 above, gravel can be extracted from and crushed on the site for the purpose of upgrading Nuttman Road and/or the crossover, in the following circumstances: a) Where all plans, details and bonds required by Condition 4 have been provided to and approved by the City, and implemented to the satisfaction of the City; and b) With the prior written approval of the City.		

ONGOING CONDITIONS:

7. The owner must ensure that the plans, details and works undertaken to satisfy Conditions 1, 2, 3, 4, 5 and 6 are subsequently implemented and maintained for the life of the development and, in addition, the following conditions must be complied with:

7.1 The development hereby approved shall be limited to: the excavation or movement of gravel from its natural state on the site; screening of material; crushing of gravel; transportation of gravel within or off the site; associated drainage works and access ways; and rehabilitation works. At no time shall any blasting works be carried out.

7.2 Operating hours, including the use of any vehicle or machinery, or the transportation/haulage of materials, shall be restricted to the hours between:

a) 7:00am and 6:00pm Mondays to Fridays; and

b) 7:00am and 1:00pm Saturdays for rehabilitation works only. No extractive works are permitted on Saturdays.

c) No works of any kind to be carried out at any time on Sundays or public holidays.

7.3 Within one week of each school term's commencement, details of the school bus exclusion time for both am and pm shall be submitted to and approved by the City in consultation with the relevant school bus operators. The times should include the bus operating times on the haulage routes including a 15min exclusion window either side of the earliest and latest bus time.

7.4 The designated haulage route is to the Busselton Bypass, northwards along Nuttman Road to Walsall Road and then north along Chapman Hill Road. No other routes may be used, until trucks have reached the Busselton Bypass.

7.5 A maximum number of 70 truck movements (i.e. 35 trucks entering and 35 trucks exiting the site) shall be permitted on any operating day (i.e. Sundays and public holidays are not operating days). No truck movements shall be permitted on any other day or outside the approved operating hours.

7.6 Notwithstanding Conditions 7.4 and 7.5 above, should more than 70 truck movements per day and/or an alternative haulage route be proposed, a Traffic Management Plan is to be submitted to and approved in writing by the City; with the Plan being submitted to the City at least 7 working days prior to any haulage not consistent with Conditions 7.4 or 7.5 occurring.
Note: The City will only approve additional movements or alternate routes where it is determined that an acceptable Traffic Management Plan has been provided. The City will not approve additional truck movements and/or an alternative haulage route for more than 20 working days in any calendar year. Any additional days will require a Modification to Development Approval to be submitted to, and approved by, the City.

7.7 No more than 2 hectares shall be worked at any one time; this area shall then be rehabilitated in accordance with the pasture zone 2 details pursuant to Condition 4.2 concurrently with the extraction of the following 2 hectare area.

7.8 The lowest level of excavation shall always be a minimum of 300mm above the maximum water table level and no dewatering works are to be undertaken.

7.9 Further to condition 7.8 (level of extraction), the final land surface (after rehabilitation for pasture) should be 500mm above the maximum seasonal groundwater.

7.10 Native Revegetation Zone 1 of the approved Rehabilitation Plan shall be implemented this planting season in accordance with the approved details, including any notes placed thereon in red by the City.

7.11 The owner must submit to the City annually within three months of every anniversary of the issue of the Permit to Commence certificate a written report detailing the following to the satisfaction of the City:
a) A survey conducted by a licensed surveyor certifying:

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			i. The extent/size and location of the area which has been extracted; ii. The extent/size and location of the area which has been rehabilitated; iii. The extent/size and location of the area which is currently under operation; b) Details as to which conditions of this development approval have been complied with and how the conditions have been complied with; and c) No extraction operations, including stockpiling or transportation of extracted material, are to be undertaken on the site at any time when an annual written report is due and has not been submitted to the City. 7.12 No development (including any extraction) may be carried out at any time when any bond that is required to be in force and effect under Condition 4.10 is not in full force and effect. 7.13 Trucks may not arrive at the Site prior to 6:45am and may not leave the Site after the relevant closing time stipulated by condition 7.2. **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Mikayla Love**		
15/05/2024	RFT07/24 Dunsborough Lakes Lansdscape Maintenance	Completed	**COUNCIL DECISION** **C2405/138** Moved Cr Mikayla Love, seconded Cr Jarrod Kennedy **That the Council endorses the outcome of the evaluation panel's assessment of the tender submissions received in response to RFT07/24 Dunsborough Lakes Estate Landscape Maintenance and accepts the tender submission from Brody Kuyer as trustee for the Kuyer Family Trust trading as New Image Landscaping and Maintenance as most advantageous to the City.** **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Andrew Macnish** EN BLOC	**05/06/2024 Tegan Robertson** Officers have commenced drafting the letter of award. **18/07/2024 Tegan Robertson** Contract awarded and commenced.	18/07/2024
15/05/2024	RFT07/24 Dunsborough Lakes Lansdscape Maintenance	Completed	**COUNCIL DECISION** **C2405/138** Moved Cr Mikayla Love, seconded Cr Jarrod Kennedy **That the Council endorses the outcome of the evaluation panel's assessment of the tender submissions received in response to RFT07/24 Dunsborough Lakes Estate Landscape Maintenance and accepts the tender submission from Brody Kuyer as trustee for the Kuyer Family Trust trading as New Image Landscaping and Maintenance as most advantageous to the City.** **CARRIED 8 / 1** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Cr Andrew Macnish** **EN BLOC**	**18/07/2024 Tegan Robertson** Contract awarded and commenced.	18/07/2024

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr>
<td>15/05/2024</td>
<td>Business Development, Events and Marketing Program Outcomes - April 2024</td>
<td>Completed</td>
<td>
<u>COUNCIL DECISION</u>

C2405/139 Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy

That the Council:

1. Endorses the following single year funding allocation towards the below community focused event, to be funded from the 2023/2024 Events Budget:

<table>
<tr><th>Event Name</th><th>Event Date</th><th>Cash funding allocation</th></tr>
<tr><td>Go Blue for June 2024</td><td>1-30 June 2024</td><td>$4,000</td></tr>
<tr><td>TOTALS</td><td></td><td>$4,000</td></tr>
</table>
2. Recommends the following funding allocations to the below community focused events to be funded from the 2024/2025 - 2026/2027 Events Budgets:

<table>
<tr><th>Event Name</th><th>Event Date</th><th>Cash funding allocation</th></tr>
<tr><td>Women’s Mental Health Soiree</td><td>13 July 2024</td><td>2024/2025 $0</td></tr>
<tr><td>South West Jiu Jitsu Championship</td><td>11 August 2024</td><td>2024/2025 $4,000
2025/2026 $4,000
2026/2027 $4,000</td></tr>
<tr><td>South West Japan Festival</td><td>16-17 August 2024</td><td>2024/2025 $1,000</td></tr>
<tr><td>Dunsborough SongFest</td><td>8-10 October 2024</td><td>2024/2025 $5,000
2025/2026 $5,000
2026/2027 $5,000</td></tr>
<tr><td>Dunsborough Ladies Classic Bowls Carnival</td><td>24-25 October 2024</td><td>2024/2025 $1,000</td></tr>
<tr><td>Coastrek</td><td>25 October 2024</td><td>2024/2025 $5,000</td></tr>
<tr><td>2024 Busselton Show</td><td>1-2 November 2024</td><td>2024/2025 $10,000
2025/2026 $10,000
2026/2027 $10,000</td></tr>
<tr><td>Pride Wellbeing Festival</td><td>1-10 November 2024</td><td>2024/2025 $5,000</td></tr>
<tr><td>Dunsborough Street Party</td><td>8 November 2024</td><td>2024/2025 $10,000
2025/2026 $10,000
2026/2027 $10,000</td></tr>
<tr><td>White Ribbon Silent March</td><td>26 November 2024</td><td>2024/2025 $2,000</td></tr>
<tr><td>Christmas in Mitchell Park</td><td>13 December 2024</td><td>2024/2025 $5,000
2025/2026 $5,000
2026/2027 $5,000</td></tr>
<tr><td>Vasse Community Christmas Festival</td><td>14 December 2024</td><td>2024/2025 $5,000
2025/2026 $5,000
2026/2027 $5,000</td></tr>
<tr><td>Taj’s Small Fries</td><td>15-19 January 2025</td><td>2024/2025 $10,000
2025/2026 $10,000
2026/2027 $10,000</td></tr>
<tr><td>Art in the Park</td><td>17-19 January 2025</td><td>2024/2025 $1,000
2025/2026 $1,000
2026/2027 $1,000</td></tr>
<tr><td>Busselton Junior Tennis Tournament</td><td>19-22 January 2025</td><td>2024/2025 $2,000
2025/2026 $2,000</td></tr>
</table>
</td>
<td>
29/05/2024 Peta Pulford

All applicants advised out of outcomes

18/07/2024 Tegan Robertson

All grant agreements created and sent to grant recipients. All agreements include CR point 4 ‘That all City of Busselton funding recipients be informed their funding is contingent upon the recipient/s collecting and reporting in their acquittal the data relevant to the economic development or other benefit of their event. The acquittal report will be assessed by the City and will inform ongoing funding considerations including contractual obligations for subsequent years.’
</td>
<td>18/07/2024</td>
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</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed

		2026/2027 $2,000
Dunsborough Arts Festival (additional funding)	28 February – 4 March 2025	2024/2025 $5,000
March Open Tennis Tournament	1-4 March 2025	2024/2025 $3,500 2025/2026 $3,500 2026/2027 $3,500
Busselton Fringe Festival	1-30 March 2025	2024/2025 $25,000 2025/2026 $25,000 2026/2027 $25,000
Down South MTB Festival	31 May – 1 June 2025	2024/2025 $3,000 2025/2026 $3,000 2026/2027 $3,000
TOTALS		**2024/2025 $102,500** **2025/2026 $83,500** **2026/2027 $83,500**

3. Recommends the following funding allocations to the below economic focused events to be funded from the 2024/2025 - 2026/2027 Events Budgets:

Event Name	Event Date	Cash funding allocation
Busselton Caravan & Camping Show	21-22 September 2024	2024/2025 $10,000
Shelter Garden Party	12 October 2024	2024/2025 $5,000
Cape to Cape MTB	17-20 October 2024	2024/2025 $12,500 2025/2026 $12,500 2026/2027 $12,500
Tour of Margaret River – Busselton event hub	31 October – 3 November 2024	2024/2025 $10,000
Pair'd, Margaret River Region	14-17 November 2024	2024/2025 $25,000
Yahava KoffeeWorks Cool Water Classic	16 November 2024	2024/2025 $18,750 2025/2026 $18,750 2026/2027 $18,750
IRONMAN WA FOC Room Nights	27 November – 1 December 2024	2024/2025 $20,000 2025/2026 $20,000 2026/2027 $20,000
IRONMAN WA Volunteer Program	27 November – 1 December 2024	2024/2025 $20,000 2025/2026 $20,000 2026/2027 $20,000
Yallingup Malibu Classic	1 December 2024	2024/2025 $4,000 2025/2026 $4,000 2026/2027 $4,000
The Beerfarm Rodeo	28 February – 1 March 2025	2024/2025 $15,000
Trans Cape SwimRun	8 March 2025	2024/2025 $4,375 2025/2026 $4,375 2026/2027 $4,375
Alcohol. Think Again Beach Volleyball Tour	8-9 March 2025	2024/2025 $2,500
XTERRA Dunsborough	5-6 April 2025	2024/2025 $12,500 2025/2026 $12,500

<table>
<tr><th>Meeting Date</th><th>Item</th><th>Status</th><th>Action Required</th><th>Action Taken</th><th>Completed</th></tr>
<tr><td></td><td></td><td></td><td>
<table>
<tr><td></td><td></td><td>2026/2027 $12,500</td></tr>
<tr><td>A'Van Club of Australia</td><td>28 April – 5 May 2025</td><td>2024/2025 $3,000</td></tr>
<tr><td>Australian Women Pilots' Association Annual Conference 2025</td><td>30 April – 4 May 2025</td><td>2024/2025 $3,000</td></tr>
<tr><td>Busselton Festival of Triathlon</td><td>2-4 May 2025</td><td>2024/2025 $70,000
2025/2026 $70,000
2026/2027 $70,000</td></tr>
<tr><td>TOTALS</td><td></td><td>2024/2025 $235,625
2025/2026 $162,125
2024/2025 $162,125</td></tr>
</table>
4. That all City of Busselton funding recipients be informed their funding is contingent upon the recipient/s collecting and reporting in their acquittal the data relevant to the economic development or other benefit of their event. The acquittal report will be assessed by the City and will inform ongoing funding considerations including contractual obligations for subsequent years.

CARRIED 9 / 0
FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft
AGAINST: Nil
BY ABSOLUTE MAJORITY
</td><td></td><td></td></tr>
<tr><td>15/05/2024</td><td>Busselton and Dunsborough Yallingup Chambers of Commerce and Industries - Funding Proposal</td><td>Completed</td><td>
<u>COUNCIL DECISION</u>

C2405/140 Moved Cr Andrew Macnish, seconded Cr Jodie Richards

That the Council:

1. Endorse the following funding allocations from the Business Development, Events and Marketing Program (BDEMP) reserve:
<table>
<tr><th>Organisation</th><th>Financial Year</th><th>Funding allocation</th></tr>
<tr><td>Busselton Chamber of Commerce and Industry (BCCI)</td><td>2023/24 budget
2024/25 budget</td><td>$60,000
$60,000</td></tr>
<tr><td>Dunsborough-Yallingup Chamber of Commerce and Industry (DYCI)</td><td>2023/24 budget
2024/25 budget</td><td>$40,000
$40,000</td></tr>
</table>
2. To give effect to the funding allocations in resolution 1, enter into separate muti year funding agreements for the 2024/25 and 2025/26 financial years with BCCI and DYCCI that include:

a. measurable key performance indicators (KPIs) including one requiring the reporting of economic benefit / value of the Chamber's initiatives that quantifies the return on the funding invested.

b. targets to increase long-term financial sustainability;

c. a condition that year two funding is dependent on the KPIs being met or exceeded; and
</td><td>10/07/2024 Trevor Ayers
KPI's agreed and agreements finalised.</td><td>10/07/2024</td></tr>
</table>

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			d. a condition requiring a presentation to the Elected Members of performance against KPIs by 30 April each year, followed by a formal written report submitted to the City by 22 May each year, which will then form the basis for an officer report to the Council (in June). **CARRIED 9 / 0** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox, Cr Jarrod Kennedy and Cr Richard Beecroft** **AGAINST: Nil**		
15/05/2024	Lease of the proposed Marine Discovery Building	In progress	**COUNCIL DECISION** **C2405/141** Moved Cr Jodie Richards, seconded Cr Andrew Macnish **That the Council:** **1. Provide in principle support to enter into a lease with Busselton Jetty Inc (BJI) for the construction and operation of a Marine Discovery Building, as per the concept design in attachment 1, situated within Lot 501, Reserve 38558, Busselton Foreshore, as depicted in attachment 2, subject to state and federal government approval of funding and authorisation to commence the project.** **2. Agree that the terms and conditions of the lease are to be subject to a further report and decision of the Council, and are to consider:** **a. Responsibilities for the maintenance and insurance of the asset;** **b. Annual costs and budget to maintain and insure the asset; and** **c. The financial benefit to the Jetty Maintenance Reserve.** **CARRIED 6 / 3** **FOR: Mayor Phill Cronin, Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish and Cr Richard Beecroft** **AGAINST: Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy**		
19/06/2024	Audit and Risk Committee - 8 May 2024 - Complaints Handling Process	In progress	**COUNCIL DECISION** **C2406/155** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council re-iterates its resolution C2402/39 and clarifies that all three action items for moving forward contained therein (3 a), b), c)), be implemented.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**18/07/2024 Sarah Pierson** Internal audit RFQ evaluation has been completed, and a report provided to the Audit and Risk Committee for consideration at its 24 July 2024 meeting. The City has commenced review of its complaint handling processes, with a review initially of the Complaints Management Council Policy. A revised policy to set strategic direction will be presented to the Policy and Legislation Committee meeting in July 2024.	

Meeting Date	Item	Status	Action Required	Action Taken	Completed
19/06/2024	Audit and Risk Committee - 8 May 2024 - Notice of Motion - Complaints and Audit List	In Progress	**COUNCIL DECISION** **C2406/156** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **1. Pursuant to Council resolution C2402/39*, the ARC establish a list of items/functions/matters the subject of 'complaint', to be reviewed through an independent or internal audit/auditor^.** **2. An internal audit plan list be drafted prior to the commencement of the application of the budgeted resourcing and it be priority headed by the following list. The draft internal audit plan list to be presented by the scheduled July ARC meeting.** **3. The internal audit plan list to include (in order of priority) but not be limited to:** **• A review of the definition of a Complaint (for monitoring/analysis).** **• The process of assessing and monitoring and also dealing with third parties (pre and post approval) involving extractive industry Development Applications.** **• The City's Planning department's system of application of assessment and subsequent interaction with applicants where i) DA's are triaged upon receipt and ii) about to or have progressed to their 60/90 day limit.** **4. The Council requests members of the ARC to submit (complaint-related) matters with accompanying justification/reasons by 5:30, 22nd May 2024 , for the CEO to collate and list as an ARC agenda item for discussion for future programming into the internal audit function at the next ARC meeting.** ***^ The Council has allocated a combined $145,000 to resource (via officer and consultant) the undertaking of the internal audit function.*** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**18/07/2024 Ben Whitehill** Internal audit RFQ evaluation has been completed, and a report provided to the Audit and Risk Committee for consideration at its 24 July 2024 meeting.	
19/06/2024	Policy and Legislation Committee - 15 May 2024 - New Council Policy: Model Litigant	Completed	**COUNCIL DECISION** **C2406/157** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council adopt the Model Litigant Policy (Attachment 1).** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**17/07/2024 Ben Whitehill** Policy adopted and published on City website.	17/07/2024
19/06/2024	Policy and Legislation Committee - 15 May 2024 - Council Policy Review: Private works on City land including private coastal protection works	Completed	**COUNCIL DECISION** **C2406/159** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council adopts the Council Policy 'Private works on City land including private coastal protection works' as per attachment 1 to replace the current policy.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**18/07/2024 Tegan Robertson** Policy adopted and published.	18/07/2024

Meeting Date	Item	Status	Action Required	Action Taken	Completed
19/06/2024	Policy and Legislation Committee - 15 May 2024 - Council Policy Review: Waste Collection Services	Completed	**COUNCIL DECISION** **C2406/160** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council adopts the Council Policy – Waste Collection Services as per attachment 1 to replace the current policy.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**18/07/2024 Tegan Robertson** Policy adopted and published.	18/07/2024
19/06/2024	Policy and Legislation Committee - 15 May 2024 - Council Policy Review: Public Artwork and Urban Art	Completed	**COUNCIL DECISION** **C2406/161** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council:** **1. Adopts the amended Council Policy 'Public Art' as per Attachment 1 to replace the current Council Policy 'Public Artwork'; and** **2. Rescind the Council Policy 'Urban Art'.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**18/07/2024 Tegan Robertson** Public Art Policy adopted and published. Urban Art Policy rescinded.	18/07/2024
19/06/2024	Hannay Lane	In Progress	Please action as per resolution. **COUNCIL DECISION** **C2406/165** Moved Cr Val Kaigg, seconded Cr Andrew Macnish **That the Council:** **1. Retain and re-affix 'pot plants' to the dedicated pedestrian and cyclist area/path on Hannay Lane as soon as practicable to improve safety and clearly delineate the path as a no parking area.** **2. Request the CEO to investigate the following options for the future of Hannay Lane during the 2024/2025 financial year:** **a. retaining two way traffic flow and constructing a kerbed raised footpath;** **b. one way traffic flow retaining the at grade footpath with the potential of an additional loading zone; and** **c. one way traffic flow constructing a kerbed raised footpath with the potential of an additional loading zone.** **3. Request the CEO to provide a report to the Council on the outcome of the above investigation, including expected costs, in advance of the adoption of the 2025/2026 budget.** **CARRIED 7 / 0**	**09/07/2024 Jo Barrett-Lennard** City officers have met with the petitioner onsite to discuss options outlined in the resolution.	

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy **AGAINST: Nil** Reasons: Further investigations into the options available would assist the Council in considering safety outcomes and preventing illegal parking in the lane.		
19/06/2024	Sublease - Left Coast Chocolate Pty Ltd 25 Marine Terrace, Busselton - submissions received in response to local public notice	In Progress	**COUNCIL DECISION** **C2406/167** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council, after considering the submissions received under s3.58 of the *Local Government Act 1995*, approves the sublease of Lot 448, 25 Marine Terrace, Busselton (Old Tennis Club Building) to Left Coast Chocolate Pty Ltd, subject to the consent of the Minister for Lands and authorises the Chief Executive Officer to enter into a sublease on the following terms and conditions, and in accordance with the *Commercial Tenancy (Retail Shops) Agreements Act 1985*:** 1. **Term: Initial term of 10 years with an option to renew for a further 2, 10 year terms, last term less one day.** 2. **Rent:** **Year 1 - $100.00 plus GST** **Year 2 - $16,250.00 plus GST** **Year 3 - $32,500.00 plus GST** **Year 4 - $48,750.00 plus GST** **Year 5 – market rent** 3. **From year 6 onwards, annual rent reviews will be adjusted according to CPI, with market rent reviews undertaken every 5 years.** 4. **Permitted Purpose: Family restaurant/cafe, chocolatier and retail outlet for the sale of chocolate and gelato or other merchandise approved from time to time by the City.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**10/07/2024 Trevor Ayers** Head-Lease, Sub-Lease and associated documents being finalised.	
19/06/2024	2024 Financial Management System Review	Not yet started	**COUNCIL DECISION** **C2406/168** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the Council** 1. **Receives the 2024 Financial Management System Review and acknowledges the outcomes as presented in Attachment 1, in accordance with Regulation 5(2)(c) of the *Local Government (Financial Management) Regulations 1996*; and**	**18/07/2024 Tegan Robertson** Next update to be provided to the Audit and Risk Committee at the November 2024 meeting.	

Meeting Date	Item	Status	Action Required	Action Taken	Completed
			2. Requests the CEO to provide update reports on the findings and recommendations to the Audit and Risk Committee at its November 2024 meeting and thereafter quarterly. **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**		
19/06/2024	Audit and Risk Committee - 8 May 2024 - Legal Advice	In Progress	**COUNCIL DECISION** **C2406/178** Moved Cr Andrew Macnish, seconded Cr Jarrod Kennedy **That the ARC recommend the following motion to the Council:** **1. The CEO source external alternative legal advice (to that provided in December 2020 by McLeods) to provide a second opinion on the statutory requirement to advertise the BPACC (now Saltwater) business plan pursuant to s3.59 (Major Land Transaction) *Local Government Act 1995*.** **2. The brief for the external alternative legal advice to provide all of the information that was provided to McLeods causing its initial advice (to Dec 15, 2020 inclusive), and the new information causing subsequent advice (post 15 Dec, 2020) along with the Council's most up to date position for purposes of seeking advice in relation to:** **a) The appropriateness (or otherwise) of including contracts including but not limited to; construction, management and leases together for a common overall purpose being that of contributing/combining to the implementation of the BEACH then BPACC (later to be described as Saltwater) project proposal for the purposes of forming a Major Land Transaction (s3.59 LG Act); and** **b) The triggering of the need to re-advertise a business plan (under s3.59) when planned State funding of $9.5m^ did not eventuate (causing this amount to be replaced via further debt funding contributed by City ratepayers).** **If the balance of the advice in the interests of transparency is to support public advertising under s3.59 at any time now or in the past then what options exist to ameliorate this situation from this point forward to mitigate risk (in a broad sense). Specific advice is required pursuant to LG Act s3.59(9).** ***^$9.5m exceeded the Reg 8 threshold of approx. $7.7m at the time.*** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **EN BLOC**	**17/07/2024 Ben Whitehill** External lawyer has been briefed and is preparing advice.	

Meeting Date	Item	Status	Action Required	Action Taken	Completed
19/06/2024	Event Proposal	In Progress	**COUNCIL DECISION** **C2406/179** Moved Cr Mikayla Love, seconded Cr Jodie Richards **That the Council endorses the single year funding allocation of $10,000 cash towards the event proposal that is the subject of this report.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** **BY ABSOLUTE MAJORITY**	**18/07/2024 Tegan Robertson** Event organiser informed of outcome of funding request. The City is waiting on confirmation from event organiser that they have been successful in securing the event against other global locations before preparing the grant agreement.	
19/06/2024	Funding Proposal - South West Development Commission	Completed	**COUNCIL DECISION** **C2406/180** Moved Cr Andrew Macnish, seconded Cr Jodie Richards **That the Council:** **1. Agrees to the request and proposal from the South West Development Commission to deliver the Innovative Industries Forum in partnership with the City of Bunbury to further attract Economic Development opportunities for the City of Busselton and surrounding regions;** **2. Agree to provide the following contribution to the South West Development Commission to deliver the to the Innovative Industries Forum as follows:** **a) $50,000 2024/25 financial year; and** **b) $150,000 2025/26 financial year.** **3. The contribution in 2a) and 2b) is conditional upon the South West Development Commission agreeing to conduct a study, at its cost, assessing the employment opportunities and economic development benefits of matters raised in the Forum, broadly and specifically in relation to the Busselton Margaret River Airport. This shall include but not be limited to, transport to and from the airport, logistics and timing of future industry development and identification of government assistance via strategy, programs and funding.** **4. The contribution in 2b) is conditional upon consideration of a detailed assessment of the success (or otherwise) of the Forum prepared objectively by the South West Development Commission and presented orally and in written form prior to the end of March 2025.** **5. Thanks the South West Development Commission for its offer to be involved and requests the CEO to suggest future such forums could be held in the City of Busselton given its growth rate will make it the largest regional district in WA.** **CARRIED 7 / 0** **FOR: Cr Anne Ryan, Cr Jodie Richards, Cr Val Kaigg, Cr Andrew Macnish, Cr Mikayla Love, Cr Kate Cox and Cr Jarrod Kennedy** **AGAINST: Nil** Reasons: While supportive of the partnership opportunity for the Innovative Industries Forum, a study to assess and quantify the employment opportunities and economic development benefits of matters raised in the forum provides a tangible benefit outcome for the funding contribution.	**18/07/2024 Trevor Ayers** SWDC has been advised of the Council's decision	

Meeting Date	Item	Status	Action Required	Action Taken	Completed
12/2021	EXPRESSION OF INTEREST - RESERVE 46187 LOT 448 MARINE TERRACE; OLD TENNIS CLUB BUILDING	Completed	**COUNCIL DECISION** **C2112/119 Moved Councillor A Ryan, seconded Councillor P Cronin** **That the Council:** **1. Acknowledges the receipt of two responses to a publicly advertised expression of interest process seeking a commercial operator to lease Reserve 46187 – Lot 448 Marine Terrace to operate a business venture consistent with the permissible building uses.** **2. Nominates Geographe Bay Brewing Co. as the 'preferred proponent' for a period of 6 months, as potential future lessee of Reserve 46187 – Lot 448 Marine Terrace, Busselton.** **3. Authorises the CEO to continue negotiations with the Department of Planning, Lands and Heritage to change the purpose of Lot 448 on Reserve 46187 and agree the terms of head lease with the State Government.** **4. Subject to the outcome of recommendation 3 above, authorises the CEO to enter into negotiations for the terms and conditions of a sub-lease with Geographe Bay Brewing Co, including ground rent, lease term, asset management, potential landscaping proposals and any legal considerations to operate a commercial venture and return to Council with recommendations in relation to the heads of terms.** **CARRIED 9 / 0** Please action as per resolution.	**27/12/2023 Sharon Woodford-Jones** The proponent recently updated City officers in relation to the likely service requirements to the premises. They are nearly finished with the rebranding exercise which can be presented to Council in the New Year. CEO has confirmed that their preferred proponent status can be extended by letter **02/05/2024 Tegan Robertson** Complete. See C2404/98.	02/05/2024
02/2023	RESERVE 46187 LOT 448 MARINE TERRACE: OLD TENNIS CLUB BUILDING PREFERRED PROPONENT EXTENSION	Completed	**COUNCIL DECISION** **C2302/024 Moved Councillor P Carter, seconded Councillor K Cox** **That the Council extends the 'preferred proponent' status for Geographe Bay Brewing Co. as potential lessee of Reserve 46187 – Lot 448 Marine Terrace, Busselton until 31 December 2023** **CARRIED 9 / 0** **FOR: Cr Grant Henley, Cr Paul Carter, Cr Anne Ryan, Cr Jodie Richards, Cr Kate Cox, Cr Phill Cronin, Cr Sue Riccelli, Cr Mikayla Love and Cr Ross Paine** **AGAINST: Nil** Please action as per resolution.	**03/08/2023 Tiffany Sweatman** Working with DLPH with regards to terms of the headlease and proposed commercial use. Further information has been requested to justify our request for a nominal rent headlease on the basis of placing the income from the sublease into the Jetty Maintenance Reserve. Teams meeting has been sent up, which had to be rescheduled due to absence. **26/10/2023 Sharon Woodford-Jones** DPLH have confirmed a nominal rent headlease can be offered. The proponent is due to meet with City officers next week to discuss the terms of the sublease. An up to date valuation will be required to determine rent and meet the statutory advertising requirements. Once the parties have agreed the heads of terms a report will be presented to Council requesting authority be given to the CEO to enter into a development agreement and sublease. **02/05/2024 Tegan Robertson** Complete. See C2404/98.	02/05/2024

CIVIL LITIGATION REPORT

(as at 16 July 2024)

MATTER NAME AND REFERENCE	JURISDICTION	DATE COMMENCED	STAGE COMPLETED	NEXT STEPS
BCP Contractors Pty Ltd v City of Busselton (PER CIV 1797 2020)	Supreme Court of Western Australia	July 2020	Matter was referred to the City's insurer, LGIS, who have instructed lawyers. The proceedings are being managed by the City's insurers.	Listed for a Case Management Conference on 13 August 2024
Eichenberg v City of Busselton & Anor (PER CIV 2226 2020)	Supreme Court of Western Australia	December 2020	Matter was referred to the City's insurer, LGIS, who have instructed lawyers. The proceedings are being managed by the City's insurers.	Listed for a Case Management Conference on 3 September 2024
Stacey Rouse v City of Busselton and others (CIV 2717 of 2021)	District Court of Western Australia	July 2021	Matter was referred to the City's insurer, LGIS, who have instructed lawyers. The proceedings are being managed by the City's insurers.	Awaiting programming

OFFICIAL

Government of **Western Australia**
Department of **Water and Environmental Regulation**

Our ref: RWP.6502/DWERDG385/24
Enquiries: Renae Thorpe, Ph (6250 8022)

Mr Tony Nottle
Chief Executive Officer
City of Busselton
Locked Bag 1
BUSSELTON WA 6280

Email: tony.nottle@busselton.wa.gov.au
city@busselton.wa.gov.au

Dear Mr Nottle,

EXPANSION OF THE COMMUNITY WATER SUPPLIES PARTNERSHIP (CWSP) PROGRAM

On 13 May 2024, I am pleased to advise the Cook Government announced an additional $1.5 million investment in the well-established Community Water Supplies Partnership (CWSP) program, which will see this program extended to regional communities in the South West and Great Southern regions of Western Australia.

This follows the 26 April 2024 announcement by the Minister for Agriculture and Food Hon Jackie Jarvis MLC of a $8.6 million package of support for agricultural industries and rural communities impacted by current drought conditions.

The CWSP program will now include the City of Busselton and offers funding support to establish or improve non-potable water supplies in your local government area. The CWSP program aims to increase water available for emergency livestock and firefighting purposes to better prepare communities for periods of low rainfall and dry season impacts.

The projects will also ensure that water is available for public amenities in our regional communities, to reduce reliance on scheme water supplies that are often used for non-potable needs.

This opportunity will be available for a period of six months, or until funds are exhausted, with projects to be assessed in the order they are received. Up to $100,000 is available for each project and all funds must be acquitted within two years of the award.

Prime House, 8 Davidson Terrace Joondalup Western Australia 6027
Locked Bag 10 Joondalup DC WA 6919
Telephone: 08 6364 7000 Facsimile: 08 6364 7001
www.dwer.wa.gov.au

Eligible water infrastructure works under this scheme can include the following:

- water tanks;
- pumps, power sources, pipes and associated distribution systems;
  - dam and catchment construction and or maintenance;
  - standpipe and swipe cards infrastructure;
  - drilling of new bores;
  - support for water carting equipment.

The Department of Water and Environmental Regulation's Rural Water Planning team will be in contact with you shortly to provide you with the SmartyGrants application link and to discuss potential projects that can be considered.

If you have any queries on the CWSP program and application process, the Rural Water Planning team will be happy to assist you, and can be contacted on 1800 780 300 or by emailing ruralwater@dwer.wa.gov.au.

Further information on the Program can also be found Community Water Supplies Partnerships program | Western Australian Government (www.wa.gov.au).

The State Government is committed to supporting climate resilient community water supplies in our rural regions, and I encourage you to consider this funding opportunity for your local government area.

Yours sincerely

Alistair Jones
DIRECTOR GENERAL

28 May 2024

Hon David Templeman MLA
Minister for Culture and the Arts; Sport and Recreation; International Education; Heritage

Our ref: 66-25600

Mr Tony Nottle
CEO
City of Busselton
Locked Bag 1
BUSSELTON WA 6280
tony.nottle@busselton.wa.gov.au

Dear Mr Nottle

RACIP Regional Arts Venues Support – 2024 to 2027

I am pleased to advise that your application for funding to the RACIP Regional Arts Venues Support – 2024 to 2027 program has been successful.

I can confirm that a total of $70,000 per annum (excluding GST) has been approved for your activity, Saltwater Performing Arts Centre Opening Program, which will be paid pro-rata from the date of the opening of the arts centre.

The Cook Government understands the value of the support provided by the program in encouraging the development and growth of a vibrant Western Australian arts and creative industries sector.

Our investment in the arts is essential to ensure Western Australians have ongoing access to arts and culture activities and we remain committed to supporting the creation and presentation of this work.

A staff member from the Department of Local Government Sport and Cultural Industries will be in contact with you to finalise the required details for the funding agreement.

Should you have any queries, please contact Paul Caulfield, Director Industry Partnerships and Development, on Tel: 08 6552 7545 or via email: Paul.Caulfield@dlgsc.wa.gov.au.

I wish you all the best for the successful delivery of your program.

Yours sincerely

HON DAVID TEMPLEMAN MLA
MINISTER FOR CULTURE AND THE ARTS
17 JUN 2024

10th Floor, Dumas House, 2 Havelock Street, West Perth Western Australia 6005
Telephone: +61 8 6552 5400 Email: Minister.Templeman@dpc.wa.gov.au
www.premier.wa.gov.au ABN: 61 313 082 730

Tourism WESTERN AUSTRALIA

Our Ref: D24110529
Inquiries: 08 9262 1700

1 William Street
PERTH WA 6000

GPO Box X2261
PERTH WA 6847

Telephone +61 8 9262 1700
Facsimile +61 8 9262 1702

info@tourism.wa.gov.au

tourism.wa.gov.au

Mr Phill Cronin
Mayor
City of Busselton
2 Southern Drive
BUSSELTON WA 6280

Email: phill.cronin@busselton.wa.gov.au

Dear Mayor Cronin,

On behalf of Tourism Western Australia, we wish to extend our congratulations on Busselton being named the winner of the 2024 7NEWS Top Tourism Town Award at the recent Perth Airport WA Tourism Conference dinner. This prestigious accolade recognises the dedication and commitment of towns and communities in showcasing and celebrating the diversity of regional destinations across Western Australia.

This award is a well-deserved testament to the hard work and passion of Busselton's entire community in promoting the town as a premier tourism destination. Your efforts to provide exceptional visitor experiences, highlighting Busselton's natural landscapes and rich cultural history, have clearly paid off.

It is fantastic to see Busselton continue to shine on the tourism map, especially with recent milestones such as the introduction of direct flights from Sydney, the proactive approach to the development of the Hilton Garden Inn and the much-anticipated opening of the Busselton Jetty Marine Discovery Centre in July. These achievements are key in attracting visitors and creating memorable experiences that leave lasting impressions.

Please pass on our congratulations and appreciation to your team, the Visitor Centre, and all those involved in Busselton's success. We wish you all the best at Australia's Top Tourism Town Awards in Canberra later this year.

Your sincerely

Di Bain
Chair
Tourism Western Australia

Steph Underwood
A/Managing Director

20 June 2024

GOVERNMENT OF WESTERN AUSTRALIA

Minister for Regional Development; Disability Services; Fisheries; Seniors and Ageing; Volunteering

Our ref: 77-13802

Mr Phill Cronin
Mayor, City of Busselton
By email: eacouncil@busselton.wa.gov.au

Dear Mayor

Thank you for your letter dated 17 May 2024 regarding the Commonwealth Government's proposed offshore wind area in the Indian Ocean off Bunbury. I understand you also wrote to Premier Roger Cook regarding this matter. Please accept my response on behalf of the State Government.

While the proposed offshore wind area is a matter for the Federal Government, it is my firm belief that this process must include thorough and responsive consultation to understand the views of local communities. It is my expectation that the Federal Government engages in a comprehensive process ahead of any further action on their proposal. It is vital that the Commonwealth work with stakeholders to consider how this proposal could impact local communities, businesses, and amenity.

Separately, the WA Government is progressing $5.4 billion of its own onshore wind, battery, and renewables projects to deliver clean, affordable, and reliable energy around the State. Our Government notes that Western Australia has much greater access to available land than the eastern states, meaning onshore wind opportunities are preferred ahead of more expensive offshore projects. Given the cost and complexity of offshore wind, we do not see it as a viable option for the foreseeable future, and it is not a focus for the WA Government.

I note the importance of this matter to the community in the City of Busselton and I thank you for writing to me.

Yours sincerely,

HON. DON PUNCH MLA
MINISTER FOR REGIONAL DEVELOPMENT; DISABILITY SERVICES; FISHERIES; SENIORS AND AGEING; VOLUNTEERING
4 July 2024

Level 9, Dumas House, 2 Havelock Street, West Perth, Western Australia, 6005
Telephone: 6552 6900 Email: minister.punch@dpc.wa.gov.au

THE HON CHRIS BOWEN MP
MINISTER FOR CLIMATE CHANGE AND ENERGY

MC24-012221

Mayor Phill Cronin
City of Busselton
Locked Bag 1
BUSSELTON WA 6280

eacouncil@busselton.wa.gov.au

Dear Mayor

Thank you for your correspondence of 17 May 2024 regarding the proposed offshore wind area in the Indian Ocean off the Bunbury region, Western Australia.

The Australian Government is enabling the development of an offshore wind energy industry as part of our efforts to reach our legislated emissions reduction targets, while ensuring that Australians have access to reliable, secure and affordable energy.

The Western Australian Government predicts that the South West Interconnected System will need 50 GW of new renewable electricity and storage infrastructure to support increased demand over the next 20 years. A range of renewable energy sources will be considered to meet this demand. An offshore area in the Bunbury region has been proposed for consideration of offshore wind development. The area was proposed due to its proximity to areas of high electricity demand, grid connections and port facilities, a skilled energy and manufacturing workforce, strong, consistent winds and industry interest in developing projects in the area.

I would like to take this opportunity to thank you for the City of Busselton's submission on the proposed area. I also acknowledge the correspondence from Mr Tony Nottle, Chief Executive Officer, and the efforts of the City of Busselton in summarising and conveying the issues raised by electors and the community at the special council meeting on 24 April 2024.

The area that was proposed for public consultation is not the final area. I will consider feedback from the community, governments and industry when deciding whether to declare an area for offshore wind in this region.

Thank you again for your correspondence.

Yours sincerely

CHRIS BOWEN

Parliament House Canberra ACT 2600 Telephone (02) 6277 7120

City of Busselton
Geographe Bay

Our Ref:
Your Ref: 66-25600
Contact: Sharon Custers
08 9781 0369

28 June 2024

Hon David Templeman MLA
Minister for Culture and the Arts
10th Floor Dumas House
Havelock Street
West Perth WA 6005

Dear Minister Templeman, David

RACIP REGIONAL ARTS VENUES SUPPORT – 2024-2027

Thank you for the notification of our successful application for funding through the RACIP Regional Arts Venues Support - 2024 to 2027 program. We are thrilled to receive confirmation of $70,000 per annum (excluding GST) for our Saltwater Performing Arts Centre Opening Program, effective from the center's opening date.

Your ongoing support is invaluable to us and reaffirms the government's commitment to fostering a dynamic arts and creative industries sector throughout Western Australia. This funding will play a crucial role in not only sustaining but also expanding our cultural offerings to the community.

We greatly appreciate the Cook Government's recognition of the importance of arts investment in enriching the lives of Western Australians and enhancing cultural participation.

I would also like to request and encourage you to ensure that an indexed ongoing operational fund continues past 2027. This funding will be crucial to ensure the performing arts can continue to thrive in our Regional Communities

Thank you once again for your commitment to our organization and the broader arts community.

Yours sincerely,

Tony Nottle
CHIEF EXECUTIVE OFFICER

All Communications to:

T (08) 9781 0444
E city@busselton.wa.gov.au
Locked Bag 1 Busselton WA 6280
www.busselton.wa.gov.au

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