

7.0 Conservation Policy

The following conservation policies have been developed on the basis of the preceding assessment of the cultural heritage significance, zones and elements of heritage significance and the statement of heritage significance for *Point Peron "K" Battery*.

The policies have been drafted with awareness of the dynamics in the urban context of the site, sufficiently flexible to recognise constraints and requirements on the site and of its owners, managers and users, and to enable the heritage significance of the place to be retained and enhanced alongside significant future development on neighbouring sites.

In this context the conservation policy aims:

- to provide guidance to the owners of the place, regarding significance of the site and building;
- to provide advice to ensure retention of significance of the *Point Peron "K" Battery*;
- to provide practical recommendations for conservation of significant fabric and policies for restoration, reconstruction and maintenance of the existing significant buildings, site features and areas;
- to provide criteria for assessing the appropriateness of new uses and for adaptation of the fabric to accommodate changes of use;
- to illustrate practical means by which the significance of the place can be presented through appropriate interpretation; and
- to provide advice on the approval process for any proposed development, including adaptation or change of use.

The assessment of significance and recommendations for conservation should be viewed not only as constraints but more importantly as opportunities. Conservation of the buildings and site features identified as significant within *Point Peron* should be balanced against the opportunities associated with the conservation of this unique heritage place in the Rockingham area.

7.1 Guide to the Conservation Policy

The policies recommended for the *Point Peron "K" Battery* are based on the need to conserve it as a place of aesthetic, historic and social significance. The conservation of buildings and site features assessed as being of cultural significance should take account of the physical changes and changes of use that have occurred over time and which reflect the historical development of the place.

Generally, conservation of elements of exceptional and considerable significance should be considered as a higher priority than the conservation of elements of some or of little significance, however these should be considered in the context of the future use and development of the site.

The conservation plan recommends the conservation of the place be carried out in accordance with the principles established in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter). (Appendix 1)

7.2 Key Policy Statements

Policy 1.1 The assessed significance of the Point Peron "K" Battery and the recommendations of the conservation management plan should be adopted by the owners and users of the place,

as well as relevant authorities, as a guiding document for decisions about management, maintenance, development and future use.

Policy 1.2 The conservation of significant elements should be carried out in accordance with the principles outlined in the Australia ICOMOS charter for the conservation of places of cultural significance (the Burra charter). These principles are fundamental to the conservation plan.

Policy 1.3 The conservation management plan should be reviewed periodically to consider the continued applicability of the conservation policies and to assess the manner in which they have been implemented.

Policy 1.4 All work undertaken to conserve or adapt the site, site elements or buildings should be appropriate to the assessed significance of the place and should be guided and supervised by experienced conservation practitioners.

7.3 Policies arising from the Cultural Heritage Significance of the Place

The Assessment of Significance (Section 5.0) and Statement of Significance (Section 6.0) define the cultural significance of the *Point Peron "K" Battery* in terms of aesthetic, historic, scientific and social significance, and in terms of its condition, rarity and representativeness. The significance of a place must be capable of being observed in the fabric of the site features, buildings and other elements of physical evidence in order that the conservation of these can ensure the conservation of cultural heritage significance.

Policy 2.1 The future conservation and use of the Point Peron "K" Battery should take account of the assessed significance of the place. New uses can be introduced if the original or long-time uses of the place are no longer sustainable. Any new use should not result in harmful alterations to the buildings or excessive loss of original fabric. Small changes or changes that are reversible may be acceptable in order to accommodate a new use.

Policy 2.2 All the buildings and site features assessed as being of cultural heritage significance on the Point Peron "K" Battery site should be retained and conserved in their original locations.

Policy 2.3 Site features assessed as being of little significance may be retained or demolished on the basis of the requirements of use.

7.4 Requirements arising out of the Burra Charter

The conservation policy for the Point Peron "K" Battery recommends the conservation and interpretation of the existing buildings and site in accordance with the principles of the Burra Charter. (Policy 1.2)

The Burra Charter indicates certain principles which should guide conservation. Generally, original fabric is considered to be of greatest significance and the principles of the Burra Charter focus on the means of conserving this in order to preserve the authenticity of the heritage place. Where fabric has deteriorated to the point where it is no longer viable, reconstruction should be carried out using replacement material that matches the original as closely as possible. However, since the greatest value is placed on authentic material dating from the period of construction, conservation of this is of the highest priority and

replacement should only be carried out when all means of conserving the original fabric have been investigated.

Conservation of existing fabric does not require that the fabric appear as new. Part of the understanding of a place of heritage significance includes the patina of age resulting from minimum interference with original fabric. Generally, conservation practice requires owners and users to maintain places of cultural heritage significance as part of their day to day use.

The Burra Charter makes recommendations regarding appropriate adaptation or extension of significant places. Adaptation of a significant building may be carried out in areas where original fabric has previously been removed or altered. New work should be distinguishable from the original but respect the style, form and proportions of the original without copying original detail. Where adaptation of the building is proposed policies are provided for the interpretation of the original fabric.

All the principles of the Burra Charter are relevant to the conservation of Point Peron "K" Battery.

The following Articles 8, 9 and 16 are relevant. (Refer to the text of the Burra Charter for exact definitions and explanatory notes for each article, See Appendix 1)

ARTICLE 8: Conservation requires the maintenance of an appropriate visual setting: eg form, scale, colour, texture and materials. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

ARTICLE 9: A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

ARTICLE 16: The contributions of all periods to the place must be respected. If a place includes fabric of different periods, revealing the fabric of one period at the expense of another can only be justified when what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance.

Of particular relevance to the conservation of the *Point Peron "K" Battery* are issues concerned with adaptation of the place to suit compatible new uses. The Burra Charter defines adaptation and compatible use as:

Adaptation means modifying a place to suit proposed compatible uses.

Compatible use means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Articles 20, 21, and 22 deal specifically with the issue of adaptation:

ARTICLE 20: Adaptation is acceptable where the conservation of the place cannot otherwise be achieved, and where the adaptation does not substantially detract from its cultural significance.

ARTICLE 21: Adaptation must be limited to that which is essential to a use for the place determined in accordance with Articles 6 and 7.

ARTICLE 22: Fabric of cultural significance unavoidably removed in the process of adaptation must be kept safely to enable its future reinstatement.

The articles of the Burra Charter are included at Appendix 2.

7.5 Policies arising from the Burra Charter

Policy 3.1 The definitions and principles of the Burra Charter should be used to guide all considerations for the future conservation, development and use of the buildings and site features on the Point Peron "K" Battery site and any associated requirements for physical works. (Refer section 7.7 Policies Arising from the Physical Condition of the Place)

7.6 Policies Arising out of Graded Zones and Elements of Significance

The Graded Zones of Significance for the place have been outlined in section 6.3 Levels of Significance. These levels have been assigned based on levels identified by J.S. Kerr and published in *The Conservation Plan*.⁶⁶

The following recommendations for the different graded zones and elements of significance are based on those outlined in the Heritage Council of Western Australia's '*Conservation Plan Study Brief*,' (Appendix 2) but have been adapted to suit the specific requirements of the *Point Peron "K" Battery* buildings and site elements. (Refer Section 6.3 Levels of Significance)

Exceptional Significance

Point Peron "K" Battery together with the other elements of the coastal defence network, known as 'Fremantle Fortress' are of exceptional significance and a holistic approach to their preservation and restoration and interpretation should be explored across State and Local Government boundaries and responsibilities.

Policy 4.1 The significant fabric of spaces or elements of exceptional significance should be preserved or restored in such a way as to demonstrate their significance

Furnishings and decoration should respect the historic character of the place and activities controlled so as not to prejudice the association of the spaces with their significant uses(s).

Intrusive elements should be removed (after photographic recording) and new finishes that are detrimental to the significant fabric not applied. Building elements that are damaged are to be restored.

Adaptation is acceptable to the extent of introducing new services, provided this does not adversely affect the significant fabric of the space or element. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric, Any alteration to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

⁶⁶ Kerr, *The Conservation Plan*, op.cit.

There should be no new works in open space areas which will adversely affect the setting of the place or obscure important view to and from the site.

Considerable Significance

Policy 4.2 The significant fabric of spaces or elements of considerable significance should be preserved, restored or reconstructed as appropriate.

Reconstruction is desirable provided sufficient detailed information is available. Adaptation is acceptable to the extent of installing reversible small fixtures and services to facilitate visitor access provided this does not affect any external or internal fabric, which is of exceptional or considerable significance.

No significant fabric should be removed or action taken to confuse the sense of the space. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric. Any alterations to the fabric should be documented.

There should be no new works, which will adversely affect the setting of the buildings or obscure important views to and from the site or its individual elements.

This general policy approach applies to the majority of the *Point Peron "K" Battery*. Specific elements of considerable significance have been identified and should be conserved as a priority.

The plan form of Point Peron "K" Battery is key to its cultural heritage significance. The placement of the structures all related to one another and enabled a complete defence of the headland should an attack occur. All remnant structures should remain in their existing and original positions. Additional visitor services may be introduced but these should not confuse the understanding of the site or the purpose and function of the individual elements.

The structures at the Point Peron "K" Battery site were designed for a specific function and to a standard defence design. Therefore, opportunities for alteration and adaptation are limited. Introduction of services and small fixtures to facilitate visitor access and understanding of the structures may be acceptable so long as these works do not impact on the significance of the place or are harmful to original fabric.

Additional structures or visitor facilities may be acceptable in certain locations so long as the introduction of such works does not confuse the understanding of the site and the WWII infrastructure.

All works should be undertaken by a qualified and experienced heritage practitioner.

Detailed conservation policies for the *Point Peron "K" Battery* are outlined in Section 7.8.1 (Policies 6.1 — 6.22). These policies have been prepared in accordance with the assessed level of significance of the building.

Responsibility for implementation is outlined in Section 8.0. Generally, the owner of a place is responsible for the conservation works.

Some Significance

Policy 4.3 The general policy is that significant fabric of spaces or elements identified as being of some significance should ideally be preserved, restored or reconstructed as appropriate.

Adaptation of these zones or elements is acceptable to the extent of installing fixtures and, services provided this does not affect the significant external and internal appearance of the building and structures. New or different finishes are acceptable, provided these do not obscure or damage important evidence of significant materials and finishes.

Policy 4.4 There should be no new works in areas which will adversely affect the setting of the buildings or obscure important views to and from the site.

The structures at the Point Peron "K" Battery site were designed for a specific function and to a standard defence design. Therefore, opportunities for alteration and adaptation are limited. Introduction of services and small fixtures to facilitate visitor access and understanding of the structures may be acceptable so long as these works do not affect the significance of the place or are harmful to original fabric.

Additional structures or visitor facilities may be acceptable in certain locations so long as the introduction of such works does not confuse the understanding of the site and the WWII infrastructure.

All works should be undertaken by a qualified and experienced heritage practitioner.

Detailed conservation policies for the *Point Peron "K" Battery* are outlined in Section 7.9 (Policies 6.1-6.22). These policies have been prepared in accordance with the assessed level of significance of the building.

Little Significance

Policy 4.5 The fabric of spaces or elements of little significance may be retained or removed depending on the future use requirements. However, care should be taken to ensure that any such works do not detract from the significance of adjoining spaces or elements. Before removal, ensure that comprehensive photographic and graphic recording is completed.

Generally, these elements of areas can be altered or adapted on the basis of the requirements of use. Responsibility for recording proposed changes to areas or fabric of little significance is with the owner of the place.

Intrusive zones or elements

This category includes intrusive elements that adversely detract from the overall significance of the place and removal is recommended.

Policy 4.6 Intrusive spaces or elements have been identified as detracting from the significance of the place and their removal, and/or replacement with more appropriate detailing, should be encouraged. Their removal needs to be assessed against other considerations, such as function and economy, before implementation. Before removal/demolition ensure that comprehensive photographic and graphic recording is completed.

7.7 Key Policies Arising from the Physical Condition of the Place

The conservation policy must address the issues related to the conservation of the fabric of the site, buildings and site elements. Generally, the Point Peron "K" Battery is in a fair to good condition.

- Policy 5.1 All original fabric should be retained wherever practicable.*
- Policy 5.2 The original planning of the site must be retained which may require some works of improvement to the natural landscape setting and visitor access to the structures. Such alterations should not impact on either the significance of the setting or its relationship to the structures.*
- Policy 5.3 The natural environment of Point Peron is a key consideration. Point Peron is a designated Bush Forever site and is being retained as a natural area. Fire is a key factor that must be taken into consideration in planning any new development and future management of the site. In addition, wind conditions continually impact on the condition of the coast, especially the dominant S/SW wind that blows during the summer.*
- Policy 5.4 Coastal erosion must be considered in the placement of any new structures including the proposed museum/interpretative centre. The coastal pathway has been subject to erosion in the past with the stone sea wall being constructed in an attempt to reduce the erosion and limit the possibility of the pathway falling into the sea. The water levels and coastal behaviour must be analysed and understood prior to any new building being placed on the eastern side of the site.*

7.8 Conservation of Point Peron "K" Battery Structures

EXTERNAL FABRIC

External Walls

- Policy 6.1 All external brick and reinforced concrete walls should be inspected on a routine basis for cracking, spalling and deteriorating concrete. Where issues are known to exist, these should be remediated by appropriate professionals and/or monitored for further deterioration.*
- Policy 6.2 All painted finishes should be carefully removed and the structures returned to their original finish of natural brick and grey concrete, where practical and feasible. The method of removal is to be specified by the heritage architect to ensure that the underlying fabric is not unduly or irreversibly harmed by the removal method. Test areas should be carried out prior to full removal.*
- Policy 6.3 The distinction between the brick and concrete sections to the various structures should be maintained as this is a distinctive feature of the restrained institutionalised architectural style of hastily erected WWII infrastructure.*
- Policy 6.4 Where it is desirable to deter graffiti, consideration may be given to applying a specific graffiti coating ensuring that this will not be harmful to the fabric or to the aesthetic of the structures.*
- Policy 6.5 Due to the harsh environmental conditions and the age of the structures, the condition of all built elements should be continually monitored.*

Roofing and Roof Plumbing

- Policy 6.6* The existing concrete slab roof should be retained and maintained. Where failure is occurring due to concrete cancer, appropriate remediation as specified by the heritage architect and project engineer should be implemented. Due to the harsh environmental conditions at Point Peron, the condition of the roofs should be continually monitored.
- Policy 6.7* None of the structures were constructed with roof plumbing. Water ingress in some of the structures caused by inadequate roof plumbing is an issue but it is not recommended that any form of roof plumbing is introduced as this will have a negative impact on the aesthetic significance of these structures.
- Policy 6.8* Impacts of water ingress should be regularly monitored.

Doors and Windows

- Policy 6.9* All original openings are to be retained and conserved without alteration to their dimensions. No new door or window openings should be made in the principal elevations of any of the structures at Point Peron "K" Battery.
- Policy 6.10* Conserve and retain original doors and hardware where they remain extant.
- Policy 6.11* The newly installed metal grille gates across the entrances to several of the structures can be retained or removed depending on user requirements.

INTERNAL FABRIC

Internal Walls

- Policy 6.12* Original internal wall finishes should be reinstated. The current non-original paint finish should be carefully removed to the recommendations of the heritage architect. Test areas are to be carried out prior to full paint removal to ensure that the underlying fabric is not unduly damaged by the method of removal.
- Policy 6.13* Internal walls should be regularly checked for any signs of cracking with the appropriate remedial action take where necessary. Where issues are known to exist, these should be remediated as appropriate following the project engineer's and heritage architect's recommendations and/or continue to be monitored for signs of further deterioration.

Floors

- Policy 6.14* Existing concrete floors should be retained and conserved. Repairs are to be undertaken where required. Apart from the flagstones to the lower level of the Observation Tower, all floors are uncovered concrete. No additional floor finishes should be applied.
- Policy 6.15* Sand accumulation is an issue for all structures on the site and should be removed on a regular basis. Sand accumulation can result in damp issues and failure of the concrete due to the inability of the fabric to be able to breathe and function as intended.

Ceilings

Policy 6.16 All ceilings are the underside of the reinforced concrete roofs and are to be retained and conserved. The condition of the ceilings/roofs are to be monitored as cracking has occurred in places. All repairs are to be undertaken following engineer's specifications.

Miscellaneous

Policy 6.17 Gun Emplacement No. 1 is in poor condition due to the instability of the underlying ground conditions. The Gun Emplacement has slipped and is no longer in its original form or position. It is not recommended that this feature be reconstructed as its current condition contributes to the story of the site. However, visitor safety and structural stability is essential and works are required to stabilise the structure before it slips any further. Stabilisation works are to be undertaken to the engineer's and heritage architect's specifications.

Policy 6.18 Additional facilities for visitors may be constructed around the site but these must not compromise or confuse the understanding of the WWII infrastructure and how the site functioned. Careful consideration must be given to the location and form of any additional structures/facilities to ensure that key views and significance are not compromised.

7.9 Policies Arising from the Physical Condition of the Place

Generally, the place is in fair to good condition but lack of maintenance has taken its toll on some of the structures. The structures are constructed from reinforced concrete and brick which has suffered due to climatic and environmental conditions. The ever-changing land levels of the sand dune formations have undermined the structural stability of some of the structures causing cracking and displacement of the fabric.

Policy 6.19 A structural engineer should be commissioned to periodically inspect Point Peron "K" Battery paying particular attention to identified wall cracking.

Policy 6.20 All works identified in the 'Urgent Works' section of this report should undertaken within one year of the completion of this report.

Works of this nature should further investigated and drawn up so they can be priced by a quantity surveyor with experience in conservation work. At the same time a works programme should be drawn up to allow prioritised application of capital works funding.

Regular maintenance is an essential part of conserving built fabric and retaining the significance of a place. Lack of maintenance can lead to the loss of significant fabric and the need for more extensive conservation work.

Policy 6.21 All hazardous materials (e.g. asbestos) must be handled with due care and attention and in accordance with Government Standards and Worksafe regulations.

Asbestos sheeting and other products may have been used in parts of Point Peron "K" Battery, especially in works carried out in the 1950s and 1960s such as lining stud walls and replacing ceilings in the former

Barracks/Recreation Camp. These buildings were removed in the late 1990s due to their condition and asbestos content but remnant fabric can be found scattered around the site. All remnants of the fabric should be removed from site.

Particular care should be taken when dealing with this material or other potentially hazardous materials. This is necessary to comply with legal requirements and general good practice standards for the health and safety of employees and tradesmen.

Policy 6.22 The natural environment should be maintained and conserved. The native bushland was important in both ground stabilisation and camouflage of the structures. The sand levels in the structures should be monitored and removed on a regular basis to prevent deterioration of the fabric of the structures.

The sandy ground condition at *Point Peron "K" Battery* is ever changing and causing damage to some of the structures. Where possible the structures should be stabilised through engineering works. Sand should be removed from within the structures and where possible, from the roofs. Care should be taken to ensure that the structures are not fully revealed as their submerged construction was a design feature and not a situation that has occurred over time. Pathways to the structures should be kept clear to enable visitor access. No introduced species should be planted around the structures, retaining the native and natural bushland environment.

7.10 Archaeological Policies

The archaeological significance at Point Peron "K" Battery has not yet been fully determined. The archaeological resource is a fragile non-renewable part of our heritage, which is extremely vulnerable to disturbance. Therefore, any development or conservation proposals within the site which include provisions for work which disturbs the ground surface and/or causes building fabric to be removed, altered or interfered with, should be assessed to determine if archaeological monitoring and/or excavation should be included as part of the site works.

Policy 7.1 Prior to any development on the site any potential archaeological significance should be determined by professional archaeologists. If the site is determined to be of archaeological significance, appropriate monitoring of the site by professional archaeologists should take place during the ground disturbance phase of development.

Archaeological monitors watch site works to prevent heritage information and artefacts being lost as a result of the development. They also record fabric and artefacts uncovered or removed, provide a fast assessment of the significance of features or artefacts uncovered and provide a photographic record of works in progress which serves both as a heritage archive and as an interpretation tool. After site works are completed the archaeologist catalogues and analyses the artefacts and information uncovered and provides a written report, which again serves both as a heritage archive and an interpretation tool.

By including an archaeological component early in the planning process of relevant proposals, conflicts of interest, and loss of heritage information can be minimized. A clear idea of how the proposal will impact on the sites archaeological heritage can be formed and suitable mitigation procedures formulated.

Archaeological assessments should only be undertaken by suitably qualified historical archaeological consultants. An archaeologist should have a level of qualifications and experience that would allow membership of the Australian Association of Consulting Archaeologists.

Once the site has been assessed as being of archaeological significance, the following general management guidelines and management policies are given for the archaeological zones.

Policy 7.2 Within the archaeological zones of significance ground disturbance for maintenance, services or new developments should be kept to a minimum. Where such work is required to go ahead the site works should be monitored by an archaeologist if archaeological material is discovered during the course of the works.

The monitoring archaeologist will determine if features or artefacts of significance are being impacted. The monitoring archaeologist should record and/or excavate any significant features or deposits found during site works. This requires them to have the authority to temporarily stop work within a particular area if necessary for them to record and/or excavate.

Policy 7.3 The advice of an archaeologist should be sought if features or significant clusters of artefacts are uncovered during ground disturbing site works in areas outside the defined archaeological zones.

Contractors and other personnel should be encouraged to temporarily stop work and report such incidences. Management personnel should seek the advice of an archaeologist before allowing work to recommence. Advice may be able to be given over the telephone but time for the archaeologist to view the material in situ may be required.

Policy 7.4 An archaeologist should monitor any site works carried out on the buildings that is deemed likely to involve the removal or the uncovering of significant building fabric or artefacts.

Conservation works and the provision of new services often affect building fabric or disturbing artefacts trapped in ceiling spaces, wall spaces or under floor spaces. This work can often reveal new information about the building or its occupation. For instance, the removal of less significance fabric to reveal original fabric removes the evidence of changes to the fabric which have occurred during the life of the building. However, recording site works and sampling removed fabric can add significantly to our knowledge of changes over time. Additionally such work can often reveal pockets or layers of artefacts normally inaccessible

7.11 Requirements for Interpretation

The interpretation of a place of assessed cultural heritage significance involves the way in which the significance is conveyed to the users of the place including visitors and the general public. Interpretive material may include furniture, lighting, light fittings, signs, plaques, displays and other material as a means of explaining the history or reflecting the era of significance of the buildings. Interpretive material is used to integrate the story of the history of the place with ongoing practical use.

Point Peron "K" Battery has been recognised as a place of cultural heritage significance by its inclusion on City of Rockingham's Municipal Inventory. The history of the place in the context of the development of the city of Rockingham together with the defence of the greater Fremantle area plus

the use of the buildings for war and coastal defence purposes are important components of the site's interpretation.

One of the most important components of the interpretation of the Point Peron "K" Battery is the conservation of all the various components which contribute to its significance. The relationship between the various elements which contribute to the high authenticity of the place is an important aspect of its interpretation.

Policy 8.1 Provide a copy of this conservation plan to the City of Rockingham, to be held at the City Library for information of visitors and for research purposes.

Policy 8.2 Ensure the conservation of the structures that comprises the Point Peron "K" Battery as the fundamental component of its interpretation.

Policy 8.3 Encourage the development of interpretive material on the history and significance of the development of the Point Peron "K" battery within the context of the history of WWII, the coastal defence of Western Australia, the Fremantle Fortress and the development of the Rockingham area generally.

Policy 8.4 Encourage all future owners and occupiers to include interpretation in their development and use of the place.

7.12 Policies arising from external requirements

The conservation policy should take account of external requirements. This includes the statutory requirements of City of Rockingham. These requirements may affect the requirements of current and future owners of the place.

Policy 9.1 Generally, any development or adaptation of the place should comply with statutory constraints including building and health requirements administered by the local authority.

Policy 9.2 A copy of this conservation management plan should be provided to the following agencies for their information and guidance.

- *City of Rockingham and Heritage Reference Group*
- *Department of Parks and Wildlife*
- *Conservation Commission of WA*
- *Heritage Council of WA*
- *Battye Library of WA*

Current Heritage Listings

All current heritage listings are noted in section 1.8 of this conservation management plan. Policies relating to the implications of these listings are discussed below.

Heritage Council of Western Australia:

Point Peron "K" Battery is not currently included on the State Register of Heritage Places and its assessment has been deferred due to undisclosed reasons. It is recommended that the place be assessed for entry onto the State Register as part of the important coastal defence system constructed along the Western Australian coast from Swanbourne to Point Peron, including Garden Island and Rottneest. As a consequence of this recommendation, any development application may be referred to HCWA by the local authority for its advice under the Heritage Act 1990.

Policy 9.3 Point Peron "K" Battery should be assessed for inclusion in the State Register of Heritage Places as part of the coastal defence system constructed during World War II.

Policy 9.4 Any future decision regarding the disposal or demolition of Point Peron "K" Battery or any of the significant elements within it should comply with the requirements of the Government Heritage Disposal Process.

City of Rockingham: Point Peron "K" Battery was included on the City of Rockingham's Municipal Inventory of Heritage Places prepared under s.45 of the Heritage of Western Australia Act 1990, in October 1995 as a Category A place. Inclusion on the Municipal Inventory does not in itself have any statutory implications for place owners. However, as a Category A place, it is included in the City's Heritage List attached to the Town Planning Scheme which does have statutory implications. All works must be the subject of a development application submitted to the City of Rockingham.

Policy 9.5 Any works requiring a development application should be submitted to City of Rockingham, which may be referred to Heritage Council of Western Australia for their comment.

Policy 9.6 As Point Peron "K" Battery was originally part of a wider coastal defence network with elements of the network now in other local government authorities. Efforts should be made to develop policies and approaches that address the network as a whole, across local government boundaries, rather than address each place as an individual site.

Register of National Estate: Point Peron "K" Battery was classified by the Register of National Estate in May 1995. Classification has no legal obligations but listing does confirm the significance of the place.

State Government Policy

Policy 9.7 The Department of Parks and Wildlife should adopt the Conservation Management Plan as a companion document of the Rockingham Lakes Regional Park Management Plan.

The Government Heritage Property Disposal Process (GHPDP) applies to Point Peron "K" Battery. The purpose of the policy is to provide an accountable process for the identification and assessment of heritage values of government owned property that is under consideration for disposal, and for relevant protection to be provided where appropriate. 'Disposal' includes the sale, transfer or lease of a property outside the State Government sector and includes demolition.

7.13 Requirements of Statutory Authorities

Fire safety regulations, Health Acts, the Australian Building Code regulations and other constraints operating on any property apply and the future use of the site and buildings will be influenced by these requirements. Appropriate procedures for approval should be followed for any proposed or future use of the site or buildings, however all applications should be accompanied by a statement indicating the heritage significance of the place. All applications should involve a process of negotiation in order to ensure that requirements are met with minimum interference to significant fabric and other heritage values.

Policy 10.1 Where elements have been assessed as having significance, any works arising from requirements to comply with statutory regulations should be evaluated against this conservation policy to ensure minimum impact on significant fabric. Professional advice should be sought to ensure that both safety and conservation issues are fully assessed.

7.14 Requirements of Owners and User of the Place

The requirements of the owners and users of the place will depend upon issues of practical use. Future owners and users of the place should carefully consider the implications of change of use on the significance of the place.

Policy 11.1 Current and future users of the place should be made aware of this document and any alterations to accommodate new uses should be mindful of the significance of the place and the levels of significance of the elements within the structure.

Policy 11.2 It is highly unlikely that Point Peron "K" Battery will operate again as war infrastructure but an associated use such museum or interpretative centre may be possible. Any adaptation must ensure that the fabric of the individual structures is retained and maintained and fully interpreted. The owners of the site have a duty to maintain the structures and to share the stories with the public, informing them of the part that Point Peron "K" Battery played in the defence of the Port of Fremantle and its general contribution to the WWII war effort.

Policy 11.3 Conservation works described in this conservation management plan are likely to be beyond the general budget of the Department of Parks and Wildlife who manage the site. Sources for additional funding which should be investigated by the owner, and other interested stakeholders in the site include; National, State and Local government grants, individual and corporate donations and Lotterywest community grants.

7.15 Future site development

Opportunities for development of the *Point Peron "K" Battery* do exist but they are limited. Any additional structures should not compromise the fabric of the original buildings nor confuse the understanding and legibility of the site. Future visitor facilities could be located on the site of the former Barracks/Recreation Camp.

Additional facilities, including interpretation, can be positioned around the site, explaining the significance of the site and its contribution to the defence of Western Australia generally and the Port of Fremantle in

particular. Any viewing platforms, Memorials or visitor facilities can be located close to, but not form part of, the original extant structures on site.

Any proposals for works to the *Point Peron "K" Battery* should be discussed with a heritage architect.

Policy 12.1 There is to be no new work including additions to existing buildings.

Policy 12.2 New buildings or structures may be constructed in the open areas close to the extant buildings but should not compromise the understanding of the site or harm the physical fabric of the original buildings.

Policy 12.3 New visitor facilities, including the proposed museum, would be best located on the site of the former Barracks/Recreation Camp site.

Policy 12.4 Any future development on the site is to be cognisant of the impact on the views to and from the site.