

8.0 Policy Implementation

8.1 Introduction

This section is concerned with implementation of the conservation policies set out in Section 9. It is intended to identify those who should be responsible for the implementation of the various policies, when the policies should be implemented and also suggest how these policies might best be implemented. The aim is to ensure the maintenance, and where applicable, the improvement of the cultural significance of the place. This includes ensuring that the fabric of the place is properly cared for, that adequate financial provision is made for its care and maintenance, and that adequate interpretation for the understanding of the place is put in place and then maintained.

8.2 Implementation and Future Management

Primary responsibility for the implementation of the conservation policy for Point Peron "K" Battery lies with the current owners of the place, the Department of Parks and Wildlife. Any future development of the site should take account of the recommendations established in the conservation policy section of this conservation management plan.

It is the responsibility of the South West Corridor Development Foundation Inc. on behalf of the owners, Department of Parks and Wildlife, to provide copies of the conservation plan to the City of Rockingham, Heritage Council of Western Australia and to any future owners of the place, for their use as a guide to the future management of the place.

The present owners are responsible for ensuring that any future owners of the place are fully briefed regarding their responsibilities for the implementation of the conservation management plan and any Heritage Agreements. The current owners should provide any future owners or leaseholders with a copy of the conservation management plan for their information and guidance.

8.3 Management Guidelines

All works to *Point Peron "K" Battery* should be undertaken in accordance with this Conservation Management Plan which is to be adopted by the owners of *Point Peron "K" Battery*. Long term management of the cultural heritage significance of this site should commence with the adoption of this Conservation Management Plan.

The owners of *Point Peron "K" Battery* are primarily responsible for the implementation of the policies within the Conservation Management Plan. It is recommended that any existing management and maintenance programs that may be in existence for the place be reviewed by the current owners with reference to the policies set out in the Conservation Management Plan and the attached Building Condition Assessment and schedule of works.

Any future management for the place should seek to address all the issues raised in this document and any other pertinent issues that may arise. It should also seek to establish protocols for decision making in order to achieve the objectives and strategies established in this Conservation Management Plan.

8.4 Maintenance Plans

An appropriate maintenance and security plan should be established and implemented for the place to ensure minimisation of any deterioration of the significant built fabric. This should be developed by owners of the site any property management they may appoint.

Future maintenance work should be undertaken by tradespeople with suitable expertise and skills in heritage and conservation work, who will understand and respect the significance of the place. Overseers of the work should be familiar with good conservation practice and should have demonstrated expertise in this field.

The following maintenance schedule is a guide to relevant issues association with the maintenance of heritage buildings.

Weekly Schedule	
<i>Point Peron "K" Battery</i> should be inspected for its general presentation and cleanliness on a weekly basis including:	<ul style="list-style-type: none"> • Checking for and the removal of any graffiti • The removal of bird accretions • Check for and repair any broken doors and door hardware, ensuring the building remains secure • Check all security equipment, lightings etc where fitted • Monitor the sand accumulation in all structures
Monthly Schedule	
Maintenance of areas that may be affected by wear and tear and/or may be a risk to the members of the public. During winter or periods of severe weather, attention should be focused on maintaining the weather tightness of the structures, and additional checks should be taken following bad storms.	<ul style="list-style-type: none"> • Check for and deal with any evidence of pest activity • Check to ensure all signage is securely attached/erected and not a public hazard • Ensure roof is watertight and damage free. Check for any damage after storms/strong wind. • Check for signs of water ingress and damage. Investigate cause and arrange for remediation.
Quarterly Schedule	
	<ul style="list-style-type: none"> • Monitor existing cracking and check for new cracking in the fabric. • Remove sand accumulation. • Remove any damaging plant growth on the structures.
Annual Schedule	
These tasks should include the overall inspection of the place for evidence of change to structure and should provide the basis for a maintenance plan.	<ul style="list-style-type: none"> • Assess any changes to existing cracks in the walls or for the appearance of any additional cracks. Also check for loose or damaged concrete/brickwork and plan for appropriate remedial action. • Ensure adequate insurances are in place.
Long Term	

- Review the conservation plan every 5 years or sooner if circumstances change considerably.
- Prepare and implement a building management plan to program and undertake essential checks and maintenance of the place.
- Repaint all external elements at least every 10 years so sooner if required.

8.5 Recommended Conservation Works

The conservation and maintenance program that should be implemented for *Point Peron "K" Battery* will be the responsibility of the owners of the site and buildings.

It is recommended that all elements of significance at *Point Peron "K" Battery* are conserved and that any intrusive items are removed to maintain and enhance the cultural significance of the place. Regular maintenance of the place is an important part of conservation.

The Conservation Management Plan has identified a number of issues that require attention and it is also recommended that a process of regular inspections of the fabric of the buildings by an appropriately qualified heritage architect be implemented to ensure on-going conservation and good maintenance of the place.

The site visit and subsequent assessment of the fabric undertaken in the preparation of the Conservation Management Plan identified several key areas relating to the conservation of the fabric of the various structures on site. The recommendations regarding implementation of the conservation works are as follows:

- Urgent Works – works to be carried out immediately
- Short term works – works to be implemented within 12 months
- Medium term works – works to be undertaken within 1-2 years
- Long term works – works to be implemented within 5 years

The first stage in the process will be to prepare a building management plan that will contain both long and short-term components that will allow an orderly progress towards achieving long-term goals. This will allow the works to be carried out in a logical sequence and avoid wasteful inefficiencies resulting from the inevitable duplication of some works and also initiate the economies of scale associated with more efficient work practices.

In order for this long-term planning to be implemented it was necessary to appoint consultants to prepare supplementary reports to complement the conservation plan including commissioning a structural engineer to prepare a report on the structural stability of the whole place.

Urgent Works

Urgent works are those items that should be completed immediately so as to protect significant fabric from deterioration or destruction. Generally urgent works are those that will ensure the structural stability of the building and conserve significant

- Close inspection of the extent of the concrete deterioration and implementation of remedial works as specified by the structural engineer. Most urgent are those works to the west elevation of the Observation Post and the stabilisation of Gun Emplacement No. 1.

fabric.

Short Term Works

These are works that should be undertaken within 12 months to protect the significant fabric from further deterioration or failure.

- Retain and conserve the significant sections of *Point Peron "K" Battery*.
- Inspect the roof and wall structures taking appropriate remedial action where required.
- Remove sand accretion in all structures.
- Remove paint finish from all structures.

Medium Term Works

Medium term works are those items that should be completed within two years and will further the conservation of the significant fabric of the place.

- Implement interpretation strategy for the site.
- Regular monitoring of the condition of the structures.

Long Term Works

These are works that are considered to be desirable and are not essential to the survival of significant fabric or buildings but which would help enhance the significance of the place.

- Collect and store all records of the place
- Removed significant fabric should be reinstated when circumstances permit. Reconstruct missing or obliterated internal or external elements only where there is sufficient evidence to reproduce an earlier state of the fabric. Reconstruction should be identifiable on close inspection or through additional interpretation.
- Review Conservation Management Plan

8.6 Implementation of the Interpretation Policy

The implementation of the interpretation policy for *Point Peron "K" Battery* is the responsibility of the current and future owners of the place. The main component of interpretation of the place is however the continued conservation of the place in accordance with the recommendations of this Conservation Management Plan.

8.7 Adoption of the Policy

The Conservation Management Plan for *Point Peron "K" Battery* should be adopted by the owners of the place, Department of Parks and Wildlife, and their representatives. The policy should become one of the basic documents for future and on-going management and conservation of the place.

8.8 Review

This Conservation Management Plan should be reviewed every five years by appropriately qualified heritage consultants. It is the responsibility of the owners to commission the review of the plan.