



# Arthur River Hall

## Considerations for the Future

Report Prepared by  
The Shire of West Arthur

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## 1.0 Introduction

Arthur River currently has two halls located on the eastern side of Albany Highway – a small historical stone hall built c1890 and a larger asbestos hall built in the 1950s which is connected to, and located directly adjacent to, the small hall. The future of the larger, newer Arthur River Hall has come under scrutiny as a result of the increasing costs of repairs and maintenance to the building.

The Shire Builder (Geoff Bunce) undertook a detailed evaluation of both halls and indicated a number of items in the larger hall required replacement or repair. This report is provided in Appendix A.

The Arthur River Development Group met on the 14<sup>th</sup> of September 2017 to discuss the building report and the options available for ongoing management of the larger hall. At this meeting the group agreed that further information was required in relation to:

- costs associated with the ongoing repairs and maintenance of the larger hall;
- costs associated with demolition of the hall;
- potential usage of the hall;
- community commitment to the project; and
- general community opinion on the future of the hall.

This current report aims to provide some background information for the local community to consider in relation to the future of the larger hall. Specifically it aims to:

- outline the context of managing the Arthur River Hall within the broader community of the Shire of West Arthur
- review current heritage status and investigate heritage issues associated with demolition, renovation or other options for the larger hall;
- consider the various options for the larger hall and review possible cost estimates for the various options, where possible;
- review current usage of the larger hall and other facilities that could be potentially used within the area; and
- consult with key members of the community regarding potential options for the larger hall.

As the stone hall and the newer larger hall are connected it is difficult to separate the two and discuss just the larger hall here. Therefore consideration is given to both within this report.

## 2.0 The Hall as a Community Asset

The Shire Strategic and Community Plan 2013-2023 provides direction with key priority areas and goals for the community and council over the next ten years. One of the outcomes the Plan aims to achieve is:

**Pride** in our community and a strong sense of identity forged from our cultural heritage and past and present achievements.

In order to be achieve this outcome the following strategic initiatives were identified:

- Our cultural heritage will be preserved and sites of significance maintained/ conserved for future generations.
- The community has a sense of pride in our public access areas and assists the Shire in the maintenance and development of these.

There are four halls in the Shire of West Arthur including Darkan, Duranillin, Moodiarrup and Arthur River.

The Darkan Town Hall has recently been refurbished and is fully maintained by the Shire. It is used regularly for exercise classes, children's dance classes, community meetings, functions, and training activities and incorporates the community gym.

The Moodiarrup Hall Committee are an incorporated body who lease the Moodiarrup Hall from the Shire and fully maintain and manage the Hall independently. The only contribution from the Shire during recent years, has been the payment for the electricity account and maintenance of the pump which provides water to the toilets, as the power and water are also used for roadworks, stock, firefighting etc.

The Shire's existing policy for the Arthur River and Duranillin halls is that items of capital improvement will be on a contributory basis and minor maintenance is to be done by the hall committees.

The Arthur River Hall site is owned by the State Government and vest in the Shire (Reserve 21211) for the purposes of Agricultural Hall Site. The Hall is currently managed by the Arthur River Development Committee (ARDG) (who accepted management of the hall from the Arthur River Hall Committee in April 2013). The committee is made up of five volunteer committee members and one elected member. Meetings are also attended by several Shire staff members. Meetings are held on an as required basis. The ARDG are a committee of Council meaning that the group are covered by the Shire insurance and funds are managed through the Shire bank accounts.

The Shire of West Arthur is committed to supporting the Moodiarrup Hall Committee, Duranillin Hall Committee and the Arthur River Development Group in the preservation and management of their halls in accordance with the Shire Strategic and Community Plan.

### **3.0 Historical Setting**

The Arthur River Hall comprises three distinctive periods of development. The original small stone hall was built between 1896 and 1899. In the late 1930's a T-section at the front of the hall was added to the original building using stone from the demolished Mt Pleasant Inn (Gray and Sauman, 2008).

The new larger hall was construction in the 1950's to cater for larger balls and the small stone hall was used as a kitchen and supper room. The larger hall is a timber frame construction, on stumps with weatherboard and asbestos cladding and a galvanised iron roof.

The hall was initially used for public meetings, dances, church services and Sunday school. In December 1906 it was opened for use as a school and continued as a school until 1913. In later years the hall has continued to be used for public meetings and events.

### **3.1 Heritage Listings**

#### **3.1.1 State Register of Heritage Places**

The State Heritage Register provides official recognition of the cultural heritage significance of a place. Generally, buildings listed on the State Heritage Register are those that have more than just local significance. Listing on the State Heritage Register provides legal protection by ensuring that any proposed demolition, relocation, alteration, addition or new development is in harmony with its heritage values. All development proposals regarding a registered place are required under the Heritage Act (1990) to be referred to the Heritage Council for advice. (See: <http://www.stateheritage.wa.gov.au/about-us/importance-of-heritage/heritage-listings-explained>).

The Arthur River Hall is not specifically listed as an individual place on the Western Australian Register of Heritage Places. However, it was referred to the Heritage Council of Western Australia for assessment in 2009 as part of the Arthur River Precinct (which also includes Mt Pleasant Inn (site) and Kitchen, Post Office, Blacksmiths shop, a residence site and remnant orchard, two stone wells, and St Paul's Church, Graveyard and sandalwood trees) (Place number 04269 on the inHerit database <http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/5472007b-a693-4878-8150-9f73e2cf911b>). The Arthur River Hall listed in the group includes all three parts of the hall – the original stone hall (c1989), the stone T-section addition (c1934) and the larger hall (1950s).

The assessment of the Arthur River Precinct for inclusion in the State Heritage Register was deferred in 2010 at the request of the Department of Lands until a proposed land acquisition was complete. In 2013, Main Roads requested information on the two stone wells and the boundaries of the land on which Arthur River Precinct is located, were amended to include these two stone wells.

The Shire of West Arthur received notification on the 2<sup>nd</sup> of November 2017 that the Heritage Council were seeking to include the Arthur River Precinct on the State Heritage Register. A draft assessment document was provided to the Shire for comment by 15<sup>th</sup> December 2017. The Shire contacted the chair of the Arthur River Hall Committee (Lisa Saunders) seeking feedback from the local community on the inclusion of the Arthur River Precinct on the Heritage Inventory. Informal feedback was all positive and only one formal response was received which was also positive. As a result, the Shire indicated to the Heritage Council that it was supportive of the proposed inclusion of the Arthur River Precinct on to the Heritage Register.

Consultation was undertaken with the Heritage Council throughout that process (Mr Moss Wilson) and it was indicated that whilst an area or place is being assessed there is no legislation to protect the buildings however it is expected that consultation and

negotiation would be undertaken with the Heritage Council regarding any proposed modifications. Mr Wilson indicated that the intent of the heritage listing is to preserve the older buildings in the area and that within the precinct there are areas that are more significant than others.

Final inclusion of the Arthur River Precinct onto the State Heritage Register will be determined at a meeting held in coming months.

A final report prepared by Laura Gray regarding conservation works associated with the hall indicated that the Arthur River Hall is considered significant as it (Gray, 2012):

- demonstrates the Western Australian vernacular of simple forms and the use of local materials responding to the functions of the building;
- forms a significant and uncommon cultural environment in a landmark rural setting that is integral within the historic fabric of the Arthur River district;
- demonstrates a distinctive way of life in a small rural settlement and the ongoing strength of the community evidenced by the three stages of development of the hall; and
- has the archaeological potential to inform on social, hospitality and cultural ways of life and adaptations forced by settlement in a rural area.

A Conservation Management Plan was prepared for the Arthur River Group in 2008 and it indicates that the various components of the hall have the following levels of significance:

#### *Original Hall*

Considerable significance<sup>1</sup> – external walls (original building), floors (timber 0.135).

Some significance - roof geometry, roof treatment, external walls (1930s extension), windows, doors, interior layout, interior walls, ceiling (coved ripple iron), fireplaces, wall cupboards.

Little significance – floors (other boards), ceilings (flat), stove, kitchen fitouts.

Intrusive- concrete entry veranda and stairs.

#### *1950s larger hall*

Considerable significance – nothing

Some significance – roof geometry, roof treatment, external walls, doors, interior layout, interior walls,

Little significance – windows, floors, entry platform and stairs, concrete ramp, ablution facility

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<sup>1</sup> Exception or considerable significance would warrant inclusion on a register of places of national or state significance. Some significance is the threshold for entry in to the Heritage Councils register of Heritage Places, the National Estate or National Trust list of classified places. Items of Little Significance do not contribute or detract from the significance of a place and intrusive elements have an adverse effect upon the significance of a place.

Discussions were also undertaken with Laura Gray (Wheatbelt Heritage Consultant) for the preparation of this report and she indicated that buildings like the 1950s hall are becoming increasingly important as representations of communities of that time. Laura also suggested that should demolition be considered, then thought should be given to ensuring that other buildings in the district are present to represent that era.

### 3.1.2 Municipal Heritage Inventory

The small stone Arthur River Agricultural Hall is listed on the Municipal Heritage Inventory (MI) (last reviewed in 2008) as a Category 1<sup>2</sup> place (i.e. a place of exceptional cultural heritage significance to the Shire of West Arthur and the State of Western Australia). The Municipal Inventory was last reviewed prior to the Arthur River Precinct being referred to the Heritage Council for assessment and the listing in the MI only details information about the original hall and does not refer to the extension to the original hall or the big hall. However, when the MI is next reviewed it would be updated to include the details listed in the Conservation Management Plan prepared for the Arthur River Group and the draft assessment document prepared by the Heritage Council and would therefore include the larger hall. The current listing in the MI is provided in Appendix B.

A MI is a list of places and structures which are, or may become, of cultural heritage significance (WA Heritage Council Website [www.heritage.wa.gov.au](http://www.heritage.wa.gov.au), 2006). Places listed in a Municipal Inventory *do not have legal protection* unless they are also listed in a separate Heritage List linked to the local Town Planning Scheme or on the State Register of Heritage Places.

Recent changes to the the Planning and Development (Local Planning Scheme) Regulations 2015 require all local governments to “*establish and maintain a Heritage List to identify places within the Scheme area which are of cultural heritage significance and worthy of built heritage conservation*”. Inclusion of a place on the Heritage List requires the owner to submit a planning application prior to demolition, renovation or construction of a single residence and allows local government the opportunity to consider heritage matters when determining the outcome of a planning application. It does not limit or restrict the ability of the local government’s decision on the application. The Municipal Inventory is used as a guide to inform decisions as to what sites are included on the Heritage List in the regulations.

The creation of a Heritage List will mean that places included on the list will need to submit a planning application to Council for demolition, renovation or construction (including internal renovations if the interior has been deemed significant) and that

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<sup>2</sup> Category 1 – Exceptional significance – essential to the heritage of the locality. Rare or outstanding example

Category 2 – considerable significance – very important to the heritage of the locality. High degree of integrity/authenticity.

Category 3 – some/moderate significance – contributes to the heritage of the locality. Has some altered or modified elements not necessarily detracting from the overall significance of the place.

Category 4 – little significance – has elements or values worth noting for community interest but otherwise makes little contribution

Council will need to consider the Heritage values of a place prior to approving or not approving the planning application.

The State Heritage office recommends that if a property is deemed to be either a Category 1 or 2 on the MI then that property is considered to be of significance to the local community and it should be included on the Heritage List unless it is shown by the owner that the heritage value of the property does not meet Category 1 or 2 criteria. Being on the Heritage list doesn't mean that alterations to the property can't be undertaken, however they do require council approval. At a bare minimum, all places listed on the State Heritage Register are expected to be on the Heritage List.

The Shire of West Arthur Council agreed to the adopt Local Planning Policy No 2 – The Heritage List for advertising in January 2017. To date, this policy has not been advertised for the required 21 days and the Heritage List has not yet been created. However, it would be expected that the Arthur River Precinct, including the Arthur River Hall would be included on the Heritage List because of its current listing as a Category 1 place on the Municipal Inventory. Should the Heritage List be created prior to alterations taking place then those alterations would need to be referred to Council for approval under the Planning and Development (Local Planning Scheme) Regulations 2015.

### 3.1.3 Other Listings

In addition, the Arthur River Precinct was listed as a Classified Place by the National Trust in 1983. A Classified Place does not have any legal status but is merely to provide a historical, educational record of Western Australia's heritage. (See <https://www.nationaltrust.org.au/services/heritage-register-wa/>)

Finally the Arthur River Precinct was previously listed as an Indicative<sup>3</sup> place on the Register of National Estate (note: that this register has now been superseded and the Arthur River precinct is no longer included on the new National Heritage List).

### 3.1.4 Heritage Value of the Larger Arthur River Hall

The Arthur River Hall and all of its components (original building, the 1930s extension and the 1950s addition) are an important part of the Arthur River Precinct. The Arthur River Group Conservation Management Plan (Gray and Sauman, 2008) lists the following policies which are relevant to the Arthur River Hall:

- Policy 2.13 – Retain and conserve all elements of the Arthur River Hall (c. 1989, c. 1934, 1950s).
- Policy 2.14 – take opportunities to remove the intrusive element of the concrete entry to the hall.
- Policy 2.15 – any new work to the building should be sympathetic with the remaining fabric of “Some or Considerable Significance” or able to be reversed without damage to the surrounding fabric at a later date.

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<sup>3</sup> Data provided to or obtained by the Heritage Branch has been entered into the database. However, a formal nomination has not been made and the Department has not prepared all the data necessary for a nomination.

- Policy 2.16 – The continuation of appropriate functions and regular use is very important to the ongoing viability of the place. The choice of a compatible use can be essential to the survival of the significance of a building, as all uses require some changes to accommodate their needs.
- Policy 2.17 – Any future compatible uses and users must not compromise the significance of the place as described in the Statement of Significance
- Policy 2.23 – items of Considerable Significance are extremely important in terms of the place and should be conserved if the place is to retain its meaning and significance. These items should be retained, restored and conserved as appropriate.
- Policy 2.24 – elements of some significance should also be retained restored and conserved as appropriate. However adaptations could be acceptable but should be limited to the introduction of new services, fixtures and partitions of removal nature.
- Policy 2.25- elements of little significance can be altered for adaptive or conservation works depending on future use requirements.
- Policy 2.26 – intrusive elements should be removed but should be assessed in consideration of issues such as function and economics.
- Policy 4.6 – As a consequence of the entry of the Arthur River Group into the Register of Heritage Places, all development must be referred to Heritage Council for approval.
- Policy 5.1 – the owner should consult with the Regional Wheatbelt Heritage Adviser representing the Heritage Council of Western Australia with regard to the relevance and appropriateness of any proposed development on the site should it be considered.

These policies are not legally binding but should be considered prior to undertaking any works associated with the hall. Where possible, works should be undertaken in accordance with the Conservation Management Plan.

### **3.3 Interpretation Plan**

In 2009, an Interpretation Plan was prepared for the Arthur River Development Group (Creative Spaces and Harben, 2009). The plan is a strategic planning document which aimed to:

- Promote a better understanding of Arthur River's history in the community;
- Provide visitors and locals with both a recreational and educational experience;
- Link Arthur River to other points of interest in the area; and
- Encourage more people to stop and visit Arthur River.

This Interpretation Plan suggested the following for the Arthur River Hall:

- A signage panel as part of a town walking trail be included at the Arthur River Hall; and
- A series of large scale murals be installed in the Arthur River Hall of key identities and recreation themed events.

The signage panel has been installed next to the hall (Figure 1) as per the recommendations, however large scale murals have not been included in the hall.

Figure 1: Signage panels install adjacent to the hall.



### **3.4 Heritage Considerations**

Given that the hall is likely to be listed on the State Heritage Register in the near future, consideration needs to be given to the heritage values of all parts of the hall. This means that the Heritage Council will need to be consulted prior to any works being undertaken.

Discussions with the Heritage Council Senior Heritage Officer, Moss Wilson indicated that generally these discussions are best undertaken early in the process on an informal basis. This will allow the Development Heritage Team at the Heritage Council to provide advice and direction on any restoration undertaken. He also indicated that works are generally approved assuming they are respectful of the heritage values of the area.

He indicated that works undertaken on the hall need to be in keeping with the heritage values of the hall (particularly the colonial era buildings) and that the Heritage Council is generally open to improving areas such as kitchens and ablutions. The Heritage Council will provide advice on materials to be used and it is unlikely that this will result in significant cost increases to any restoration works to be undertaken.

However, listing the building on the State Heritage Register means that funds may be available from sources outside the Shire to preserve the heritage values of the hall (e.g. through heritage grants, see section 5.1.2).

## **4.0 Hall Usage**

Initial usage of the small stone hall was for social events and during the early 1900s it was also used as a part time school. The small hall has been used as a meeting venue over the years for various different groups within the community. As the population of the area increased the larger hall became necessary and was built to hold larger balls. Associations holding meetings in the two halls over the years have included (Creative Spaces and Harben, 2009):

- The Arthur River Farmers Club Association (existed prior to World War One);
- Country Women's Association;
- Farmers Union (after World War Two);
- Junior Farmers; and
- Arthur River Fire Brigade.

In addition the Methodist Church held church services and Sunday school at the hall. The annual Christmas tree function, New Year Race Day dance and other dances were also held in the hall.

Current usage of the halls in Arthur River is limited. The following events have been held at the hall over recent years:

- Cancer morning tea;
- Bush Fire Brigade meetings;
- Melbourne Cup luncheons;
- State and Federal elections/referendums;
- Playgroup;
- Badminton (stopped as lights were not working);
- Special events (e.g. high tea); and
- Pop up shop (Fashion Truck).

The aesthetic appeal and the condition of the larger hall in recent years has resulted in it being used less frequently. It was estimated in 2012 that the hall was probably used around six times per year, however no indication is given as to which parts of the hall get used (Arthur River Hall committee notes). The larger hall was last used for an afternoon tea following a funeral. No further information has been made available for hall usage in more recent years.

Larger events are now generally held at the Arthur River Country Club which is considered to currently be the venue of choice by the local community. Such events include private functions, fundraising events, Melbourne Cup lunches, and sporting events (golf days etc).

The historical buildings on the western side of Albany Highway also provide a venue for events. These buildings have been used for a "Thank a Volunteer" Shire function. Lack of cooking facilities on the west side of the highway in these buildings limits their usage.

## 5.0 Future of the Hall

The future of the latest addition to the Arthur River Hall needs to be carefully considered by the local community. Options to be considered are:

- Restoration of the hall to a standard that would make it useable for large community events;

- Restoration of the hall to a minimum standard that ensures that it is safe and then mothballing the hall until a future ongoing use becomes apparent;
- Demolition of the hall to remove the requirement for spending funds on a facility no longer used within the shire;
- Partial demolition of the hall, retaining the flooring section as an outdoor patio area and constructing some sort of covering to provide a covered outdoor area; and
- Offering the use of the hall to an enterprising business owner to ensure ongoing usage of the facility (something like the Williams Woolshed).

Other options may also be raised as part of the wider community consultation process and these should all be considered and investigated prior to a decision being made.

### **5.1 Restoration of the Hall**

Basic restoration of the large newer hall at Arthur River is likely to cost a minimum of \$28,750 (labour and materials) for urgent repairs (See Section 6.0 for more details on restoration costs) before the hall can be mothballed. However, further maintenance will be required in future years as parts of the hall continue to deteriorate. If the community requires the large hall to be usable in coming years additional repairs and improvements may be required to return the hall to an acceptable standard for use.

An additional \$34,800 (minimum likely cost for labour and materials) is required to replace the roofing, install a new kitchen and repair doors and windows in the old stone hall and this also needs to be undertaken as soon as possible. Minor repairs such as those listed in Appendix D do not require the advice of the Heritage Council. Other repairs will require liaison with the Heritage Council.

The Shire and the ARDC do not currently have sufficient funds to undertake the restoration on its own and therefore would need outside resources to undertake the restoration. This could include funding from Government bodies (Lotterywest or Heritage Council), fundraising, donations from the local community or businesses and funding from corporate businesses (e.g. banks, CBH etc).

Prior to applying for funding the community would need to strongly consider the reasons for restoration. Things that would need to be considered are:

- How important is the hall to the local community?
- Who would use the hall if it was restored?
- Is there anyone interested in driving the conservation process?
- Is there anyone interested in encouraging the community to use the hall?

Some of the risks associated with renovating the hall include:

- Costs associated with the restoration of the hall;
- Ongoing maintenance costs of the hall;
- The need to comply with updated legislative requirements such as disability access if upgrades are undertaken;
- Ongoing volunteer management of the hall

### 5.1.1 Community Use of the Hall

The Conservation Management Plan indicated that the continuation of appropriate functions and regular use is very important to the ongoing viability of the place. Currently the hall is underutilised and there is no “push” to find users of the hall. Should restoration be considered the best option by the community then it is recommended that the community make an effort to use the facility in order to keep it maintained.

Moodiarrup Hall is an example of a hall that has undergone a similar process. The local community at Moodiarrup has embraced the restoration of the hall and now regularly hold events to support the ongoing management of the hall. These events include a monthly dance, an annual roast lunch for 100 people that celebrates a local family, providing a place for caravaners/bike riders or other groups to visit/stay, and other events such as a ball for an agricultural group and a venue for charity events. These events are totally community driven.

During the preparation of this report investigations were undertaken into uses of other small halls in rural Australia and New Zealand, many of which face similar problems. Some of the usages for these halls are listed below and could be used as a starting point to generate ideas for the Arthur River Hall if consideration is to be given to continuing to use the hall. Uses of other halls around Australia include:

- Zumba exercise classes
- Music venue – people sitting at tables with a picnic basket listening to bands
- Craft group using a hall as a regular meeting place to undertake crafts
- Indoor wood chop night
- Scrapbooking weekend
- Christmas functions
- Buy/swap/sell days
- Movie nights
- Art gallery
- Horticultural shows
- Card evenings

In order for the hall to be continue to be used, community members will need to be actively involved in generating activities at the hall and this will require someone or a group of people to drive these events. Events or activities may include:

- Regular events organised by the local community – this may include markets, art shows, pop up shops. There is a potential for the small hall to be used to as a temporary one-off art gallery as part of the Creative Grid Art Project the Shire is currently involved in.
- Opportunity for recreational groups such as caravanning groups, bike groups to use the hall as an accommodation facility as they travel through the area. (this may require a larger parking area and other facilities such as RV waste dump).
- Heritage Tourism – could the hall be opened as part of the heritage tourism that operates in the area? There is a potential to be part of the National Trust

Australian Heritage Festival which runs annually over a period of a month in April/May.

- Offered to a local community group as a “headquarters” (e.g. Southern Dirt).
- investigate other ideas through a workshop, similar to the successful Enterprising Communities workshops held in Darkan late last year, for the Arthur River community to brainstorm and consider other options to develop and encourage use of Hall and wider Arthur River precinct.

One of the issues associated with the use of the Arthur River Hall has been its location on Albany Highway and the associated safety of children whilst at the hall. Currently there is no fence preventing children accessing the highway. External lighting upgrades may also be required to ensure safety for users of the hall.

There is potential for the adjacent store site to be incorporated into the hall reserve to provide a large area adjacent to the hall. This area could then provide a better parking area, more picnic facilities and the opportunity to provide safer ingress/egress into the Hall parking area. This adjacent site is currently owned and managed by Main Roads.

### 5.1.2 Use by Private Business

The large new hall could be offered as a premises for a business to operate or base itself (similar to the Williams Woolshed). Permission may need to be obtained from the State Government for any commercial use as the Shire only has a management order for the land.

A reduce rent could be offered as a means of encouraging a business to use the facility. However, this option would still require the hall to be renovated but would also offer the opportunity to recover some income from the use of the hall. Negotiations would also need to consider the ability of the local community to use the hall when required.

A recent pop-up shop was held in the small hall and was considered by the operator to be a huge success. Some photos of how the hall was used for this pop up shop are provided in Figure 2.

Figure 2. Use of small hall as a pop-up shop through December 2017





The large hall could potentially be used/leased as a warehouse for a business that requires such a facility. However, this could potentially result in the large hall being available for community use.

## **5.2 Demolition of the Hall**

Demolition of the new part of the Arthur River Hall has also been raised as an option for the future of the hall. The community need to consider if the ongoing maintenance costs associated with the Hall are justifiable given the current usage, availability of other community facilities (e.g. Arthur River Country Club) and the cost of ongoing maintenance.

Discussions would be required with the State Heritage Council before this option could proceed any further as a result of the recent assessment undertaken as part of the registration process for the State Heritage Register. The hall has a role to play in representing a period of history in the Arthur River area and removal of the hall would result in a loss of heritage values associated with the 1950s building.

Informal discussions with Moss Wilson (Senior Heritage Officer, Heritage Council) indicated that, despite being listed as part of the Arthur River Group, the 1950's hall plays a lesser role in the story of the heritage of the area and as such, demolition is a possibility. If this is the option considered to be the most appropriate, the Heritage Council have suggested that discussions should occur as early as possible so that consideration can be given to ensuring that the changes are sympathetic to the colonial era and respectful of the heritage values of the area.

Should the hall be demolished, a shed for storage would be required as currently the hall is used for storage of chairs, piano and other items. The cost of such a shed has not be included in the costs outlined in Section 6.0.

If the Arthur River community decided that demolition is the only option available for the large Hall then every effort should be made to make a record of the Hall and its history. Funding from external sources would not likely be available to prepare a record of the hall if it was earmarked for demolition. Funding is also unlikely to be available for demolition.

If the local community decide that the Hall should be demolished then salvage of some components of the hall may be possible for use elsewhere or for use by local residents. This would probably require consultation between the Shire and the ARDC.

A suggestion was made at a committee meeting that a large portion of the hall could be demolished and the flooring could be retained as an outdoor patio area. A covering could be constructed over the area to create a large outdoor space that could be used for events. This option has not been costed at this stage as discussions would need to be held with the Heritage Council prior to this option being considered in detail, however it is included here for consideration by the local community.

### **5.3 Leave Hall as it is**

The easiest and least costly option is to leave the hall as it is with only minor repairs to ensure the hall is lockable and safe. Currently hall is used very infrequently and this is possibly as a result of the condition of the hall. Without repair it is unlikely to be used any further and there is the potential for vandalism as the hall continues to decay.

This option is also likely to continue consuming Shire funds each year through minimal maintenance which could be better spent elsewhere in the Shire. Consideration will need to be given to maintaining the insurance on this part of the hall. This is another ongoing cost that needs to be considered.

This is likely to be the easiest option available but is likely to provide a public liability issue for the Shire. In addition, it would mean that this new part of the hall would be lost to the community. Active demolition would mean at least some parts of the hall will be salvaged for use around the district.

## **6.0 Financial Implications**

### **6.1 Recent Expenditure on the Hall**

The Arthur River Hall is currently valued at a replacement cost of \$324,450 and is recognised in the Shire's balance sheet with a fair value of \$228,070 and an annual depreciation of \$4,200. In accordance with asset management principles, expenses associated with managing an asset are broken down into operations, maintenance, renewal and upgrade.

As the hall is managed by volunteers the operational expenses, such as cleaning and taking bookings, are minimal. The Shire pays annual fees for the Emergency Services Levy, rubbish collection, property insurance, and for the servicing and replacement of fire extinguishers as required. Since 2017/18 the Shire has paid the power account and Shire staff maintain the area around the hall and the general grounds, which are also used by the general public accessing the public toilets. The Shire's total annual operating expense is estimated as \$2,500.

Maintenance includes actions necessary for retaining an asset as near as practicable to an appropriate service condition and includes ongoing day-to-day work necessary. Maintenance works on the Arthur River Hall have been shared between the volunteer committee and Shire staff. Other than a major expense associated with power supply

in 2013 (\$2,046), expenditure on materials associated with maintenance in the recent past has been minimal. There has been some Shire staff time allocated for maintenance works such as repairing windows and doors.

Renewal includes works to restore, replace or renew existing materials. During recent years, renewal has included replacement of the ceiling and repairs to cracks and painting in the older (small) hall. The Committee has also replaced the stove with external funding. No renewal works have been undertaken in the larger hall.

Upgrade is expenditure which enhances an asset to provide a higher level of service, such as extensions or major improvements. There have been no upgrades to the Arthur River Hall in recent times.

The toilets at the rear of the Hall are budgeted separately and are fully maintained by the Shire.

## **6.2 Funding Sources**

The Arthur River Development Committee currently has \$4,174 in the Shire's trust fund from the initial Arthur River Restoration Committee's bank account. It is anticipated that a small amount of funds will be transferred into this account from the closure of the Arthur River Hall Committee account.

The Shire holds income from the sale of AW special series number plates in a heritage reserve which is directed to heritage preservation throughout the Shire. This reserve currently has a balance of \$4,500. The Shire also has a building reserve for renewal and upgrade works on Shire owned buildings. A number of priorities have been identified for the building reserve through the Shire's Corporate Plan, however some funding maybe available for the Arthur River Hall. Council approval is required for access to these funds, generally through the annual budget process.

The Shire budgets an amount annually for maintenance of halls. Whilst the Shire's policy is that maintenance is the responsibility of the Arthur River Committee, Council may agree to contribute to works, as they have in the past.

Lotterywest is the major supplier of funds to Heritage projects. However, an application for a grant from Lotterywest would also need to be considered in the context of the Shire, as Lotterywest are reluctant to fund too many projects within one Shire. Discussions would need to occur with Lotterywest to determine the best course of action for applying for a restoration grant. Generally, Lotterywest will only fund things that can be classed as restoration. As a result items such as the replacement of the kitchen are unlikely to be funded under this program. Further discussions with Lotterywest will determine what is classified as "restoration". More information on the Lotterywest grant process is available on their website <http://www.lotterywest.wa.gov.au/grants/grant-types/heritage-and-conservation>.

The Heritage Grants Program is run by the Heritage Council of WA and is available for urgent conservation works to properties that are listed on the Heritage Register. However these grants are only available to private property owners and are not available to Government Agencies and therefore would not be available for the Hall.

Private corporate businesses could potentially be approached to assist with funding. Some examples of corporate businesses that operate in our community could include:

- Bunge
- CBH Group
- Bendigo Bank and other banks
- Coles
- Landmark

Fundraising by the local community could also contribute to the restoration of the hall. This could be in the format of holding an event or number of events at the hall (e.g. dinners, dances, garage sales) to raise funds, or through personal contributions from members of the local community. Meetings regarding the future of the hall may also generate some ideas for raising needed funds.

### **6.3 Cost of Restoration**

#### **6.3.1 Past Conservation Works**

Conservation works were undertaken in 2010/2011 to ensure the long term viability of the Arthur River Hall. The funding for the works was provided by Lotterywest under the Cultural Heritage Grants Program and was valued at \$30,974. This conservation work included:

- An inspection of ground level drainage systems around the large and small hall;
- Site drainage works to ensure adequate discharge away from the buildings;
- Restoration of existing gutters and replacement of some gutters;
- Replacement of downpipes;
- Installation of an agricultural drain across the rear of the halls;
- Construction of perimeter drainage to maximise water drainage away from the buildings; and
- Restoration of the external walls of the stone hall.

#### **6.3.2 Future Conservation Works**

The Shire Builder, Geoff Bunce, recently inspected both halls (August 2017) to assess the repairs required. Geoff rated all items in the hall from 1 (good condition) through to 5 (poor condition) according to their structural condition and their appearance. The large hall had many items that were listed as either 4 (Fair Minus) to 5 and the full building inspection report is provided in Appendix A.

It was recommended that those items listed as a 4 or 5 be repaired as soon as possible. These items are listed in Table 2 with associated costs.

Table 2: Costs associated with the restoring items requiring immediate attention in the new large hall.

<i>Item</i>	<i>Material Costs</i>	<i>Labour Costs</i>
Doors – front double doors and exit double doors beyond repair, replacement required	\$7965	\$2510

Replace Window sashes and glazing with obscure glass	\$6605	
<i>Additional cost for twin winders (optional extra)</i>	<i>\$4850</i>	
Hardware for windows	\$410	
Replace damaged wall linings/cladding (interior and exterior)	\$310	
Replace damaged exit sign (Labour included in material costs)	\$200	
Paint hall (costings for a contractor to do the painting of walls, doors, door & window frames, exterior walls, eaves and barges.)	\$10,500	
Seal timber floor	\$250	Volunteers
<b>Total</b>	\$26,240	\$2510
<i>Total including twin winders</i>	<i>\$31,090</i>	

The costs provided for painting do not include painting the interior walls which are currently unpainted. A cherry picker will be required to paint the outside of the hall and therefore due to Occupational Health and Safety requirements the Shire is likely to require this to be contracted out rather than undertaken by volunteers.

It should also be noted that whilst it is not included in the above table, the roof cladding is likely to require replacement on the new hall within five to 10 year. The cost of replacing the roof and barge boards will be approximately \$59,000 (based on current pricing).

The foundations (timber stumps) were also listed as a 4 in the property condition report. Geoff has indicated that replacement of the stumps is not likely to be required for approximately 20 years.

The old stone hall was also assessed and a number of items were listed as a 4 or 5. Geoff indicated that the roof on the old hall building has approximately five years life remaining and therefore replacement needs to be considered in the near future. In addition, the committee indicated that the kitchen in the old hall is becoming dated and that replacement/refurbishment of the kitchen would make the hall more useable. Pictures of the kitchen are included in Appendix C. Costs associated with conservation of the smaller, older hall are listed in Table 3.

Table 3: Costs associated with the restoration of the small, old part of the hall.

<i>Item</i>	<i>Material Costs</i>	<i>Labour Costs</i>
Replace roof sheeting	\$15,610	\$7500
Scaffold erect and dismantle	\$5875	
Scaffold weekly hire (\$122.77 x 2)	\$245	
New Kitchen (supply and install)	\$4,205	
Fridge	\$1,200	
Repair and reseal front doors, replace window panes	\$175	Shire to repair
	\$27,310	\$7500

Note that the costings provided above are for standard repairs and it has been assumed, based on conversations with Moss Wilson (Senior Heritage Officer, State Heritage Council), that there is unlikely to be any significant increases in costs associated with restoration if they are undertaken in a manner that respects the heritage values of the buildings.

## **6.4 Cost of Demolition**

The cost of demolition of the new hall would be approximately \$27,350 (quote supplied by Keybrook Utility Services). Costs associated with liaising with the Heritage Council have not been included in this quote. As the hall is likely to be listed on the State Heritage Register, consultation with the Heritage Council will be required. Initial informal discussions with the State Heritage Council indicate that the 1950's portion of the hall is not a key building in the Heritage story of the Arthur River Colonial era and as such demolition could still be considered despite being listed on the State Heritage Register.

## **7.0 Summary**

In summary, the restoration of the new, large hall needs to be community driven. The listing of the Hall on the State Heritage Register means that consultation with the Heritage Council will be required prior to restoration or demolition works being undertaken but that both options are still viable. However, it also means that the community is more likely to be successful in obtaining funding for restoration. Funding for restoration will need to come from external sources wherever possible as it is unlikely that the Shire will have sufficient funds to assist with restoration. The Shire however, will be able to supply some labour to assist with restoration activities.

The process from this point should involve distribution of this report to the members of the local community to provide everyone with detailed information regarding the hall. A public meeting, convened by the ARDC and the Shire, should then be advertised and held for members of the community to put forward other suggestions, voice opinions and to indicate their interest in assisting with any future restoration. The future of the hall can then be considered in context of local community opinion as well as more objective factors such as costs.

## **8.0 References**

- CREATIVE SPACES & HARBEN, C. 2009. Interpretation Plan for the Shire of West Arthur. Perth, Western Australia.
- GRAY, L. 2012. Arthur River Hall Conservation Works. Heritage and Conservation Consultant.
- GRAY, L. & SAUMAN, I. 2008. Arthur River Group, Conservation Management Plan.

## **APPENDIX A**

### **BUILDING INSPECTION REPORT**

**Inspection undertaken in August 2017**

Shire of West Arthur				
Property Condition Report			Report by: G Bunce	
Property: Arthur River Halls			Address: Albany Highway, Arthur River	
Element	Structure Condition	Appearance Condition	Comments	Date
Doors - locks/latches, hinges	4	4	Front doors, exit doors of main hall, doorstep of main hall	4-Dec-12
Sliding doors - locks - rollers				
Windows - latches - flyscreens	4	4		
Exhaust Fans				
Light switches/power points	3	3		
Taps/spouts	3	3		
Garden taps				
WC - pan - cystem				
Bathroom				
Reticulation				
Light fittings - interior	3	3		
Light fittings - exterior	4	4		
Gates/latches				
Fences				
Curtains/blinds				
Kitchen Cabinets/benchtops	3	3		
Stove/Cooktops/Ovens	3	3		
Vanity cabinets				
Other fixed cabinets	3	3		
Floor coverings - tiles				
Floor coverings - carpets				
Floor finishes - oiled, sealed	3	3		
Smoke detectors - H/wired, Ind				
H W S-storg, instnt, elec, gas				
Gas regulator	3	3		
Built in fixtures	3	3		
Airconditioner-evap, ductd, split				
Paving/paths				
Driveway/carpark - gravel	3	3		
Ceiling fabric	3	3		
Interior wall fabric	4	4		
Exterior wall fabric	4	4		
Interior paintwork	4	4		
Exterior paintwork	4	4		
Wall structure - brick, timber frame	3	3		

Element	Structure Condition	Appearance Condition	Comments	Date
Foundations - stumps, concrete	3	3		
Patio - structure				
- cladding				
Shed - structure				
- cladding				
Wood heater				
Clothes hoist				
Steps - timber, brick, concrete	3	3	Steps to older hall?	
Septic tanks				
Leach drains				
Roof cladding-Corrugated Galv Iron	4	4		
Gutter- zincalume	3	3		
Fascia - timber	3	3		
Barge boards - timber	3	3		
Stormwater pipes	2	2		
Downpipes	2	2		

Property: Arthur River Hall – Old Hall				Property: Arthur River Hall – New Hall			
Element	Structure Condition	Appearance Condition	Comments	Element	Structure Condition	Appearance Condition	Comments
Doors - locks/latches, hinges	4	4	Front doors need restoration work	Doors - locks/latches, hinges	5	5	Front double doors and exit double doors beyond repair, replacements required
Doors - locks/latches, hinges	3	2	Door between halls needs easing	Doors - locks/latches, hinges	4	4	
Window sashes & latches	4	3	Cracked glass panes in two windows	Window sashes & latches	4 & 5	4 & 5	Glass missing from sash-south side, some sash frames need replacing. Latches need replacing
Light switches/power points	3	3		Light switches/power points	3	3	
Taps/spouts	3	3		Taps/spouts	N/A	N/A	
Light fittings - interior	3	3		Light fittings - interior	5	5	Exit light above doors (north side) damaged/parts missing
Light fittings - exterior	4	4		Light fittings - exterior	4	4	
Kitchen Cabinets/benchtops	3	3		Kitchen Cabinets/benchtops	N/A	N/A	
Stove/Cooktops/Ovens	2	2		Stove/Cooktops/Ovens	N/A	N/A	
Other fixed cabinets	3	3		Other fixed cabinets	N/A	N/A	
Floor finishes - oiled, sealed	3	3		Floor finishes - oiled, sealed	4	4	
Gas regulator	3	3		Gas regulator	N/A	N/A	
Built in fixtures	3	3		Built in fixtures	N/A	N/A	
Paving/paths				Paving/paths	2	2	Back door to carpark
Driveway - bitumen	3	3		Driveway/carpark - gravel	3	3	
Ceiling fabric - metal mini orb	3	3	Recently repainted	Ceiling fabric	N/A	N/A	
Interior wall fabric - Plaster	3	3	Recently repainted	Interior wall fabric - Hardieflex/ Masonite	4	4	Two Hardieflex sheets on south wall cracked
Exterior wall fabric - stone & brick	3	3		Exterior wall fabric - Asbestos/weatherboard	4	4	Broken sheets at back of hall, nails loosening again on front wall, cover battens coming loose and falling off. Replacement recommended
Interior paintwork	2	2		Interior paintwork	4	4	To door and window frames only, walls unpainted

Element	Structure Condition	Appearance Condition	Comments	Element	Structure Condition	Appearance Condition	Comments
Exterior paintwork	3	3		Exterior paintwork	4	4	Faded and dirty on asbestos sheeting, peeling from weatherboards
Wall structure - brick & stone	3	3	Minor damage to stonework at front RH corner of old hall (Hit by Car) some repointing of stonework required	Wall structure - timber frame	3	3	
Foundations - stone & timber stumps	3	3		Foundations - timber stumps	4	4	
Steps - brick, concrete	3	3		Steps - timber	3	3	
Roof cladding-Corrugated Galv Iron	4	4	Roof sheets rusting, replacement within 5 years recommended	Roof cladding-Corrugated Galv Iron	4	4	
Gutter- zincalume	3	3		Gutter- zincalume	3	3	
Barge boards - timber	N/A	N/A		Barge boards - timber	4	4	
Stormwater pipes	2	2	Replaced in recent years	Stormwater pipes	2	2	Replaced in recent years
Downpipes	2	2	One to front RH corner of old hall damaged (Hit by car)	Downpipes	2	2	Replaced in recent years
Component Condition Score	1		New	Component Condition Score	1		New
	2		Good condition		2		Good condition
	3		Acceptable condition		3		Acceptable condition
	4		Needs maintenance		4		Needs maintenance
	5		Product failure		5		Product failure
<b>Building Condition Rating Scale: 3 - 4</b>							
<b>1 - Good</b> - Building is new or has been extensively remodelled and modernised - 100% - 85% of estimated economic working life remaining							
<b>2 - Fair Plus</b> - Building is relatively new, been well maintained or been refurbished - 84% - 70% of estimated economic working life remaining							
<b>3 - Fair</b> - Building has been well or regularly maintained - 69% - 20% of estimated economic working life remaining							
<b>4 - Fair Minus</b> - Building in need of overall maintenance, no obvious structural defects - 19% - 0% of estimated economic working life remaining							
<b>5 - Poor</b> - Building in disrepair or un-habitable with possible structural problems - No estimated economic working life remaining							

## **APPENDIX B**

### **MUNICIPAL HERITAGE LISTING**

Municipal Heritage Inventory  
Reviewed by Kerryn Chia

Revision 1  
September 2008



<b>SITE NUMBER:</b>	AR5
<b>Name:</b>	Arthur River Hall
<b>Address/Location:</b>	Albany Highway, Arthur River
<b>Owner:</b>	Shire of West Arthur
<b>Heritage Council Listing Number:</b>	4269 (Arthur River Group)
<b>Other Listings:</b>	On the State Heritage Register list of sites to be assessed (part of the Arthur River Group). Classified by National Trust, 1983. Nominated for inclusion on the Register of National Estate as part of the Arthur River Group, 1988 (Appendix 4).
<b>SITE DETAILS</b>	
<b>Occupied:</b>	Yes- Periodically
<b>Public Access:</b>	Restricted
<b>BUILDING DETAILS</b>	
<b>Description:</b>	Hall
<b>Construction Date/Builder:</b>	c 1890
<b>Construction Materials:</b>	Stone (904) with iron roof (606), wooden floor (1102)
<b>Modifications:</b>	Some (front extensions).
<b>Extent of original fabric:</b>	All
<b>General Condition:</b>	Good
<b>Past Use:</b>	Community Hall (208)
<b>Current Use:</b>	Community Hall (208)
<b>HISTORIC THEME</b>	
<b>Theme:</b>	Community services and utilities (404), Sport recreation and entertainment (405)
<b>MANAGEMENT RECOMMENDATION:</b>	
	Category 1 - A place of exceptional cultural heritage significance to Shire of West Arthur and the State of Western Australia, that is either in the Heritage Council of Western Australia's <u>Register of Heritage Places</u> , or worthy of consideration for entry into the Register.
<b>OTHER</b>	
	A conservation plan is currently being prepared for kitchen, post office and hall.

Municipal Heritage Inventory  
Reviewed by Kerryn Chia

Revision 1  
September 2008

## DESCRIPTION OF THE PLACE AND ITS SETTING

Located over the highway (east side) from the original post office in the Arthur River township.

The original building measuring 35' x 20' was added to during the late 1930's when the front 'T' section was constructed using stone from the demolished Inn in 1935/36. Sammy Cresswell builder of Wagin, however used poor quality mortar. Stays added in recent years. Crimped iron ceilings. Door in place of window to join new hall. Wooden jarrah floor wide boards in original section.

Construction date is unknown but in 1906 it was reported that-

*"an effort is being made to do something in regard to the hall here, and is about time, as anyone who has seen the hall will admit. A provisional committee has been appointed, and its hoped that it will be possible to instil enough enthusiasm into the residents generally to have a good strong permanent committee duly nominated and elected"<sup>(1)</sup>.*

However, despite the concern of some residents, little was happening and nearly two years later, Anthony Madden suggested the formation of a Progress Committee and reiterated the concern at the "lack of maintenance of this little used hall"<sup>(2)</sup>.

Concern about the management and size of the Arthur River Agricultural Hall was expressed a number of times during the period 1923-1929<sup>(3)</sup>. The rejuvenation of social activities following the Second World War led to the formation of a Social Club at Arthur River in 1946 with the aim of raising funds to rebuild or enlarge the hall<sup>(4)</sup>. This ultimately led to the construction of a new building alongside the existing hall.

## STATEMENT OF SIGNIFICANCE

The building is of significance as one of the early venues in the district for social and civic occasions. The building is a fine example of a local hall from the period. It is an important component of the stock of original buildings in the West Arthur Shire.

An important early use for the building was as a school- in 1906 a half time school began operating at the Arthur in conjunction with Tarwonga and it was not until 1913 a separate school was built<sup>(5)</sup>.

It has served as a meeting venue over the years for the local branches of the Arthur River Farmers Club Association (pre WW I) the Country Women's Association, Farmers Union (post WW II), Junior Farmers, Arthur River Fire Brigade etc. It also was the venue for the Methodist (later Uniting) Church services and Sunday School and for the annual Christmas Tree for the children.

When the new hall was built adjoining it during the mid 1950's to cater for large balls, the old hall became the kitchen and supper room for the occasions.

## SUPPORTING INFORMATION

**Photographs List** A 4, 5: CA 10  
**Bibliography/References** (1) Southern Argus 27/10/1906  
(2) Ibid 29/5/1908  
(3) Bird; *West of the Arthur* pp 323-324  
(4) Ibid p 377  
(5) Ibid 27/10/1906, 18/1/1913

## **APPENDIX C**

### **PHOTOS OF ARTHUR RIVER HALL**

## New Hall exterior



**Left:** View of Arthur River Hall from Albany Highway on the south side. **Right:** Southern side of the hall.



**Left:** Front Entrance steps and door. **Right:** Back entrance, south side.



View of the back of the hall (east side) including damaged wall panels.

## New Hall interior



**Left:** Inside, front door (western wall). **Right:** Windows on the northern wall



**Left:** Inside looking towards the eastern wall (note that interior walls are not painted). **Right:** Interior, north western corner.

## Old Stone Hall Kitchen



**Left:** Kitchen in the south west corner of old stone hall. **Right:** Kitchen sink facing Albany highway.



**Left:** Open cupboards opposite sink, looking north east. **Right:** New stove in kitchen.



Old fridge that requires replacement

## **APPENDIX D**

# **HERITAGE COUNCIL REQUIREMENTS FOR MAINTENANCE**

## Guide to Conservation & Maintenance

<http://www.stateheritage.wa.gov.au/conservation-and-development/guide-to-conservation-maintenance>

Maintenance can be defined as routine minor works that do not fall under the usual description of development.

Maintenance is an integral part of the conservation process. Some examples of maintenance works are painting surfaces in a like-for-like style, and general cleaning and tidying up.

Day-to-day maintenance and some minor works do not need to be referred to the Heritage Council or the Department of Planning, Lands and Heritage for advice. [Read](#) more about what does not need to be referred.

We have also produced a range of [maintenance information sheets](#) and publications that may assist you. If a heritage place has a Conservation Management Plan or Strategy (CMP & CMS), this can assist you to identify and prioritise maintenance works. Click here to download the [Guide to Conservation Management Plans](#) and the [Guide to Conservation Management Strategies](#).

If you are considering developing or making changes to a State Registered place, please read our [Guide to Developing Heritage Places](#). Looking for inspiration, you can view our [Photo Galleries](#) on places that have been adapted or changed or alternatively, download our Heritage in Action [Residential](#) and [Adaptive Reuse](#) brochures.

We can also put you in contact with heritage professionals, trades

### Minor Repairs Requiring no Advice

<http://www.stateheritage.wa.gov.au/conservation-and-development/guide-to-conservation-maintenance/maintenance-repair>

YOU DO NOT NEED TO SEEK OUR ADVICE FOR THE FOLLOWING MAINTENANCE, SIGNAGE OR MINOR WORKS:

Building maintenance that does not involve the removal of, or damage to, the existing fabric of the building or the use of new materials

Cleaning that is low pressure, non-abrasive and non-chemical

Gardening or landscape maintenance that does not involve a major alteration of the layout, contours, structures, significant plant species or other significant features on the land

Repairs, including replacing missing or deteriorated fabric with like-for-like fabric, that does not involve the removal of, or damage to, the significant fabric of the building

Replacement of utility services using existing routes or voids that does not involve the removal of, or damage to, the fabric of the building

Repainting of the surface of a building in the same colour scheme and paint type if they are appropriate to the substrate and do not endanger the survival of earlier paint layers and without disturbing or

removing an earlier paint layer unless it is chalking, flaking or peeling

An excavation, that does not affect archaeological remains, for the purpose of exposing, inspecting, maintaining or replacing utility services

Installation of a temporary security fence, scaffold, hoarding or surveillance system that does not affect the fabric of a building, the landscape or archaeological features of the land

Signage that:

- Does not obscure existing signage that has an integral relationship to the land
- Is temporary and does not damage the fabric of a building
- Is temporarily located behind a shop window but is not internally illuminated or flashing
- Advertises that a place is for sale or lease but does not remain on the place for more than 10 days after the place is sold or leased

Digging a new grave or the erection of a monument or grave marker of materials, size and form that are consistent with the character of the place.

