

TREE STREETS HERITAGE AREA FREQUENTLY ASKED QUESTIONS



The City has prepared the following Frequently Asked Questions (FAQs) to provide an overview of what will be presented at the public information session on 15 March, including the steps moving forward.

Project to Date

In December 2021, the City engaged heritage consultant, Stephen Carrick Architects, to undertake heritage assessments of priority locations across the City, including the Tree Streets area. The project team included a heritage architect and historian. Street surveys and desktop research were conducted to inform the assessment which is based on the Guidelines for Heritage Areas (draft) prepared by the Department of Planning, Lands and Heritage.

The following steps have been undertaken:

- ✓ **Council resolved to support the investigation of a designed heritage area**
Ordinary Council Meeting on 31 January 2023
- ✓ **City prepare a draft Local Planning Policy**
- ✓ **The Heritage Advisory Committee review draft Local Planning Policy before presenting it to Council for consideration**
Heritage Advisory Committee on 24 May 2023
- ✓ **Resolution to proceed to publicly advertise the proposed Tree Streets Heritage Area and associated draft Local Planning Policy**
Ordinary Council Meeting on 27 June 2023
- ✓ **Public consultation - feedback on the investigation of a Heritage Area and draft Local Planning Policy**
Public consultation period extended by two weeks. Submissions can now be made from 11 July 2023 - 4 September 2023
- ✓ **Public Information Session One**
8 August 2023
- **Review feedback from consultation**

Consultation Outcomes

The City has reviewed the submissions received from the community on the proposed heritage area and associated local planning policy, with:

- 114 submissions (16 outside of area) of objection ;
- 10 submissions (one outside of area) of support; and
- A petition with 149 signatories.

About 51% of properties within the proposed heritage area submitted some form of response (submission/petition signatory) during consultation. Of these submissions, 94% do not support the proposal.

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Themes

The following themes were raised in the submissions regarding the proposed heritage area and associated local planning policy:

Support

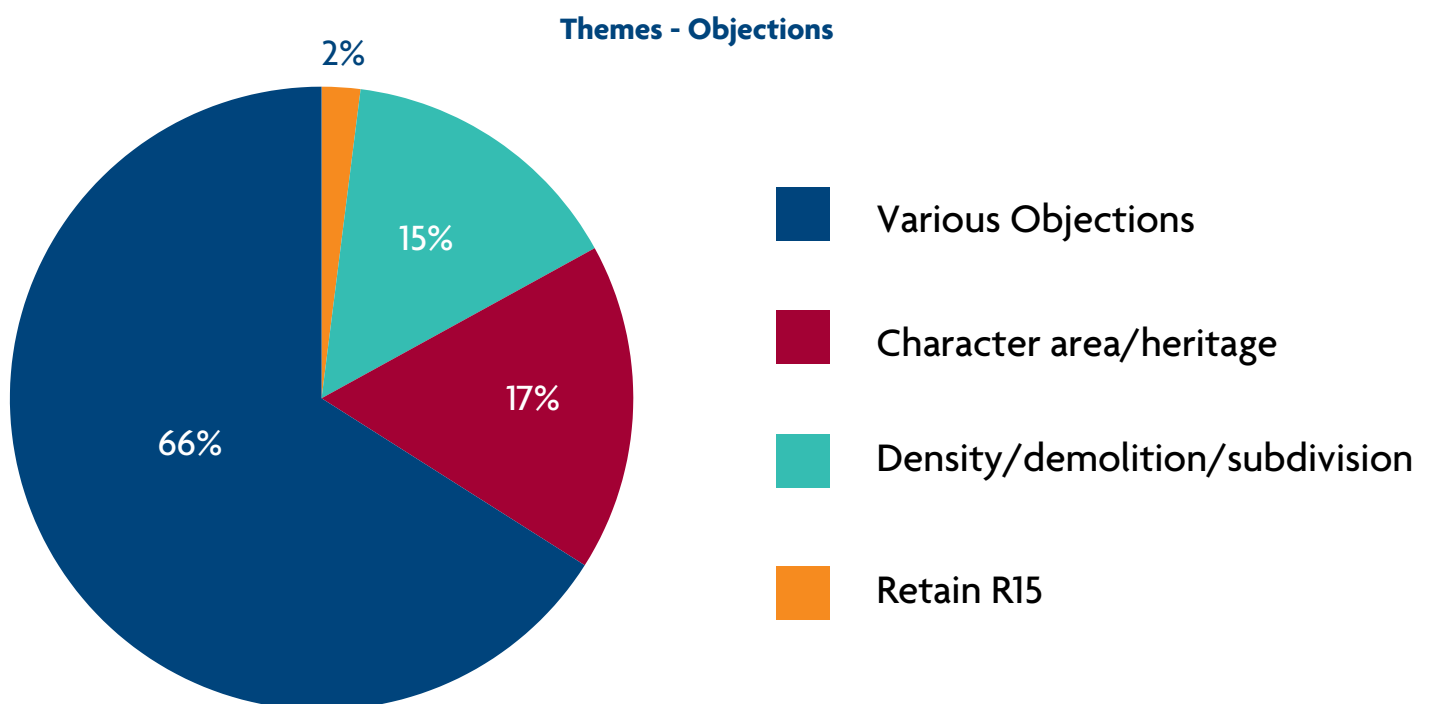
The grounds of support were in recognition that this was a mechanism to retain and conserve heritage places, reduce demolition, conserve mature trees and facilitate new development. A number of amendments to the local planning policy were recommended to address greater flexibility with regards to materials, acceptable solutions and maintenance. It was recognised that there were broader community benefits in having a heritage area that would leave an architectural legacy for current and future generations.

Objection

The grounds of objection were varied and ranged from:

- retain the status quo
- pursue a character area
- redevelopment of the area through demolition, density increase and/or subdivision

The petition was against the proposed local planning policy, however sought for the City to engage in a more extensive dialogue with owners/residents to investigate options that could preserve the integrity of the Tree Streets area and respect the character, while supporting the longer-term owners.



In addition to the key themes addressed above, some of the matters raised in the objections included:

- Residents are doing a good job of self-managing character to date with no need for intervention
- Very little erosion of character (low numbers of demolition or unsympathetic development)
- No heritage area, rather individual heritage listings
- Concerns regarding associated costs with a heritage area, including insurance premiums, maintenance and repair of an old house, devaluation of property, bureaucratic red tape of development applications
- The Local Planning Policy should not address internal works, gardens or require like-for-like materials (noting hardwood timber, such as jarrah, not easily available)
- Old houses are not energy efficient and cannot achieve this without double glazing, insulation, solar panels etc
- Believe heritage assessment survey was flawed
- Concerns regarding lack of early consultation with each and every property owner to inform assessment
- Concerns relating to the boundary of the proposed heritage area, such as it being too large and should not include mixed-use section on Beach Road, Wattle Street or Sampson Road
- Social and well-being impacts of the heritage area and Local Planning Policy, such as stress, anxiety, financial burden, uncertainty
- No adequate compensation

Next Steps

Due to the number and nature of objections received, it is likely that City officers will be recommending that Bunbury City Council do not proceed with the proposed heritage area designation and associated Local Planning Policy.

Please note that an agenda item will first need to be presented to the Heritage Advisory Committee to make a recommendation to Council for consideration as the decision maker.

All owners and occupiers will be notified when the item goes to Council for determination and will have the opportunity to make a deputation on the matter if they wish to do so.

The next steps include:

- **Public Information Session Two**
15 March 2024
- **Officer recommendation to Heritage Advisory Committee**
- **Decision - Council consider Officer and Heritage Advisory Committee recommendation**

Who can be contacted for more information?

The City's Heritage Officer and City Planning team is available to answer any questions:

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